

Eagle River

Neighborhood · AK · Alaska > Anchorage Municipality > Anchorage

BALANCED MARKET

\$468K

MEDIAN SALE PRICE

-21.1%

1-YR CHANGE

68

SALES (12 MO)

\$430K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

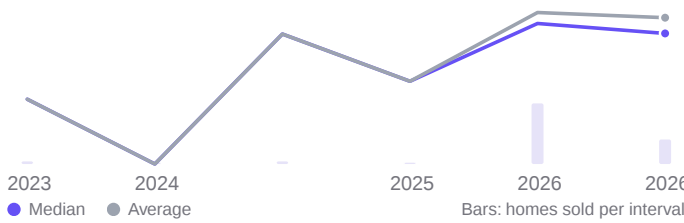
MARKET TRENDS (5 YEARS)

Sale prices

Median \$441K · Average \$486K

Growth (year over year)

Price -21.1% · Sales +3300.0%

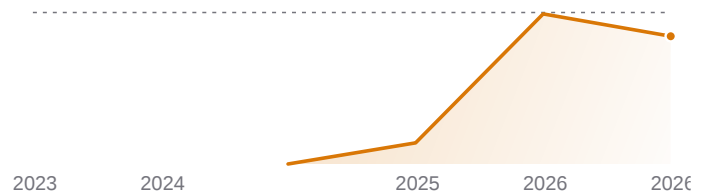
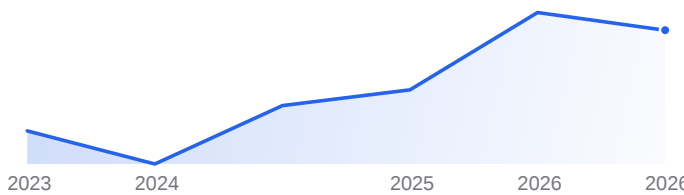


Price per square foot

\$244/ft²

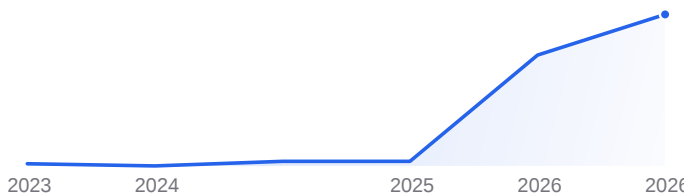
Sale premium vs estimated value

-4.9%



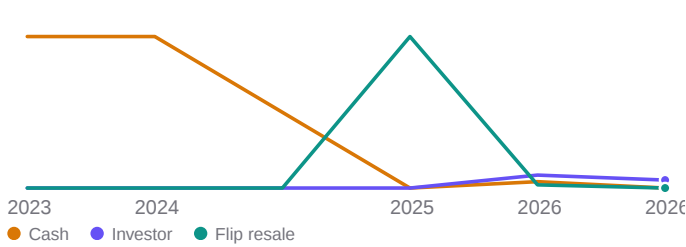
Annual turnover (share of homes sold)

1.8%



BUYERS & OUTCOMES

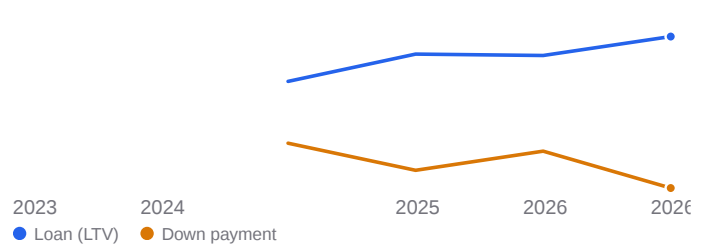
Buyer mix



Sellers who sold at a gain

100%

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



Typical hold before selling

0.3 yrs



Filings 2 · Auction stage 2

HOUSING STOCK

Homes	3,738
Median value (AVM)	\$430K
Median size	1,724 ft²
Median bedrooms	3
Median year built	1983
Single family	76%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	27%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	11%
Median loan-to-value	65%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	10,161
Density	1,912 / mi²
Median household income	\$108K
Average household income	\$133K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	64
Earthquake index (US avg 100)	0
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	8.7%
Unemployment	1.2%
Average temp	36°F
Annual precip	15 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.