

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, June 9, 2024



MARKET SUMMARY TABLE				338 PENDING ^[2]			161 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		280 ACTIVE ^[1]					878 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		2	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	6	A 99 M 78	\$ 160,650 \$ 160,000	5	45%	4	25	A 65 M 26	\$ 190,800 \$ 186,000	\$ 178,176 \$ 174,900	\$ 158,448 \$ 160,000	89% 91%	1.4	
\$200,000	\$299,999	15	A 38 M 26	\$ 255,533 \$ 265,000	21	58%	12	103	A 27 M 13	\$ 272,066 \$ 274,900	\$ 267,708 \$ 269,900	\$ 265,358 \$ 268,500	99% 99%	0.9	
\$300,000	\$399,999	39	A 15 M 9	\$ 354,026 \$ 349,500	72	65%	29	233	A 27 M 9	\$ 359,887 \$ 359,900	\$ 353,782 \$ 355,000	\$ 352,283 \$ 351,500	100% 99%	1	
\$400,000	\$499,999	55	A 37 M 14	\$ 447,028 \$ 440,000	82	60%	30	198	A 29 M 8	\$ 454,409 \$ 449,000	\$ 447,177 \$ 445,000	\$ 446,841 \$ 445,000	100% 100%	1.7	
\$500,000	\$599,999	58	A 33 M 23	\$ 551,284 \$ 549,250	51	47%	15	133	A 30 M 7	\$ 550,722 \$ 540,000	\$ 542,600 \$ 535,000	\$ 545,423 \$ 549,900	101% 103%	2.6	
\$600,000	\$699,999	30	A 37 M 24	\$ 649,712 \$ 649,925	40	57%	24	66	A 41 M 6	\$ 643,972 \$ 643,500	\$ 639,173 \$ 641,000	\$ 646,273 \$ 643,375	101% 100%	2.7	
\$700,000	\$799,999	20	A 73 M 45	\$ 757,873 \$ 757,450	20	50%	9	38	A 53 M 4	\$ 755,297 \$ 744,500	\$ 743,204 \$ 732,450	\$ 746,264 \$ 748,200	100% 102%	3.2	
\$800,000	\$899,999	14	A 40 M 25	\$ 862,779 \$ 862,500	16	53%	9	25	A 20 M 3	\$ 850,668 \$ 849,000	\$ 841,344 \$ 849,000	\$ 838,413 \$ 839,000	100% 99%	3.4	
\$900,000	\$999,999	9	A 41 M 53	\$ 935,333 \$ 925,000	10	53%	7	10	A 45 M 3	\$ 949,661 \$ 932,000	\$ 929,561 \$ 927,000	\$ 929,546 \$ 929,732	100% 100%	5.4	
\$1,000,000	\$1,099,999	4	A 37 M 40	\$ 1,034,000 \$ 1,020,500	6	60%	3	16	A 43 M 9	\$ 1,072,750 \$ 1,070,000	\$ 1,058,375 \$ 1,070,000	\$ 1,036,635 \$ 1,032,500	98% 96%	1.5	
\$1,100,000	\$1,199,999	9	A 104 M 58	\$ 1,147,389 \$ 1,150,000	4	31%	3	7	A 47 M 8	\$ 1,157,428 \$ 1,179,000	\$ 1,161,000 \$ 1,179,000	\$ 1,165,286 \$ 1,175,000	100% 100%	7.7	
\$1,200,000	\$1,299,999	4	A 91 M 8	\$ 1,248,675 \$ 1,250,000	2	33%	3	8	A 23 M 8	\$ 2,623,138 \$ 1,297,000	\$ 1,268,763 \$ 1,280,000	\$ 1,246,388 \$ 1,248,050	98% 98%	3	
\$1,300,000	\$1,399,999	3	A 79 M 47	\$ 1,376,000 \$ 1,388,000	2	40%	0	7	A 56 M 75	\$ 1,448,571 \$ 1,450,000	\$ 1,355,700 \$ 1,380,000	\$ 1,325,000 \$ 1,300,000	98% 94%	2.6	
\$1,400,000	+	14	A 94 M 66	\$ 1,998,821 \$ 1,787,500	7	33%	11	8	A 66 M 5	\$ 1,784,375 \$ 1,662,500	\$ 1,709,375 \$ 1,625,000	\$ 1,702,125 \$ 1,615,000	100% 99%	10.5	
Market Totals		280			338	55%	161	878							1.9
Market Averages		44	\$ 649,569					32	\$ 515,513	\$ 494,753	\$ 493,542	100%			
Market Medians		22	\$ 545,500					8	\$ 439,900	\$ 435,000	\$ 435,000	100%			

Date Range (Off-Market & Sold) = 12/10/2023 to 06/09/2024
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

