BERKSHIRE HATHAWAY HomeServices Alaska Realty

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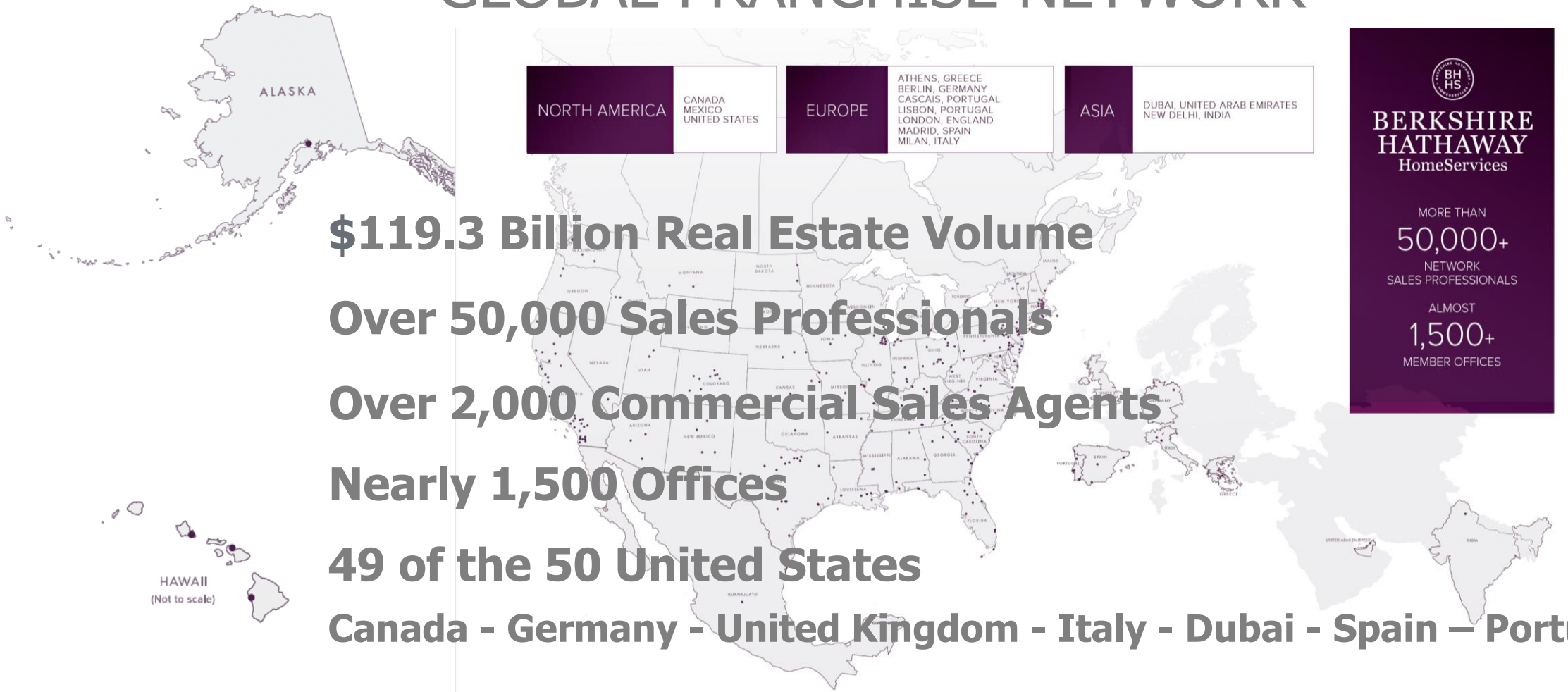
The Story of the Gold Nugget Necklace

Fortune Magazine

Ranked #5 on Fortune's 2020 list of the World's Most Admired Companies

Among Apple, Amazon, Microsoft and Disney

BERKSHIRE HATHAWAY HOMESERVICES GLOBAL FRANCHISE NETWORK



$119.3 Billion Real Estate Volume

Over 50,000 Sales Professionals

Over 2,000 Commercial Sales Agents

Nearly 1,500 Offices

49 of the 50 United States

Canada - Germany - United Kingdom - Italy - Dubai - Spain – Portugal – Mexic

" Berkshire Hathaway is built to be forever, it's true of all our businesses that we own; in terms of permanence, we can't be beat.

Not only can we not be topped by anyone, we can't be matched by anyone."

Warren Buffett, Chairman and CEO
Berkshire Hathaway, Inc.

Berkshire Hathaway HomeServices Alaska Realty Today

- Statewide Representation
  - Anchorage, Palmer, Homer
- Commercial Division
- Nationwide Relocation Services
- Broker to Broker Referrals
- HOA Management
- New Construction Sales & Marketing
- Land Acquisition & Development

Ten Things You May Not Know, but Should Know, About the Anchorage Housing Market

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Million Dollar Home Sales

	1/1/2020-9/29/2020	1/1/2021-9/29/2021	1/1/2020-12/31/2020
Anchorage	24	41	37
Eagle River	2	0	2

Parkway Townhomes

The Condo Market

At the opposite end of the housing spectrum is the condo market. There are 411 condo associations in Anchorage and 13,844 units.

The average price of a condo sold YTD is $226,997. The condo market has appreciated since 2020 7.37 percent, making a condo purchase the only **BEST BUY IN THE MARKET TODAY!**

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August 2021 housing inventory for sale was 493, the lowest number since 2013 and 50% less than August 2018

There is less than a one month supply of inventory between $300,000 and $450,000. The average price of sales year to date for single family homes is $426,681. This is the pressure point for our housing market.

Is the Anchorage Market Softening?

July 2021 saw a 4 unit sales decline from July 2020; August 2021 saw a 16 unit decline. These two months of decline are the first signs of a weakening market since June of last year. The decline is nominal but it is worth noting.

Downtown

The Municipality of Anchorage has 13 MLS districts. Downtown Anchorage, despite the cannabis shops and homelessness, has had a 176 percent increase in homes sold.

Girdwood

At the other end of the MOA, Girdwood has had a 39.13 percent decline in number of sales. The average price for a single family home in Girdwood is $733,821.

Potter Marsh

The second highest price is in the Potter Marsh area at $687,000.

Anchorage's Most Popular New Home Community!

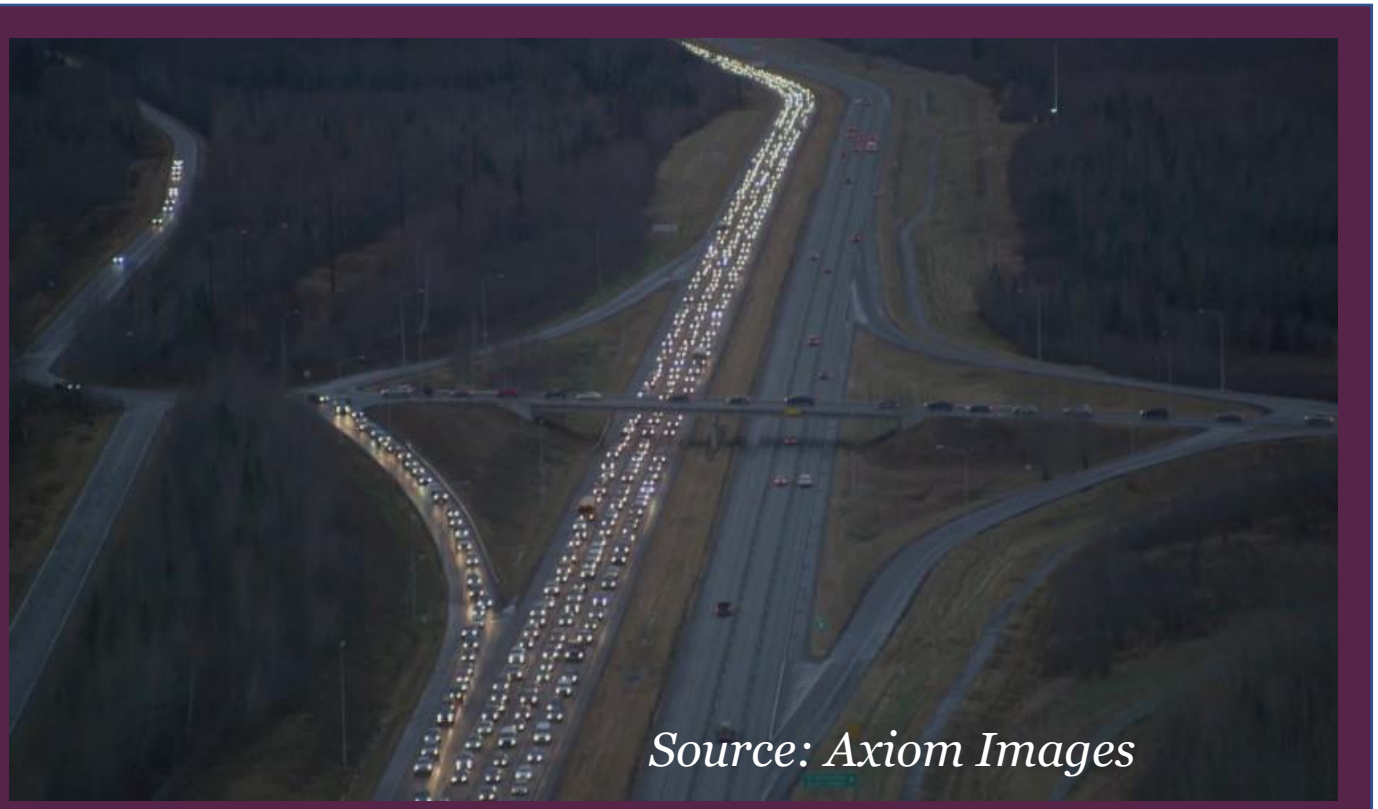
Sandhill
Reserve

Building Permits

According to Anchorage Building Permits, there have been 142 single family permits issued YTD through August 31.

The average permit value through the end of July was $400,621 which does not include land value. Add $150,000 minimum to the permit value for land and you can see new construction can not build to the average sales price of $426,000.

So Where Do Buyers Who Want a Single Family Home Move To?



The Mat-Su Borough which has an average sales price of $347,300. A half acre of land and an hour's drive to work to the MOA.

Mat-Su Stats

The Mat-Su Borough is the fastest growing area in Alaska with a growth of 20% over the last decade. The current population according to the 2020 census is 107,081. The Municipality of Anchorage stands at 291,247. The Mat-Su has a land base of 25,258 square miles compared to Anchorage at 1,944 square miles.

Source: USGS.gov

Anchorage is Land Locked

By mountains, Cook Inlet and the military. There's only one way in and one way out whether it's to Palmer or Girdwood.

Anchorage needs to participate in off-site infrastructure costs for remaining acreage of undeveloped land if they are not going to lose population to outlying communities.

Cost of Development

The cost of water service with an 8-inch pipe is $350/lineal foot. The cost of sewer service is $350/lineal foot. The cost of an urban road with pavement, gravel, insulation, curb, gutter, and sidewalk is $1,200/lineal foot. The price to provide these services to a 50-ft wide lot is $95,000, not including gas and electricity.

The Municipality of Anchorage Needs New Ideas on How to Compete with Outlying Areas for Home Ownership

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