

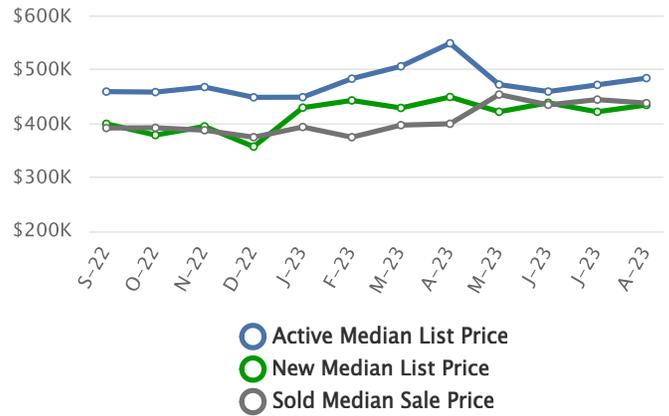
Market Summary

Anchorage Residential, August 2023

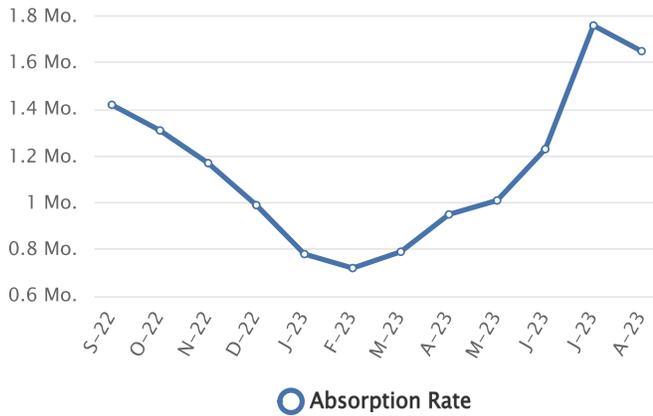
Number of Listings



Listing Prices



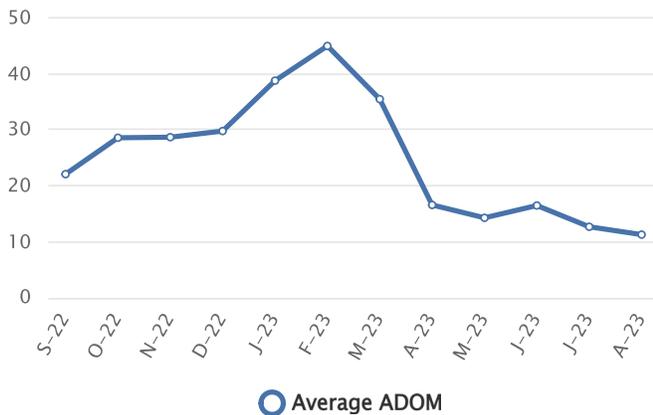
Absorption Rate, in Months



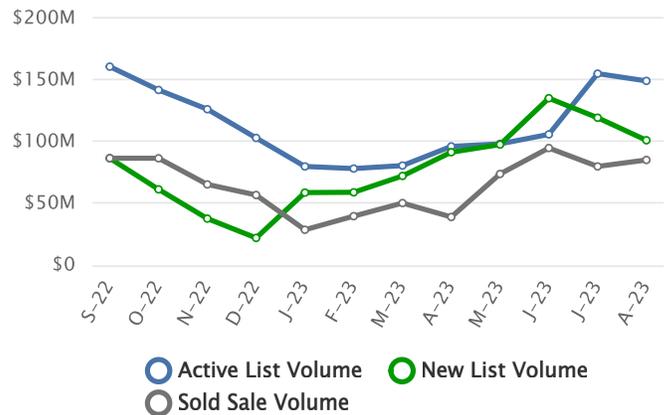
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-23	Aug-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	1.65	1.59	3.77	1.11	1.05	5.71
Average List Price	\$608,583	\$537,292	13.27	\$511,636	\$476,063	7.47
Median List Price	\$485,000	\$450,000	7.78	\$430,000	\$410,000	4.88
Average Sale Price	\$495,247	\$454,659	8.93	\$472,865	\$450,415	4.98
Median Sale Price	\$438,500	\$400,000	9.63	\$419,900	\$405,000	3.68
Average ADOM	11	15	-26.67	20	18	11.11
Median ADOM	4	5	-20.00	4	4	0.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-49,999	0	0	0.0	0	0	0.0
50,000-99,999	0	2	-100.0	5	4	25.0
100,000-149,999	1	2	-50.0	5	9	-44.4
150,000-199,999	2	4	-50.0	15	22	-31.8
200,000-249,999	6	9	-33.3	37	80	-53.7
250,000-299,999	13	21	-38.1	91	173	-47.4
300,000-349,999	24	39	-38.5	125	208	-39.9
350,000-399,999	26	42	-38.1	189	222	-14.9
400,000-449,999	21	26	-19.2	128	196	-34.7
450,000-499,999	25	18	38.9	125	139	-10.1
500,000-549,999	13	6	116.7	69	87	-20.7
550,000-599,999	7	18	-61.1	62	77	-19.5
600,000-649,999	5	8	-37.5	43	67	-35.8
650,000-699,999	4	14	-71.4	33	59	-44.1
700,000-749,999	4	11	-63.6	20	36	-44.4
750,000-799,999	5	7	-28.6	21	28	-25.0
800,000-849,999	5	5	0.0	18	18	0.0
850,000-899,999	1	2	-50.0	10	15	-33.3
900,000-949,999	1	2	-50.0	7	7	0.0
950,000-999,999	2	2	0.0	9	12	-25.0

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-49,999	0	0	0.0	0	0	0.0
50,000-99,999	0	1	-100.0	1	3	-66.7
100,000-149,999	1	1	0.0	8	13	-38.5
150,000-199,999	3	5	-40.0	20	25	-20.0
200,000-249,999	4	12	-66.7	52	95	-45.3
250,000-299,999	16	18	-11.1	112	181	-38.1
300,000-349,999	26	37	-29.7	156	220	-29.1
350,000-399,999	34	35	-2.9	212	262	-19.1
400,000-449,999	20	22	-9.1	150	201	-25.4
450,000-499,999	21	18	16.7	138	146	-5.5
500,000-549,999	4	9	-55.6	71	73	-2.7
550,000-599,999	17	9	88.9	74	96	-22.9
600,000-649,999	5	5	0.0	38	58	-34.5
650,000-699,999	14	4	250.0	57	46	23.9
700,000-749,999	7	3	133.3	25	31	-19.4
750,000-799,999	1	4	-75.0	28	28	0.0
800,000-849,999	2	2	0.0	19	11	72.7
850,000-899,999	4	0	N/A	13	22	-40.9
900,000-949,999	1	1	0.0	14	7	100.0
950,000-999,999	0	2	-100.0	9	10	-10.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
	1,000,000+	7	1	600.0	28	28
Totals	172	239	-28.0	1040	1487	-30.1

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
	1,000,000+	9	4	125.0	42	39
Totals	189	192	-1.6	1239	1567	-20.9

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-49,999	2	0	N/A	4	0	N/A
50,000-99,999	0	1	-100.0	1	7	-85.7
100,000-149,999	1	4	-75.0	10	17	-41.2
150,000-199,999	8	7	14.3	30	38	-21.1
200,000-249,999	6	8	-25.0	60	110	-45.5
250,000-299,999	14	23	-39.1	129	215	-40.0
300,000-349,999	22	38	-42.1	192	259	-25.9
350,000-399,999	31	49	-36.7	256	340	-24.7
400,000-449,999	21	36	-41.7	183	255	-28.2
450,000-499,999	26	35	-25.7	172	189	-9.0
500,000-549,999	12	17	-29.4	95	101	-5.9
550,000-599,999	14	31	-54.8	90	138	-34.8
600,000-649,999	9	11	-18.2	49	74	-33.8
650,000-699,999	17	12	41.7	76	65	16.9
700,000-749,999	8	6	33.3	37	40	-7.5
750,000-799,999	6	17	-64.7	42	54	-22.2
800,000-849,999	7	7	0.0	32	19	68.4
850,000-899,999	3	7	-57.1	23	32	-28.1
900,000-949,999	3	2	50.0	19	13	46.2
950,000-999,999	5	6	-16.7	21	17	23.5
1,000,000+	30	16	87.5	82	71	15.5
Totals	245	333	-26.4	1603	2054	-22.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-49,999	0	0	0.0	4	0	N/A
50,000-99,999	0	2	-100.0	1	6	-83.3
100,000-149,999	1	1	0.0	9	14	-35.7
150,000-199,999	0	7	-100.0	21	31	-32.3
200,000-249,999	3	8	-62.5	52	94	-44.7
250,000-299,999	13	16	-18.7	117	195	-40.0
300,000-349,999	33	28	17.9	179	250	-28.4
350,000-399,999	36	51	-29.4	240	324	-25.9
400,000-449,999	25	27	-7.4	163	240	-32.1
450,000-499,999	22	16	37.5	164	182	-9.9
500,000-549,999	9	16	-43.7	84	93	-9.7
550,000-599,999	13	11	18.2	77	124	-37.9
600,000-649,999	5	7	-28.6	44	70	-37.1
650,000-699,999	13	6	116.7	72	58	24.1
700,000-749,999	5	1	400.0	33	37	-10.8
750,000-799,999	4	5	-20.0	35	48	-27.1
800,000-849,999	2	2	0.0	25	17	47.1
850,000-899,999	4	1	300.0	22	30	-26.7
900,000-949,999	1	2	-50.0	19	12	58.3
950,000-999,999	3	3	0.0	17	16	6.3
1,000,000+	8	10	-20.0	70	57	22.8
Totals	200	220	-9.1	1448	1898	-23.7

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