

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, May 5, 2024



MARKET SUMMARY TABLE				310 PENDING ^[2]				174 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				195 ACTIVE ^[1]				848 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		4	1	A 195 M 195	\$ 122,500 \$ 122,500	\$ 94,000 \$ 94,000	\$ 65,028 \$ 65,028	69% 69%	N/A	
\$100,000	\$199,999	7	A 80 M 67	\$ 167,629 \$ 175,000	2	22%	3	27	A 51 M 25	\$ 175,589 \$ 185,000	\$ 165,681 \$ 165,000	\$ 156,150 \$ 150,000	94% 91%	1.6	
\$200,000	\$299,999	12	A 28 M 13	\$ 255,008 \$ 249,950	32	73%	13	103	A 26 M 13	\$ 274,169 \$ 275,000	\$ 267,569 \$ 270,000	\$ 265,179 \$ 270,000	99% 100%	0.7	
\$300,000	\$399,999	19	A 14 M 11	\$ 354,205 \$ 350,000	61	76%	36	247	A 27 M 11	\$ 362,618 \$ 365,000	\$ 356,024 \$ 360,000	\$ 353,762 \$ 355,000	99% 99%	0.5	
\$400,000	\$499,999	36	A 39 M 13	\$ 450,667 \$ 449,250	60	63%	29	186	A 33 M 16	\$ 456,836 \$ 450,000	\$ 446,555 \$ 445,000	\$ 444,711 \$ 444,500	100% 100%	1.2	
\$500,000	\$599,999	33	A 31 M 15	\$ 555,727 \$ 560,000	58	64%	21	111	A 35 M 12	\$ 556,129 \$ 549,900	\$ 547,721 \$ 549,000	\$ 546,414 \$ 550,000	100% 100%	1.8	
\$600,000	\$699,999	22	A 56 M 40	\$ 649,780 \$ 649,975	36	62%	19	64	A 50 M 11	\$ 652,784 \$ 648,000	\$ 642,979 \$ 644,825	\$ 644,593 \$ 642,000	100% 100%	2.1	
\$700,000	\$799,999	16	A 66 M 30	\$ 765,259 \$ 770,000	16	50%	9	37	A 57 M 10	\$ 761,026 \$ 749,000	\$ 745,906 \$ 739,000	\$ 742,275 \$ 739,000	100% 100%	2.6	
\$800,000	\$899,999	11	A 36 M 29	\$ 862,082 \$ 879,000	17	61%	11	23	A 30 M 5	\$ 873,878 \$ 850,000	\$ 858,087 \$ 850,000	\$ 849,524 \$ 850,000	99% 100%	2.9	
\$900,000	\$999,999	7	A 29 M 24	\$ 939,643 \$ 935,000	6	46%	8	14	A 40 M 4	\$ 983,686 \$ 942,450	\$ 941,472 \$ 932,000	\$ 938,442 \$ 934,732	100% 100%	3	
\$1,000,000	\$1,099,999	4	A 37 M 26	\$ 1,077,500 \$ 1,087,000	5	56%	3	11	A 66 M 60	\$ 1,100,364 \$ 1,095,000	\$ 1,074,818 \$ 1,095,000	\$ 1,040,787 \$ 1,040,000	97% 95%	2.2	
\$1,100,000	\$1,199,999	9	A 76 M 29	\$ 1,144,611 \$ 1,150,000	5	36%	2	6	A 53 M 6	\$ 1,140,333 \$ 1,164,500	\$ 1,144,500 \$ 1,177,000	\$ 1,174,700 \$ 1,175,000	103% 100%	9	
\$1,200,000	\$1,299,999	1	A 335 M 335	\$ 1,250,000 \$ 1,250,000	6	86%	4	5	A 21 M 8	\$ 1,260,516 \$ 1,250,000	\$ 1,243,416 \$ 1,246,100	\$ 1,243,981 \$ 1,246,100	100% 100%	1.2	
\$1,300,000	\$1,399,999	2	A 83 M 83	\$ 1,369,000 \$ 1,369,000	2	50%	0	5	A 78 M 75	\$ 1,509,000 \$ 1,500,000	\$ 1,378,980 \$ 1,390,000	\$ 1,333,000 \$ 1,300,000	97% 94%	2.4	
\$1,400,000	+	16	A 58 M 32	\$ 1,914,594 \$ 1,735,000	4	20%	12	8	A 67 M 7	\$ 1,856,250 \$ 1,812,500	\$ 1,781,250 \$ 1,662,500	\$ 1,775,000 \$ 1,652,500	100% 99%	12	
Market Totals		195			310	61%	174	848							1.4
Market Averages			45	\$ 704,406				35	\$ 496,252	\$ 485,423	\$ 482,688	99%			
Market Medians			20	\$ 569,900				13	\$ 429,450	\$ 420,000	\$ 420,000	100%			

Date Range (Off-Market & Sold) = 11/05/2023 to 05/05/2024
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