

Anchorage 99502

ZIP code · AK · Alaska > Anchorage Municipality > Anchorage

SELLER'S MARKET

\$467K

MEDIAN SALE PRICE

91

SALES (12 MO)

\$436K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

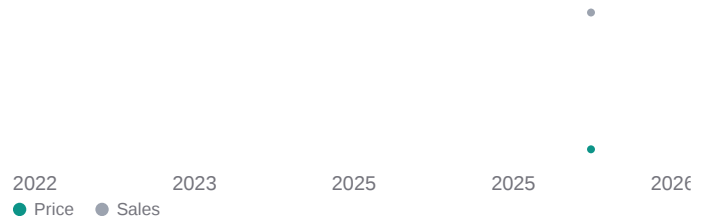
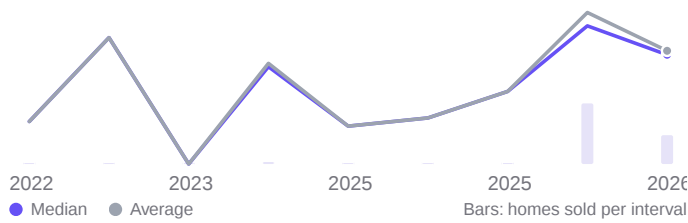
MARKET TRENDS (5 YEARS)

Sale prices

Median \$412K · Average \$424K

Growth (year over year)

Price +140.6% · Sales +1450.0%

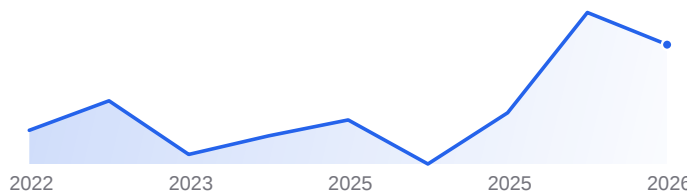


Price per square foot

\$245/ft²

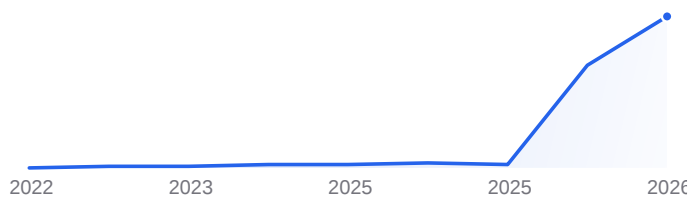
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

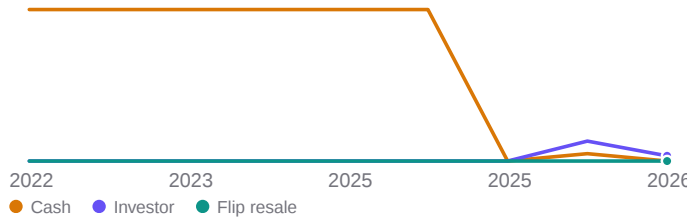
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 3.4% · Flip resale 0%



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



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,766
Median value (AVM)	\$436K
Median size	1,830 ft²
Median bedrooms	3
Median year built	1981
Single family	76%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	1.4%
Owner occupied	86%
Company owned	11%
Median loan-to-value	62%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	20,119
Density	1,119 / mi²
Median household income	\$112K
Average household income	\$135K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	63
Earthquake index (US avg 100)	0
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	6.7%
Unemployment	1.4%
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.