

MUNICIPALITY OF ANCHORAGE



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Sunday, September 2

2018

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Real Market Reports

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REAL ESTATE MARKET REPORT MUNICIPALITY OF ANCHORAGE

Sunday, September 2, 2018

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MARKET SUMMARY TABLE		435 PENDING ^[2]				610 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		907 ACTIVE ^[1]				1560 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 24	\$ 49,000	0		0	2	A 37	\$ 206,450	\$ 198,950	\$ 17,550	9%	3
			M 24	\$ 49,000					M 37	\$ 206,450	\$ 198,950	\$ 17,550	9%	
\$50,000	\$99,999	3	A 91	\$ 93,133	2	40%	2	7	A 53	\$ 113,786	\$ 101,743	\$ 82,429	81%	2.6
			M 97	\$ 94,500					M 43	\$ 115,000	\$ 107,500	\$ 90,000	84%	
\$100,000	\$149,999	8	A 94	\$ 129,478	3	27%	4	13	A 79	\$ 151,162	\$ 135,115	\$ 126,991	94%	3.7
			M 79	\$ 132,912					M 67	\$ 149,900	\$ 139,900	\$ 125,000	89%	
\$150,000	\$199,999	44	A 50	\$ 181,261	14	24%	21	69	A 63	\$ 188,160	\$ 179,339	\$ 177,423	99%	3.8
			M 39	\$ 180,250					M 28	\$ 185,000	\$ 179,900	\$ 178,000	99%	
\$200,000	\$249,999	77	A 63	\$ 230,321	60	44%	47	159	A 42	\$ 234,982	\$ 230,443	\$ 228,381	99%	2.9
			M 55	\$ 230,000					M 21	\$ 237,000	\$ 230,000	\$ 230,000	100%	
\$250,000	\$299,999	129	A 65	\$ 278,266	68	35%	97	277	A 47	\$ 284,319	\$ 278,419	\$ 275,595	99%	2.8
			M 55	\$ 279,000					M 28	\$ 285,000	\$ 279,900	\$ 275,000	98%	
\$300,000	\$349,999	149	A 53	\$ 327,957	77	34%	95	290	A 37	\$ 332,392	\$ 326,471	\$ 324,280	99%	3.1
			M 41	\$ 329,000					M 20	\$ 329,900	\$ 325,000	\$ 324,500	100%	
\$350,000	\$399,999	130	A 63	\$ 374,927	51	28%	85	231	A 44	\$ 384,820	\$ 378,789	\$ 374,378	99%	3.4
			M 55	\$ 375,000					M 21	\$ 380,000	\$ 379,000	\$ 375,000	99%	
\$400,000	\$449,999	76	A 62	\$ 424,778	45	37%	59	147	A 35	\$ 432,515	\$ 428,608	\$ 425,286	99%	3.1
			M 47	\$ 421,500					M 11	\$ 430,000	\$ 429,000	\$ 425,000	99%	
\$450,000	\$499,999	87	A 77	\$ 477,478	20	19%	48	111	A 63	\$ 486,344	\$ 478,543	\$ 474,229	99%	4.7
			M 61	\$ 475,000					M 16	\$ 485,000	\$ 475,000	\$ 474,000	100%	
\$500,000	\$549,999	61	A 82	\$ 529,089	14	19%	39	82	A 51	\$ 537,906	\$ 529,920	\$ 523,533	99%	4.5
			M 55	\$ 525,000					M 21	\$ 535,000	\$ 534,000	\$ 524,650	98%	
\$550,000	\$599,999	45	A 76	\$ 577,337	31	41%	37	57	A 41	\$ 588,316	\$ 581,033	\$ 574,322	99%	4.7
			M 52	\$ 575,000					M 8	\$ 589,000	\$ 580,000	\$ 575,000	99%	
\$600,000	\$649,999	16	A 57	\$ 629,783	14	47%	16	36	A 69	\$ 642,381	\$ 629,620	\$ 622,014	99%	2.7
			M 55	\$ 630,000					M 40	\$ 639,000	\$ 627,450	\$ 619,400	99%	
\$650,000	\$699,999	17	A 94	\$ 684,256	13	43%	21	21	A 93	\$ 695,005	\$ 684,567	\$ 674,052	98%	4.9
			M 68	\$ 685,700					M 12	\$ 685,000	\$ 684,900	\$ 675,000	99%	
\$700,000	+	64	A 115	\$ 957,388	23	26%	39	58	A 80	\$ 893,487	\$ 880,971	\$ 861,516	98%	6.6
			M 57	\$ 849,000					M 18	\$ 840,000	\$ 826,500	\$ 800,500	97%	
Market Totals		907			435	32%	610	1560						3.5
Market Averages		69		\$ 414,153				48	\$ 386,098	\$ 379,497	\$ 375,011	99%		
Market Medians		54		\$ 365,000				21	\$ 350,000	\$ 346,700	\$ 344,900	99%		

Date Range (Off-Market & Sold) = 03/04/2018 to 09/02/2018

Data believed to be accurate but not guaranteed.

Status = [1] Active; [2] Pending; [3] Expired, Withdrawn, Cancelled; [4] Closed

Property Type = A

Borough/Census Area = 1A - Anchorage Municipality

Favors Sellers Favors Buyers

Sunday, September 2, 2018

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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.