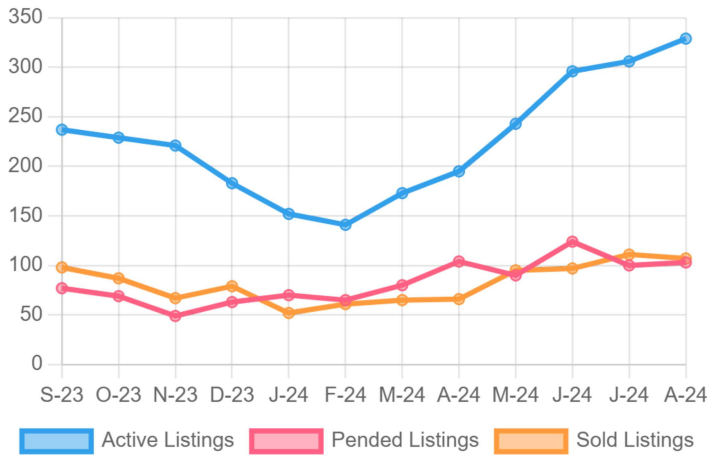


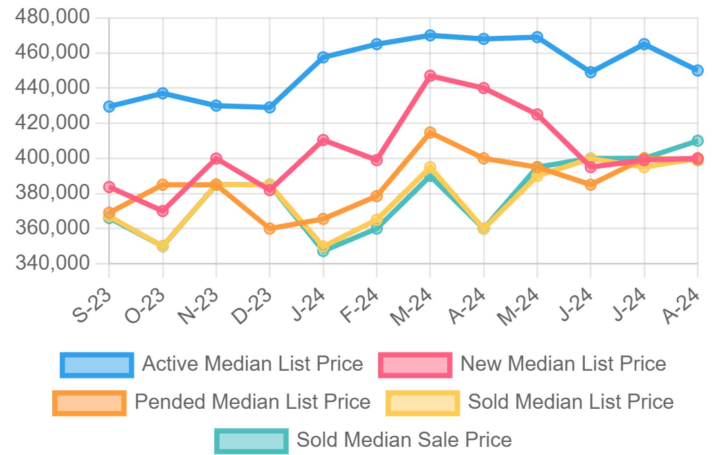
Market Summary

Wasilla Residential, August 2024

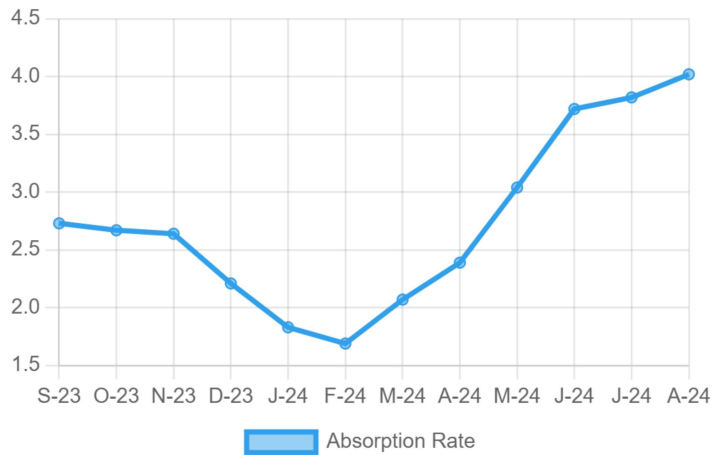
Number of Listings



Listing Prices



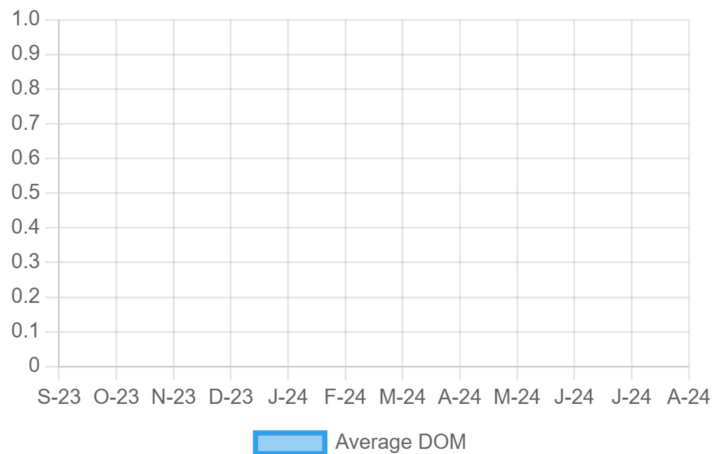
Absorption Rate, in Months



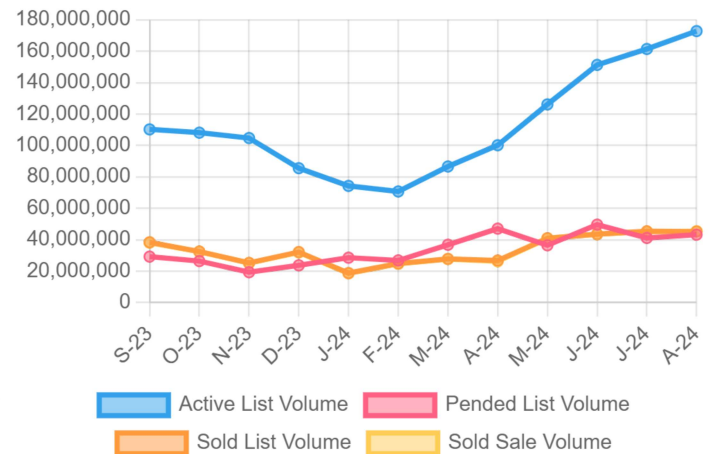
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-24	Aug-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.02	2.7	48.89	2.82	1.9	48.42
Average List Price	\$525,305	\$478,926	9.68	\$464,178	\$433,988	6.96
Median List Price	\$450,000	\$439,700	2.34	\$419,000	\$399,900	4.78
Average Sale Price	\$424,783	\$415,516	2.23	\$417,188	\$409,125	1.97
Median Sale Price	\$410,000	\$380,000	7.89	\$390,000	\$380,000	2.63
Average ADOM	28	33	-15.15	33	39	-15.38
Median ADOM	16	11	45.45	14	12	16.67

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	3	1	200.0
50,000-99,999	0	2	-100.0	8	8	0.0
100,000-149,999	1	1	0.0	7	9	-22.2
150,000-199,999	2	0	N/A	14	5	180.0
200,000-249,999	1	9	-88.9	18	33	-45.5
250,000-299,999	4	9	-55.6	41	66	-37.9
300,000-349,999	16	18	-11.1	107	109	-1.8
350,000-399,999	25	20	25.0	152	141	7.8
400,000-449,999	20	13	53.8	95	99	-4.0
450,000-499,999	14	14	0.0	73	70	4.3
500,000-549,999	13	2	550.0	43	37	16.2
550,000-599,999	3	5	-40.0	27	34	-20.6
600,000-649,999	3	3	0.0	20	18	11.1
650,000-699,999	2	3	-33.3	12	11	9.1
700,000-749,999	0	2	-100.0	12	7	71.4
750,000-799,999	2	0	N/A	6	6	0.0
800,000-849,999	1	0	N/A	4	2	100.0
850,000-899,999	0	1	-100.0	3	2	50.0
900,000-949,999	0	0	0.0	3	1	200.0
950,000-999,999	0	0	0.0	1	2	-50.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	2	1	100.0
50,000-99,999	1	0	N/A	8	6	33.3
100,000-149,999	0	6	-100.0	6	15	-60.0
150,000-199,999	3	4	-25.0	17	9	88.9
200,000-249,999	6	6	0.0	21	38	-44.7
250,000-299,999	9	12	-25.0	57	73	-21.9
300,000-349,999	20	17	17.6	124	136	-8.8
350,000-399,999	17	20	-15.0	161	154	4.5
400,000-449,999	13	11	18.2	96	97	-1.0
450,000-499,999	11	7	57.1	91	81	12.3
500,000-549,999	7	5	40.0	48	37	29.7
550,000-599,999	7	4	75.0	34	36	-5.6
600,000-649,999	1	4	-75.0	18	19	-5.3
650,000-699,999	2	1	100.0	17	15	13.3
700,000-749,999	3	0	N/A	10	8	25.0
750,000-799,999	0	1	-100.0	11	8	37.5
800,000-849,999	0	0	0.0	2	2	0.0
850,000-899,999	0	1	-100.0	3	5	-40.0
900,000-949,999	0	0	0.0	1	3	-66.7
950,000-999,999	3	0	N/A	5	2	150.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,000,000+	0	2	-100.0	4	5	-20.0
Totals	107	104	2.9	653	666	-2.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,000,000+	0	1	-100.0	4	5	-20.0
Totals	103	100	3.0	736	750	-1.9

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	2	2	0.0
50,000-99,999	6	4	50.0	16	13	23.1
100,000-149,999	5	3	66.7	14	19	-26.3
150,000-199,999	4	6	-33.3	25	15	66.7
200,000-249,999	9	5	80.0	28	50	-44.0
250,000-299,999	18	14	28.6	87	95	-8.4
300,000-349,999	31	27	14.8	161	170	-5.3
350,000-399,999	51	30	70.0	234	210	11.4
400,000-449,999	34	37	-8.1	150	147	2.0
450,000-499,999	45	24	87.5	155	126	23.0
500,000-549,999	18	22	-18.2	83	69	20.3
550,000-599,999	25	23	8.7	73	68	7.4
600,000-649,999	18	11	63.6	46	36	27.8
650,000-699,999	19	12	58.3	47	40	17.5
700,000-749,999	6	5	20.0	23	16	43.8
750,000-799,999	13	3	333.3	32	14	128.6
800,000-849,999	5	4	25.0	10	6	66.7
850,000-899,999	2	1	100.0	7	8	-12.5
900,000-949,999	0	1	-100.0	4	4	0.0
950,000-999,999	4	2	100.0	9	4	125.0
1,000,000+	16	6	166.7	27	16	68.8
Totals	329	240	37.1	1233	1128	9.3

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-49,999	0	0	0.0	2	1	100.0
50,000-99,999	1	2	-50.0	12	9	33.3
100,000-149,999	1	6	-83.3	13	15	-13.3
150,000-199,999	3	3	0.0	20	13	53.8
200,000-249,999	6	5	20.0	24	41	-41.5
250,000-299,999	11	15	-26.7	73	82	-11.0
300,000-349,999	18	21	-14.3	149	154	-3.2
350,000-399,999	31	23	34.8	214	185	15.7
400,000-449,999	14	15	-6.7	137	124	10.5
450,000-499,999	22	11	100.0	137	102	34.3
500,000-549,999	11	10	10.0	73	64	14.1
550,000-599,999	8	7	14.3	63	54	16.7
600,000-649,999	1	3	-66.7	38	31	22.6
650,000-699,999	1	5	-80.0	38	34	11.8
700,000-749,999	5	1	400.0	15	12	25.0
750,000-799,999	4	2	100.0	30	12	150.0
800,000-849,999	1	0	N/A	9	6	50.0
850,000-899,999	0	1	-100.0	6	6	0.0
900,000-949,999	1	0	N/A	3	4	-25.0
950,000-999,999	2	0	N/A	9	4	125.0
1,000,000+	2	2	0.0	20	12	66.7
Totals	143	132	8.3	1085	965	12.4