

MUNICIPALITY OF ANCHORAGE



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Sunday, October 14

2018

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REAL ESTATE MARKET REPORT MUNICIPALITY OF ANCHORAGE

Sunday, October 14, 2018

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MARKET SUMMARY TABLE		357 PENDING ^[2]				563 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		681 ACTIVE ^[1]				1404 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	1	A 66 M 66	\$ 49,000 \$ 49,000	0		0	2	A 37 M 37	\$ 206,450 \$ 206,450	\$ 198,950 \$ 198,950	\$ 17,550 \$ 17,550	9% 9%	3
\$50,000	\$99,999	3	A 124 M 135	\$ 87,867 \$ 85,000	0		3	8	A 48 M 36	\$ 109,550 \$ 115,000	\$ 99,013 \$ 104,350	\$ 83,388 \$ 90,050	84% 86%	2.3
\$100,000	\$149,999	2	A 76 M 76	\$ 137,500 \$ 137,500	3	60%	2	14	A 73 M 55	\$ 159,429 \$ 149,950	\$ 139,667 \$ 139,900	\$ 130,384 \$ 130,450	93% 93%	0.9
\$150,000	\$199,999	22	A 84 M 71	\$ 180,441 \$ 180,000	14	39%	6	31	A 62 M 26	\$ 195,242 \$ 190,000	\$ 184,692 \$ 185,000	\$ 175,828 \$ 176,750	95% 96%	4.3
\$200,000	\$249,999	46	A 83 M 63	\$ 231,864 \$ 238,000	40	47%	23	104	A 47 M 32	\$ 233,478 \$ 239,700	\$ 229,538 \$ 230,000	\$ 227,481 \$ 230,000	99% 100%	2.7
\$250,000	\$299,999	100	A 71 M 69	\$ 279,878 \$ 283,000	52	34%	81	210	A 49 M 33	\$ 286,211 \$ 287,850	\$ 280,135 \$ 279,900	\$ 277,399 \$ 275,250	99% 98%	2.9
\$300,000	\$349,999	128	A 60 M 53	\$ 328,568 \$ 329,900	69	35%	99	279	A 36 M 22	\$ 333,232 \$ 329,900	\$ 326,713 \$ 325,000	\$ 324,190 \$ 324,500	99% 100%	2.8
\$350,000	\$399,999	90	A 70 M 56	\$ 379,794 \$ 379,900	61	40%	89	224	A 45 M 24	\$ 384,157 \$ 380,000	\$ 377,743 \$ 379,000	\$ 373,721 \$ 374,950	99% 99%	2.4
\$400,000	\$449,999	66	A 75 M 61	\$ 427,565 \$ 425,000	35	35%	71	159	A 36 M 14	\$ 432,469 \$ 429,900	\$ 427,753 \$ 429,000	\$ 424,086 \$ 425,000	99% 99%	2.5
\$450,000	\$499,999	70	A 90 M 74	\$ 479,166 \$ 475,000	17	20%	50	110	A 48 M 19	\$ 486,986 \$ 485,000	\$ 478,201 \$ 475,000	\$ 473,976 \$ 472,950	99% 100%	3.8
\$500,000	\$549,999	44	A 74 M 74	\$ 528,923 \$ 529,150	15	25%	36	81	A 43 M 19	\$ 535,452 \$ 535,000	\$ 528,600 \$ 530,000	\$ 523,809 \$ 525,000	99% 99%	3.3
\$550,000	\$599,999	37	A 84 M 86	\$ 581,075 \$ 579,900	19	34%	33	61	A 35 M 8	\$ 587,572 \$ 589,900	\$ 580,931 \$ 580,000	\$ 573,650 \$ 575,000	99% 99%	3.6
\$600,000	\$649,999	10	A 58 M 54	\$ 630,230 \$ 634,750	7	41%	17	35	A 66 M 39	\$ 645,744 \$ 639,000	\$ 630,673 \$ 632,700	\$ 624,011 \$ 625,000	99% 99%	1.7
\$650,000	\$699,999	15	A 79 M 79	\$ 686,434 \$ 693,500	8	35%	18	24	A 91 M 10	\$ 685,525 \$ 676,250	\$ 676,812 \$ 676,250	\$ 671,451 \$ 672,500	99% 99%	3.8
\$700,000	+	47	A 106 M 72	\$ 965,179 \$ 889,000	17	27%	35	62	A 78 M 29	\$ 906,775 \$ 840,060	\$ 896,370 \$ 829,000	\$ 875,111 \$ 810,000	98% 98%	4.5
Market Totals		681			357	34%	563	1404						2.9
Market Averages			76	\$ 422,826				46	\$ 405,841	\$ 398,931	\$ 394,055	99%		
Market Medians			66	\$ 379,000				23	\$ 369,900	\$ 364,950	\$ 360,000	99%		

Date Range (Off-Market & Sold) = 04/15/2018 to 10/14/2018
Data believed to be accurate but not guaranteed.

Status = [1] Active; [2] Pending; [3] Expired, Cancelled, Withdrawn; [4] Closed
Residential Type = Single Family Res
Borough/Census Area = 1A - Anchorage Municipality

Favors Sellers Favors Buyers

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1. PROPERTIES FOR SALE (ACTIVE)

- Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- Current List Price:** The price that a property seller is currently asking.

2. CONTRACTS PENDING

- Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- Pending Ratio:** Sometimes called a “list-to-pending ratio”. This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen

(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

- Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD (CLOSED CONTRACT)

- Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.
- Original List Price:** The price at which a sold property was originally marketed.
- Final List Price:** The price at which a sold property was marketed just prior to selling.
- Sold/Closed Price:** The price for which a property sold.
- List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

5. ABSORPTION RATE / MONTHS OF INVENTORY

- Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.