

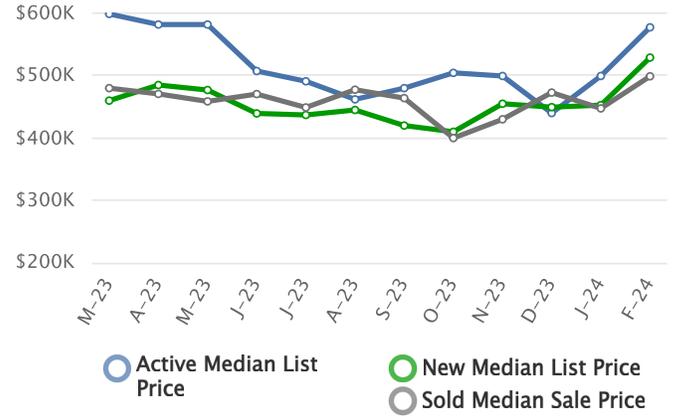
Market Summary

Eagle River Residential, February 2024

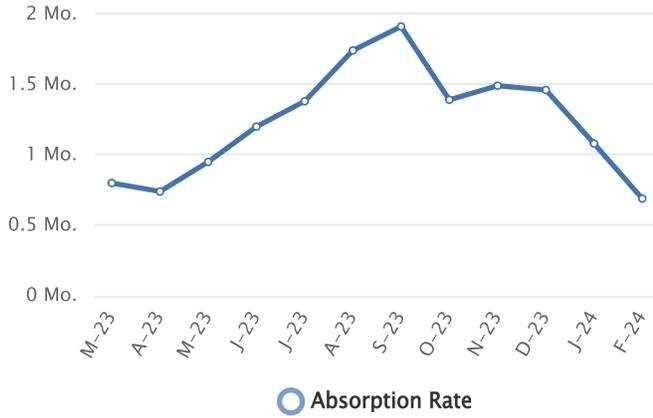
Number of Listings



Listing Prices



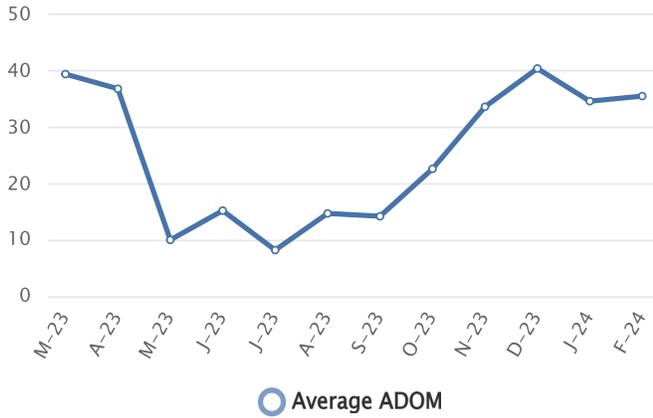
Absorption Rate, in Months



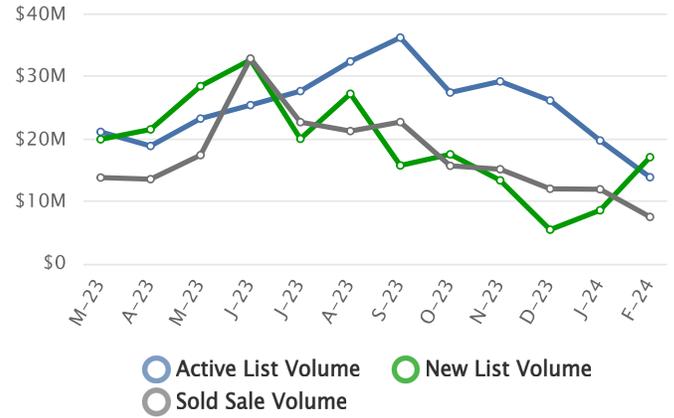
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-24	Feb-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	0.69	0.75	-8.00	0.89	0.75	18.67
Average List Price	\$578,092	\$540,096	7.04	\$541,131	\$549,126	-1.46
Median List Price	\$577,500	\$550,000	5.00	\$499,250	\$545,000	-8.39
Average Sale Price	\$500,550	\$539,592	-7.24	\$474,400	\$487,745	-2.74
Median Sale Price	\$499,000	\$525,735	-5.09	\$460,000	\$457,500	0.55
Average ADOM	35	81	-56.79	34	56	-39.29
Median ADOM	25	92	-72.83	26	35	-25.71

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	0	0	0.0
50,000-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	1	0	N/A
250,000-299,999	1	0	N/A	2	1	100.0
300,000-349,999	1	1	0.0	4	4	0.0
350,000-399,999	0	0	0.0	5	5	0.0
400,000-449,999	3	4	-25.0	6	6	0.0
450,000-499,999	3	1	200.0	10	6	66.7
500,000-549,999	2	2	0.0	3	4	-25.0
550,000-599,999	2	2	0.0	4	2	100.0
600,000-649,999	1	2	-50.0	1	3	-66.7
650,000-699,999	1	1	0.0	1	1	0.0
700,000-749,999	1	0	N/A	3	1	200.0
750,000-799,999	0	0	0.0	1	0	N/A
800,000-849,999	0	0	0.0	0	0	0.0
850,000-899,999	0	1	-100.0	0	1	-100.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	0	0.0	0	0	0.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	0	0	0.0
50,000-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	1	0	N/A	1	0	N/A
200,000-249,999	0	0	0.0	1	0	N/A
250,000-299,999	1	2	-50.0	3	3	0.0
300,000-349,999	1	0	N/A	4	0	N/A
350,000-399,999	6	4	50.0	9	7	28.6
400,000-449,999	7	5	40.0	9	9	0.0
450,000-499,999	5	2	150.0	11	5	120.0
500,000-549,999	2	1	100.0	3	5	-40.0
550,000-599,999	3	3	0.0	5	5	0.0
600,000-649,999	3	3	0.0	5	5	0.0
650,000-699,999	2	2	0.0	4	4	0.0
700,000-749,999	0	1	-100.0	0	2	-100.0
750,000-799,999	1	0	N/A	1	1	0.0
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	1	0	N/A	2	0	N/A
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	0	0.0	0	1	-100.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,000,000+	0	0	0.0	0	1	-100.0
Totals	15	14	7.1	41	35	17.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,000,000+	1	0	N/A	1	0	N/A
Totals	35	24	45.8	60	48	25.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	0	0	0.0
50,000-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	1	0	N/A
200,000-249,999	0	0	0.0	1	0	N/A
250,000-299,999	1	2	-50.0	3	5	-40.0
300,000-349,999	1	0	N/A	6	0	N/A
350,000-399,999	2	8	-75.0	11	16	-31.2
400,000-449,999	2	3	-33.3	11	9	22.2
450,000-499,999	3	1	200.0	12	6	100.0
500,000-549,999	2	2	0.0	5	9	-44.4
550,000-599,999	2	5	-60.0	6	11	-45.5
600,000-649,999	5	3	66.7	10	9	11.1
650,000-699,999	3	5	-40.0	8	10	-20.0
700,000-749,999	0	2	-100.0	1	4	-75.0
750,000-799,999	1	2	-50.0	2	4	-50.0
800,000-849,999	0	0	0.0	1	2	-50.0
850,000-899,999	1	0	N/A	4	1	300.0
900,000-949,999	0	0	0.0	0	1	-100.0
950,000-999,999	0	1	-100.0	0	2	-100.0
1,000,000+	1	0	N/A	2	0	N/A
Totals	24	34	-29.4	84	89	-5.6

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	0	0	0.0
50,000-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	1	0	N/A
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	1	-100.0	1	3	-66.7
300,000-349,999	2	0	N/A	4	0	N/A
350,000-399,999	2	8	-75.0	5	11	-54.5
400,000-449,999	6	4	50.0	7	7	0.0
450,000-499,999	4	3	33.3	8	3	166.7
500,000-549,999	4	0	N/A	4	2	100.0
550,000-599,999	2	4	-50.0	3	8	-62.5
600,000-649,999	4	3	33.3	6	7	-14.3
650,000-699,999	3	3	0.0	5	4	25.0
700,000-749,999	1	2	-50.0	1	3	-66.7
750,000-799,999	0	1	-100.0	1	2	-50.0
800,000-849,999	1	2	-50.0	1	2	-50.0
850,000-899,999	2	1	100.0	2	1	100.0
900,000-949,999	0	1	-100.0	0	1	-100.0
950,000-999,999	0	0	0.0	0	1	-100.0
1,000,000+	0	0	0.0	0	0	0.0
Totals	31	33	-6.1	49	55	-10.9

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