

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, April 21, 2024



MARKET SUMMARY TABLE				291 PENDING ^[2]				187 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				171 ACTIVE ^[1]				888 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	2	A 113 M 113	\$ 61,748 \$ 61,748	\$ 47,498 \$ 47,498	\$ 33,012 \$ 33,012	70% 70%	N/A	
\$100,000	\$199,999	6	A 61 M 28	\$ 173,900 \$ 180,000	5	45%	2	25	A 59 M 26	\$ 177,476 \$ 185,000	\$ 166,296 \$ 165,000	\$ 155,282 \$ 150,000	93% 91%	1.4	
\$200,000	\$299,999	12	A 48 M 16	\$ 251,225 \$ 250,000	32	73%	13	110	A 28 M 16	\$ 274,421 \$ 275,000	\$ 267,150 \$ 269,900	\$ 263,969 \$ 267,500	99% 99%	0.7	
\$300,000	\$399,999	16	A 20 M 12	\$ 356,369 \$ 354,950	59	79%	41	272	A 27 M 12	\$ 362,993 \$ 365,000	\$ 356,031 \$ 360,000	\$ 352,955 \$ 355,000	99% 99%	0.4	
\$400,000	\$499,999	30	A 43 M 7	\$ 454,313 \$ 454,500	54	64%	31	193	A 33 M 16	\$ 457,553 \$ 450,000	\$ 446,520 \$ 445,000	\$ 444,862 \$ 445,000	100% 100%	0.9	
\$500,000	\$599,999	25	A 32 M 25	\$ 553,892 \$ 549,900	55	69%	24	111	A 36 M 14	\$ 559,255 \$ 550,000	\$ 550,000 \$ 549,900	\$ 547,888 \$ 550,000	100% 100%	1.4	
\$600,000	\$699,999	20	A 57 M 37	\$ 654,713 \$ 649,975	29	59%	19	66	A 50 M 12	\$ 655,275 \$ 649,450	\$ 642,002 \$ 643,375	\$ 642,517 \$ 640,000	100% 99%	1.8	
\$700,000	\$799,999	14	A 77 M 35	\$ 768,439 \$ 770,000	12	46%	9	36	A 52 M 19	\$ 764,151 \$ 749,000	\$ 746,237 \$ 737,000	\$ 740,588 \$ 727,500	99% 99%	2.3	
\$800,000	\$899,999	11	A 42 M 21	\$ 869,891 \$ 880,000	19	63%	12	21	A 30 M 5	\$ 879,129 \$ 850,000	\$ 859,310 \$ 850,000	\$ 849,931 \$ 850,000	99% 100%	3.1	
\$900,000	\$999,999	7	A 29 M 22	\$ 943,571 \$ 935,000	7	50%	9	14	A 40 M 3	\$ 983,686 \$ 942,450	\$ 941,472 \$ 932,000	\$ 939,799 \$ 937,000	100% 101%	3	
\$1,000,000	\$1,099,999	4	A 23 M 12	\$ 1,072,500 \$ 1,077,000	4	50%	2	9	A 64 M 60	\$ 1,094,889 \$ 1,095,000	\$ 1,073,111 \$ 1,095,000	\$ 1,040,962 \$ 1,040,000	97% 95%	2.7	
\$1,100,000	\$1,199,999	9	A 65 M 15	\$ 1,144,611 \$ 1,150,000	4	31%	3	8	A 71 M 12	\$ 1,145,875 \$ 1,162,500	\$ 1,145,875 \$ 1,175,000	\$ 1,164,150 \$ 1,173,101	102% 100%	6.8	
\$1,200,000	\$1,299,999	1	A 321 M 321	\$ 1,250,000 \$ 1,250,000	6	86%	4	6	A 53 M 49	\$ 3,424,597 \$ 1,290,000	\$ 1,248,513 \$ 1,247,550	\$ 1,236,484 \$ 1,235,550	99% 99%	1	
\$1,300,000	\$1,399,999	1	A 140 M 140	\$ 1,350,000 \$ 1,350,000	3	75%	1	5	A 63 M 75	\$ 1,489,000 \$ 1,500,000	\$ 1,369,000 \$ 1,380,000	\$ 1,343,000 \$ 1,350,000	98% 98%	1.2	
\$1,400,000	+	15	A 61 M 33	\$ 1,944,633 \$ 1,745,000	2	12%	13	10	A 55 M 7	\$ 1,872,500 \$ 1,912,500	\$ 1,812,500 \$ 1,775,000	\$ 1,782,500 \$ 1,737,500	98% 98%	9	
Market Totals		171			291	63%	187	888							1.2
Market Averages			48	\$ 722,947					35	\$ 509,679	\$ 483,622	\$ 480,153	99%		
Market Medians			18	\$ 595,000					14	\$ 425,000	\$ 415,000	\$ 413,750	100%		

Date Range (Off-Market & Sold) = 10/22/2023 to 04/21/2024
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