

REAL ESTATE MARKET REPORT

INTERIOR MARKET REPORT

Sunday, September 8, 2024



MARKET SUMMARY TABLE				167 PENDING ^[2]			105 OFF-MARKET (last 6 mos) ^[3]						ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available				210 ACTIVE ^[1]			527 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	\$49,999	2	A 207	\$ 47,450	2	50%	4	3	A 125	\$ 76,800	\$ 46,300	\$ 35,333	76%	4	
			M 207	\$ 47,450					M 65	\$ 74,000	\$ 49,000	\$ 36,000	73%		
\$50,000	\$99,999	15	A 94	\$ 78,633	3	17%	6	16	A 26	\$ 81,450	\$ 76,119	\$ 72,719	96%	5.6	
			M 82	\$ 79,900					M 11	\$ 82,450	\$ 77,400	\$ 70,600	91%		
\$100,000	\$149,999	16	A 92	\$ 132,944	3	16%	9	21	A 114	\$ 148,371	\$ 137,586	\$ 126,719	92%	4.6	
			M 80	\$ 137,450					M 21	\$ 145,000	\$ 139,900	\$ 130,000	93%		
\$150,000	\$199,999	18	A 106	\$ 175,900	6	25%	10	19	A 95	\$ 182,253	\$ 166,453	\$ 165,627	100%	5.7	
			M 54	\$ 179,500					M 13	\$ 170,000	\$ 165,000	\$ 165,000	100%		
\$200,000	\$249,999	19	A 54	\$ 233,732	19	50%	8	48	A 57	\$ 237,017	\$ 227,702	\$ 227,296	100%	2.4	
			M 19	\$ 235,000					M 11	\$ 235,000	\$ 229,900	\$ 230,000	100%		
\$250,000	\$299,999	28	A 48	\$ 272,554	29	51%	13	70	A 38	\$ 282,204	\$ 278,326	\$ 275,831	99%	2.4	
			M 41	\$ 273,450					M 6	\$ 283,500	\$ 279,900	\$ 275,000	98%		
\$300,000	\$349,999	19	A 70	\$ 331,350	31	62%	13	98	A 34	\$ 329,487	\$ 326,956	\$ 324,699	99%	1.2	
			M 39	\$ 330,000					M 6	\$ 329,900	\$ 329,900	\$ 323,500	98%		
\$350,000	\$399,999	38	A 82	\$ 380,310	30	44%	15	107	A 33	\$ 376,547	\$ 373,450	\$ 372,120	100%	2.1	
			M 48	\$ 379,950					M 12	\$ 375,000	\$ 374,900	\$ 370,000	99%		
\$400,000	\$449,999	18	A 56	\$ 434,667	20	53%	4	66	A 33	\$ 434,342	\$ 430,373	\$ 426,059	99%	1.6	
			M 36	\$ 439,450					M 9	\$ 430,750	\$ 429,900	\$ 425,000	99%		
\$450,000	\$499,999	12	A 47	\$ 475,804	9	43%	8	32	A 15	\$ 474,216	\$ 468,872	\$ 467,822	100%	2.3	
			M 43	\$ 477,450					M 5	\$ 475,000	\$ 465,000	\$ 465,000	100%		
\$500,000	\$549,999	5	A 57	\$ 527,960	6	55%	5	18	A 32	\$ 532,339	\$ 524,506	\$ 520,775	99%	1.7	
			M 32	\$ 525,000					M 13	\$ 532,450	\$ 527,450	\$ 520,000	99%		
\$550,000	\$599,999	3	A 172	\$ 569,967	5	63%	2	7	A 21	\$ 577,100	\$ 574,243	\$ 569,557	99%	2.6	
			M 23	\$ 574,900					M 12	\$ 575,000	\$ 575,000	\$ 570,000	99%		
\$600,000	\$649,999	5	A 74	\$ 642,180	1	17%	3	7	A 42	\$ 633,386	\$ 629,043	\$ 618,857	98%	4.3	
			M 74	\$ 648,000					M 2	\$ 640,000	\$ 640,000	\$ 610,000	95%		
\$650,000	\$699,999	2	A 78	\$ 684,900	2	50%	1	4	A 4	\$ 663,750	\$ 663,750	\$ 663,750	100%	3	
			M 78	\$ 684,900					M 2	\$ 660,000	\$ 660,000	\$ 660,000	100%		
\$700,000	+	10	A 186	\$ 1,077,980	1	9%	4	11	A 25	\$ 862,800	\$ 834,255	\$ 805,182	97%	5.5	
			M 92	\$ 889,950					M 23	\$ 795,000	\$ 750,000	\$ 750,000	100%		
Market Totals		210			167	44%	105	527						2.4	
Market Averages		80 \$ 345,864						40 \$ 352,687 \$ 347,109 \$ 343,887 99%							
Market Medians		51 \$ 327,500						8 \$ 349,900 \$ 344,900 \$ 343,500 100%							

Date Range (Off-Market & Sold) = 03/10/2024 to 09/08/2024

Data believed to be accurate but not guaranteed.

Status = [1] ACTIVE; [2] PENDING; [3] WITHDRAWN, EXPIRED; [4] SOLD

Area = 10, 15, 20, 22, 25, 30, 35, 40, 45, 47, 50, 60, 65

Type = SINGLE FAMILY

Favors Sellers Favors Buyers

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, September 8, 2024



MARKET SUMMARY TABLE				404 PENDING ^[2]			198 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		391 ACTIVE ^[1]					1164 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	2	A 111 M 111	\$ 92,450 \$ 92,450	0		1	2	A 98 M 98	\$ 101,250 \$ 101,250	\$ 87,000 \$ 87,000	\$ 72,514 \$ 72,514	83% 83%	6	
\$100,000	\$199,999	6	A 106 M 69	\$ 148,292 \$ 142,500	4	40%	9	15	A 49 M 16	\$ 197,547 \$ 175,000	\$ 183,740 \$ 174,900	\$ 159,160 \$ 155,000	87% 89%	2.4	
\$200,000	\$299,999	25	A 55 M 50	\$ 262,868 \$ 270,000	36	59%	12	95	A 20 M 8	\$ 266,421 \$ 269,500	\$ 263,027 \$ 265,000	\$ 261,967 \$ 265,500	100% 100%	1.6	
\$300,000	\$399,999	62	A 28 M 16	\$ 363,852 \$ 372,450	89	59%	34	264	A 18 M 5	\$ 357,870 \$ 359,900	\$ 353,655 \$ 355,000	\$ 354,171 \$ 355,500	100% 100%	1.4	
\$400,000	\$499,999	74	A 51 M 30	\$ 449,988 \$ 448,750	100	57%	40	292	A 15 M 4	\$ 446,326 \$ 440,000	\$ 444,079 \$ 440,000	\$ 445,641 \$ 442,000	100% 100%	1.5	
\$500,000	\$599,999	75	A 62 M 30	\$ 553,885 \$ 550,000	68	48%	23	195	A 20 M 5	\$ 546,344 \$ 539,000	\$ 540,152 \$ 535,000	\$ 543,147 \$ 540,000	101% 101%	2.3	
\$600,000	\$699,999	35	A 51 M 30	\$ 657,701 \$ 650,000	42	55%	26	108	A 27 M 4	\$ 637,036 \$ 641,000	\$ 636,649 \$ 640,000	\$ 642,320 \$ 645,000	101% 101%	1.9	
\$700,000	\$799,999	29	A 53 M 32	\$ 759,310 \$ 760,000	25	46%	20	59	A 26 M 3	\$ 750,059 \$ 740,000	\$ 743,992 \$ 740,000	\$ 746,761 \$ 750,000	100% 101%	2.9	
\$800,000	\$899,999	20	A 63 M 53	\$ 850,830 \$ 849,900	15	43%	10	50	A 20 M 4	\$ 841,724 \$ 842,450	\$ 837,534 \$ 839,450	\$ 840,103 \$ 839,000	100% 100%	2.4	
\$900,000	\$999,999	13	A 45 M 29	\$ 937,615 \$ 930,000	5	28%	7	25	A 20 M 3	\$ 956,396 \$ 935,000	\$ 947,312 \$ 935,000	\$ 944,120 \$ 935,000	100% 100%	3.1	
\$1,000,000	\$1,099,999	6	A 97 M 96	\$ 1,063,500 \$ 1,068,000	4	40%	3	17	A 28 M 7	\$ 1,060,235 \$ 1,050,000	\$ 1,055,235 \$ 1,050,000	\$ 1,034,184 \$ 1,028,625	98% 98%	2.1	
\$1,100,000	\$1,199,999	12	A 122 M 83	\$ 1,151,375 \$ 1,155,000	5	29%	5	14	A 59 M 13	\$ 1,129,714 \$ 1,162,500	\$ 1,141,214 \$ 1,175,000	\$ 1,151,921 \$ 1,162,500	101% 99%	5.1	
\$1,200,000	\$1,299,999	6	A 112 M 58	\$ 1,246,500 \$ 1,250,000	3	33%	1	7	A 21 M 7	\$ 2,806,286 \$ 1,295,000	\$ 1,263,429 \$ 1,265,000	\$ 1,247,857 \$ 1,250,000	99% 99%	5.1	
\$1,300,000	\$1,399,999	7	A 64 M 59	\$ 1,363,714 \$ 1,368,000	3	30%	1	5	A 26 M 9	\$ 1,349,000 \$ 1,300,000	\$ 1,328,780 \$ 1,300,000	\$ 1,321,800 \$ 1,300,000	99% 100%	8.4	
\$1,400,000	+	19	A 104 M 60	\$ 1,727,226 \$ 1,685,000	5	21%	6	16	A 29 M 5	\$ 1,671,890 \$ 1,650,000	\$ 1,667,515 \$ 1,637,500	\$ 1,679,662 \$ 1,615,000	101% 99%	7.1	
Market Totals		391			404	51%	198	1164						2	
Market Averages		58		\$ 637,674				20		\$ 537,669	\$ 524,554	\$ 525,709	100%		
Market Medians		36		\$ 545,000				5		\$ 465,000	\$ 465,000	\$ 465,000	100%		

Date Range (Off-Market & Sold) = 03/10/2024 to 09/08/2024
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

KENAI PENINSULA BOROUGH

Sunday, September 8, 2024

kwalaska GROUP
 KELLERWILLIAMS REALTY

MARKET SUMMARY TABLE				120 PENDING ^[2]				142 OFF-MARKET (last 6 mos) ^[3]						ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		355 ACTIVE ^[1]				434 SOLD/CLOSED (last 6 months) ^[4]										Est. Mos.
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			
Low	High															
\$0	\$99,999	23	A 210	\$ 70,709	6	21%	11	28	A 116	\$ 86,982	\$ 75,190	\$ 65,821	88%	4.9		
			M 82	\$ 74,900					M 51	\$ 79,950	\$ 77,000	\$ 73,250	95%			
\$100,000	\$199,999	37	A 116	\$ 158,808	6	14%	19	44	A 76	\$ 165,761	\$ 158,279	\$ 147,076	93%	5		
			M 67	\$ 168,000					M 16	\$ 169,750	\$ 163,750	\$ 148,000	90%			
\$200,000	\$299,999	44	A 85	\$ 255,391	26	37%	24	77	A 46	\$ 267,395	\$ 259,982	\$ 249,927	96%	3.4		
			M 56	\$ 261,500					M 21	\$ 269,000	\$ 264,000	\$ 250,000	95%			
\$300,000	\$399,999	59	A 75	\$ 356,007	28	32%	28	127	A 36	\$ 360,327	\$ 352,215	\$ 349,120	99%	2.8		
			M 60	\$ 350,000					M 13	\$ 350,000	\$ 347,500	\$ 343,000	99%			
\$400,000	\$499,999	58	A 96	\$ 454,134	26	31%	23	79	A 53	\$ 454,213	\$ 445,978	\$ 438,198	98%	4.4		
			M 77	\$ 450,000					M 18	\$ 440,000	\$ 439,000	\$ 437,000	100%			
\$500,000	\$599,999	38	A 94	\$ 559,521	9	19%	11	23	A 60	\$ 564,678	\$ 556,022	\$ 542,678	98%	9.9		
			M 71	\$ 554,500					M 13	\$ 565,000	\$ 550,000	\$ 545,000	99%			
\$600,000	\$699,999	20	A 173	\$ 663,195	1	5%	9	16	A 57	\$ 677,494	\$ 653,113	\$ 635,329	97%	7.5		
			M 119	\$ 664,000					M 27	\$ 665,000	\$ 649,000	\$ 629,500	97%			
\$700,000	\$799,999	16	A 128	\$ 749,769	3	16%	5	17	A 89	\$ 780,553	\$ 754,801	\$ 750,382	99%	5.6		
			M 54	\$ 749,900					M 43	\$ 759,000	\$ 759,000	\$ 750,000	99%			
\$800,000	\$899,999	16	A 140	\$ 854,081	4	20%	2	7	A 37	\$ 915,786	\$ 896,429	\$ 858,286	96%	13.7		
			M 86	\$ 849,750					M 20	\$ 899,000	\$ 895,000	\$ 850,000	95%			
\$900,000	\$999,999	10	A 133	\$ 955,627	7	41%	3	6	A 60	\$ 956,500	\$ 951,500	\$ 918,500	97%	10		
			M 112	\$ 950,000					M 26	\$ 975,000	\$ 962,500	\$ 918,000	95%			
\$1,000,000	\$1,099,999	1	A 45	\$ 1,095,000	0		0	1	A 186	\$ 1,440,000	\$ 1,385,000	\$ 1,000,000	72%	6		
			M 45	\$ 1,095,000					M 186	\$ 1,440,000	\$ 1,385,000	\$ 1,000,000	72%			
\$1,100,000	\$1,199,999	2	A 65	\$ 1,137,500	0		0	4	A 99	\$ 1,298,750	\$ 1,272,500	\$ 1,136,250	89%	3		
			M 65	\$ 1,137,500					M 23	\$ 1,250,000	\$ 1,250,000	\$ 1,125,000	90%			
\$1,200,000	\$1,299,999	6	A 160	\$ 1,261,167	2	25%	3	2	A 20	\$ 1,250,000	\$ 1,250,000	\$ 1,237,500	99%	18		
			M 159	\$ 1,285,000					M 20	\$ 1,250,000	\$ 1,250,000	\$ 1,237,500	99%			
\$1,300,000	\$1,399,999	8	A 204	\$ 1,351,625	1	11%	0	0								
			M 145	\$ 1,349,500												
\$1,400,000	+	17	A 202	\$ 1,860,000	1	6%	4	3	A 20	\$ 1,933,333	\$ 1,933,333	\$ 1,901,667	98%	34		
			M 115	\$ 1,700,000					M 18	\$ 1,500,000	\$ 1,500,000	\$ 1,525,000	102%			
Market Totals		355			120	25%	142	434							4.9	
Market Averages		117			\$ 532,950			55			\$ 405,862	\$ 396,038	\$ 385,166	97%		
Market Medians		76			\$ 432,000			19			\$ 358,250	\$ 349,700	\$ 346,000	99%		

Date Range (Off-Market & Sold) = 03/10/2024 to 09/08/2024

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 = 1B

Favors Sellers     Favors Buyers

REAL ESTATE MARKET REPORT

MATANUSKA-SUSITNA BOROUGH

Sunday, September 8, 2024



MARKET SUMMARY TABLE				300 PENDING ^[2]				265 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				571 ACTIVE ^[1]				876 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	26	A 141 M 125	\$ 68,306 \$ 68,350	1	4%	9	23	A 89 M 36	\$ 87,617 \$ 89,500	\$ 79,613 \$ 79,900	\$ 68,657 \$ 76,000	86% 95%	6.8	
\$100,000	\$199,999	37	A 112 M 84	\$ 140,889 \$ 130,000	17	31%	18	41	A 56 M 14	\$ 163,473 \$ 169,000	\$ 157,305 \$ 155,000	\$ 144,107 \$ 140,000	92% 90%	5.4	
\$200,000	\$299,999	50	A 78 M 61	\$ 263,355 \$ 273,500	42	46%	22	78	A 44 M 10	\$ 266,159 \$ 275,000	\$ 261,864 \$ 272,200	\$ 259,423 \$ 265,000	99% 97%	3.8	
\$300,000	\$399,999	116	A 53 M 37	\$ 357,076 \$ 359,000	79	41%	43	310	A 25 M 8	\$ 357,426 \$ 358,750	\$ 353,531 \$ 353,200	\$ 354,976 \$ 356,125	100% 101%	2.2	
\$400,000	\$499,999	123	A 72 M 54	\$ 459,707 \$ 460,000	76	38%	52	216	A 36 M 14	\$ 450,990 \$ 445,000	\$ 446,190 \$ 440,500	\$ 447,452 \$ 442,500	100% 100%	3.4	
\$500,000	\$599,999	76	A 86 M 50	\$ 557,731 \$ 560,000	42	36%	48	96	A 38 M 19	\$ 553,544 \$ 550,000	\$ 546,567 \$ 542,000	\$ 545,127 \$ 548,736	100% 101%	4.8	
\$600,000	\$699,999	62	A 123 M 111	\$ 658,781 \$ 655,250	21	25%	35	52	A 34 M 16	\$ 645,826 \$ 639,950	\$ 640,654 \$ 635,000	\$ 641,192 \$ 634,500	100% 100%	7.2	
\$700,000	\$799,999	34	A 91 M 46	\$ 759,107 \$ 759,500	13	28%	11	34	A 55 M 22	\$ 770,153 \$ 762,500	\$ 760,933 \$ 760,000	\$ 746,781 \$ 744,628	98% 98%	6	
\$800,000	\$899,999	14	A 88 M 76	\$ 846,250 \$ 843,950	2	13%	7	13	A 64 M 33	\$ 852,008 \$ 865,000	\$ 843,622 \$ 859,000	\$ 839,518 \$ 843,000	100% 98%	6.5	
\$900,000	\$999,999	7	A 87 M 71	\$ 956,714 \$ 950,000	5	42%	6	6	A 8 M 4	\$ 942,804 \$ 937,313	\$ 930,304 \$ 924,100	\$ 943,304 \$ 940,913	101% 102%	7	
\$1,000,000	\$1,099,999	2	A 164 M 164	\$ 1,000,000 \$ 1,000,000	1	33%	3	5	A 69 M 37	\$ 1,142,450 \$ 1,150,000	\$ 1,104,450 \$ 1,100,000	\$ 1,035,630 \$ 1,013,250	94% 92%	2.4	
\$1,100,000	\$1,199,999	5	A 121 M 116	\$ 1,138,000 \$ 1,150,000	0		3	1	A 30 M 30	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	\$ 1,130,000 \$ 1,130,000	94% 94%	30	
\$1,200,000	\$1,299,999	7	A 103 M 92	\$ 1,248,286 \$ 1,250,000	0		3	0							
\$1,300,000	\$1,399,999	2	A 64 M 64	\$ 1,300,000 \$ 1,300,000	0		0	0							
\$1,400,000	+	10	A 114 M 100	\$ 2,812,400 \$ 2,025,000	1	9%	5	1	A 261 M 261	\$ 1,550,000 \$ 1,550,000	\$ 1,550,000 \$ 1,550,000	\$ 1,550,000 \$ 1,550,000	100% 100%	60	
Market Totals		571			300	34%	265	876						3.9	
Market Averages		85			\$ 512,889			37			\$ 428,992	\$ 423,693	\$ 422,273	100%	
Market Medians		60			\$ 450,000			12			\$ 399,263	\$ 398,950	\$ 397,750	100%	

Date Range (Off-Market & Sold) = 03/10/2024 to 09/08/2024
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 = 1D

Favors Sellers Favors Buyers