

Wasilla 99654

ZIP code · AK · Alaska > Matanuska-Susitna Borough > Wasilla

BALANCED MARKET

\$62K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$436K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



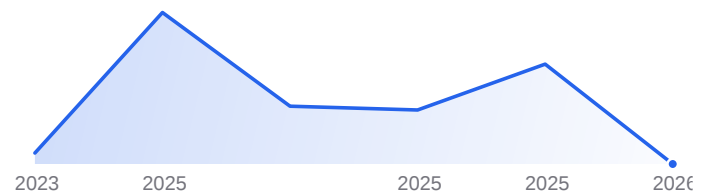
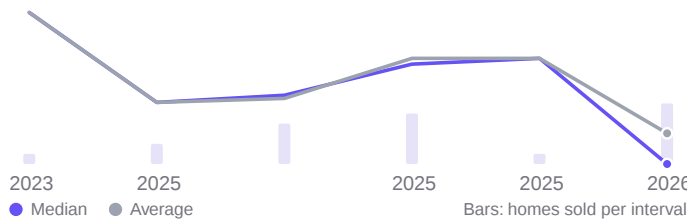
MARKET TRENDS (5 YEARS)

Sale prices

Median \$70K · Average \$147K

Price per square foot

\$123/ft²

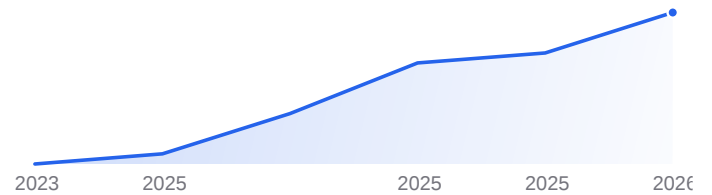
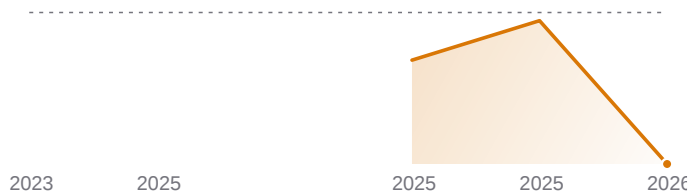


Sale premium vs estimated value

-76.9%

Annual turnover (share of homes sold)

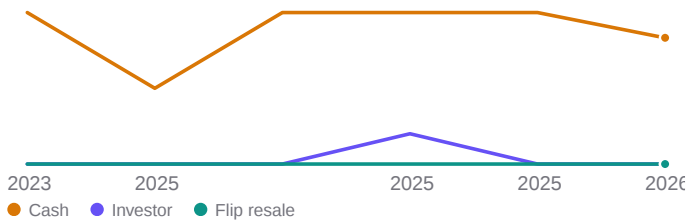
0.1%



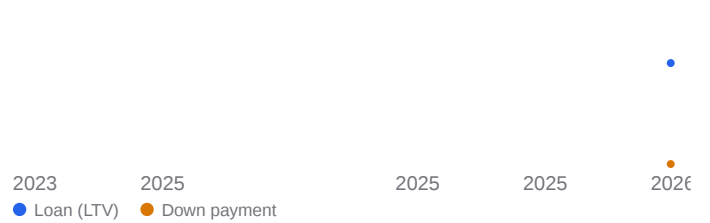
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	15,365
Median value (AVM)	\$436K
Median size	1,841 ft²
Median year built	2000
Single family	88%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.3%
Owner occupied	59%
Company owned	13%
Median loan-to-value	57%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	40,223
Density	335 / mi²
Median household income	\$89K

Average household income	\$113K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	64
Earthquake index (US avg 100)	0
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	8.8%
Unemployment	1.6%
Average temp	36°F
Annual precip	18 in
Sunshine	42%

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