

# MUNICIPALITY OF ANCHORAGE

Sunday, February 8, 2026



MARKET SUMMARY TABLE		187 PENDING <sup>[2]</sup>				269 OFF-MARKET (last 6 mos) <sup>[3]</sup>				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		142 ACTIVE <sup>[1]</sup>				1124 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	0			1	N/A	1	1	A 43 M 43	\$ 139,000 \$ 139,000	\$ 139,000 \$ 139,000	\$ 95,000 \$ 95,000	68% 68%	N/A
\$100,000	\$199,999	4	A 103 M 78	\$ 143,725 \$ 152,500	5	56%	5	23	A 43 M 10	\$ 166,756 \$ 175,000	\$ 152,426 \$ 150,000	\$ 144,118 \$ 145,000	95% 97%	1
\$200,000	\$299,999	6	A 40 M 18	\$ 252,167 \$ 247,000	8	57%	19	76	A 34 M 9	\$ 275,508 \$ 275,000	\$ 267,161 \$ 275,000	\$ 261,874 \$ 265,500	98% 97%	0.5
\$300,000	\$399,999	20	A 47 M 24	\$ 360,710 \$ 367,500	34	63%	25	235	A 18 M 8	\$ 360,157 \$ 360,000	\$ 355,359 \$ 355,000	\$ 355,297 \$ 355,000	100% 100%	0.5
\$400,000	\$499,999	20	A 68 M 28	\$ 454,255 \$ 449,950	42	68%	47	306	A 23 M 12	\$ 454,483 \$ 450,000	\$ 447,147 \$ 448,450	\$ 447,163 \$ 449,000	100% 100%	0.4
\$500,000	\$599,999	22	A 91 M 38	\$ 548,682 \$ 544,000	34	61%	48	182	A 31 M 14	\$ 560,164 \$ 555,000	\$ 547,663 \$ 549,900	\$ 545,889 \$ 545,000	100% 99%	0.7
\$600,000	\$699,999	25	A 77 M 49	\$ 653,972 \$ 649,900	21	46%	37	110	A 33 M 16	\$ 661,696 \$ 657,000	\$ 648,554 \$ 649,450	\$ 646,459 \$ 643,750	100% 99%	1.4
\$700,000	\$799,999	10	A 153 M 116	\$ 756,440 \$ 759,000	7	41%	25	77	A 37 M 20	\$ 769,277 \$ 750,000	\$ 749,347 \$ 749,000	\$ 744,985 \$ 745,000	99% 99%	0.8
\$800,000	\$899,999	9	A 111 M 72	\$ 850,322 \$ 849,000	11	55%	16	44	A 46 M 21	\$ 896,077 \$ 879,950	\$ 864,091 \$ 872,500	\$ 851,377 \$ 860,000	99% 99%	1.2
\$900,000	\$999,999	5	A 223 M 149	\$ 959,600 \$ 960,000	5	50%	9	26	A 35 M 8	\$ 990,762 \$ 949,450	\$ 961,646 \$ 949,000	\$ 938,577 \$ 933,500	98% 98%	1.2
\$1,000,000	\$1,099,999	1	A 9 M 9	\$ 1,085,000 \$ 1,085,000	2	67%	2	8	A 70 M 61	\$ 1,119,875 \$ 1,085,000	\$ 1,064,125 \$ 1,052,500	\$ 1,038,750 \$ 1,035,000	98% 98%	0.8
\$1,100,000	\$1,199,999	4	A 322 M 92	\$ 1,148,625 \$ 1,149,500	5	56%	7	9	A 50 M 37	\$ 1,204,667 \$ 1,200,000	\$ 1,176,222 \$ 1,175,000	\$ 1,132,492 \$ 1,150,000	96% 98%	2.7
\$1,200,000	\$1,299,999	5	A 111 M 154	\$ 1,240,000 \$ 1,250,000	2	29%	7	8	A 32 M 7	\$ 1,234,250 \$ 1,250,000	\$ 1,234,250 \$ 1,250,000	\$ 1,245,768 \$ 1,242,500	101% 99%	3.8
\$1,300,000	\$1,399,999	2	A 81 M 81	\$ 1,365,888 \$ 1,365,888	1	33%	6	2	A 18 M 18	\$ 1,330,000 \$ 1,330,000	\$ 1,330,000 \$ 1,330,000	\$ 1,358,797 \$ 1,358,797	102% 102%	6
\$1,400,000	+	9	A 186 M 142	\$ 2,137,111 \$ 1,750,000	9	50%	15	17	A 72 M 42	\$ 2,752,353 \$ 1,850,000	\$ 2,126,765 \$ 1,850,000	\$ 2,065,361 \$ 1,800,000	97% 97%	3.2
<b>Market Totals</b>		<b>142</b>			<b>187</b>	<b>57%</b>	<b>269</b>	<b>1124</b>						<b>0.8</b>
<b>Market Averages</b>		<b>100</b>		<b>\$ 708,930</b>				<b>29</b>		<b>\$ 557,744</b>	<b>\$ 537,199</b>	<b>\$ 533,475</b>	<b>99%</b>	
<b>Market Medians</b>		<b>56</b>		<b>\$ 592,500</b>				<b>12</b>		<b>\$ 479,900</b>	<b>\$ 475,000</b>	<b>\$ 470,000</b>	<b>99%</b>	

Date Range (Off-Market & Sold) = 08/10/2025 to 02/08/2026

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