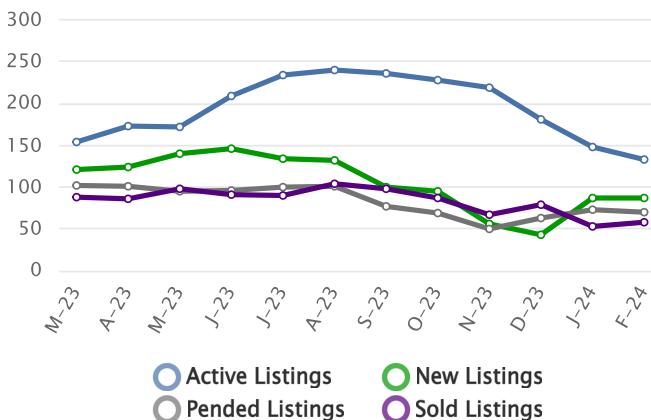


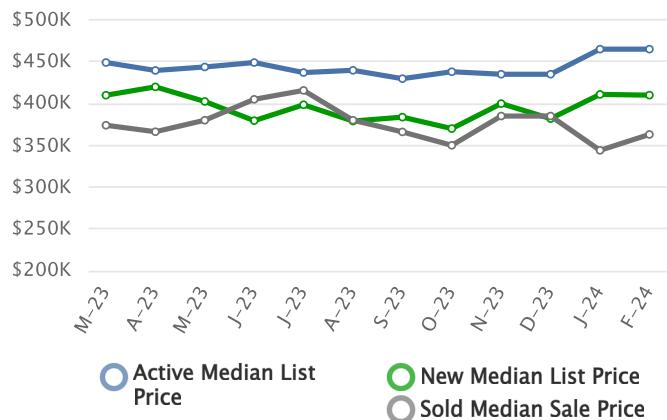
Market Summary

Wasilla Residential, February 2024

Number of Listings



Listing Prices



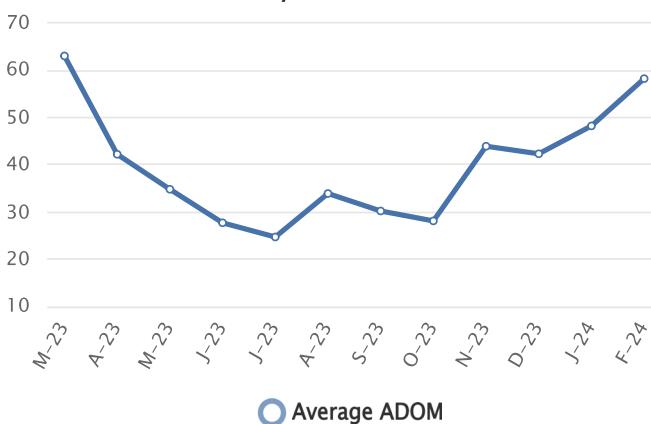
Absorption Rate, in Months



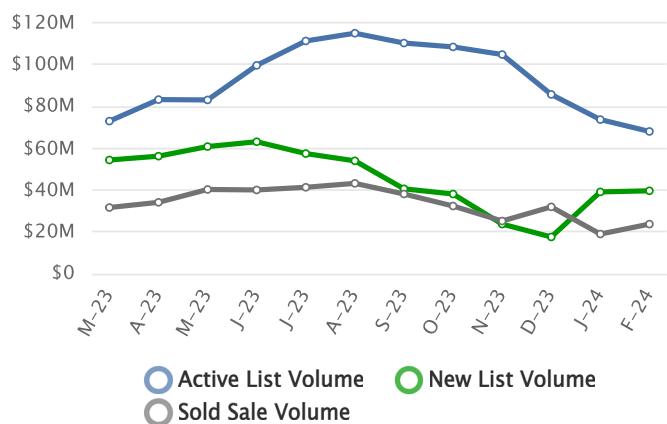
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-24	Feb-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	1.59	1.53	3.92	1.69	1.5	12.67
Average List Price	\$511,638	\$447,473	14.34	\$471,262	\$433,963	8.59
Median List Price	\$465,000	\$424,950	9.42	\$432,000	\$407,771	5.94
Average Sale Price	\$409,174	\$376,373	8.71	\$384,710	\$376,313	2.23
Median Sale Price	\$363,000	\$359,924	0.85	\$360,000	\$360,000	0.00
Average ADOM	58	46	26.09	53	47	12.77
Median ADOM	31	22	40.91	35	23	52.17

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	1	0	N/A
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	2	1	100.0	6	1	500.0
200,000-249,999	6	2	200.0	8	3	166.7
250,000-299,999	4	13	-69.2	10	20	-50.0
300,000-349,999	11	8	37.5	25	22	13.6
350,000-399,999	12	14	-14.3	19	29	-34.5
400,000-449,999	3	11	-72.7	16	16	0.0
450,000-499,999	8	5	60.0	10	9	11.1
500,000-549,999	2	1	100.0	3	4	-25.0
550,000-599,999	3	2	50.0	4	3	33.3
600,000-649,999	4	1	300.0	5	2	150.0
650,000-699,999	1	2	-50.0	2	2	0.0
700,000-749,999	0	0	0.0	0	0	0.0
750,000-799,999	0	0	0.0	0	0	0.0
800,000-849,999	0	0	0.0	0	0	0.0
850,000-899,999	1	0	N/A	1	0	N/A
900,000-949,999	1	0	N/A	1	0	N/A
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	1	-100.0
50,000-99,999	0	0	0.0	1	0	N/A
100,000-149,999	0	3	-100.0	0	3	-100.0
150,000-199,999	2	0	N/A	5	2	150.0
200,000-249,999	2	6	-66.7	5	12	-58.3
250,000-299,999	8	9	-11.1	17	17	0.0
300,000-349,999	15	13	15.4	29	25	16.0
350,000-399,999	15	20	-25.0	28	33	-15.2
400,000-449,999	6	15	-60.0	12	23	-47.8
450,000-499,999	6	11	-45.5	15	19	-21.1
500,000-549,999	4	4	0.0	7	5	40.0
550,000-599,999	5	1	400.0	9	6	50.0
600,000-649,999	2	3	-33.3	6	5	20.0
650,000-699,999	1	1	0.0	2	1	100.0
700,000-749,999	2	0	N/A	2	1	100.0
750,000-799,999	1	1	0.0	2	1	100.0
800,000-849,999	1	0	N/A	1	0	N/A
850,000-899,999	0	1	-100.0	1	1	0.0
900,000-949,999	0	1	-100.0	1	1	0.0
950,000-999,999	0	0	0.0	0	0	0.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,000,000+	0	0	0.0	0	0	0.0
Totals	58	60	-3.3	111	111	0.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,000,000+	0	0	0.0	0	0	0.0
Totals	70	89	-21.3	143	156	-8.3

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	1	-100.0	0	2	-100.0
50,000-99,999	2	4	-50.0	4	6	-33.3
100,000-149,999	1	7	-85.7	4	8	-50.0
150,000-199,999	3	0	N/A	8	2	300.0
200,000-249,999	5	10	-50.0	8	18	-55.6
250,000-299,999	4	5	-20.0	23	22	4.5
300,000-349,999	9	19	-52.6	42	45	-6.7
350,000-399,999	23	30	-23.3	53	60	-11.7
400,000-449,999	16	22	-27.3	32	43	-25.6
450,000-499,999	17	21	-19.0	39	46	-15.2
500,000-549,999	7	6	16.7	22	14	57.1
550,000-599,999	11	12	-8.3	24	23	4.3
600,000-649,999	5	5	0.0	13	10	30.0
650,000-699,999	10	8	25.0	15	9	66.7
700,000-749,999	5	5	0.0	10	9	11.1
750,000-799,999	4	1	300.0	9	3	200.0
800,000-849,999	2	0	N/A	2	0	N/A
850,000-899,999	1	2	-50.0	3	3	0.0
900,000-949,999	0	1	-100.0	1	2	-50.0
950,000-999,999	1	1	0.0	1	1	0.0
1,000,000+	7	4	75.0	9	5	80.0
Totals	133	164	-18.9	322	331	-2.7

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	0	1	-100.0
50,000-99,999	1	1	0.0	1	2	-50.0
100,000-149,999	2	2	0.0	2	4	-50.0
150,000-199,999	1	0	N/A	4	0	N/A
200,000-249,999	1	3	-66.7	3	9	-66.7
250,000-299,999	1	3	-66.7	10	9	11.1
300,000-349,999	15	18	-16.7	29	29	0.0
350,000-399,999	22	17	29.4	35	35	0.0
400,000-449,999	11	13	-15.4	19	20	-5.0
450,000-499,999	9	12	-25.0	21	22	-4.5
500,000-549,999	6	5	20.0	12	9	33.3
550,000-599,999	7	7	0.0	13	9	44.4
600,000-649,999	1	1	0.0	5	5	0.0
650,000-699,999	3	3	0.0	5	3	66.7
700,000-749,999	1	1	0.0	4	5	-20.0
750,000-799,999	3	1	200.0	6	1	500.0
800,000-849,999	0	0	0.0	0	0	0.0
850,000-899,999	1	1	0.0	2	1	100.0
900,000-949,999	0	1	-100.0	0	2	-100.0
950,000-999,999	0	1	-100.0	0	1	-100.0
1,000,000+	2	1	100.0	3	1	200.0
Totals	87	91	-4.4	174	168	3.6

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