

MATANUSKA-SUSITNA BOROUGH

Sunday, September 28, 2025

kwalaska GROUP
 KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				248 PENDING ^[2]			261 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				552 ACTIVE ^[1]			1024 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	24	A 192 M 121	\$ 64,758 \$ 69,950	3	11%	5	25	A 129 M 57	\$ 84,596 \$ 85,000	\$ 75,900 \$ 75,000	\$ 66,954 \$ 70,700	88% 94%	5.8
\$100,000	\$199,999	40	A 152 M 96	\$ 149,925 \$ 149,000	11	22%	14	39	A 48 M 17	\$ 163,018 \$ 165,000	\$ 158,710 \$ 155,000	\$ 150,541 \$ 150,000	95% 97%	6.2
\$200,000	\$299,999	49	A 116 M 79	\$ 253,471 \$ 249,900	27	36%	27	80	A 29 M 11	\$ 266,122 \$ 275,000	\$ 263,121 \$ 270,000	\$ 261,950 \$ 265,000	100% 98%	3.7
\$300,000	\$399,999	84	A 70 M 42	\$ 362,096 \$ 368,550	81	49%	47	278	A 22 M 8	\$ 359,170 \$ 359,950	\$ 355,450 \$ 355,625	\$ 355,620 \$ 360,000	100% 101%	1.8
\$400,000	\$499,999	113	A 83 M 53	\$ 461,045 \$ 460,000	67	37%	65	309	A 40 M 17	\$ 455,359 \$ 450,000	\$ 446,703 \$ 445,000	\$ 444,598 \$ 445,000	100% 100%	2.2
\$500,000	\$599,999	76	A 83 M 50	\$ 551,986 \$ 549,000	26	25%	36	142	A 43 M 25	\$ 551,462 \$ 549,000	\$ 544,078 \$ 545,000	\$ 543,399 \$ 542,000	100% 99%	3.2
\$600,000	\$699,999	63	A 106 M 77	\$ 663,362 \$ 675,000	17	21%	29	90	A 56 M 23	\$ 669,558 \$ 654,500	\$ 655,301 \$ 650,000	\$ 648,373 \$ 649,250	99% 100%	4.2
\$700,000	\$799,999	34	A 85 M 67	\$ 754,876 \$ 740,500	7	17%	19	27	A 25 M 10	\$ 753,159 \$ 749,900	\$ 748,173 \$ 746,900	\$ 739,331 \$ 732,000	99% 98%	7.6
\$800,000	\$899,999	21	A 88 M 66	\$ 861,900 \$ 869,900	5	19%	9	15	A 38 M 34	\$ 877,585 \$ 865,000	\$ 867,919 \$ 865,000	\$ 855,065 \$ 853,978	99% 99%	8.4
\$900,000	\$999,999	13	A 119 M 100	\$ 963,484 \$ 965,000	3	19%	5	6	A 96 M 95	\$ 1,010,649 \$ 982,450	\$ 977,316 \$ 982,450	\$ 959,333 \$ 953,000	98% 97%	13
\$1,000,000	\$1,099,999	5	A 91 M 93	\$ 1,073,000 \$ 1,085,000	0		1	4	A 51 M 38	\$ 1,162,500 \$ 1,100,000	\$ 1,123,750 \$ 1,100,000	\$ 1,030,200 \$ 1,025,400	92% 93%	7.5
\$1,100,000	\$1,199,999	9	A 178 M 141	\$ 1,145,485 \$ 1,140,000	0		0	5	A 21 M 33	\$ 1,139,700 \$ 1,150,000	\$ 1,139,700 \$ 1,150,000	\$ 1,128,087 \$ 1,127,437	99% 98%	10.8
\$1,200,000	\$1,299,999	6	A 140 M 134	\$ 1,259,983 \$ 1,282,500	0		1	1	A M	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	100% 100%	36
\$1,300,000	\$1,399,999	3	A 114 M 86	\$ 1,351,667 \$ 1,370,000	1	25%	0	1	A 9 M 9	\$ 1,300,000 \$ 1,300,000	\$ 1,375,000 \$ 1,375,000	\$ 1,300,000 \$ 1,300,000	95% 95%	18
\$1,400,000	+	12	A 172 M 166	\$ 2,382,000 \$ 2,037,000	0		3	2	A 9 M 9	\$ 1,807,000 \$ 1,807,000	\$ 1,557,500 \$ 1,557,500	\$ 1,557,500 \$ 1,557,500	100% 100%	36
Market Totals		552			248	31%	261	1024						3.2
Market Averages		102		\$ 540,566				38		\$ 454,014	\$ 446,471	\$ 443,536	99%	
Market Medians		66		\$ 479,900				15		\$ 430,000	\$ 425,000	\$ 422,500	99%	

Date Range (Off-Market & Sold) = 03/30/2025 to 09/28/2025

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

Favors Sellers     Favors Buyers