

# MUNICIPALITY OF ANCHORAGE



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Sunday, July 15

# 2018

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# REAL ESTATE MARKET REPORT MUNICIPALITY OF ANCHORAGE

Sunday, July 15, 2018

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MARKET SUMMARY TABLE		432 PENDING <sup>[2]</sup>					442 OFF-MARKET (last 6 mos) <sup>[3]</sup>					ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		802 ACTIVE <sup>[1]</sup>					1102 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	\$49,999	1	A 53 M 53	\$ 35,000 \$ 35,000	0		0	1	A 19 M 19	\$ 362,900 \$ 362,900	\$ 362,900 \$ 362,900			6
\$50,000	\$99,999	3	A 41 M 48	\$ 79,667 \$ 90,000	1	25%	2	3	A 56 M 28	\$ 117,500 \$ 115,000	\$ 107,900 \$ 107,500	\$ 90,667 \$ 90,000	84% 84%	6
\$100,000	\$149,999	7	A 57 M 32	\$ 121,543 \$ 115,000	3	30%	4	12	A 141 M 131	\$ 149,300 \$ 149,900	\$ 132,733 \$ 137,700	\$ 123,346 \$ 126,625	93% 92%	3.5
\$150,000	\$199,999	16	A 72 M 40	\$ 186,913 \$ 185,500	9	36%	11	24	A 75 M 26	\$ 189,565 \$ 188,700	\$ 180,804 \$ 177,450	\$ 175,589 \$ 173,950	97% 98%	4
\$200,000	\$249,999	59	A 54 M 34	\$ 229,028 \$ 230,000	23	28%	23	81	A 56 M 34	\$ 240,965 \$ 239,900	\$ 232,646 \$ 234,500	\$ 228,545 \$ 230,000	98% 98%	4.4
\$250,000	\$299,999	102	A 52 M 43	\$ 278,988 \$ 279,900	67	40%	72	190	A 63 M 43	\$ 289,090 \$ 289,000	\$ 280,031 \$ 279,900	\$ 276,404 \$ 277,000	99% 99%	3.2
\$300,000	\$349,999	150	A 52 M 39	\$ 325,899 \$ 324,900	78	34%	64	210	A 49 M 26	\$ 333,067 \$ 329,375	\$ 325,652 \$ 325,000	\$ 323,731 \$ 324,250	99% 100%	4.3
\$350,000	\$399,999	124	A 50 M 33	\$ 377,305 \$ 379,000	76	38%	65	168	A 48 M 24	\$ 384,342 \$ 380,000	\$ 379,019 \$ 379,900	\$ 374,749 \$ 375,000	99% 99%	4.4
\$400,000	\$449,999	79	A 64 M 52	\$ 424,379 \$ 419,900	51	39%	53	125	A 44 M 12	\$ 433,425 \$ 430,000	\$ 429,313 \$ 429,000	\$ 426,258 \$ 426,000	99% 99%	3.8
\$450,000	\$499,999	65	A 72 M 57	\$ 475,434 \$ 474,900	41	39%	42	83	A 57 M 9	\$ 482,294 \$ 480,000	\$ 477,648 \$ 476,000	\$ 474,691 \$ 475,000	99% 100%	4.7
\$500,000	\$549,999	46	A 80 M 56	\$ 527,514 \$ 525,000	15	25%	25	71	A 58 M 22	\$ 536,528 \$ 535,000	\$ 527,322 \$ 529,000	\$ 523,247 \$ 524,500	99% 99%	3.9
\$550,000	\$599,999	51	A 80 M 47	\$ 574,411 \$ 572,500	28	35%	24	43	A 66 M 8	\$ 592,061 \$ 589,900	\$ 580,570 \$ 579,900	\$ 573,171 \$ 570,500	99% 98%	7.1
\$600,000	\$649,999	25	A 58 M 65	\$ 628,812 \$ 630,000	15	38%	11	30	A 78 M 47	\$ 638,311 \$ 639,000	\$ 633,844 \$ 632,291	\$ 626,452 \$ 630,941	99% 100%	5
\$650,000	\$699,999	24	A 83 M 39	\$ 677,831 \$ 678,800	8	25%	16	16	A 64 M 8	\$ 685,528 \$ 680,000	\$ 676,516 \$ 674,450	\$ 671,521 \$ 668,700	99% 99%	9
\$700,000	+	50	A 104 M 65	\$ 945,863 \$ 892,000	17	25%	30	45	A 82 M 28	\$ 905,743 \$ 875,000	\$ 889,812 \$ 850,000	\$ 866,343 \$ 800,000	97% 94%	6.7
<b>Market Totals</b>		<b>802</b>			<b>432</b>	<b>35%</b>	<b>442</b>	<b>1102</b>						<b>4.4</b>
<b>Market Averages</b>		<b>63</b>		<b>\$ 422,727</b>				<b>57</b>	<b>\$ 403,496</b>	<b>\$ 395,940</b>	<b>\$ 391,051</b>	<b>99%</b>		
<b>Market Medians</b>		<b>44</b>		<b>\$ 379,000</b>				<b>26</b>	<b>\$ 368,950</b>	<b>\$ 360,000</b>	<b>\$ 356,500</b>	<b>99%</b>		

Date Range (Off-Market & Sold) = 01/14/2018 to 07/15/2018

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

Sunday, July 15, 2018

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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.