

# MUNICIPALITY OF ANCHORAGE



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Sunday, February 17

# 2019

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# REAL ESTATE MARKET REPORT MUNICIPALITY OF ANCHORAGE

Sunday, February 17, 2019

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MARKET SUMMARY TABLE		255 PENDING <sup>[2]</sup>				611 OFF-MARKET (last 6 mos) <sup>[3]</sup>				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		425 ACTIVE <sup>[1]</sup>				1061 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	0			0		1	0						
\$50,000	\$99,999	1	A 83 M 83	\$ 95,500 \$ 95,500	1	50%	4	6	A 52 M 32	\$ 101,550 \$ 114,950	\$ 87,083 \$ 81,750	\$ 74,350 \$ 77,550	85% 95%	1
\$100,000	\$149,999	5	A 160 M 157	\$ 128,530 \$ 128,999	3	38%	3	8	A 27 M 10	\$ 153,725 \$ 144,950	\$ 140,511 \$ 134,950	\$ 133,295 \$ 135,450	95% 100%	3.8
\$150,000	\$199,999	19	A 89 M 35	\$ 182,083 \$ 179,000	8	30%	15	37	A 60 M 49	\$ 196,938 \$ 195,000	\$ 188,784 \$ 189,000	\$ 178,090 \$ 180,000	94% 95%	3.1
\$200,000	\$249,999	28	A 74 M 39	\$ 234,848 \$ 238,500	20	42%	28	103	A 65 M 54	\$ 239,737 \$ 240,000	\$ 230,675 \$ 230,000	\$ 227,342 \$ 228,000	99% 99%	1.6
\$250,000	\$299,999	64	A 76 M 64	\$ 279,682 \$ 280,000	39	38%	105	155	A 57 M 38	\$ 289,943 \$ 289,900	\$ 280,794 \$ 279,900	\$ 277,361 \$ 275,000	99% 98%	2.5
\$300,000	\$349,999	75	A 83 M 60	\$ 328,017 \$ 329,500	49	40%	101	207	A 54 M 43	\$ 338,510 \$ 335,000	\$ 326,746 \$ 325,000	\$ 322,683 \$ 320,000	99% 98%	2.2
\$350,000	\$399,999	63	A 68 M 45	\$ 377,649 \$ 379,000	42	40%	87	171	A 60 M 45	\$ 388,579 \$ 389,000	\$ 377,194 \$ 378,250	\$ 373,405 \$ 374,900	99% 99%	2.2
\$400,000	\$449,999	34	A 97 M 61	\$ 427,651 \$ 428,500	23	40%	62	118	A 59 M 38	\$ 433,582 \$ 432,400	\$ 425,597 \$ 425,000	\$ 420,750 \$ 417,750	99% 98%	1.7
\$450,000	\$499,999	43	A 90 M 95	\$ 476,213 \$ 475,000	22	34%	61	70	A 72 M 48	\$ 503,201 \$ 494,250	\$ 484,384 \$ 479,000	\$ 472,357 \$ 470,000	98% 98%	3.7
\$500,000	\$549,999	27	A 70 M 47	\$ 528,059 \$ 529,300	15	36%	35	44	A 85 M 41	\$ 548,869 \$ 546,450	\$ 536,736 \$ 536,500	\$ 526,345 \$ 528,000	98% 98%	3.7
\$550,000	\$599,999	17	A 101 M 60	\$ 574,941 \$ 575,000	11	39%	34	50	A 74 M 23	\$ 592,427 \$ 589,000	\$ 578,194 \$ 579,000	\$ 570,467 \$ 569,075	99% 98%	2
\$600,000	\$649,999	13	A 64 M 34	\$ 631,252 \$ 629,000	5	28%	15	23	A 62 M 51	\$ 641,455 \$ 635,000	\$ 623,716 \$ 629,000	\$ 618,844 \$ 619,900	99% 99%	3.4
\$650,000	\$699,999	6	A 99 M 77	\$ 684,933 \$ 684,950	3	33%	13	19	A 96 M 21	\$ 672,921 \$ 675,000	\$ 671,763 \$ 669,900	\$ 669,097 \$ 669,900	100% 100%	1.9
\$700,000	+	30	A 132 M 35	\$ 888,627 \$ 821,750	14	32%	47	50	A 59 M 26	\$ 923,757 \$ 867,000	\$ 899,586 \$ 827,500	\$ 880,913 \$ 822,000	98% 99%	3.6
<b>Market Totals</b>		<b>425</b>			<b>255</b>	<b>38%</b>	<b>611</b>	<b>1061</b>						<b>2.4</b>
<b>Market Averages</b>		<b>85</b>		<b>\$ 411,976</b>				<b>62</b>	<b>\$ 404,490</b>	<b>\$ 392,830</b>	<b>\$ 386,941</b>	<b>99%</b>		
<b>Market Medians</b>		<b>57</b>		<b>\$ 368,500</b>				<b>40</b>	<b>\$ 369,000</b>	<b>\$ 357,000</b>	<b>\$ 355,000</b>	<b>99%</b>		

Date Range (Off-Market & Sold) = 08/19/2018 to 02/17/2019

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, February 17, 2019

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### 1. PROPERTIES FOR SALE (ACTIVE)

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **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.
- c. **Current List Price:** The price that a property seller is currently asking.

### 2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **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

- a. **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)

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

- a. **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.