



Glacier City Real Estate News

41st Edition, July 2018

2nd Quarter 2018 Property Sales Report
Girdwood / Turnagain Arm
April 1 - June 30, 2018

Seven homes, twelve condos and three vacant lots sold in the Girdwood area from April 1st through June 30th, 2018.

The Times They Are a Changing!

Glacier City Realty has provided this quarterly newsletter for the past 10 years, this is our 41st edition. **We will publish one more quarterly newsletter, 3rd Quarter 2018, to be mailed to all Girdwood property owners in early October and then will offer an online publication that will be available through our website.** If you have enjoyed the Glacier City Real Estate News please let us know by emailing us or by commenting on our Facebook Page. **Why the change?** Anchorage Realtors are making a greater number of sales in Girdwood than in the past due to the recession and limited inventory in the Anchorage area, including Girdwood. We are also seeing more For Sale By Owner (FSBO) listings. More and more of our business is coming from Anchorage and other communities in South Central Alaska. Jackie Collins and Rebecca Reichlin continue to live in Girdwood and focus on sales in Girdwood and the surrounding area. Loretta is an active partner in the brokerage and is selling part time in Anchorage. I continue to be active in sales here in Girdwood and Anchorage while I am currently residing in Bird Creek, a ten minute drive from Girdwood.

Newsletter format changes - We will not be elaborating on FSBO sales since we do not have the data due to the Buyer and Seller not being members of the Alaska Multiple Listing Service. We will include limited data on FSBO sales in which one side was represented by a MLS member (licensed Alaska Real Estate Professional). Also, we will not include when these properties were listed and pended since the statistical table

| Property Address Girdwood, AK | Last Active List Price | Days on Market | Bed / Bath | Lot / Res SF |
|----------------------------------|---------------------------|-------------------|-------------|-----------------|
| 216 El Rocko Lane, Indian | \$485,000 | 607 | 3 / 3 | 33,989/3,000 |
| 923 Powerline Road, Indian | \$420,000 | 220 | 2 / 2 | 108,900 / 1,582 |
| 305 Old Dawson Road | \$499,000 | 55 | 3 / 2 | 5,723 / 2,124 |
| 316 Alpina Way | \$659,000 | 7 | 4 / 2.75 | 12,312 / 2,793 |
| 191 Innsbruck Road | \$745,000 | 2 | 4 / 3.5 | 12,500 / 3,266 |
| 139 Mount Hood Drive | \$250,000 | 0 | 1 / 1 | 9,299 / 500 |
| 150 Cervin Circle | \$562,000 | 0 | 4 / 3 | 10,568 / 3,052 |
| 101 Powder Drive #11B | \$259,000 | 0 | 1 / 1 | Condo / 689 |
| 130 Taos Road #A-4 | \$406,900 | 5 | 2 / 2 | Condo / 1,049 |
| 305 Crystal Mountain Rd #C5 | \$310,000 | 1 | 2 / 1.5 | Condo / 980 |
| 436 Alyeska View Ave #4 | \$360,000 | 0 | 2 / 2 | Condo / 1,299 |
| 125 White Pass Lane #810 | \$178,500 | 0 | 0 / 1 | Condo / 480 |
| 380 Hightower Road #2 | \$417,500 | 0 | 2 / 2 | Condo / 1,501 |
| 330 Hightower Road #B301 | \$349,000 | 6 | 2 / 2 | Condo / 1,099 |
| 340 Hightower Road #A204 | \$305,000 | 3 | 2 / 2 | Condo / 980 |
| 340 Hightower Road #A306 | \$349,000 | 5 | 2 / 2 | Condo / 1,110 |
| 350 Hightower Road #C304 | \$325,000 | 0 | 2 / 2 | Condo / 990 |
| 301 Crystal Mountain Rd. A2 | \$255,000 | 0 | 1 / 1 | Condo / 607 |
| 301 Crystal Mountain Rd. A3 | \$225,000 | 0 | 1 / 1 | Condo / 632 |
| L8 Hottentot Mine Road | \$300,000 | 17 | Vacant Land | 65,340 / 0 |
| L28B-1 US Survey 3043 | \$139,900 | 211 | Vacant Land | 19,232 / 0 |
| L3 Alyeska Highway | \$300,000 | 36 | Vacant Land | 65,340 / 0 |

gives the number of days on market for each property.

Residential Sales - 216 El Rocko Lane

This amazing home is visible from the Seward Highway and yet feels fairly secluded once you are on site. This chalet style home has amazing views of Turnagain Arm and Cook Inlet. It also has a spacious garage that is bound to please anyone who appreciates having a spacious, well-lit and warm place for

your car and other toys. **923 Powerline Road** is a log home with a nice deck and a new septic system and features a detached garage, sauna and storage. **305 Old Dawson Road** is a FSBO in which a Realtor represented a Buyer. It is located in Old Girdwood and features in-floor radiant heat, an open floor plan and large master suite. We are seeing the sales prices and amenities in Old Girdwood properties growing in popularity and



216 El Rocko Lane



923 Powerline Road



305 Old Dawson



316 Alpina Way



191 Innsbruck Road



101 Powder Dr. #11B



130 Taos Road #A-4



305 Crystal Mtn. #C5



436 Alyeska View #4



125 White Pass #810



380 Hightower Rd. #2



Snow Raven condos



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price point. **316 Alpina Way** is a custom finished chalet-style home located in Alyeska Basin. It features amazing views of Mt. Alyeska, a great master suite, home gym, guest suite and an outdoor hot tub. **191 Innsbruck Road** is located on a quiet cul-de-sac off Alyeska View Avenue just two blocks from ski lifts. It features a unique European floor design, custom kitchen, large dining room area and four private covered decks. *This property is now a vacation rental managed by Glacier City Realty, Inc. (See bottom right)*

Condo Sales - 101 Powder Drive #11B (Snowbird Condos - always popular due to their location near Chair 4) These one bedroom units are great for families looking for a place to eat, sleep and enjoy the mountain. Recently we are seeing the saunas converted to bunk rooms in some one bedroom units to accommodate more sleeping room. **130 Taos Road A4 - (Sitzmark Condos - located slopeside at the base of Chair 3)** This unit features an open floor plan, tuck under garage space and each two bedroom unit is designed with a spa tub and sauna. **305 Crystal Mountain Road C5 - (Ascent II)** These two bedroom units are close to Chair 3 and feature a covered stairway. In 2013, this condo was remodeled with all new kitchen appliances, as well as new carpet, paint and vinyl. **436 Alyeska View Avenue #4 (Snowbird Chalets)** In this sale, the Seller represented themselves and the Buyer was represented by a real estate professional. These chalets are popular due to their location near the base resort area and the fact that they are free standing condos. Many have been remodeled. This sale was reported for statistical purposes only. **125 White Pass Lane #810 (Alyeska West)** is a ground floor studio condo on the mountain side of the West condos. This unit features direct access to the exterior of the building through a sliding glass deck door. **380 Hightower Road (Glacier Creek)** This Glacier Creek Townhome features a tandem two-car garage, open main floor with granite countertops in the kitchen and gas fireplace in the living room. Both bedrooms are located on the top floor.

The condo has unobstructed views of Glacier Creek and Mt. Alyeska. **330 Hightower Road #B301, 340 Hightower Road #A204 and #A306, and 350 Hightower Road #C304 are all Snow Raven condos** located near the Girdwood school. Snow Raven Condos have grown in popularity and their price point has risen dramatically in the last several years. Owners enjoy the open floor plan, in-floor radiant heat, tuck under heated garage space, elevator access, modern amenities and two full baths. This is the only association in Girdwood that is truly handicapped accessible.

Vacant Land - L8 Hottentot Mine Road & L3 Alyeska Highway are both 1.5 acre lots that span the entire block between Alyeska Highway and Sproat Road. It is very rare to find lots of this size. **L28B 1 US Survey 3042** is a flag lot (driveway access on Alyeska Highway with the property primarily located back off the highway, resembling a flag with a pole). It is located near the Slacktide Gallery / Chugach Adventures. The Seller represented themselves in the sale with a real estate licensee representing the Buyer.

Broker Summary - There is no statistical summary for days on market and the percentage of list to sales prices. These statistics are no longer useful since many sales actually never went on market in the MLS and were sold with 0 days on market. We are seeing several trends in the market. The demand for inventory far exceeds the available supply. During a recession, this creates an environment where Buyers, eager to purchase a property, will readily work directly with a Seller. Since we live in a nondisclosure state where sales prices are not disclosed to the general public, unless Sellers get an appraisal or engage a Broker to provide a market analysis, prices become more speculative. Local Girdwood Realtors are the subject matter experts on construction, zoning, geography of the area and many of us have lived here for years. One new theme I am hearing repeated frequently from younger families wanting to move here from Anchorage is that they want to

live in a community they consider far safer than Anchorage, where there is a strong sense of community and in which they can find a comfort level with allowing their children to ride their bikes to the park freely.

The Future of Glacier City Realty - You may have noticed that Glacier City Realty no longer has an office in Girdwood. Our main office is now located at **207 E Northern Lights Blvd in Anchorage**. We are still proudly serving the Girdwood area, assisting Buyers and Sellers and managing long-term and vacation rentals. For those Buyers and Sellers who value representation and assistance in pricing, navigating home inspections, repairs and facilitating the work, **we are here for you!** We also serve the communities of Bird Creek, Indian, Rainbow and Anchorage. Currently we have property under contract as far north as Glennallen. It is our distinct pleasure to have assisted multiple generations of Alaskans with buying, selling and leasing property in Girdwood, Anchorage and Alaska at large. **We are here to serve your real estate needs and would love to hear from you. You can reach Sam Daniel at 907-227-4626 or samdaniel@glaciercityrealty.com.**

New Girdwood Vacation Rental

Located just two blocks from the base of Mt. Alyeska, this gorgeous home is the perfect Girdwood getaway, whether it be for a ski weekend or a family trip! It sleeps up to 10 people and is modern & cozy, with large kitchen, dining and living areas and spacious bedrooms. For information or to book this property, go to www.homeaway.com/7181893. Visit GlacierCityRealty.com for more information!

