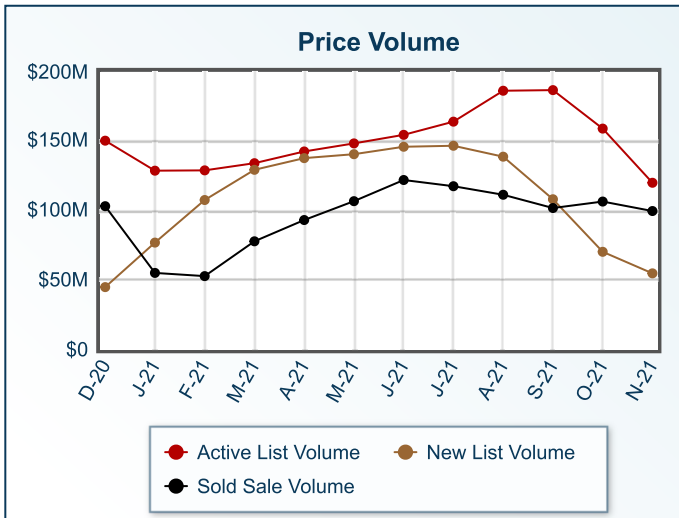
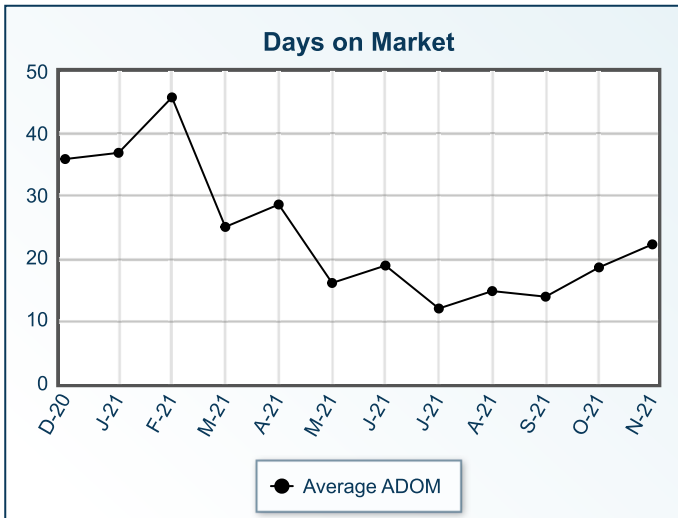
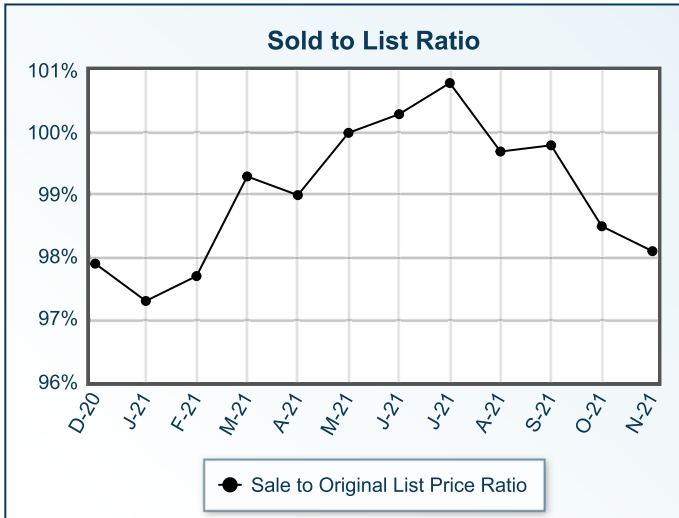
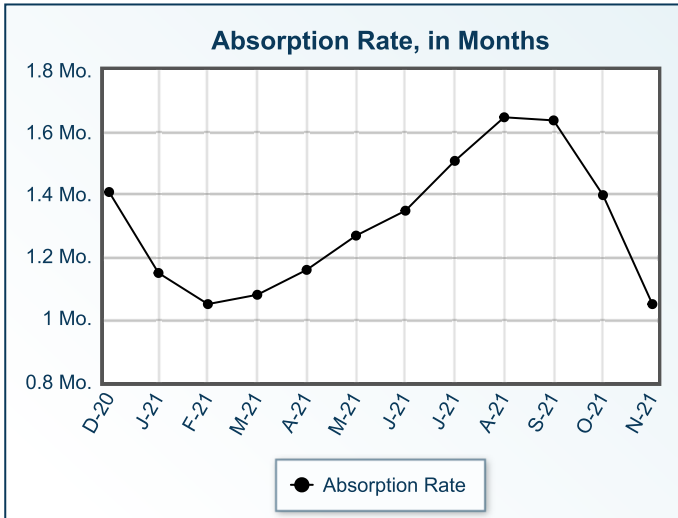
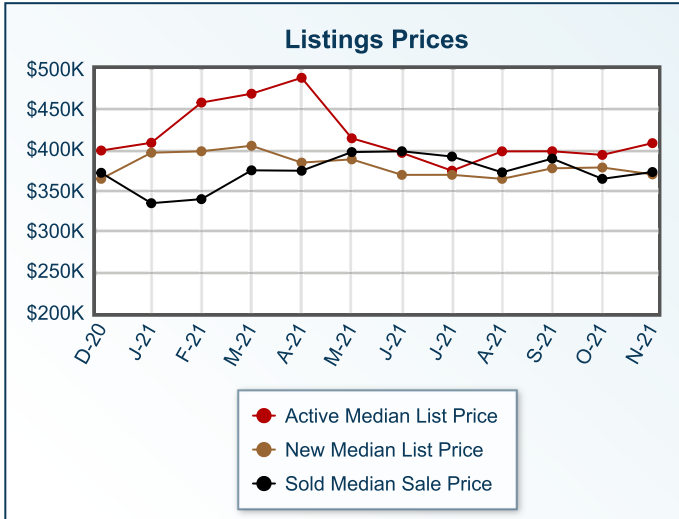
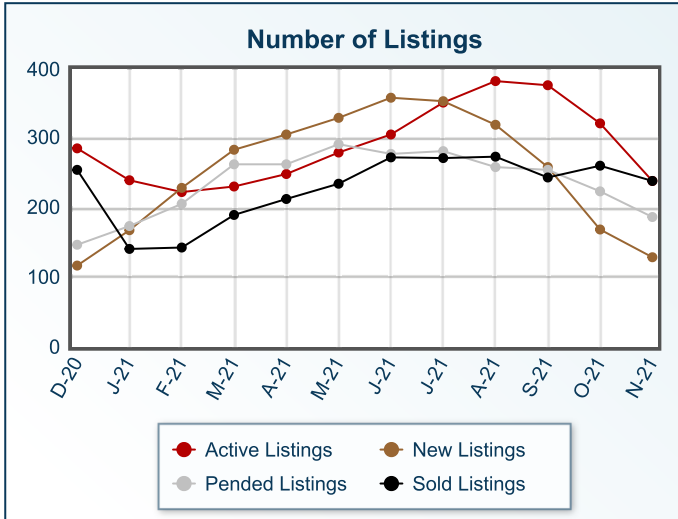


Market Summary

Anchorage Residential, November 2021



Summary Statistics						
	Nov-21	Nov-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.05	1.71	-38.60	1.3	2.49	-47.79
Average List Price	\$502,297	\$513,105	-2.11	\$440,288	\$425,131	3.57
Median List Price	\$409,000	\$399,900	2.28	\$380,000	\$369,000	2.98
Average Sale Price	\$417,047	\$403,863	3.26	\$421,568	\$395,357	6.63
Median Sale Price	\$373,400	\$360,000	3.72	\$378,225	\$356,000	6.24
Average ADOM	22	31	-29.03	21	39	-46.15
Median ADOM	11	14	-21.43	5	13	-61.54

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	0	0.0	0	3	-100.0
50,000-99,999	0	1	-100.0	6	12	-50.0	50,000-99,999	0	0	0.0	7	9	-22.2
100,000-149,999	3	1	200.0	19	32	-40.6	100,000-149,999	0	1	-100.0	11	30	-63.3
150,000-199,999	6	6	0.0	66	75	-12.0	150,000-199,999	5	4	25.0	80	86	-7.0
200,000-249,999	20	16	25.0	200	206	-2.9	200,000-249,999	21	8	162.5	230	207	11.1
250,000-299,999	30	35	-14.3	320	362	-11.6	250,000-299,999	34	27	25.9	359	403	-10.9
300,000-349,999	38	36	5.6	376	383	-1.8	300,000-349,999	23	28	-17.9	415	421	-1.4
350,000-399,999	40	53	-24.5	413	384	7.6	350,000-399,999	23	22	4.5	437	443	-1.4
400,000-449,999	35	22	59.1	305	222	37.4	400,000-449,999	16	14	14.3	316	233	35.6
450,000-499,999	14	15	-6.7	194	141	37.6	450,000-499,999	13	19	-31.6	192	174	10.3
500,000-549,999	13	8	62.5	121	86	40.7	500,000-549,999	11	5	120.0	123	98	25.5
550,000-599,999	11	12	-8.3	113	91	24.2	550,000-599,999	13	6	116.7	132	103	28.2
600,000-649,999	6	6	0.0	82	71	15.5	600,000-649,999	8	6	33.3	77	77	0.0
650,000-699,999	3	5	-40.0	75	48	56.3	650,000-699,999	3	4	-25.0	86	54	59.3
700,000-749,999	3	5	-40.0	43	33	30.3	700,000-749,999	3	4	-25.0	46	44	4.5
750,000-799,999	3	1	200.0	31	31	0.0	750,000-799,999	4	0	N/A	47	33	42.4
800,000-849,999	6	0	N/A	20	15	33.3	800,000-849,999	2	0	N/A	21	13	61.5
850,000-899,999	1	1	0.0	21	11	90.9	850,000-899,999	2	1	100.0	25	16	56.3
900,000-949,999	3	0	N/A	15	8	87.5	900,000-949,999	2	1	100.0	11	4	175.0
950,000-999,999	0	1	-100.0	13	8	62.5	950,000-999,999	1	0	N/A	14	15	-6.7
1,000,000+	4	4	0.0	45	30	50.0	1,000,000+	3	2	50.0	54	37	45.9
Totals	239	228	4.8	2478	2251	10.1	Totals	187	152	23.0	2683	2503	7.2

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	1	3		-66.7	0-49,999	0	0	0.0	1
50,000-99,999	0	2	-100.0	8	13	-38.5	50,000-99,999	0	1	-100.0	6	8	-25.0
100,000-149,999	4	7	-42.9	17	46	-63.0	100,000-149,999	0	2	-100.0	14	35	-60.0
150,000-199,999	6	17	-64.7	96	123	-22.0	150,000-199,999	3	7	-57.1	80	91	-12.1
200,000-249,999	32	28	14.3	278	267	4.1	200,000-249,999	14	10	40.0	253	236	7.2
250,000-299,999	31	46	-32.6	411	493	-16.6	250,000-299,999	22	23	-4.3	387	427	-9.4
300,000-349,999	20	39	-48.7	459	537	-14.5	300,000-349,999	17	32	-46.9	433	478	-9.4
350,000-399,999	23	33	-30.3	484	541	-10.5	350,000-399,999	14	22	-36.4	461	481	-4.2
400,000-449,999	27	20	35.0	353	299	18.1	400,000-449,999	19	12	58.3	335	261	28.4
450,000-499,999	12	32	-62.5	224	234	-4.3	450,000-499,999	8	14	-42.9	207	213	-2.8
500,000-549,999	15	10	50.0	144	141	2.1	500,000-549,999	7	4	75.0	139	120	15.8
550,000-599,999	12	15	-20.0	165	153	7.8	550,000-599,999	7	5	40.0	150	132	13.6
600,000-649,999	4	16	-75.0	96	104	-7.7	600,000-649,999	4	2	100.0	85	93	-8.6
650,000-699,999	16	23	-30.4	114	95	20.0	650,000-699,999	4	5	-20.0	96	84	14.3
700,000-749,999	6	10	-40.0	56	66	-15.2	700,000-749,999	1	1	0.0	53	57	-7.0
750,000-799,999	4	4	0.0	61	51	19.6	750,000-799,999	2	2	0.0	56	45	24.4
800,000-849,999	4	4	0.0	26	22	18.2	800,000-849,999	2	2	0.0	23	18	27.8
850,000-899,999	6	4	50.0	33	25	32.0	850,000-899,999	1	1	0.0	31	22	40.9
900,000-949,999	1	2	-50.0	14	8	75.0	900,000-949,999	0	2	-100.0	12	6	100.0
950,000-999,999	1	4	-75.0	21	25	-16.0	950,000-999,999	3	0	N/A	19	21	-9.5
1,000,000+	15	24	-37.5	88	81	8.6	1,000,000+	1	5	-80.0	66	64	3.1
Totals	239	340	-29.7	3149	3327	-5.4	Totals	129	152	-15.1	2907	2894	0.4

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 Rod Stone on Thursday, December 16, 2021 11:15 AM.