

# MUNICIPALITY OF ANCHORAGE

Sunday, April 5, 2026



MARKET SUMMARY TABLE		267 PENDING <sup>[2]</sup>				204 OFF-MARKET (last 6 mos) <sup>[3]</sup>				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		146 ACTIVE <sup>[1]</sup>				873 SOLD/CLOSED (last 6 months) <sup>[4]</sup>								
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 22 M 22	\$ 59,950 \$ 59,950	0		1	1	A 43 M 43	\$ 139,000 \$ 139,000	\$ 139,000 \$ 139,000	\$ 95,000 \$ 95,000	68% 68%	12
\$100,000	\$199,999	3	A 153 M 102	\$ 123,333 \$ 115,000	4	57%	4	20	A 55 M 16	\$ 178,754 \$ 177,500	\$ 162,149 \$ 164,350	\$ 151,301 \$ 154,000	93% 94%	0.9
\$200,000	\$299,999	7	A 24 M 11	\$ 253,507 \$ 255,000	11	61%	11	57	A 36 M 12	\$ 273,688 \$ 279,000	\$ 265,273 \$ 274,900	\$ 260,140 \$ 265,000	98% 96%	0.7
\$300,000	\$399,999	13	A 47 M 16	\$ 371,296 \$ 379,000	54	81%	17	188	A 23 M 8	\$ 361,144 \$ 365,000	\$ 356,016 \$ 355,000	\$ 354,322 \$ 355,000	100% 100%	0.4
\$400,000	\$499,999	23	A 35 M 7	\$ 455,904 \$ 449,900	56	71%	34	229	A 29 M 13	\$ 452,469 \$ 450,000	\$ 444,328 \$ 442,900	\$ 444,466 \$ 445,000	100% 100%	0.6
\$500,000	\$599,999	27	A 60 M 30	\$ 547,507 \$ 540,000	41	60%	35	129	A 40 M 19	\$ 558,774 \$ 557,000	\$ 547,826 \$ 550,000	\$ 545,888 \$ 549,900	100% 100%	1.3
\$600,000	\$699,999	16	A 57 M 9	\$ 654,575 \$ 649,900	37	70%	30	96	A 40 M 15	\$ 666,082 \$ 662,450	\$ 650,622 \$ 649,950	\$ 646,169 \$ 640,600	99% 99%	1
\$700,000	\$799,999	8	A 105 M 14	\$ 762,675 \$ 759,450	19	70%	17	56	A 42 M 19	\$ 769,916 \$ 765,928	\$ 751,596 \$ 749,900	\$ 747,962 \$ 748,500	100% 100%	0.9
\$800,000	\$899,999	11	A 111 M 57	\$ 862,355 \$ 875,000	16	59%	13	36	A 52 M 36	\$ 898,250 \$ 877,000	\$ 863,061 \$ 869,950	\$ 849,697 \$ 850,000	98% 98%	1.8
\$900,000	\$999,999	12	A 70 M 12	\$ 950,372 \$ 949,500	5	29%	9	14	A 41 M 4	\$ 968,128 \$ 922,450	\$ 950,557 \$ 922,450	\$ 924,721 \$ 917,500	97% 99%	5.1
\$1,000,000	\$1,099,999	0			1	N/A	2	9	A 58 M 9	\$ 1,098,667 \$ 1,075,000	\$ 1,049,111 \$ 1,030,000	\$ 1,035,333 \$ 1,030,000	99% 100%	N/A
\$1,100,000	\$1,199,999	5	A 96 M 52	\$ 1,153,800 \$ 1,150,000	3	38%	5	15	A 54 M 34	\$ 1,208,467 \$ 1,195,000	\$ 1,176,400 \$ 1,189,000	\$ 1,139,933 \$ 1,145,000	97% 96%	2
\$1,200,000	\$1,299,999	6	A 63 M 29	\$ 1,271,953 \$ 1,275,000	5	45%	6	1	A 6 M 6	\$ 1,075,000 \$ 1,075,000	\$ 1,075,000 \$ 1,075,000	\$ 1,215,000 \$ 1,215,000	113% 113%	36
\$1,300,000	\$1,399,999	2	A 122 M 122	\$ 1,340,888 \$ 1,340,888	4	67%	4	3	A 12 M 5	\$ 1,348,000 \$ 1,350,000	\$ 1,348,000 \$ 1,350,000	\$ 1,367,198 \$ 1,384,000	101% 103%	4
\$1,400,000	+	11	A 90 M 35	\$ 2,106,727 \$ 1,945,000	11	50%	16	19	A 76 M 42	\$ 2,757,579 \$ 1,890,000	\$ 2,199,421 \$ 1,890,000	\$ 2,141,431 \$ 1,800,000	97% 95%	3.5
Market Totals		146			267	65%	204	873						1
Market Averages			66	\$ 747,132					35	\$ 574,324	\$ 550,719	\$ 545,977	99%	
Market Medians			21	\$ 596,500					13	\$ 479,900	\$ 474,500	\$ 469,900	99%	

Date Range (Off-Market & Sold) = 10/05/2025 to 04/05/2026

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