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Alaska Realty

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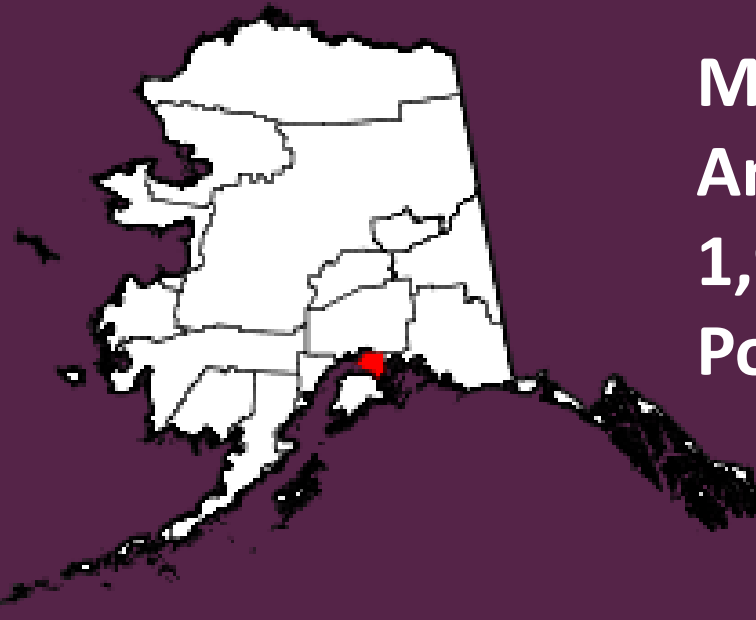
Connie Yoshimura
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WHO WE ARE....

- **Exclusive Statewide Representation**
MOA, Mat-Su Borough, & Kenai Peninsula Borough
- **Exclusive Commercial Real Estate**
Lottie Michael, CCIM
Michael James
- **Worldwide Relocation Services**
- **BHHS Broker to Broker Referrals to all 50 States**

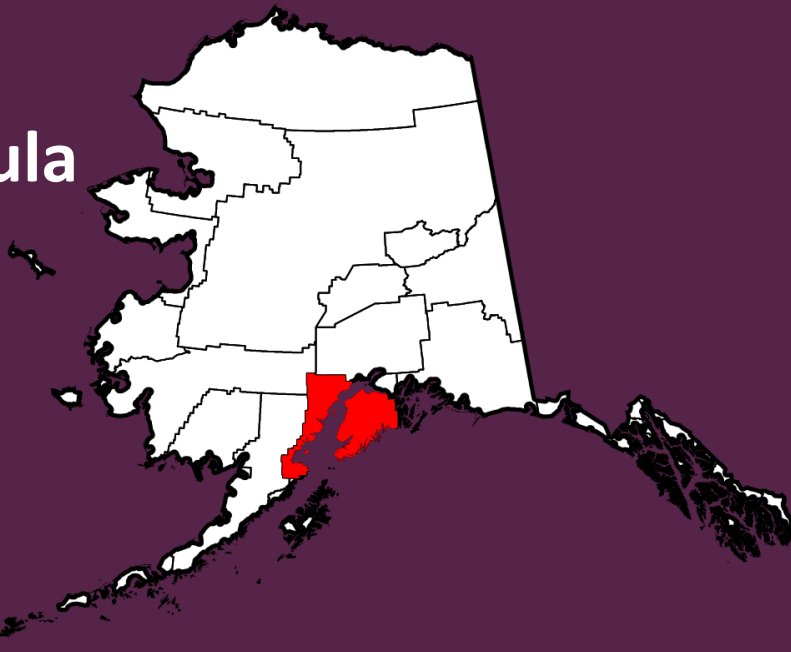
- **HOA Management**
Natalie Smyre, CRS
- **New Construction Sales & Marketing in MOA, Mat-Su Borough & Kenai Peninsula Borough**
- **Over 30 years of Land Acquisition & Development with CY Investments, LLC**
- **Worldwide Luxury Collection with recent sales in Anchorage above \$2m each**

Alaska's Fastest Growing Areas

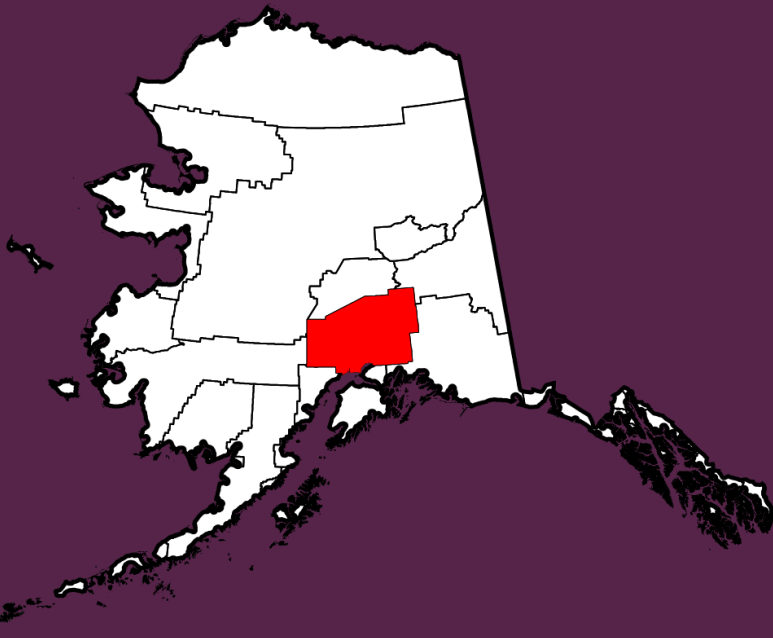


**Municipality of
Anchorage**
1,961 sq mi
Population 281,810

**Kenai Peninsula
Borough**
25,600 sq mi
Population
60,017



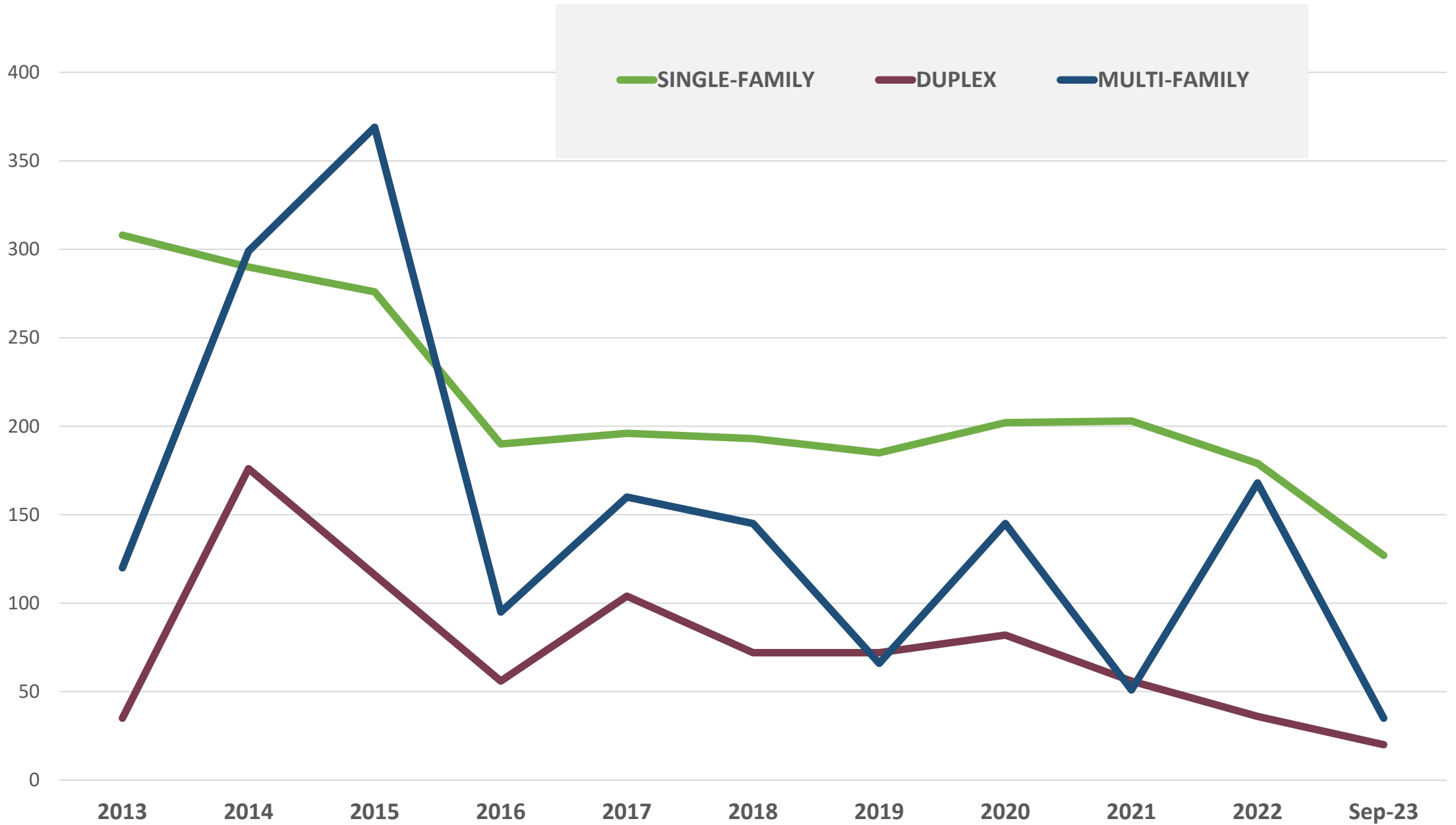
**Mat Su
Borough**
25,000 sq mi
Population
111,752





50,000 Vehicles Leave
Anchorage Daily Heading North

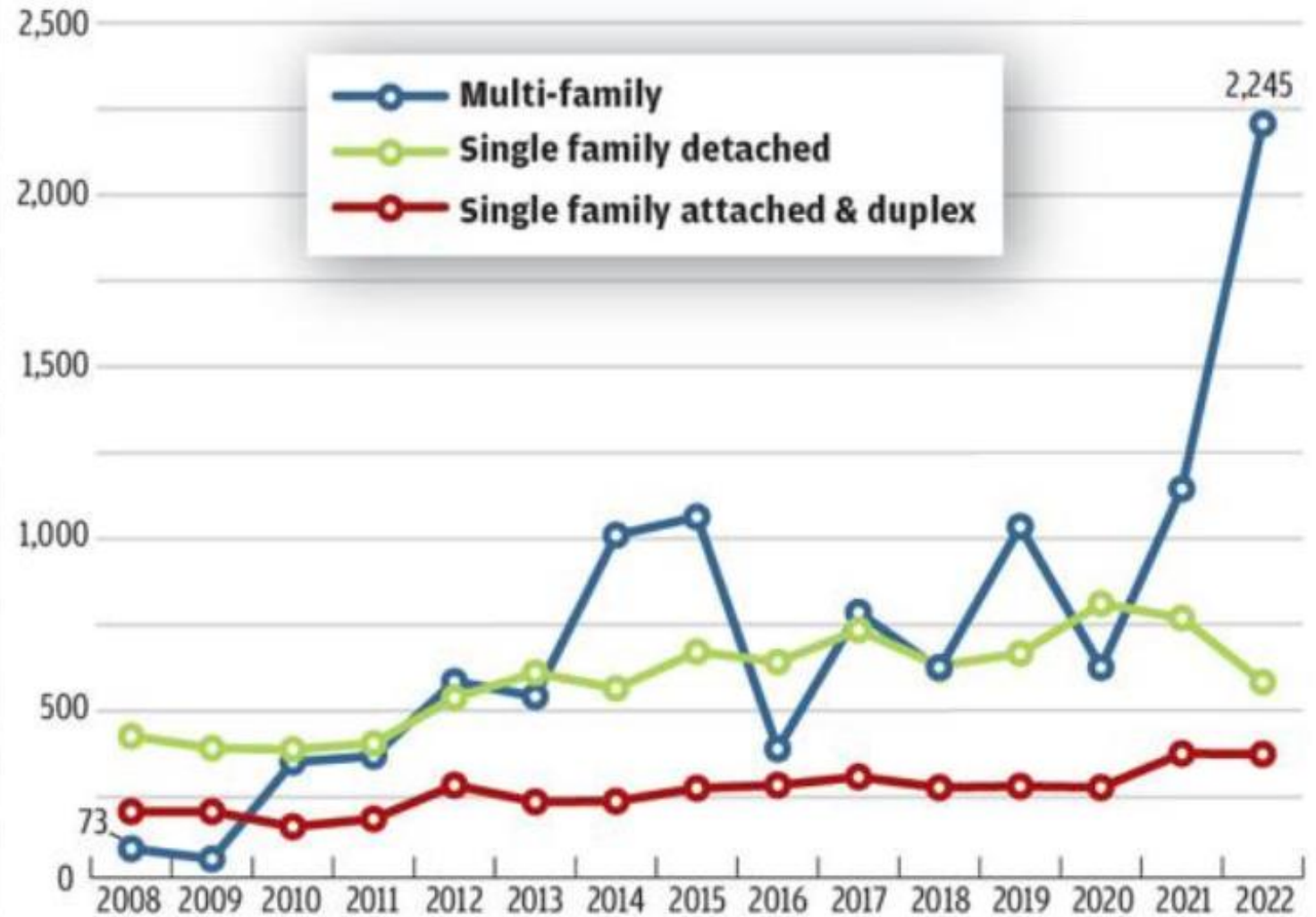
MOA BUILDING PERMITS



**Lincoln,
Nebraska has
a population
of 292,645**

Lincoln building permits

Building permits over the past 15 years show a recent surge in multifamily permits, with a record in 2022.



Source: City of Lincoln

Lee Enterprises graphic



Life Events Driving Real Estate Transactions

**Anchorage Municipality - Residential - A look at Supply and Demand
Class 1 only (Condos and Mobiles Excluded)**

Price Range	Sept 2022 Sales	Oct 2022 Sales	Nov 2022 Sales	Dec 2022 Sales	Jan 2023 Sales	Feb 2023 Sales	Mar 2023 Sales	Apr 2023 Sales	May 2023 Sales	Jun 2023 Sales	Jul 2023 Sales	Aug 2023 Sales	Sept 2023 Sales	13 Month Average Rounded	Active as of Today
Undisclosed	0	1	1	0	0	0	0	3	0	1	0	0	0	0	0
<u>\$200,000 or less</u>	11	4	0	4	0	2	3	2	4	9	5	3	6	4	11
<u>\$200,000 - \$249,999</u>	12	14	6	4	1	7	9	3	3	6	5	7	7	6	7
<u>\$250,000 - \$299,999</u>	17	12	27	17	4	15	17	11	10	17	12	15	11	14	8
<u>\$300,000 - \$349,999</u>	41	37	32	30	14	16	12	14	17	21	23	31	30	24	22
<u>\$350,000 - \$399,999</u>	48	45	32	34	30	19	27	24	27	43	36	33	45	34	33
<u>\$400,000 - \$449,999</u>	39	30	26	20	10	15	19	18	30	41	30	27	31	26	24
<u>\$450,000 - \$499,999</u>	30	18	19	9	12	7	14	19	28	33	24	30	24	21	31
<u>\$500,000 - \$549,999</u>	11	19	10	9	8	6	14	6	14	17	25	23	12	13	17
<u>\$550,000 - \$599,999</u>	17	9	6	6	6	7	10	7	14	19	21	12	10	11	16
<u>\$600,000 - \$699,999</u>	14	16	14	5	2	10	12	8	20	27	20	17	22	14	34
<u>\$700,000 - \$799,999</u>	11	7	8	5	2	3	8	8	6	14	8	12	13	8	21
<u>\$800,000 - \$899,999</u>	6	8	3	3	0	5	0	1	8	8	5	7	6	5	14
<u>\$900,000 - \$999,999</u>	3	2	2	2	0	0	1	3	2	8	2	3	4	2	11
<u>\$1,000,000 - \$1,499,999</u>	5	7	3	8	2	2	3	1	5	3	6	6	5	4	17
<u>\$1,500,000 and above</u>	0	2	1	0	0	0	1	0	2	1	1	2	2	1	14
Total	265	231	190	156	91	114	150	128	190	268	223	228	228	187	280

Price Range	Active as of Today	13 Month Average	Current Inventory (Months)	Avg DOM Active as of Today	Avg DOM Sold - Last 13 months	Avg DOM Sold - Last 6 months
\$200,000 or less	11	4.08	2.70	50	37	31
\$200,000 - \$249,999	7	6.46	1.08	46	29	26
\$250,000 - \$299,999	8	14.23	0.56	27	20	10
\$300,000 - \$349,999	22	24.46	0.90	43	17	11
\$350,000 - \$399,999	33	34.08	0.97	46	19	11
\$400,000 - \$449,999	24	25.85	0.93	66	20	11
<u>\$450,000 - \$499,999</u>	<u>31</u>	<u>20.54</u>	<u>1.51</u>	52	17	9
\$500,000 - \$549,999	17	13.38	1.27	60	36	21
\$550,000 - \$599,999	16	11.08	1.44	136	30	23
\$600,000 - \$699,999	34	14.38	2.36	68	30	21
\$700,000 - \$799,999	21	8.08	2.60	89	33	26
\$800,000 - \$899,999	14	4.62	3.03	71	44	41
\$900,000 - \$999,999	11	2.46	4.47	69	26	27
\$1,000,000 - \$1,499,999	17	4.31	3.94	83	42	30
\$1,500,000 and above	14	0.92	15.22	85	20	24
Total	280	188.93	1.48	Avg 66	28	21

Residential Sales Last 6 Months	
Avg Orig List Price	\$492,637
Avg List Price at time of Sale	\$486,855
Avg Sold Price	\$490,452
% Sale to Orig List	99.56%
% Sale to List	100.74%

The average Sales Price is inclusive of all price points

Homes priced at \$500,000 and above are 51% of the available homes

Anchorage's Aging Housing Stock Median Age 39 Years

		Y-o-Y Change
Housing Units	118,055	-0.2%
Median Year Built	1984	0.0%
Built in 1939 or Earlier	594	0.0%
Built between 1940 and 1949	1,447	0.6%
Built between 1950 and 1959	6,882	-2.4%
Built between 1960 and 1969	12,054	-0.6%
Built between 1970 and 1979	33,063	0.9%
Built between 1980 and 1989	30,443	-2.3%
Built between 1990 and 1999	14,008	-3.1%
Built between 2000 and 2009	14,021	-0.4%
Built between 2010 and 2019	5,497	N/A
Built in 2020 or Later	711	N/A

Anchorage Municipality - Residential Sold Market Analysis
Class 1 only (Condos and Mobiles Excluded)
1/1/2022 - 10/10/2022 compared to 1/1/2023 - 10/10/2023

Residential Property Type															
Area	Number Sold			Sold Volume			Average Sale Price			Percent of List			Days on Market		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
5 - Downtown Anchorage	44	28	-36.36	21,069,092	13,205,900	-37.32	478,843	471,639	-1.50	100.10	96.73	-3.36	43	30	-30.23
10 - Spenard	131	111	-15.27	52,651,265	47,813,296	-9.19	401,918	430,750	7.17	100.68	100.23	-0.45	19	20	5.26
15 - West Tudor Road - Dimond Blvd	270	197	-27.04	115,445,375	87,739,841	-24.00	427,575	445,380	4.16	101.07	100.60	-0.47	20	28	40.00
20 - Dimond South	237	171	-27.85	113,848,463	83,800,071	-26.39	482,409	490,059	1.59	101.55	101.11	-0.43	18	21	16.67
25 - De Armoun Road - Potter Marsh	134	80	-40.30	94,525,873	65,747,381	-30.45	710,721	832,245	17.10	100.45	99.97	-0.48	25	29	16.00
30 - Abbott Road - De Armoun Road	260	194	-25.38	147,619,403	112,998,657	-23.45	567,767	591,616	4.20	100.64	100.34	-0.30	16	15	-6.25
35 - East Tudor Road - Abbott Road	194	147	-24.23	71,855,911	62,708,086	-12.73	370,391	426,586	15.17	100.84	101.20	0.36	16	19	18.75
40 - Seward Highway - Boniface Pkwy	162	103	-36.42	57,146,808	39,315,650	-31.20	352,758	381,705	8.21	101.03	100.20	-0.81	19	19	0.00
45 - Boniface Pkwy - Muldoon Road	287	216	-24.74	100,517,158	79,497,297	-20.91	351,459	368,043	4.72	100.84	101.21	0.36	16	19	18.75
50 - Post Road - Glenn Highway	21	17	-19.05	4,270,900	4,236,400	-0.81	213,545	249,200	16.70	98.87	101.11	2.27	51	19	-62.75
90 - Eagle River	471	328	-30.36	218,811,717	164,986,475	-24.60	465,557	503,008	8.04	101.25	100.61	-0.64	23	22	-4.35
100 - Chugiak - Peters Creek	101	73	-27.72	47,010,600	33,902,482	-27.88	465,451	464,418	-0.22	99.43	100.09	0.66	24	38	58.33
101 - Girdwood - Turnagain Arm	29	14	-51.72	20,981,000	10,494,530	-49.98	723,483	749,609	3.61	100.55	102.48	1.93	12	9	-25.00
Totals:	2341	1679	-28.28	1,065,753,565	806,446,066	-24.33	456,230	481,460	5.53	100.87	100.57	-0.30	20	22	10.00



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Highest Average Sales Price

- Area 25 – De Armoun Rd/Potter Marsh \$844,316
- Area 101 – Girdwood/Turnagain Arm \$749,609

**SALES HAVE DECLINED IN ALL
GEOGRAPHICAL AREAS**

2012 Anchorage Housing Market Analysis – McDowell Group

Projected Residential Land Sufficiency, Anchorage Bowl, 2010 to 2030

Structure Type	Land Capacity	Projected Housing Demand	Sufficiency (capacity minus demand)
Large Lot Single Family	2,030	362	1,668
Single Family	3,614	6,003	(2,389)
Two Family / Duplex	1,272	3,455	(2,183)
Townhouse	768	1,455	(687)
Multifamily / Other	3,315	6,909	(3,594)
Total	11,000	18,184	
Total "surplus units"	--	--	1,668
Total "deficit units"	--	--	(8,852)

Source: ECONorthwest

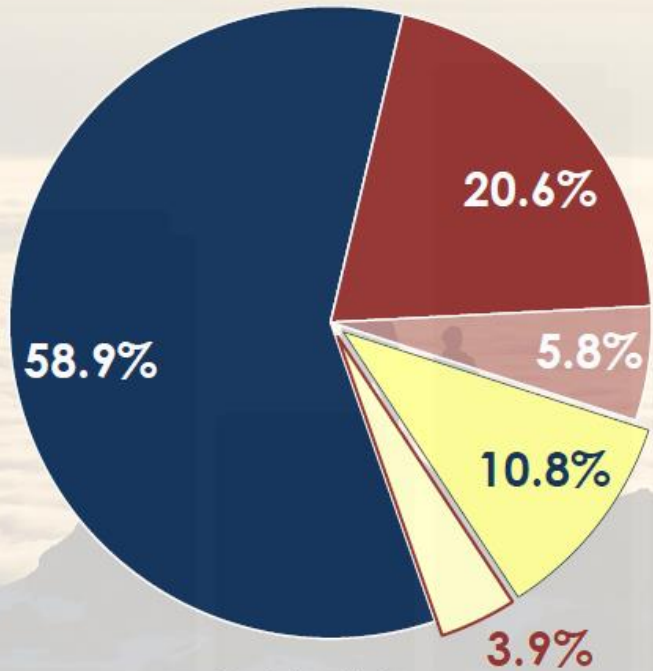


Magnitude 7.0 Earthquake Shakes Alaska,
Damaging Roads, Buildings



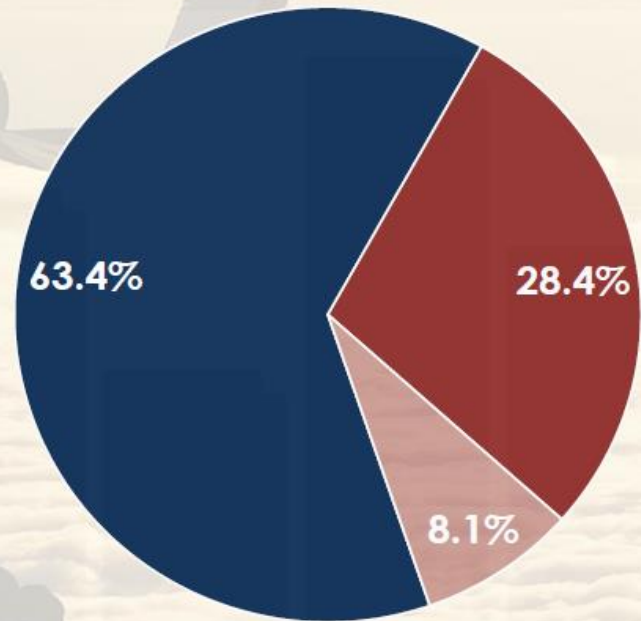
Total vs. Taxable Value

Total Value by Property Type
(≈\$50.6B)



- Residential
- Commercial
- Personal Property
- Government
- Non Government

Taxable Value by Property Type
(≈\$36.3B)



- Residential
- Commercial
- Personal Property



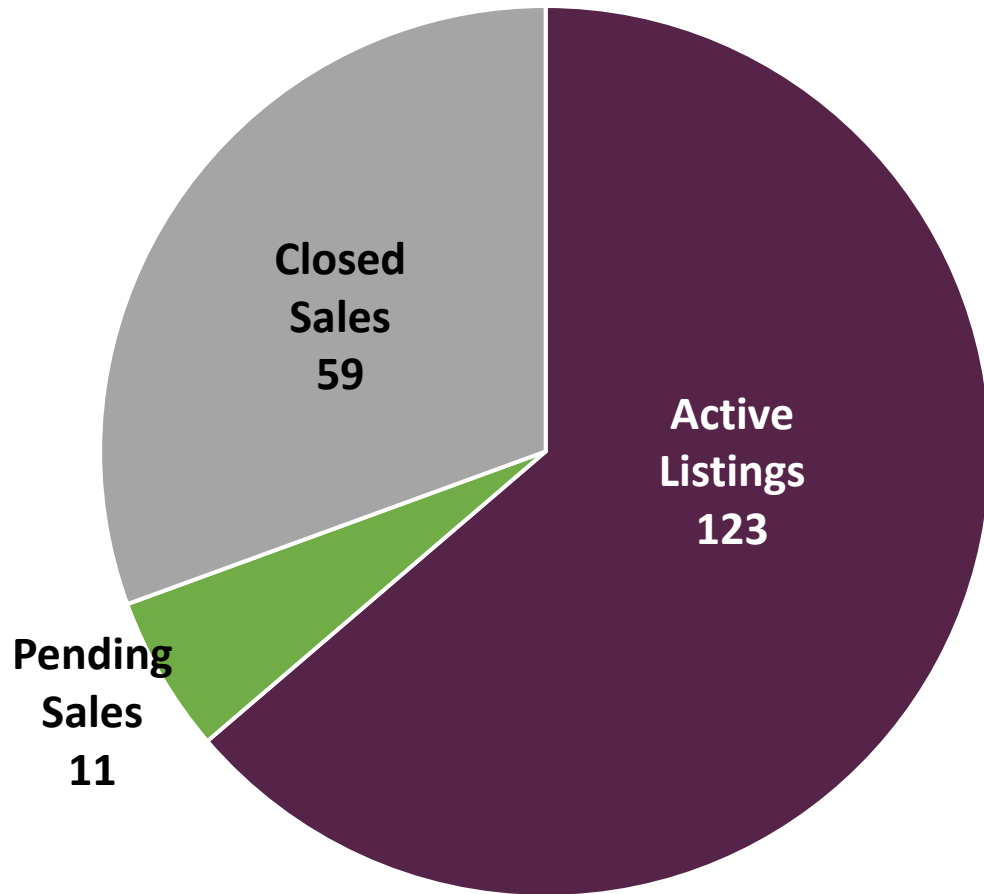
Property Tax Comparison

Based on an average sales price of \$490,452

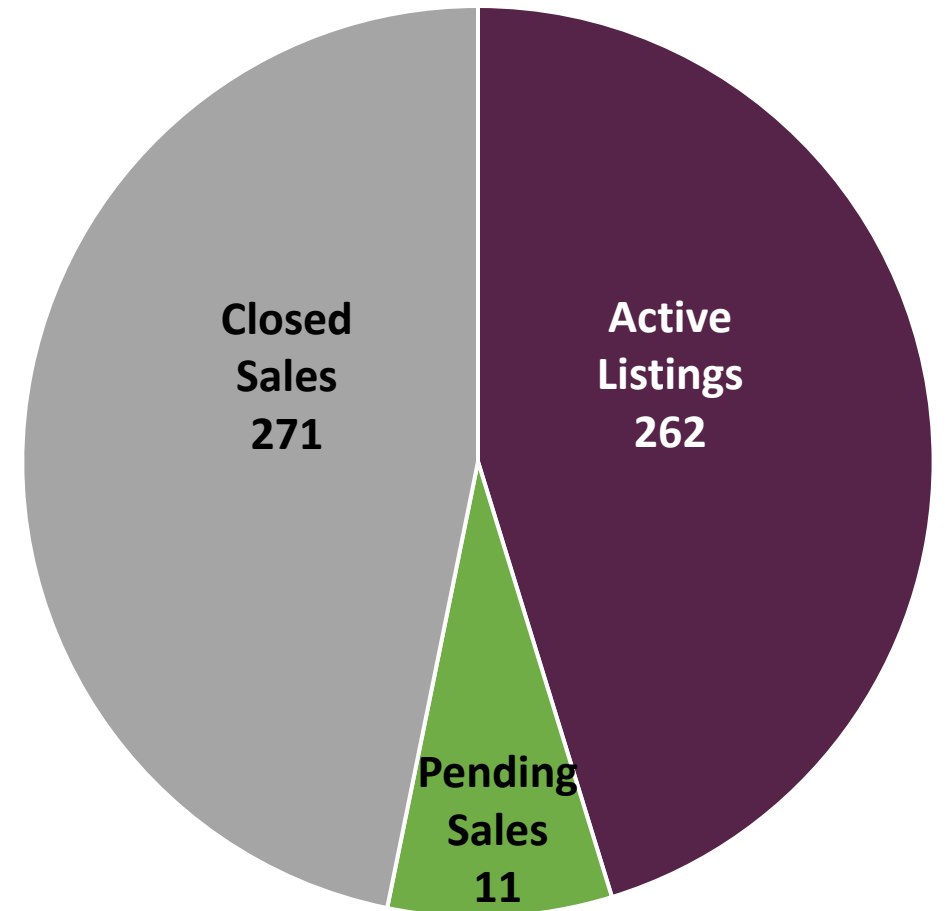
City	Annual Property Taxes
Anchorage, AK	\$6,915
Palmer, AK	\$2,747
Wasilla, AK	\$5,003
Kenai, AK	\$4,316
Fairbanks, AK	\$8,142

Land Sales Anchorage vs Mat Su

Anchorage – All Land Types



Mat-Su All Land Types





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