

Eagle River 99577

ZIP code · AK · Alaska · Anchorage Municipality

BALANCED MARKET

\$503K

MEDIAN SALE PRICE

-15.2%

1-YR CHANGE

181

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

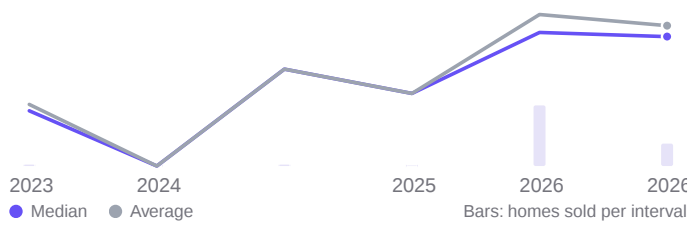
MARKET TRENDS (5 YEARS)

Sale prices

Median \$489K · Average \$525K

Growth (year over year)

Price -15.2% · Sales +8950.0%

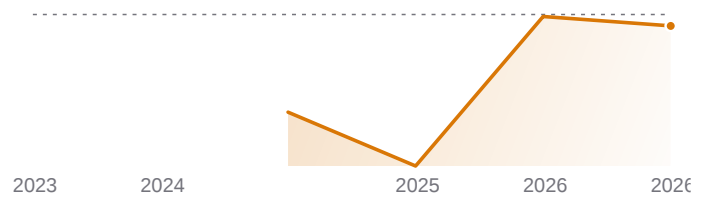


Price per square foot

\$231/ft²

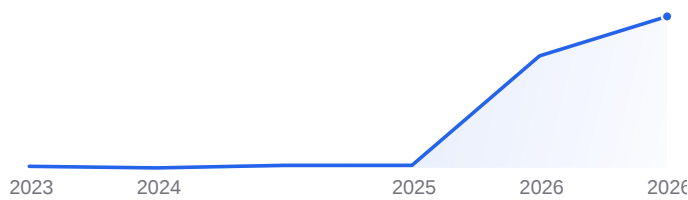
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

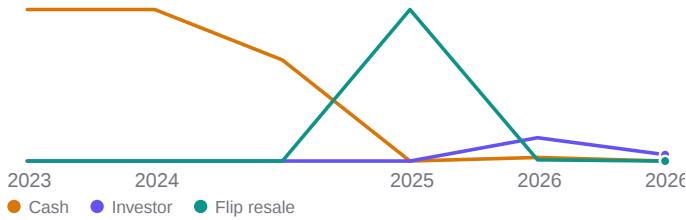
1.9%



BUYERS & OUTCOMES

Buyer mix

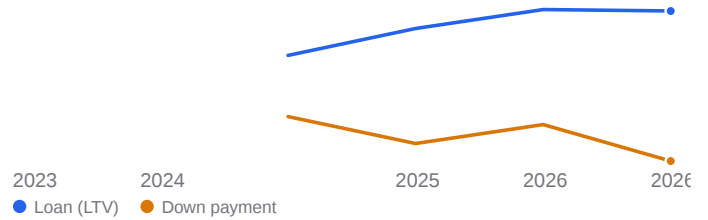
Cash 0% · Investor 4.2% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	9,319
Median value (AVM)	\$484K
Median size	1,956 ft²
Median bedrooms	3
Median year built	1985
Single family	86%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	1.3%
Owner occupied	86%
Company owned	11%
Median loan-to-value	64%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	29,285
Density	85 / mi²
Median household income	\$125K
Average household income	\$151K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	64
Earthquake index (US avg 100)	0
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	6.6%
Unemployment	1.1%
Average temp	35°F
Annual precip	17 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.