

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, June 2, 2024



MARKET SUMMARY TABLE				339 PENDING ^[2]				158 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available		243 ACTIVE ^[1]				885 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 93 M 70	\$ 161,483 \$ 165,000	4	40%	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	12	A 44 M 22	\$ 253,108 \$ 243,750	26	68%	12	102	A 27 M 13	\$ 272,460 \$ 274,950	\$ 267,912 \$ 269,900	\$ 265,378 \$ 267,500	99% 99%	0.7	
\$300,000	\$399,999	34	A 14 M 3	\$ 352,038 \$ 349,750	70	67%	30	238	A 27 M 10	\$ 361,376 \$ 360,000	\$ 355,235 \$ 359,450	\$ 353,476 \$ 355,000	100% 99%	0.9	
\$400,000	\$499,999	52	A 37 M 15	\$ 446,427 \$ 439,450	79	60%	26	195	A 30 M 9	\$ 454,523 \$ 449,000	\$ 446,821 \$ 445,000	\$ 445,933 \$ 445,000	100% 100%	1.6	
\$500,000	\$599,999	48	A 34 M 25	\$ 554,210 \$ 552,500	49	51%	16	133	A 30 M 7	\$ 551,614 \$ 540,000	\$ 543,493 \$ 535,000	\$ 546,292 \$ 550,000	101% 103%	2.2	
\$600,000	\$699,999	24	A 44 M 23	\$ 655,302 \$ 650,000	43	64%	22	69	A 43 M 7	\$ 648,915 \$ 647,000	\$ 641,353 \$ 644,750	\$ 646,143 \$ 644,750	101% 100%	2.1	
\$700,000	\$799,999	19	A 71 M 43	\$ 757,292 \$ 765,000	20	51%	9	38	A 57 M 9	\$ 759,092 \$ 751,400	\$ 745,288 \$ 737,450	\$ 748,075 \$ 750,640	100% 102%	3	
\$800,000	\$899,999	13	A 40 M 42	\$ 873,769 \$ 885,000	16	55%	8	27	A 21 M 3	\$ 856,322 \$ 849,000	\$ 846,796 \$ 850,000	\$ 842,420 \$ 843,000	99% 99%	2.9	
\$900,000	\$999,999	7	A 45 M 52	\$ 923,571 \$ 925,000	10	59%	7	11	A 47 M 3	\$ 952,873 \$ 935,000	\$ 933,691 \$ 929,000	\$ 929,133 \$ 925,000	100% 100%	3.8	
\$1,000,000	\$1,099,999	3	A 40 M 50	\$ 1,045,333 \$ 1,041,000	7	70%	3	16	A 48 M 12	\$ 1,082,125 \$ 1,092,500	\$ 1,064,563 \$ 1,092,500	\$ 1,038,510 \$ 1,032,500	98% 95%	1.1	
\$1,100,000	\$1,199,999	8	A 109 M 54	\$ 1,143,938 \$ 1,147,500	3	27%	4	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%	6.9	
\$1,200,000	\$1,299,999	1	A M	\$ 1,259,700 \$ 1,259,700	4	80%	3	8	A 23 M 8	\$ 2,618,322 \$ 1,297,000	\$ 1,263,947 \$ 1,272,500	\$ 1,248,113 \$ 1,248,050	99% 98%	0.8	
\$1,300,000	\$1,399,999	2	A 111 M 111	\$ 1,369,000 \$ 1,369,000	1	33%	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%	1.7	
\$1,400,000	+	14	A 86 M 58	\$ 1,998,821 \$ 1,787,500	7	33%	12	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		243			339	58%	158	885							1.6
Market Averages		44	\$ 650,207					33	\$ 518,291	\$ 497,154	\$ 495,438	100%			
Market Medians		22	\$ 546,000					9	\$ 439,900	\$ 435,000	\$ 435,000	100%			

Date Range (Off-Market & Sold) = 12/03/2023 to 06/02/2024
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