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The Current Supply & Demand



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CRS, CLHMS
2016 National RRC President
2015 Chairman of the Anchorage Chamber of
Commerce Board of Directors

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Municipality of Anchorage
All Residential & Condominium
Number of New Listings
\$300,000 or Less

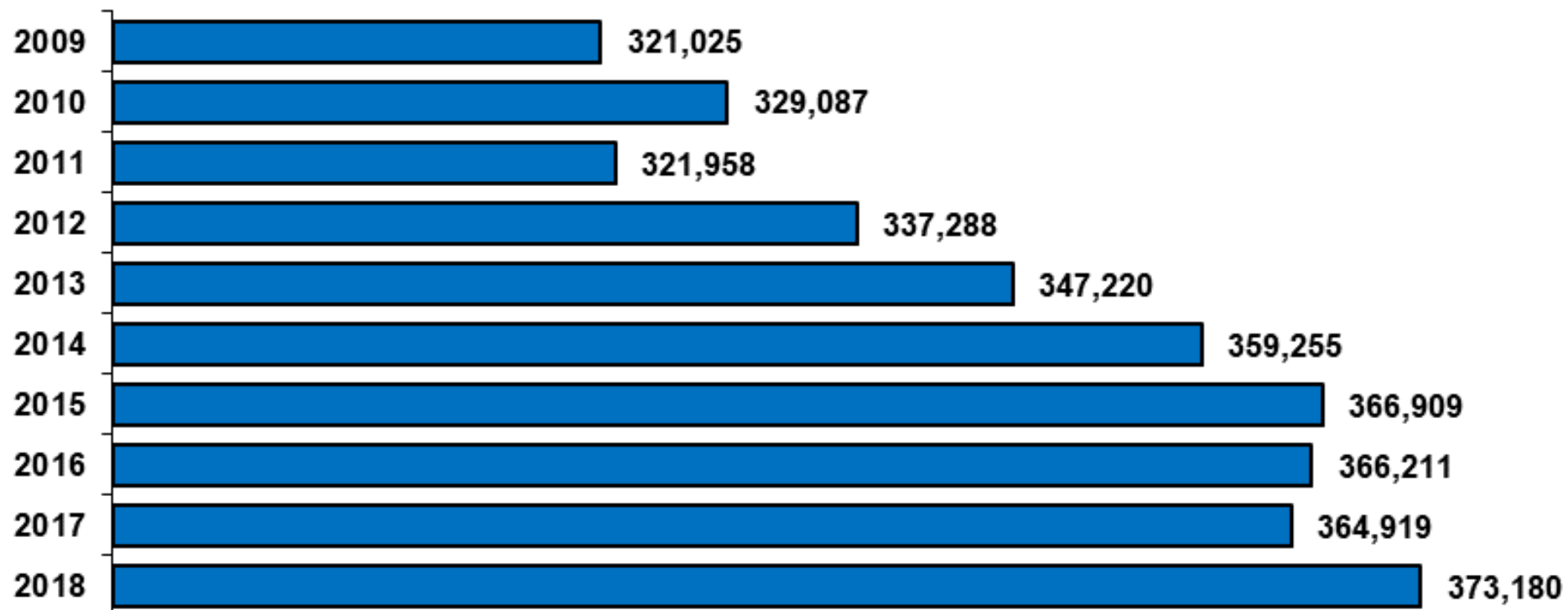


Municipality of Anchorage
New Construction Residential & Condominium
Number of New Listings
\$300,000 or Less

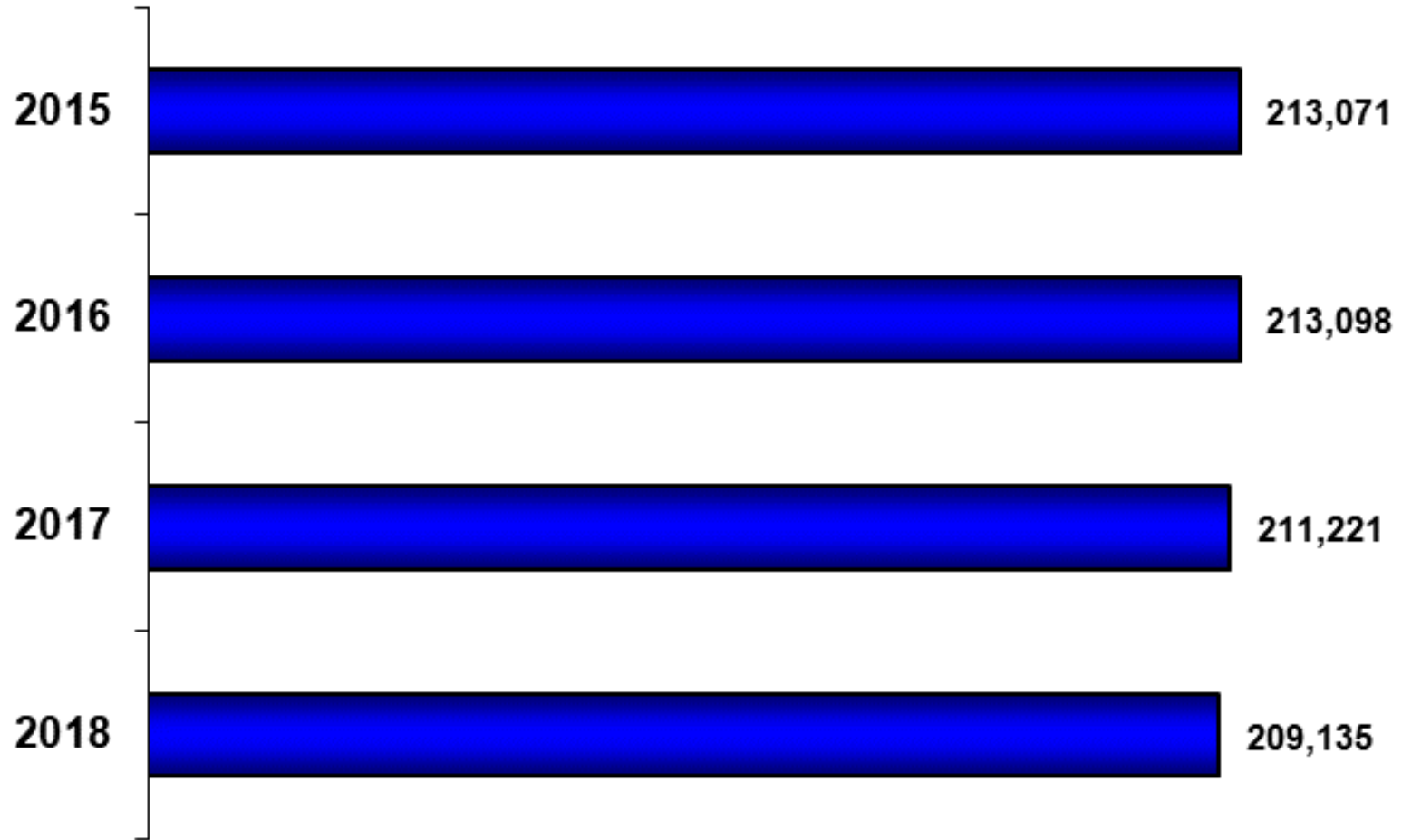


**87.55% Decline in
Listed Properties
In 10 years.**

Average Sales Price YTD - Residential Properties



AVERAGE SALES PRICE YTD - CONDOMINIUM PROPERTIES

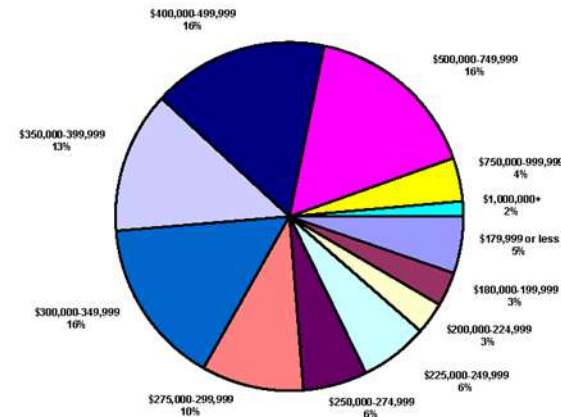


MUNICIPALITY OF ANCHORAGE
RESIDENTIAL PROPERTIES - A LOOK AT SUPPLY AND DEMAND
Class 1 Only (Condos and Mobile Homes Excluded)

	Jan 2018 Sales	Feb 2018 Sales	Mar 2018 Sales	Apr 2018 Sales	May 2018 Sales	June 2018 Sales	July 2018 Sales	Aug 2018 Sales	Sept 2018 Sales	Oct 2018 Sales	Nov 2018 Sales	Dec 2018 Sales	Jan 2019 Sales	13 Month Average (Rounded)	Active as of Publication Date
Undisclosed	2				1	2	2	1	1				1		
\$179,999 or less	5	9	3	13	8	10	10	14	8	9	10	9	4	9	30
\$180,000-199,999	7	5	2	3	4	9	8	7	3	6	7	9	4	6	18
\$200,000-224,999	7	2	6	9	10	16	6	13	10	17	7	12	6	9	17
\$225,000-249,999	10	11	14	10	14	26	14	20	14	25	12	9	10	15	36
\$250,000-274,999	14	14	21	15	22	34	20	22	25	19	17	9	5	18	34
\$275,000-299,999	20	17	24	21	21	26	33	23	21	19	25	17	11	21	54
\$300,000-349,999	29	13	43	32	57	47	49	65	42	54	31	37	23	40	88
\$350,000-399,999	17	18	25	26	36	39	56	53	31	31	38	29	17	32	75
\$400,000-499,999	18	24	32	41	45	45	41	54	52	36	31	34	10	36	93
\$500,000-749,999	17	18	24	21	43	43	42	42	35	35	17	25	14	29	93
\$750,000-999,999	1	4	3	6	2	5	8	5	9	10	8	3	1	5	23
\$1,000,000+	0	0	2	1	2	2	3	2	2	2	1	2	0	1	8
TOTAL	147	135	199	198	265	304	292	321	253	263	204	195	106	221	569

PRICE RANGE	Total Active as of Publication Date	13 Month Average	Current Inventory (Months)
\$179,999 or less	30	8.62	3.48
\$180,000-199,999	18	5.69	3.16
\$200,000-224,999	17	9.31	1.83
\$225,000-249,999	36	14.54	2.48
\$250,000-274,999	34	18.23	1.86
\$275,000-299,999	54	21.38	2.53
\$300,000-349,999	88	40.15	2.19
\$350,000-399,999	75	32.00	2.34
\$400,000-499,999	93	35.62	2.61
\$500,000-749,999	93	28.92	3.22
\$750,000-999,999	23	5.00	4.60
\$1,000,000+	8	1.46	5.47
Total	569	220.92	2.58

Percentage of Active Inventory by Price Range as of publication date



Avg Orig List Price	\$390,512
Avg List Price at time of sale	\$378,375
Avg Sold Price	\$372,995
% Sale to Orig List	95.51%
% Sale to List	98.58%



Publication Date: 2/6/2019

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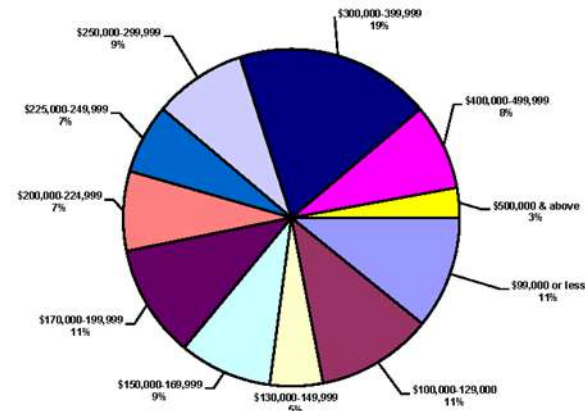
MUNICIPALITY OF ANCHORAGE CONDOMINIUM PROPERTIES - A LOOK AT SUPPLY AND DEMAND

Class 2 Only (Residential and Mobile Homes Excluded)

	Jan 2018 Sales	Feb 2018 Sales	Mar 2018 Sales	Apr 2018 Sales	May 2018 Sales	June 2018 Sales	July 2018 Sales	Aug 2018 Sales	Sept 2018 Sales	Oct 2018 Sales	Nov 2018 Sales	Dec 2018 Sales	Jan 2019 Sales	13 Month Average (Rounded)	Active as of Publication Date
Undisclosed	1									1		1			
\$99,000 or less	5	8	7	7	8	8	9	9	6	9	3	6	10	7	34
\$100,000-129,000	8	8	10	15	12	9	1	12	9	13	8	12	8	10	35
\$130,000-149,999	5	10	7	8	9	14	10	7	13	12	6	6	3	8	16
\$150,000-169,999	7	5	7	7	7	7	8	8	9	8	3	4	2	6	28
\$170,000-199,999	4	6	11	12	17	13	9	14	8	9	6	10	10	10	34
\$200,000-224,999	8	6	8	14	13	12	9	6	6	13	12	17	6	10	24
\$225,000-249,999	5	5	20	12	12	18	16	10	11	14	11	12	4	12	21
\$250,000-299,999	7	8	8	7	11	5	9	16	9	6	6	11	4	8	28
\$300,000-399,999	9	7	7	9	10	11	7	8	5	6	3	8	3	7	59
\$400,000-499,999	0	1	2	2	3	2	3	3	1	2	2	3	2	2	26
\$500,000 & above	2	1	1	0	0	3	3	2	1	3	1	1	0	1	9
TOTAL	61	65	88	93	102	102	84	95	78	96	61	91	52	82	314

PRICE RANGE	Total Active as of Publication Date	13 Month Average	Current Inventory (Months)	
\$99,000 or less	34	7.31	4.65	
\$100,000-129,000	35	9.62	3.64	
\$130,000-149,999	16	8.46	1.89	
\$150,000-169,999	28	6.31	4.44	
\$170,000-199,999	34	9.92	3.43	
\$200,000-224,999	24	10.00	2.40	
\$225,000-249,999	21	11.54	1.82	
\$250,000-299,999	28	8.23	3.40	
\$300,000-399,999	59	7.15	8.25	
\$400,000-499,999	26	2.00	13.00	
\$500,000 & above	9	1.38	6.50	
Total	314	81.92	3.83	Avg

Percentage of Active Inventory by Price Range as of publication date



Avg Orig List Price	\$214,509
Avg List Price at time of sale	\$209,620
Avg Sold Price	\$206,091
% Sale to Orig List	96.08%
% Sale to List	98.32%



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