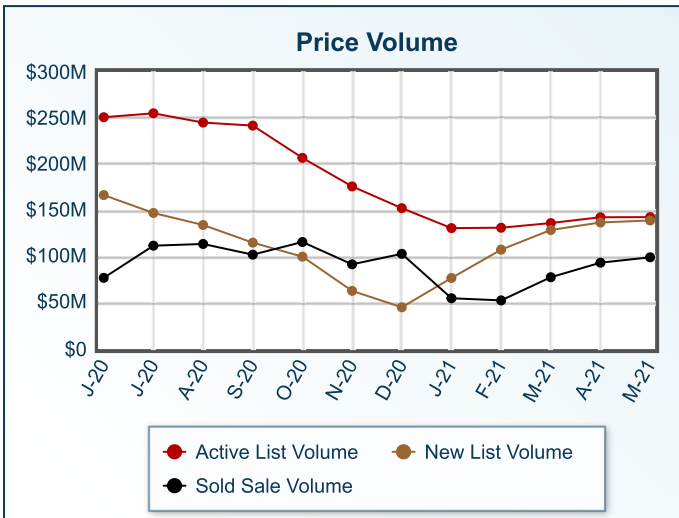
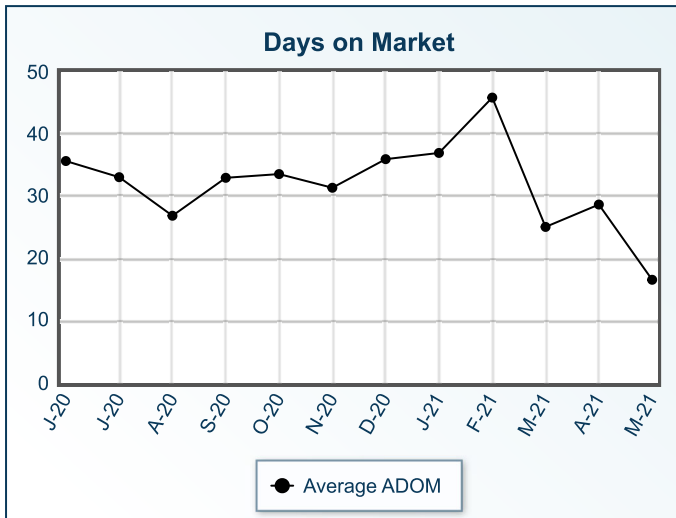
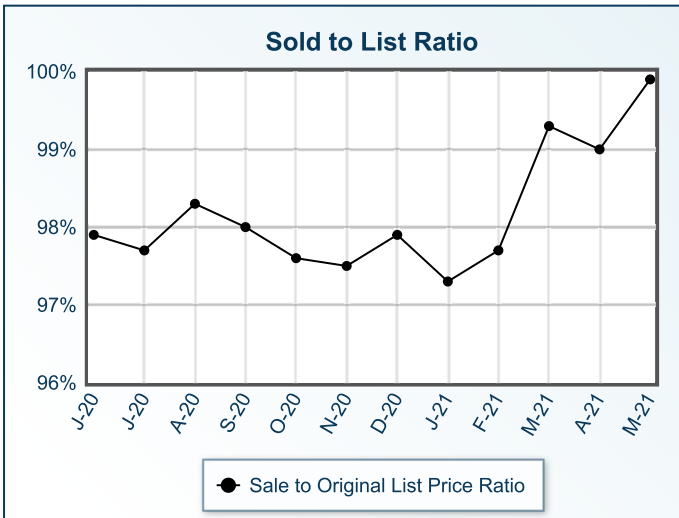
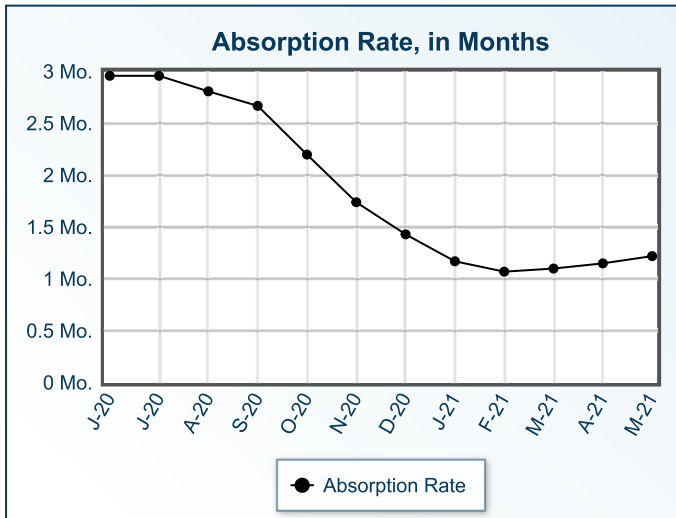
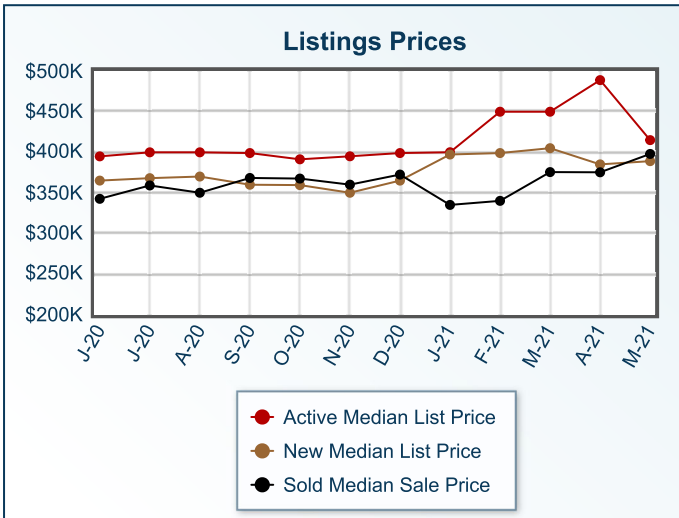
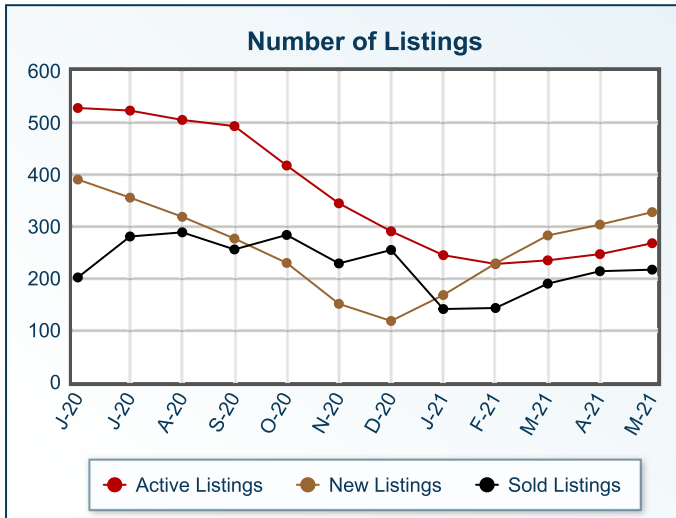


Market Summary

Anchorage Residential, May 2021



Summary Statistics						
	May-21	May-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.22	2.67	-54.31	1.14	2.44	-53.28
Average List Price	\$533,280	\$455,259	17.14	\$462,958	\$428,405	8.07
Median List Price	\$414,950	\$389,900	6.42	\$390,000	\$371,000	5.12
Average Sale Price	\$458,135	\$385,850	18.73	\$419,333	\$387,359	8.25
Median Sale Price	\$397,900	\$347,000	14.67	\$369,900	\$347,750	6.37
Average ADOM	16	29	-44.83	29	56	-48.21
Median ADOM	3	10	-70.00	5	24	-79.17

	Sold Listings						Pending Listings						
	This Month			Year to Date			This Month			Year to Date			
	2021	2020	% Chg	2021	2020	% Chg	2021	2020	% Chg	2021	2020	% Chg	
0-49,999	0	0	0.0	0	2	-100.0	0-49,999	0	1	-100.0	0	2	-100.0
50,000-99,999	0	1	-100.0	3	5	-40.0	50,000-99,999	1	0	N/A	3	3	0.0
100,000-149,999	1	3	-66.7	9	9	0.0	100,000-149,999	1	7	-85.7	4	11	-63.6
150,000-199,999	8	8	0.0	30	34	-11.8	150,000-199,999	7	9	-22.2	42	46	-8.7
200,000-249,999	18	14	28.6	79	73	8.2	200,000-249,999	23	21	9.5	99	73	35.6
250,000-299,999	20	24	-16.7	122	117	4.3	250,000-299,999	44	53	-17.0	145	162	-10.5
300,000-349,999	32	29	10.3	148	124	19.4	300,000-349,999	43	39	10.3	193	151	27.8
350,000-399,999	33	28	17.9	137	107	28.0	350,000-399,999	66	36	83.3	203	152	33.6
400,000-449,999	29	8	262.5	101	68	48.5	400,000-449,999	32	28	14.3	133	89	49.4
450,000-499,999	16	8	100.0	69	42	64.3	450,000-499,999	33	18	83.3	98	57	71.9
500,000-549,999	6	6	0.0	38	26	46.2	500,000-549,999	13	8	62.5	46	34	35.3
550,000-599,999	9	7	28.6	30	26	15.4	550,000-599,999	19	11	72.7	63	38	65.8
600,000-649,999	6	5	20.0	32	24	33.3	600,000-649,999	6	5	20.0	38	30	26.7
650,000-699,999	12	0	N/A	33	9	266.7	650,000-699,999	10	8	25.0	50	20	150.0
700,000-749,999	7	5	40.0	17	13	30.8	700,000-749,999	4	4	0.0	19	13	46.2
750,000-799,999	1	3	-66.7	9	10	-10.0	750,000-799,999	7	4	75.0	27	11	145.5
800,000-849,999	1	2	-50.0	5	6	-16.7	800,000-849,999	1	2	-50.0	8	7	14.3
850,000-899,999	6	0	N/A	10	4	150.0	850,000-899,999	2	1	100.0	15	4	275.0
900,000-949,999	1	0	N/A	6	1	500.0	900,000-949,999	0	0	0.0	6	1	500.0
950,000-999,999	1	1	0.0	4	6	-33.3	950,000-999,999	1	0	N/A	5	5	0.0
1,000,000+	10	1	900.0	21	8	162.5	1,000,000+	4	3	33.3	32	15	113.3
Totals	217	153	41.8	903	714	26.5	Totals	317	258	22.9	1229	924	33.0

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-49,999	0	0	0.0	0	2		-100.0	0-49,999	0	0	0.0	0
50,000-99,999	1	3	-66.7	5	7	-28.6	50,000-99,999	0	0	0.0	3	2	50.0
100,000-149,999	2	17	-88.2	8	30	-73.3	100,000-149,999	2	6	-66.7	5	19	-73.7
150,000-199,999	9	17	-47.1	54	72	-25.0	150,000-199,999	5	8	-37.5	38	40	-5.0
200,000-249,999	19	33	-42.4	118	124	-4.8	200,000-249,999	25	29	-13.8	94	93	1.1
250,000-299,999	37	57	-35.1	175	233	-24.9	250,000-299,999	45	49	-8.2	152	167	-9.0
300,000-349,999	30	68	-55.9	227	241	-5.8	300,000-349,999	47	43	9.3	194	182	6.6
350,000-399,999	32	68	-52.9	235	254	-7.5	350,000-399,999	60	61	-1.6	211	194	8.8
400,000-449,999	16	46	-65.2	157	146	7.5	400,000-449,999	39	34	14.7	140	108	29.6
450,000-499,999	22	39	-43.6	121	105	15.2	450,000-499,999	32	27	18.5	104	84	23.8
500,000-549,999	14	26	-46.2	63	77	-18.2	500,000-549,999	13	14	-7.1	58	56	3.6
550,000-599,999	16	23	-30.4	94	74	27.0	550,000-599,999	19	14	35.7	79	53	49.1
600,000-649,999	4	16	-75.0	48	51	-5.9	600,000-649,999	6	13	-53.8	37	40	-7.5
650,000-699,999	17	18	-5.6	73	47	55.3	650,000-699,999	14	12	16.7	55	36	52.8
700,000-749,999	7	13	-46.2	31	31	0.0	700,000-749,999	5	5	0.0	28	22	27.3
750,000-799,999	5	13	-61.5	33	29	13.8	750,000-799,999	6	6	0.0	28	23	21.7
800,000-849,999	0	4	-100.0	10	13	-23.1	800,000-849,999	2	1	100.0	7	9	-22.2
850,000-899,999	10	6	66.7	25	12	108.3	850,000-899,999	1	4	-75.0	23	9	155.6
900,000-949,999	2	3	-33.3	9	5	80.0	900,000-949,999	0	1	-100.0	7	3	133.3
950,000-999,999	4	6	-33.3	12	13	-7.7	950,000-999,999	1	3	-66.7	10	9	11.1
1,000,000+	21	14	50.0	61	42	45.2	1,000,000+	6	8	-25.0	39	25	56.0
Totals	268	490	-45.3	1559	1608	-3.0	Totals	328	338	-3.0	1312	1175	11.7

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.
Prepared by Brandon G Renner on Tuesday, June 01, 2021 1:02 PM.