

MUNICIPALITY OF ANCHORAGE

Monday, March 9, 2026



MARKET SUMMARY TABLE		222 PENDING ^[2]				241 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		123 ACTIVE ^[1]				952 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	1	A 12	\$ 90,000	0		1	1	A 43	\$ 139,000	\$ 139,000	\$ 95,000	68%	6
			M 12	\$ 90,000					M 43	\$ 139,000	\$ 139,000	\$ 95,000	68%	
\$100,000	\$199,999	4	A 132	\$ 132,500	6	60%	4	21	A 48	\$ 174,157	\$ 157,271	\$ 147,368	94%	1.1
			M 109	\$ 137,500					M 15	\$ 175,000	\$ 159,900	\$ 150,000	94%	
\$200,000	\$299,999	5	A 50	\$ 259,800	15	75%	15	59	A 32	\$ 273,281	\$ 265,069	\$ 259,247	98%	0.5
			M 26	\$ 255,000					M 9	\$ 275,000	\$ 275,000	\$ 265,000	96%	
\$300,000	\$399,999	15	A 25	\$ 350,480	46	75%	21	201	A 22	\$ 359,485	\$ 354,388	\$ 353,403	100%	0.4
			M 3	\$ 345,000					M 9	\$ 355,000	\$ 350,000	\$ 355,000	101%	
\$400,000	\$499,999	13	A 69	\$ 449,354	35	73%	40	267	A 28	\$ 454,678	\$ 445,338	\$ 445,401	100%	0.3
			M 47	\$ 444,900					M 13	\$ 450,000	\$ 445,000	\$ 445,000	100%	
\$500,000	\$599,999	24	A 61	\$ 552,796	36	60%	42	143	A 39	\$ 559,402	\$ 546,666	\$ 544,595	100%	1
			M 21	\$ 543,250					M 18	\$ 559,000	\$ 549,500	\$ 545,000	99%	
\$600,000	\$699,999	19	A 74	\$ 658,568	33	63%	38	96	A 36	\$ 667,912	\$ 652,031	\$ 647,703	99%	1.2
			M 51	\$ 660,000					M 14	\$ 664,950	\$ 649,950	\$ 644,250	99%	
\$700,000	\$799,999	7	A 183	\$ 762,786	15	68%	21	60	A 39	\$ 766,643	\$ 749,112	\$ 745,524	100%	0.7
			M 133	\$ 769,000					M 20	\$ 750,000	\$ 749,000	\$ 745,000	99%	
\$800,000	\$899,999	9	A 118	\$ 860,767	12	57%	15	36	A 52	\$ 900,444	\$ 862,756	\$ 845,641	98%	1.5
			M 33	\$ 850,000					M 36	\$ 879,450	\$ 869,450	\$ 847,500	97%	
\$900,000	\$999,999	6	A 145	\$ 968,150	5	45%	8	18	A 36	\$ 982,572	\$ 953,072	\$ 929,117	97%	2
			M 99	\$ 983,500					M 4	\$ 932,000	\$ 932,000	\$ 922,500	99%	
\$1,000,000	\$1,099,999	0			1	N/A	2	8	A 68	\$ 1,120,500	\$ 1,064,750	\$ 1,032,250	97%	N/A
									M 61	\$ 1,075,000	\$ 1,047,500	\$ 1,035,000	99%	
\$1,100,000	\$1,199,999	3	A 441	\$ 1,164,833	4	57%	5	14	A 57	\$ 1,203,714	\$ 1,171,143	\$ 1,143,674	98%	1.3
			M 185	\$ 1,150,000					M 43	\$ 1,194,500	\$ 1,182,000	\$ 1,150,000	97%	
\$1,200,000	\$1,299,999	7	A 74	\$ 1,269,857	2	22%	8	6	A 39	\$ 1,238,167	\$ 1,238,167	\$ 1,244,358	101%	7
			M 28	\$ 1,275,000					M 6	\$ 1,250,000	\$ 1,250,000	\$ 1,242,500	99%	
\$1,300,000	\$1,399,999	3	A 77	\$ 1,343,925	2	40%	4	2	A 18	\$ 1,330,000	\$ 1,330,000	\$ 1,358,797	102%	9
			M 37	\$ 1,350,000					M 18	\$ 1,330,000	\$ 1,330,000	\$ 1,358,797	102%	
\$1,400,000	+	7	A 213	\$ 2,123,428	10	59%	17	20	A 68	\$ 2,698,200	\$ 2,166,450	\$ 2,112,359	98%	2.1
			M 145	\$ 1,600,000					M 44	\$ 1,870,000	\$ 1,870,000	\$ 1,825,000	98%	
Market Totals		123			222	64%	241	952						0.8
Market Averages			95	\$ 723,352					33	\$ 571,071	\$ 547,773	\$ 543,169	99%	
Market Medians			34	\$ 599,900					13	\$ 479,000	\$ 469,900	\$ 465,000	99%	

Date Range (Off-Market & Sold) = 09/08/2025 to 03/09/2026

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