

# KENAI PENINSULA BOROUGH

Sunday, February 8, 2026



MARKET SUMMARY TABLE		72 PENDING <sup>[2]</sup>				205 OFF-MARKET (last 6 mos) <sup>[3]</sup>				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		203 ACTIVE <sup>[1]</sup>				381 SOLD/CLOSED (last 6 months) <sup>[4]</sup>								
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	6	A 187 M 158	\$ 86,167 \$ 92,000	3	33%	8	13	A 67 M 47	\$ 86,869 \$ 85,000	\$ 81,215 \$ 85,000	\$ 68,154 \$ 69,000	84% 81%	2.8
\$100,000	\$199,999	18	A 227 M 217	\$ 144,028 \$ 142,500	6	25%	25	34	A 79 M 46	\$ 179,624 \$ 180,000	\$ 164,868 \$ 164,500	\$ 152,341 \$ 153,550	92% 93%	3.2
\$200,000	\$299,999	35	A 184 M 154	\$ 254,011 \$ 250,000	11	24%	23	70	A 40 M 19	\$ 310,079 \$ 275,000	\$ 263,870 \$ 262,500	\$ 257,826 \$ 259,950	98% 99%	3
\$300,000	\$399,999	36	A 132 M 83	\$ 356,508 \$ 357,000	18	33%	39	105	A 48 M 24	\$ 372,024 \$ 365,000	\$ 359,075 \$ 359,000	\$ 349,506 \$ 350,000	97% 97%	2.1
\$400,000	\$499,999	24	A 115 M 82	\$ 458,528 \$ 456,000	13	35%	31	70	A 58 M 32	\$ 525,936 \$ 460,000	\$ 447,061 \$ 448,500	\$ 442,809 \$ 436,000	99% 97%	2.1
\$500,000	\$599,999	14	A 130 M 150	\$ 560,586 \$ 549,900	4	22%	23	33	A 77 M 60	\$ 596,624 \$ 577,000	\$ 564,297 \$ 560,000	\$ 547,636 \$ 543,000	97% 97%	2.5
\$600,000	\$699,999	16	A 192 M 144	\$ 659,063 \$ 652,500	5	24%	18	22	A 77 M 72	\$ 684,427 \$ 681,000	\$ 663,114 \$ 667,000	\$ 642,700 \$ 642,000	97% 96%	4.4
\$700,000	\$799,999	11	A 189 M 155	\$ 767,077 \$ 775,000	3	21%	11	11	A 54 M 45	\$ 798,727 \$ 750,000	\$ 781,545 \$ 750,000	\$ 736,727 \$ 735,000	94% 98%	6
\$800,000	\$899,999	10	A 126 M 153	\$ 853,900 \$ 862,500	1	9%	8	8	A 77 M 36	\$ 897,063 \$ 898,000	\$ 878,188 \$ 887,250	\$ 866,625 \$ 862,500	99% 97%	7.5
\$900,000	\$999,999	6	A 161 M 155	\$ 964,000 \$ 967,500	1	14%	2	5	A 103 M 106	\$ 995,600 \$ 989,000	\$ 967,600 \$ 965,000	\$ 961,730 \$ 970,000	99% 101%	7.2
\$1,000,000	\$1,099,999	1	A 141 M 141	\$ 1,049,900 \$ 1,049,900	0		1	1	A 3 M 3	\$ 1,000,000 \$ 1,000,000	\$ 1,000,000 \$ 1,000,000	\$ 1,000,000 \$ 1,000,000	100% 100%	6
\$1,100,000	\$1,199,999	7	A 166 M 155	\$ 1,121,429 \$ 1,100,000	1	13%	2	3	A 163 M 61	\$ 1,191,000 \$ 1,295,000	\$ 1,164,333 \$ 1,250,000	\$ 1,141,667 \$ 1,150,000	98% 92%	14
\$1,200,000	\$1,299,999	6	A 225 M 202	\$ 1,264,000 \$ 1,270,000	1	14%	3	2	A 443 M 443	\$ 1,525,000 \$ 1,525,000	\$ 1,394,500 \$ 1,394,500	\$ 1,200,000 \$ 1,200,000	86% 86%	18
\$1,300,000	\$1,399,999	0			0		0	3	A 132 M 154	\$ 1,538,333 \$ 1,475,000	\$ 1,458,333 \$ 1,450,000	\$ 1,389,333 \$ 1,395,000	95% 96%	N/A
\$1,400,000	+	13	A 293 M 244	\$ 3,026,154 \$ 2,250,000	5	28%	11	1	A 64 M 64	\$ 1,900,000 \$ 1,900,000	\$ 1,900,000 \$ 1,900,000	\$ 1,750,000 \$ 1,750,000	92% 92%	78
<b>Market Totals</b>		<b>203</b>			<b>72</b>	<b>26%</b>	<b>205</b>	<b>381</b>						<b>3.2</b>
<b>Market Averages</b>			<b>172</b>	<b>\$ 654,270</b>					<b>61</b>	<b>\$ 458,385</b>	<b>\$ 423,510</b>	<b>\$ 411,045</b>	<b>97%</b>	
<b>Market Medians</b>			<b>150</b>	<b>\$ 435,000</b>					<b>36</b>	<b>\$ 389,000</b>	<b>\$ 375,555</b>	<b>\$ 369,000</b>	<b>98%</b>	

Date Range (Off-Market & Sold) = 08/10/2025 to 02/08/2026

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