

# NORTH POLE ALASKA



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Sunday, November 25

# 2018

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## Empire Realty

### Sales and Management

# REAL ESTATE MARKET REPORT NORTH POLE ALASKA

Sunday, November 25, 2018

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MARKET SUMMARY TABLE		39 PENDING <sup>[2]</sup>					126 OFF-MARKET (last 6 mos) <sup>[3]</sup>					ABSORPTION RATE (months of inventory)		Est. Mos.
A = Average Value M = Median Value N/A = Not Available		143 ACTIVE <sup>[1]</sup>			Num #	Pend Ratio	Num #	212 SOLD/CLOSED (last 6 months) <sup>[4]</sup>				List-Sale Ratio		
Price Range	Low	High	Num #	Days on Market				Current List Price	Num #	Num #	Days on Market		Original List Price	Final List Price
\$0 - \$99,999	12	A 110 \$ 66,983 M 79 \$ 71,000	3	20%	3	7	A 78 \$ 92,000 M 53 \$ 75,000	\$ 75,986 \$ 75,000	\$ 65,571 \$ 69,000	86% 92%	10.3			
\$100,000 - \$124,999	3	A 193 \$ 106,333 M 188 \$ 108,000	0		4	11	A 64 \$ 128,078 M 58 \$ 129,900	\$ 114,164 \$ 112,000	\$ 111,436 \$ 110,000	98% 98%	1.6			
\$125,000 - \$149,999	10	A 106 \$ 139,920 M 81 \$ 141,000	2	17%	10	9	A 50 \$ 142,067 M 39 \$ 140,000	\$ 137,102 \$ 139,900	\$ 136,244 \$ 139,900	99% 100%	6.7			
\$150,000 - \$174,999	6	A 72 \$ 166,533 M 73 \$ 164,450	5	45%	5	9	A 50 \$ 173,667 M 41 \$ 174,900	\$ 167,789 \$ 169,900	\$ 166,244 \$ 165,900	99% 98%	4			
\$175,000 - \$199,999	15	A 75 \$ 190,060 M 68 \$ 189,900	3	17%	14	16	A 67 \$ 199,525 M 32 \$ 199,900	\$ 193,631 \$ 194,900	\$ 189,625 \$ 188,950	98% 97%	5.6			
\$200,000 - \$224,999	12	A 82 \$ 217,125 M 75 \$ 218,400	5	29%	12	21	A 31 \$ 220,119 M 20 \$ 219,000	\$ 214,905 \$ 214,900	\$ 212,890 \$ 213,000	99% 99%	3.4			
\$225,000 - \$249,999	20	A 94 \$ 239,395 M 83 \$ 239,900	6	23%	19	32	A 28 \$ 244,427 M 11 \$ 241,000	\$ 239,927 \$ 237,950	\$ 237,370 \$ 236,250	99% 99%	3.8			
\$250,000 - \$274,999	20	A 64 \$ 263,690 M 63 \$ 264,500	5	20%	21	18	A 17 \$ 267,467 M 8 \$ 267,000	\$ 264,889 \$ 264,700	\$ 263,011 \$ 264,700	99% 100%	6.7			
\$275,000 - \$299,999	15	A 111 \$ 288,473 M 80 \$ 289,700	3	17%	10	31	A 30 \$ 294,209 M 27 \$ 294,900	\$ 290,663 \$ 290,000	\$ 287,690 \$ 289,000	99% 100%	2.9			
\$300,000 - \$324,999	9	A 55 \$ 317,967 M 52 \$ 319,900	2	18%	10	15	A 41 \$ 321,923 M 12 \$ 315,000	\$ 312,123 \$ 314,900	\$ 312,193 \$ 313,000	100% 99%	3.6			
\$325,000 - \$349,999	9	A 90 \$ 336,144 M 60 \$ 330,000	1	10%	9	17	A 25 \$ 339,651 M 19 \$ 339,000	\$ 337,727 \$ 339,000	\$ 336,647 \$ 335,000	100% 99%	3.2			
\$350,000 - \$374,999	5	A 99 \$ 366,860 M 80 \$ 370,000	3	38%	6	14	A 41 \$ 366,564 M 21 \$ 366,500	\$ 365,682 \$ 364,750	\$ 359,414 \$ 359,900	98% 99%	2.1			
\$375,000 - \$399,999	4	A 101 \$ 397,938 M 104 \$ 399,900	1	20%	1	5	A 17 \$ 386,980 M 4 \$ 385,000	\$ 386,980 \$ 385,000	\$ 384,845 \$ 385,000	99% 100%	4.8			
\$400,000 - \$424,999	0		0		1	3	A 46 \$ 446,800 M 50 \$ 435,500	\$ 439,100 \$ 445,000	\$ 408,528 \$ 405,000	93% 91%	N/A			
\$425,000 +	3	A 114 \$ 479,633 M 111 \$ 434,900	0		1	4	A 56 \$ 494,925 M 47 \$ 512,400	\$ 467,425 \$ 469,950	\$ 444,375 \$ 450,000	95% 96%	4.5			
<b>Market Totals</b>	<b>143</b>		<b>39</b>	<b>21%</b>	<b>126</b>	<b>212</b>						<b>4</b>		
<b>Market Averages</b>		<b>90</b>	<b>\$ 238,590</b>				<b>38</b>	<b>\$ 261,583</b>	<b>\$ 255,961</b>	<b>\$ 252,478</b>	<b>99%</b>			
<b>Market Medians</b>		<b>74</b>	<b>\$ 242,400</b>				<b>24</b>	<b>\$ 259,900</b>	<b>\$ 254,950</b>	<b>\$ 253,250</b>	<b>99%</b>			

Date Range (Off-Market & Sold) = 05/27/2018 to 11/25/2018  
Data believed to be accurate but not guaranteed.

Favors Sellers Favors Buyers

Status = [1] ACTIVE, HOLD DON'T SHOW, BACK ON MARKET, PENDING-CONTINGENCY, PENDING-TAKE BACK UP; [2] PENDING; [3] LEASED/RENTED, WITHDRAWN, EXPIRED; [4] SOLD

Area = 50, 60

Type = SINGLE FAMILY

Sunday, November 25, 2018

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### 1. PROPERTIES FOR SALE (ACTIVE)

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- c. **Current List Price:** The price that a property seller is currently asking.

### 2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **Pending Ratio:** Sometimes called a “list-to-pending ratio”. This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen  
(A+P) represents the entire pool from which they have chosen

### 3. OFF-MARKET

- a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

### 4. PROPERTIES SOLD (CLOSED CONTRACT)

- a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- b. **Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.
- c. **Original List Price:** The price at which a sold property was originally marketed.
- d. **Final List Price:** The price at which a sold property was marketed just prior to selling.
- e. **Sold/Closed Price:** The price for which a property sold.
- f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

### 5. ABSORPTION RATE / MONTHS OF INVENTORY

- a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.