

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Tuesday, September 2, 2025

kwalaska GROUP
KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				317 PENDING ^[2]				176 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				335 ACTIVE ^[1]				1264 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	0			0		1	1	A 162 M 162	\$ 139,900 \$ 139,900	\$ 99,900 \$ 99,900	\$ 99,900 \$ 99,900	100% 100%	N/A		
\$100,000	\$199,999	2	A 233 M 233	\$ 157,500 \$ 157,500	3	60%	5	20	A 41 M 19	\$ 187,535 \$ 177,500	\$ 170,265 \$ 177,500	\$ 152,336 \$ 152,500	89% 86%	0.6		
\$200,000	\$299,999	14	A 48 M 48	\$ 262,382 \$ 264,450	28	67%	9	91	A 25 M 7	\$ 268,029 \$ 270,000	\$ 263,738 \$ 270,000	\$ 261,086 \$ 265,000	99% 98%	0.9		
\$300,000	\$399,999	36	A 38 M 23	\$ 364,643 \$ 368,500	64	64%	18	237	A 14 M 4	\$ 366,819 \$ 355,000	\$ 350,359 \$ 350,000	\$ 353,979 \$ 356,000	101% 102%	0.9		
\$400,000	\$499,999	63	A 41 M 32	\$ 456,394 \$ 459,000	84	57%	33	336	A 17 M 4	\$ 448,439 \$ 445,000	\$ 444,600 \$ 445,000	\$ 446,503 \$ 448,500	100% 101%	1.1		
\$500,000	\$599,999	57	A 63 M 38	\$ 556,434 \$ 555,000	56	50%	28	213	A 21 M 5	\$ 549,833 \$ 544,900	\$ 543,330 \$ 543,000	\$ 546,539 \$ 545,500	101% 100%	1.6		
\$600,000	\$699,999	43	A 70 M 44	\$ 661,150 \$ 670,000	26	38%	24	136	A 25 M 4	\$ 648,287 \$ 644,950	\$ 642,039 \$ 640,000	\$ 645,820 \$ 644,500	101% 101%	1.9		
\$700,000	\$799,999	30	A 60 M 53	\$ 753,067 \$ 749,900	23	43%	17	82	A 33 M 6	\$ 758,499 \$ 749,900	\$ 745,700 \$ 749,000	\$ 746,034 \$ 747,750	100% 100%	2.2		
\$800,000	\$899,999	30	A 76 M 56	\$ 868,113 \$ 872,000	8	21%	15	67	A 33 M 6	\$ 864,147 \$ 850,000	\$ 850,847 \$ 849,999	\$ 849,261 \$ 850,000	100% 100%	2.7		
\$900,000	\$999,999	9	A 140 M 92	\$ 969,755 \$ 970,000	7	44%	9	33	A 23 M 4	\$ 956,502 \$ 949,000	\$ 944,953 \$ 949,000	\$ 942,021 \$ 939,000	100% 99%	1.6		
\$1,000,000	\$1,099,999	6	A 64 M 38	\$ 1,073,167 \$ 1,075,000	0		3	12	A 11 M 4	\$ 1,066,667 \$ 1,025,000	\$ 1,039,583 \$ 1,027,500	\$ 1,035,383 \$ 1,015,000	100% 99%	3		
\$1,100,000	\$1,199,999	8	A 252 M 153	\$ 1,152,437 \$ 1,150,000	5	38%	4	18	A 54 M 4	\$ 1,170,879 \$ 1,150,000	\$ 1,153,211 \$ 1,150,000	\$ 1,130,249 \$ 1,120,000	98% 97%	2.7		
\$1,200,000	\$1,299,999	8	A 72 M 57	\$ 1,238,125 \$ 1,250,000	3	27%	3	7	A 18 M 7	\$ 1,206,429 \$ 1,200,000	\$ 1,210,000 \$ 1,225,000	\$ 1,249,429 \$ 1,250,000	103% 102%	6.9		
\$1,300,000	\$1,399,999	3	A 44 M 32	\$ 1,359,667 \$ 1,389,000	4	57%	2	5	A 2 M 2	\$ 1,344,354 \$ 1,350,000	\$ 1,344,354 \$ 1,350,000	\$ 1,347,725 \$ 1,350,500	100% 100%	3.6		
\$1,400,000	+	26	A 122 M 62	\$ 1,934,688 \$ 1,750,000	6	19%	5	6	A 22 M 5	\$ 1,737,500 \$ 1,697,500	\$ 1,737,500 \$ 1,697,500	\$ 1,728,718 \$ 1,677,500	99% 99%	26		
Market Totals		335			317	49%	176	1264						1.6		
Market Averages			70	\$ 726,335					21	\$ 539,795	\$ 530,981	\$ 532,323	100%			
Market Medians			43	\$ 599,000					4	\$ 479,950	\$ 476,750	\$ 478,925	100%			

Date Range (Off-Market & Sold) = 03/04/2025 to 09/02/2025
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