

REAL ESTATE MARKET REPORT

MATANUSKA-SUSITNA BOROUGH

Sunday, June 2, 2024



MARKET SUMMARY TABLE				293 PENDING ^[2]				248 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				439 ACTIVE ^[1]				652 SOLD/CLOSED (last 6 months) ^[4]							
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.	
Low	High														
\$0	\$99,999	21	A 157	\$ 69,717	7	25%	10	19	A 96	\$ 89,331	\$ 83,758	\$ 75,079	90%	6.6	
			M 109	\$ 69,900					M 85	\$ 99,900	\$ 90,000	\$ 82,500	92%		
\$100,000	\$199,999	28	A 151	\$ 143,811	17	38%	32	34	A 78	\$ 171,259	\$ 163,924	\$ 152,876	93%	4.9	
			M 105	\$ 145,000					M 53	\$ 172,450	\$ 167,000	\$ 155,000	93%		
\$200,000	\$299,999	25	A 60	\$ 260,422	19	43%	21	90	A 52	\$ 270,838	\$ 259,750	\$ 256,755	99%	1.7	
			M 22	\$ 270,000					M 22	\$ 268,700	\$ 262,500	\$ 260,000	99%		
\$300,000	\$399,999	67	A 59	\$ 359,418	96	59%	29	240	A 31	\$ 353,584	\$ 350,614	\$ 351,823	100%	1.7	
			M 24	\$ 365,000					M 11	\$ 350,000	\$ 349,900	\$ 350,000	100%		
\$400,000	\$499,999	89	A 59	\$ 452,182	81	48%	57	127	A 46	\$ 454,856	\$ 447,046	\$ 445,881	100%	4.2	
			M 35	\$ 449,000					M 26	\$ 449,000	\$ 439,500	\$ 440,000	100%		
\$500,000	\$599,999	83	A 58	\$ 553,612	29	26%	34	65	A 51	\$ 559,868	\$ 551,327	\$ 545,413	99%	7.7	
			M 35	\$ 549,900					M 27	\$ 559,000	\$ 549,000	\$ 540,000	98%		
\$600,000	\$699,999	61	A 85	\$ 658,468	19	24%	31	41	A 46	\$ 658,434	\$ 650,851	\$ 648,426	100%	8.9	
			M 43	\$ 655,000					M 17	\$ 649,900	\$ 649,000	\$ 644,000	99%		
\$700,000	\$799,999	28	A 73	\$ 758,863	9	24%	16	23	A 65	\$ 760,848	\$ 759,435	\$ 744,877	98%	7.3	
			M 57	\$ 755,000					M 35	\$ 750,000	\$ 750,000	\$ 739,000	99%		
\$800,000	\$899,999	11	A 79	\$ 855,482	5	31%	3	10	A 101	\$ 864,285	\$ 863,785	\$ 859,362	99%	6.6	
			M 40	\$ 849,000					M 7	\$ 867,825	\$ 863,106	\$ 862,825	100%		
\$900,000	\$999,999	8	A 79	\$ 940,375	4	33%	6	3	A 11	\$ 955,942	\$ 940,609	\$ 937,275	100%	16	
			M 63	\$ 929,500					M	\$ 949,626	\$ 949,000	\$ 932,200	98%		
\$1,000,000	\$1,099,999	2	A 183	\$ 1,025,000	2	50%	1	0							
\$1,100,000	\$1,199,999	3	A 52	\$ 1,135,000	1	25%	2	0							
			M 23	\$ 1,110,000											
\$1,200,000	\$1,299,999	3	A 34	\$ 1,230,000	2	40%	2	0							
			M 39	\$ 1,200,000											
\$1,300,000	\$1,399,999	1	A 17	\$ 1,300,000	0		1	0							
			M 17	\$ 1,300,000											
\$1,400,000	+	9	A 49	\$ 3,477,222	2	18%	3	0							
			M 37	\$ 2,595,000											
Market Totals		439			293	40%	248	652						4	
Market Averages		75 \$ 552,083						46 \$ 409,386		\$ 403,240	\$ 400,877	99%			
Market Medians		39 \$ 495,000						19 \$ 380,000		\$ 377,529	\$ 376,500	100%			

Date Range (Off-Market & Sold) = 12/03/2023 to 06/02/2024
Data believed to be accurate but not guaranteed.

Status = [1] A; [2] P; [3] E, W, L; [4] C
Property Type = Residential
Borough/Census Area = 1D

