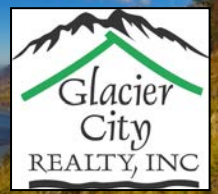


Glacier City Real Estate News



Thirty third edition, July 2016

2nd Quarter 2016 Property Sales Report
Girdwood / Turnagain Arm
April 1 - June 30, 2016

Twelve homes, seven condos and one vacant lot sold between April 1st and June 30th, 2016.

Home Sales- **120 Bursiel Circle** listed November 27th, 2015 and sold after 96 days. This home has been redesigned and remodeled including a new kitchen, master suite and new siding. The lot is cleared and level, which is a rarity in Girdwood. **237 Main Street** came on market May 7th, 2015 and sold after 244 days. Built in 1956 and withstood the '64 earthquake, this property features an arctic entry and wood stove in the master bedroom. **334 Timberline Drive** was listed October 8th, 2015 and sold in 125 days. Located on a great lot, this property has an open living area with vaulted ceilings and is in near original condition. **731 Alyeska View Avenue** came

on market March 7th and pended the same day. This vintage home is located just a few blocks from the base of the mountain. Although in original condition, it has been well-maintained over the years. **129 Mica's Meadow Way** entered the market April 1st and sold after 2 days. This ranch-style home (all on one level) has an attached garage, a practical floor plan and a huge deck overlooking the beaver ponds with great views of Mt. Alyeska. These are just a few reasons this home sold so quickly. **299 Alpina Way** listed February 19th and sold after 19 days. Located in a sunny spot in the Alyeska Basin, this property features two living areas, an arctic entryway and the potential for a garage with a mother-in-law apartment above it. After coming off the market last fall, **120 My Road** was re-listed February 23rd and pended after 4 days. This home has

been tastefully remodeled and features open beam vaulted ceilings and in-floor radiant heat. It is located near the Alyeska highway bike path. **143 Alpina Way** listed March 14th and sold in 3 days. Features include incredible views and a 2-bedroom mother-in-law apartment. The 3-bedroom main home boasts lots of natural light and open space. **357 Saint Johann Loop** came on market January 20th and sold after 81 days. This large log home has a covered porch, hardwood floors, vaulted ceilings, a wall of windows, gourmet kitchen with stainless appliances and a 1-bedroom apartment on the first floor. **3004 Alyeska Highway** was listed January 20th and sold after 44 days. This iconic Girdwood home is just steps away from the Daylodge. It features a large main

Property Address Girdwood, AK	Last Active List Price	Days on Market	Bed / Bath	Lot / Res SF
120 Bursiel Circle	\$319,000	96	2 / 1.75	10,100 / 852
237 Main Street	\$149,000	244	2 / 1	10,800 / 1,047
334 Timberline Drive	\$279,000	125	3 / 1.5	14,919 / 1,181
731 Alyeska View Avenue	\$339,000	0	3 / 1	12,500 / 1,184
129 Mica's Meadow Way	\$410,000	2	3 / 2	18,050 / 1,609
299 Alpina Way	\$389,000	19	3 / 1.75	14,785 / 1,732
120 My Road	\$365,000	4	3 / 1.75	11,760 / 1,813
143 Alpina Way	\$520,000	3	5 / 2.75	16,222 / 2,663
357 Saint Johann Loop	\$599,900	81	4 / 2.5	15,000 / 2,680
3004 Alyeska Highway	\$649,000	44	4 / 4.5	12,270 / 3,674
235 Saint Johann Loop	\$435,000	17	2 / 1.75	13,658 / 1,364
143 Alta Drive	\$439,000	5	4 / 2	14,481 / 2,028
135 Birdhouse Loop #15	\$229,000	5	2 / 1	Condo / 778
366 Crystal Mountain Road #612	\$319,000	6	2 / 1	Condo / 1,005
270 Alyeska View #C	\$439,000	14	2 / 2	Condo / 1,222
282 Crystal Mountain Road #104S	\$159,000	11	0 / 1	Condo / 520
282 Crystal Mountain Road #111S	\$155,000	34	0 / 1	Condo / 520
357 Crystal Mountain Road #B5	\$350,000	8	2 / 1.5	Condo / 947
190 Snowy Court #1A	\$500,000	183	3 / 2	Condo / 2,100
L6 B5 Old Dawson Road	\$19,000	198	Vacant Land	6,000 / 0



120 Bursiel Circle



237 Main Street



334 Timberline Drive



731 Alyeska View



129 Mica's Meadow



299 Alpina Way



120 My Road



143 Alpina Way



357 St. Johann Loop



3004 Alyeska Hwy.



235 St. Johann Lp.



143 Alta Drive



135 Birdhouse Lp



366 Crystal Mtn #612



270 Alyeska View #C



282 Crystal Mtn #104S, 111S



357 Crystal Mtn B5



190 Snowy Ct. #1A



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home with open kitchen, living and dining area, large bedrooms, first floor family room, attached two-car garage, multiple decks and a one-bedroom mother-in-law apartment. **235 Saint Johann Loop** listed April 23rd and sold in 17 days. This immaculately maintained home is located on a large corner lot with a great yard and gardens. The living area features vaulted ceilings and a cozy wood stove. There is a covered deck in the front and an attached 1-car garage. **143 Alta Drive** came on market May 19th and sold in 5 days. This duplex-style property with 2 bedrooms in each unit is set back from the road. It features a large deck in front and open floor plan. A great income producing property in a very nice location! *These twelve homes sold for an average of 98% of their last active list price after an average of 53 days on market.*

Condo Sales- 135 Birdhouse Loop #15 (Birdhouse Chalets) entered the market on April 20th and sold in 5 days. This Birdhouse Chalet has been remodeled, including new trex deck, newly painted siding, updated bathroom with in-floor heat and stainless appliances. **366 Crystal Mountain Road #612 (Alyeska North)** listed March 4th and sold after 6 days on market. Alyeska North condos are popular for their proximity to Mt. Alyeska. This ski-in, ski-out condo also has a shared rooftop patio which is perfect for sunny summer days and Slush Cup viewing! **270 Alyeska View #C (Glacier View)** listed February 15th and sold 14 days later. Glacier View condos are located near the Tanaka ski run. This unit features two story windows with stellar views, open

floor plan and two-car garage. **282 Crystal Mountain Road #104S (Alyeska South Brighton)** came on market March 11th and sold after 11 days. This studio condo has been updated with nice finishes. The association allows for nightly rentals and this will be a popular one. **282 Crystal Mountain Road #111S (Alyeska South Brighton)** was listed April 14th and sold in 34 days. This updated unit sold turnkey furnished. Both of these Brighton condos are located on the first floor and have wood burning fireplaces. **357 Crystal Mountain Road #B5 (Crystal Village)** listed February 20th and sold after 8 days on market. Located just below Chair 3, this condo features an extra sleeping loft, jacuzzi tub, wood fireplace and washer & dryer. These condos don't come on the market very often and usually sell quickly when they do. **190 Snowy Court #1A (Snow Ridge)** listed November 25th, 2015 and sold after 183 days. With over 2,000 s.f. of living area, this condo has it all! High end finishes, game room, deck overlooking Alyeska, vaulted ceilings and gas fireplace are just a few of the features in this upscale condo. *These seven condos sold for an average of 96% of their last active list price after an average of 37 days on market.*

Vacant Land Sales- L6 B5 Old Dawson Road came on market August 31, 2015 and sold in 198 days. This 6,000 s.f. lot is located in Old Girdwood and is zoned GC-2.

Broker Summary – 2016 2nd quarter sales were better than usual for this time of year. Vacant land is the only segment of the market this is lagging. The driving force for condo and



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residential sales remains a lack of inventory. When properties come on market that are well-priced and in reasonably good condition, they receive a high level of interest and often pend with only a handful of days on market. I expect this trend to continue for the third quarter. We are starting to see more larger homes come on the market and it's likely we will see more homes selling over the half million dollar price range this second half of the year.



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