

NORTH POLE ALASKA



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Sunday, September 10

2017

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Joel Johnson

Empire Realty
627 Gaffney Road #101
Fairbanks, Alaska 99701
joel@empirealaska.com
(907) 374-4663



Empire Realty

Sales and Management

REAL ESTATE MARKET REPORT

NORTH POLE ALASKA

Sunday, September 10, 2017

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Empire Realty
joel@empirealaska.com
(907) 374-4663

MARKET SUMMARY TABLE				75 PENDING ^[2]			68 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				141 ACTIVE ^[1]			200 SOLD/CLOSED (last 6 months) ^[4]							
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.
Low	High													
\$0	\$99,999	12	A 62 M 54	\$ 77,600 \$ 80,450	2	14%	3	7	A 59 M 30	\$ 76,544 \$ 70,000	\$ 67,057 \$ 70,000	\$ 56,714 \$ 54,000	85% 77%	10.3
\$100,000	\$124,999	2	A 186 M 186	\$ 122,000 \$ 122,000	2	50%	2	9	A 76 M 23	\$ 121,767 \$ 122,000	\$ 118,100 \$ 119,500	\$ 118,178 \$ 120,000	100% 100%	1.3
\$125,000	\$149,999	12	A 98 M 80	\$ 140,192 \$ 139,950	7	37%	5	9	A 60 M 46	\$ 150,777 \$ 149,500	\$ 147,221 \$ 144,500	\$ 141,156 \$ 140,000	96% 97%	8
\$150,000	\$174,999	8	A 61 M 47	\$ 165,200 \$ 165,000	5	38%	3	13	A 43 M 29	\$ 166,985 \$ 169,900	\$ 165,385 \$ 166,500	\$ 163,491 \$ 163,500	99% 98%	3.7
\$175,000	\$199,999	9	A 67 M 67	\$ 186,878 \$ 185,000	9	50%	8	20	A 37 M 22	\$ 193,960 \$ 194,950	\$ 188,493 \$ 190,000	\$ 187,140 \$ 187,750	99% 99%	2.7
\$200,000	\$224,999	21	A 73 M 64	\$ 216,129 \$ 219,900	10	32%	8	23	A 27 M 18	\$ 217,287 \$ 219,500	\$ 214,412 \$ 214,900	\$ 212,639 \$ 214,000	99% 100%	5.5
\$225,000	\$249,999	20	A 58 M 45	\$ 238,773 \$ 239,900	10	33%	10	24	A 27 M 5	\$ 238,833 \$ 239,900	\$ 238,125 \$ 237,450	\$ 237,086 \$ 236,000	100% 99%	5
\$250,000	\$274,999	21	A 38 M 32	\$ 262,881 \$ 259,900	11	34%	8	35	A 17 M 11	\$ 263,806 \$ 264,900	\$ 263,323 \$ 264,900	\$ 261,913 \$ 263,000	99% 99%	3.6
\$275,000	\$299,999	9	A 78 M 88	\$ 290,433 \$ 289,900	6	40%	11	29	A 37 M 14	\$ 295,124 \$ 295,000	\$ 291,262 \$ 289,900	\$ 288,029 \$ 289,900	99% 100%	1.9
\$300,000	\$324,999	11	A 76 M 67	\$ 316,655 \$ 315,000	5	31%	2	13	A 33 M 26	\$ 325,146 \$ 324,900	\$ 318,965 \$ 318,250	\$ 314,919 \$ 315,000	99% 99%	5.1
\$325,000	\$349,999	3	A 82 M 89	\$ 334,267 \$ 330,000	2	40%	2	10	A 26 M 8	\$ 347,400 \$ 344,900	\$ 343,900 \$ 344,900	\$ 339,203 \$ 339,900	99% 99%	1.8
\$350,000	\$374,999	2	A 45 M 45	\$ 362,450 \$ 362,450	2	50%	2	6	A 14 M 8	\$ 366,867 \$ 368,700	\$ 366,867 \$ 368,700	\$ 360,983 \$ 359,500	98% 98%	2
\$375,000	\$399,999	6	A 47 M 41	\$ 387,483 \$ 384,500	3	33%	3	0						
\$400,000	\$424,999	1	A 37 M 37	\$ 414,900 \$ 414,900	0		1	1	A 13 M 13	\$ 430,000 \$ 430,000	\$ 430,000 \$ 430,000	\$ 415,000 \$ 415,000	97% 97%	6
\$425,000	+	4	A 94 M 102	\$ 504,225 \$ 474,000	1	20%	0	1	A 65 M 65	\$ 529,000 \$ 529,000	\$ 479,900 \$ 479,900	\$ 469,900 \$ 469,900	98% 98%	24
Market Totals		141			75	35%	68	200						4.2
Market Averages		67		\$ 236,008				34		\$ 242,106	\$ 238,916	\$ 236,183	99%	
Market Medians		58		\$ 234,750				16		\$ 244,950	\$ 244,950	\$ 246,000	100%	

Date Range (Off-Market & Sold) = 03/12/2017 to 09/10/2017

Data believed to be accurate but not guaranteed.

Status = [1] ACTIVE, HOLD DON'T SHOW, BACK ON MARKET, PENDING-CONTINGENCY, PENDING-TAKE BACK UP; [2] PENDING; [3] LEASED/RENTED, WITHDRAWN, EXPIRED; [4] SOLD

Area = 50, 60

Type = SINGLE FAMILY

Favors Sellers     Favors Buyers

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1. PROPERTIES FOR SALE (ACTIVE)

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- c. **Current List Price:** The price that a property seller is currently asking.

2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **Pending Ratio:** Sometimes called a "list-to-pending ratio". This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen

(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

- a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD (CLOSED CONTRACT)

- a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- b. **Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.
- c. **Original List Price:** The price at which a sold property was originally marketed.
- d. **Final List Price:** The price at which a sold property was marketed just prior to selling.
- e. **Sold/Closed Price:** The price for which a property sold.
- f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

5. ABSORPTION RATE / MONTHS OF INVENTORY

- a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.