

Anchorage Municipality, AK

County · AK · Alaska

SELLER'S MARKET

\$459K

MEDIAN SALE PRICE

+67.7%

1-YR CHANGE

1,110

SALES (12 MO)

\$427K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

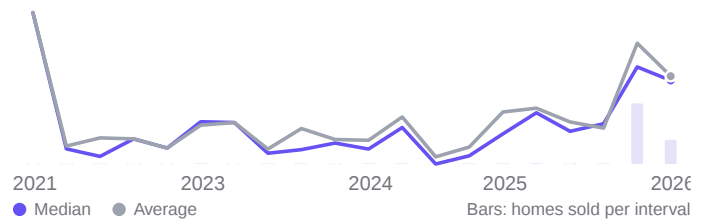
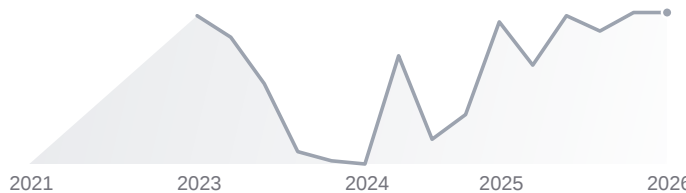
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$422K · Average \$438K

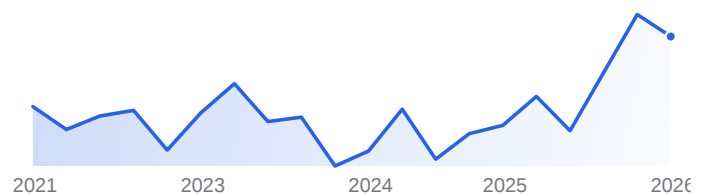
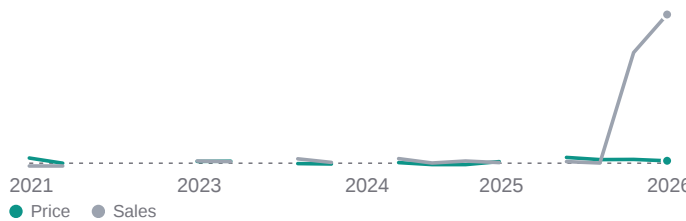


Growth (year over year)

Price +67.7% · Sales +4011.1%

Price per square foot

\$235/ft²

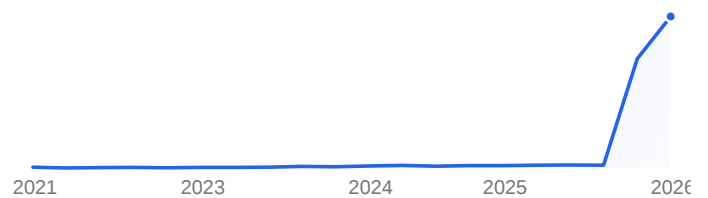


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

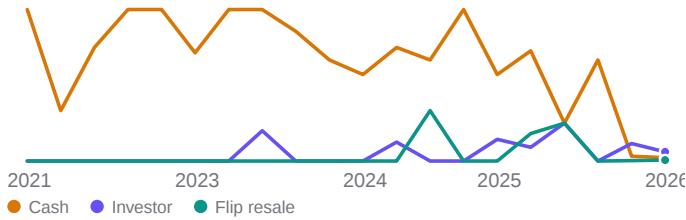
1.4%



BUYERS & OUTCOMES

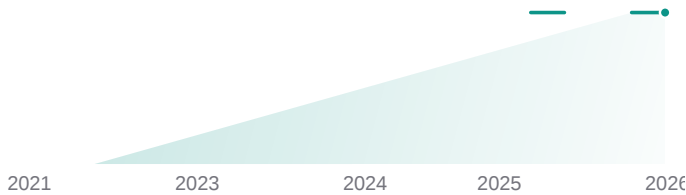
Buyer mix

Cash 2.2% · Investor 6.1% · Flip resale 0.6%



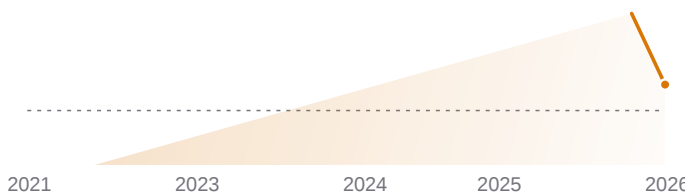
Sellers who sold at a gain

100%



Median annualized return at resale

+3.9%

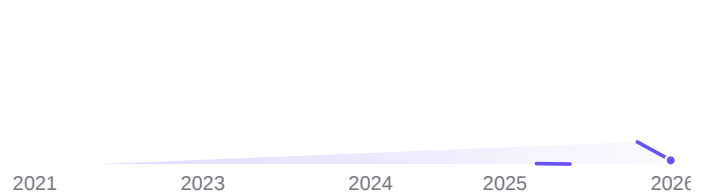


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



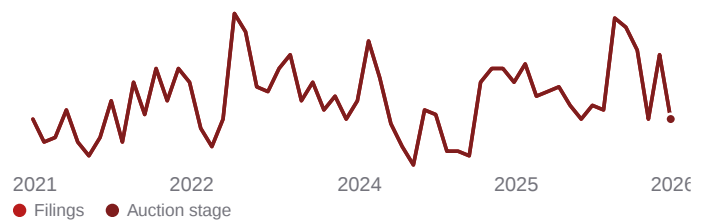
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 11 · Auction stage 11



HOUSING STOCK

Homes	82,045
Median value (AVM)	\$427K
Median size	1,820 ft²
Median bedrooms	3
Median year built	1982
Single family	71%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	1.6%
Owner occupied	82%
Company owned	13%
Median loan-to-value	62%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	289,178
Density	169 / mi²
Median household income	\$94K
Average household income	\$121K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	0
Homes occupied	91%
Bachelor's or higher	24%
Poverty rate	10.6%
Unemployment	1.2%
Average temp	36°F
Annual precip	16 in
Sunshine	42%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.