

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, November 9, 2025

kW ALASKA GROUP
KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				266 PENDING ^[2]			235 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				309 ACTIVE ^[1]			1329 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	2	A 27 M 27	\$ 87,444 \$ 87,444	0		1	1	A 162 M 162	\$ 139,900 \$ 139,900	\$ 99,900 \$ 99,900	\$ 99,900 \$ 99,900	100% 100%	12
\$100,000	\$199,999	6	A 46 M 23	\$ 144,000 \$ 144,500	6	50%	7	22	A 59 M 13	\$ 175,273 \$ 175,000	\$ 158,232 \$ 155,000	\$ 147,378 \$ 138,350	93% 89%	1.6
\$200,000	\$299,999	16	A 69 M 47	\$ 259,497 \$ 265,000	19	54%	15	88	A 28 M 8	\$ 269,828 \$ 273,450	\$ 263,194 \$ 269,950	\$ 260,633 \$ 265,000	99% 98%	1.1
\$300,000	\$399,999	32	A 37 M 26	\$ 356,525 \$ 357,200	64	67%	21	249	A 11 M 4	\$ 368,036 \$ 350,000	\$ 351,882 \$ 350,000	\$ 355,325 \$ 360,000	101% 103%	0.8
\$400,000	\$499,999	61	A 53 M 37	\$ 459,635 \$ 460,000	76	55%	44	360	A 17 M 5	\$ 453,059 \$ 450,000	\$ 447,441 \$ 449,900	\$ 448,775 \$ 450,000	100% 100%	1
\$500,000	\$599,999	57	A 74 M 49	\$ 553,430 \$ 559,900	35	38%	39	229	A 18 M 5	\$ 548,368 \$ 543,000	\$ 541,362 \$ 539,500	\$ 543,344 \$ 540,000	100% 100%	1.5
\$600,000	\$699,999	34	A 101 M 57	\$ 658,187 \$ 654,500	18	35%	39	144	A 23 M 6	\$ 650,992 \$ 649,000	\$ 642,991 \$ 644,950	\$ 645,169 \$ 641,550	100% 99%	1.4
\$700,000	\$799,999	33	A 72 M 62	\$ 741,398 \$ 735,000	18	35%	22	81	A 33 M 9	\$ 759,137 \$ 750,000	\$ 746,468 \$ 749,000	\$ 744,955 \$ 745,000	100% 99%	2.4
\$800,000	\$899,999	13	A 124 M 94	\$ 853,915 \$ 850,000	14	52%	14	72	A 36 M 8	\$ 877,580 \$ 862,500	\$ 854,219 \$ 854,250	\$ 847,424 \$ 850,000	99% 100%	1.1
\$900,000	\$999,999	13	A 139 M 91	\$ 959,061 \$ 959,900	3	19%	8	30	A 22 M 10	\$ 971,063 \$ 949,500	\$ 958,693 \$ 949,500	\$ 944,317 \$ 939,500	99% 99%	2.6
\$1,000,000	\$1,099,999	4	A 158 M 169	\$ 1,061,250 \$ 1,058,000	1	20%	1	12	A 21 M 7	\$ 1,105,000 \$ 1,050,000	\$ 1,061,167 \$ 1,050,000	\$ 1,030,800 \$ 1,015,000	97% 97%	2
\$1,100,000	\$1,199,999	8	A 233 M 129	\$ 1,162,937 \$ 1,160,000	2	20%	5	16	A 61 M 11	\$ 1,185,031 \$ 1,150,000	\$ 1,166,550 \$ 1,150,000	\$ 1,134,745 \$ 1,140,000	97% 99%	3
\$1,200,000	\$1,299,999	8	A 71 M 73	\$ 1,241,238 \$ 1,245,000	0		4	11	A 24 M 6	\$ 1,224,909 \$ 1,225,000	\$ 1,227,182 \$ 1,225,000	\$ 1,247,922 \$ 1,250,000	102% 102%	4.4
\$1,300,000	\$1,399,999	4	A 80 M 79	\$ 1,339,194 \$ 1,337,500	3	43%	4	3	A 3 M 2	\$ 1,347,589 \$ 1,350,000	\$ 1,347,589 \$ 1,350,000	\$ 1,379,460 \$ 1,390,000	102% 103%	8
\$1,400,000	+	18	A 182 M 117	\$ 2,104,383 \$ 1,907,500	7	28%	11	11	A 64 M 11	\$ 3,046,364 \$ 1,750,000	\$ 2,243,182 \$ 1,750,000	\$ 2,171,545 \$ 1,695,000	97% 97%	9.8
Market Totals		309			266	46%	235	1329						1.4
Market Averages		84		\$ 690,324				21		\$ 555,950	\$ 539,011	\$ 538,455	100%	
Market Medians		52		\$ 571,900				5		\$ 485,000	\$ 479,000	\$ 479,900	100%	

Date Range (Off-Market & Sold) = 05/11/2025 to 11/09/2025
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 = 1A

Favors Sellers Favors Buyers