



Alaska Multiple Listing Service, Inc.  
 903 W. Northern Lights Blvd., Suite 100 • Anchorage, AK 99503-2400  
 Local Voice: 907-770-4800 • Fax: 907-770-4819  
 Statewide Voice: 1-800-770-3811 • Fax: 1-888-563-5322  
 www.alaskarealestate.com

**Report 1-5**

**1998-2009 Condominium Accumulative Year End Sales  
 Region 1A - Municipality of Anchorage  
 Average Price by Year & Construction Status  
 Existing Resale Condominium Sales**

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sale Price	% Sale Price Change	Avg. Market Time
1998	765	86,780	2.06%	85,101	2.13%	71
1999	832	90,125	3.85%	89,051	4.64%	65
2000	854	93,762	4.04%	93,320	4.79%	58
2001	901	98,297	4.84%	97,883	4.89%	41
2002	932	109,320	11.21%	110,893	13.29%	33
2003	974	123,510	12.98%	122,695	10.64%	35
2004	992	136,121	10.21%	135,115	10.12%	37
2005	1116	152,938	12.35%	152,521	12.88%	32
2006	1138	167,856	9.75%	167,163	9.60%	37
2007	1136	178,388	6.27%	177,027	5.90%	63
2008	930	179,279	0.50%	177,379	0.20%	81
2009	857	190,005	5.98%	186,637	5.22%	80

**New Construction Condominium Sales**

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sale Price	% Sale Price Change	Avg. Market Time
1998	109	142,288	4.34%	142,816	2.38%	117
1999	123	143,453	0.82%	145,170	1.65%	158
2000	119	140,392	-2.13%	141,630	-2.44%	156
2001	411	149,736	6.66%	152,036	7.35%	124
2002	454	157,936	5.48%	160,498	5.57%	147
2003	471	173,460	9.83%	177,620	10.67%	163
2004	448	172,699	-0.44%	175,328	-1.29%	158
2005	577	203,880	18.06%	207,181	18.17%	173
2006	401	221,147	8.47%	222,171	7.24%	101
2007	233	240,827	8.90%	240,413	8.21%	140
2008	229	248,527	3.20%	245,698	2.20%	186
2009	139	255,020	2.61%	254,235	3.47%	179



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**Report 1-5**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year & Construction Status**

**Existing Resale and New Construction Condominium Sales**

<b>Year</b>	<b># Sold</b>	<b>Avg. List Price</b>	<b>% List Price Change</b>	<b>Avg. Sale Price</b>	<b>% Sale Price Change</b>	<b>Avg. Market Time</b>
1998	874	93,702	5.77%	92,265	5.91%	77
1999	955	96,993	3.51%	96,110	4.17%	77
2000	973	99,465	2.55%	99,385	3.41%	70
2001	1,312	114,411	15.03%	115,020	15.73%	67
2002	1,386	125,245	9.47%	127,776	11.09%	70
2003	1445	139,791	11.61%	140,611	10.04%	77
2004	1440	147,501	5.52%	147,652	5.01%	75
2005	1693	170,300	15.46%	171,139	15.91%	80
2006	1539	181,741	6.72%	181,505	6.06%	54
2007	1369	189,015	4.00%	187,692	3.41%	76
2008	1159	192,961	2.09%	190,723	1.61%	101
2009	996	199,078	3.17%	196,031	2.78%	94



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**Report 1-6**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year & # Bedrooms**

**1998**

**Existing Resale & New Construction**

Price Ranges	<2 BR	3 BR	4 BR	5> BR
Undis - 60,000	193	13	0	0
60,001-79,999	181	20	0	0
80,000-99,999	107	47	0	0
100,000-119,999	59	53	0	0
120,000-139,999	22	89	1	0
140,000-159,999	11	38	3	0
160,000-179,999	5	10	0	0
180,000-199,999	1	8	0	0
200,000-219,999	0	4	0	0
220,000-239,999	2	1	0	0
240,000-259,999	0	0	0	0
260,000-299,999	1	2	0	0
300,000-399,999	1	1	0	0
400,000 & Over	0	1	0	0
<b>TOTALS</b>	<b>583</b>	<b>287</b>	<b>4</b>	<b>0</b>

Avg List Price	77,781	125,256	150,250	NA
Change from previous years Avg List Price	+1.65%	+5.59%	+87.93%	NA
Avg Sale Price	76,311	124,217	149,000	NA
Change from previous years Avg Sale Price	+2.03%	+5.90%	+80.61%	NA
Avg Market Time	76	78	185	NA

**Total of All = 874**  
**Avg LP = 93,702**  
 (+5.77% over 1997)  
**Avg SP = 92,265**  
 (+5.91% over 1997)  
**Avg MT = 77 days**

**1999**

**Existing Resale & New Construction**

Price Ranges	<2 BR	3 BR	4 BR	5> BR
Undis - 60,000	194	14	0	0
60,001-79,999	175	28	0	0
80,000-99,999	134	28	1	0
100,000-119,999	59	59	0	0
120,000-139,999	41	97	2	0
140,000-159,999	13	35	2	0
160,000-179,999	12	29	1	0
180,000-199,999	6	7	0	0
200,000-219,999	2	5	0	0
220,000-239,999	1	2	0	0
240,000-259,999	2	0	0	0
260,000-299,999	3	2	0	0
300,000-399,999	0	1	0	0
400,000 & Over	0	0	0	0
<b>TOTALS</b>	<b>642</b>	<b>307</b>	<b>6</b>	<b>0</b>

Avg List Price	82,772	125,881	140,550	NA
Change from previous years Avg List Price	+6.42%	+0.50%	-6.46%	NA
Avg Sale Price	81,890	125,333	137,333	NA
Change from previous years Avg Sale Price	+7.31%	+0.90%	-7.83%	NA
Avg Market Time	69	94	116	NA

**Total of All = 955**  
**Avg LP = 96,993**  
 (+3.51% over 1998)  
**Avg SP = 96,110**  
 (+4.17% over 1998)  
**Avg MT = 77 days**



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**Region 1A - Municipality of Anchorage**  
**Average Price by Year & # Bedrooms**

**2000**

**Existing Resale & New Construction**

Price Ranges	<2 BR	3 BR	4 BR	5> BR
Undis - 60,000	197	1	0	0
60,001-79,999	169	26	0	0
80,000-99,999	146	20	0	0
100,000-119,999	59	65	0	0
120,000-139,999	35	125	0	0
140,000-159,999	16	46	2	0
160,000-179,999	6	18	1	0
180,000-199,999	1	16	0	0
200,000-219,999	4	9	0	0
220,000-239,999	2	2	0	0
240,000-259,999	0	0	0	0
260,000-299,999	2	1	0	0
300,000-399,999	0	0	1	0
400,000 & Over	1	0	0	0
<b>TOTALS</b>	<b>638</b>	<b>329</b>	<b>4</b>	<b>0</b>

Avg List Price	82,672	130,629	213,012	NA
Change from previous years Avg List Price	-0.12%	+3.77%	+51.56%	NA
Avg Sale Price	81,904	130,549	201,000	NA
Change from previous years Avg Sale Price	+0.02%	+4.16%	+46.36%	NA
Avg Market Time	64	81	104	NA

**Total of All = 971**  
**Avg LP = 99,458**  
 (+2.54% over 1999)  
**Avg SP = 99,385**  
 (+3.41% over 1999)  
**Avg MT = 70 days**

**2001**

**Existing Resale & New Construction**

Price Ranges	<2 BR	3 BR	4 BR	5> BR
Undis - 60,000	198	9	0	0
60,001-79,999	144	14	0	0
80,000-99,999	172	10	0	0
100,000-119,999	97	54	0	0
120,000-139,999	75	176	9	0
140,000-159,999	46	129	2	0
160,000-179,999	27	70	7	0
180,000-199,999	3	28	10	0
200,000-219,999	1	8	0	0
220,000-239,999	2	2	0	0
240,000-259,999	0	3	0	0
260,000-299,999	3	7	0	0
300,000-399,999	1	4	0	0
400,000 & Over	1	0	0	0
<b>TOTALS</b>	<b>770</b>	<b>514</b>	<b>28</b>	<b>0</b>

Avg List Price	91,865	145,541	162,944	NA
Change from previous years Avg List Price	+11.12%	+11.42%	-30.73%	NA
Avg Sale Price	92,062	146,073	164,104	NA
Change from previous years Avg Sale Price	+12.40%	+11.89%	-22.48%	NA
Avg Market Time	54	86	98	NA

**Total of All = 1,312**  
**Avg LP = 114,411**  
 (+15.03% over 2000)  
**Avg SP = 115,020**  
 (+15.73% over 2000)  
**Avg MT = 67 days**



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**Region 1A - Municipality of Anchorage**  
**Average Price by Year, # Bedrooms & Construction Status**

**2002**

Price Ranges
Undis - 60,000
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-399,999
400,000 & Over
<b>TOTALS</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
122	5	0	0
126	7	0	0
201	16	0	0
119	20	0	0
71	74	0	0
20	51	1	0
11	37	1	0
6	11	1	0
6	5	0	0
3	8	0	0
1	1	0	0
1	2	0	0
2	1	0	0
0	2	0	0
<b>689</b>	<b>240</b>	<b>3</b>	<b>0</b>

**New Construction**

<2 BR	3 BR	4 BR	5> BR
0	1	0	0
0	0	0	0
0	0	0	0
28	1	0	0
33	37	3	0
11	114	35	0
37	50	7	0
13	41	9	0
2	12	1	0
0	11	0	0
1	2	0	0
0	1	0	0
0	3	0	0
0	1	0	0
<b>125</b>	<b>274</b>	<b>55</b>	<b>0</b>

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
122	6	0	0
126	7	0	0
201	16	0	0
147	21	0	0
104	111	3	0
31	165	36	0
48	87	8	0
19	52	10	0
8	17	1	0
3	19	0	0
2	3	0	0
1	3	0	0
2	4	0	0
0	3	0	0
<b>814</b>	<b>514</b>	<b>58</b>	<b>0</b>

Avg List Price
Change from previous years Avg List Price
Avg Sale Price
Change from previous years Avg Sale Price
Avg Market Time

95,604	147,966	167,800	NA
NA	NA	NA	NA
97,255	146,925	164,800	NA
NA	NA	NA	NA
33	34	32	NA

145,869	163,802	156,132	NA
NA	NA	NA	NA
147,544	166,720	159,053	NA
NA	NA	NA	NA
131	149	171	NA

103,323	156,408	156,736	NA
+12.47%	+7.47%	-3.81%	NA
105,494	157,521	159,350	NA
+14.59%	+7.84%	-2.90%	NA
48	95	168	NA

**Total of All = 932**  
**Avg LP = 109,320**  
 (Change % Not Available)  
**Avg SP = 110,893**  
 (Change % Not Available)  
**Avg MT = 33 days**

**Total of All = 454**  
**Avg LP = 157,936**  
 (Change % Not Available)  
**Avg SP = 160,498**  
 (Change % Not Available)  
**Avg MT = 148 days**

**Total of All = 1,386**  
**Avg LP = 125,245**  
 (+9.47% over 2001)  
**Avg SP = 127,776**  
 (+11.09% over 2001)  
**Avg MT = 71 days**



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**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year, # Bedrooms & Construction Status**

**2003**

Price Ranges
Undis - 60,000
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-399,999
400,000 & Over
<b>TOTALS</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
39	0	0	0
129	6	0	0
165	11	0	0
167	8	0	0
97	48	0	0
33	102	3	0
19	57	4	0
13	24	1	0
5	12	1	0
1	9	0	0
3	3	0	0
3	3	2	0
1	2	0	0
0	2	1	0
<b>675</b>	<b>287</b>	<b>12</b>	<b>0</b>

**New Construction**

<2 BR	3 BR	4 BR	5> BR
0	0	0	0
0	0	0	0
2	0	0	0
0	0	0	0
18	6	1	0
15	116	25	0
15	87	23	0
30	38	8	1
7	12	15	1
0	14	0	0
0	23	0	0
0	10	0	0
0	3	0	0
0	1	0	0
<b>87</b>	<b>310</b>	<b>72</b>	<b>2</b>

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
39	0	0	0
129	6	0	0
167	11	0	0
167	8	0	0
115	54	1	0
48	218	28	0
34	144	27	0
43	62	9	1
12	24	16	1
1	23	0	0
3	26	0	0
3	13	2	0
1	5	0	0
0	3	1	0
<b>762</b>	<b>597</b>	<b>84</b>	<b>2</b>

Avg List Price
Change from previous years Avg List Price
Avg Sale Price
Change from previous years Avg Sale Price
Avg Market Time

105,557	160,718	243,513	NA
+10.41%	+8.62	+45.12	NA
104,624	159,775	242,133	NA
+7.58	+8.75	+46.93	NA
34	38	29	NA

164,198	175,903	173,279	204,150
+12.57%	+7.39%	+10.98%	NA
166,805	181,002	175,358	205,375
+13.05%	+8.57%	+10.25%	NA
149	160	192	258

112,252	168,603	183,313	204,150
8.64%	7.80%	16.96%	NA
111,871	170,797	184,897	205,375
6.04%	8.43%	16.03%	NA
47	101	169	258

**Total of All = 974**  
**Avg LP = 123,510**  
 (+12.98% over 2001)  
**Avg SP = 122,695**  
 (+10.64% over 2001)  
**Avg MT = 35 days**

**Total of All = 471**  
**Avg LP = 173,460**  
 (+9.83% over 2001)  
**Avg SP = 177,620**  
 (+10.67% over 2001)  
**Avg MT = 163 days**

**Total of All = 1,445**  
**Avg LP = 139,791**  
 (+11.61% over 2001)  
**Avg SP = 140,611**  
 (+10.04% over 2001)  
**Avg MT = 77 days**



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**2004**

Price Ranges
Undisclosed
60,000 or less
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-349,999
350,000-399,999
400,000-449,999
450,000-499,000
500,000-599,999
600,000-749,999
750,000-999,999
1,000,000 & Over
<b>TOTALS</b>

<b>Avg List Price</b>
Change from previous years Avg List Price
<b>Avg Sale Price</b>
Change from previous years Avg Sale Price
<b>Avg Market Time</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
2	1	0	0
23	0	0	0
97	2	0	0
140	8	0	0
160	17	0	0
130	27	0	0
35	63	1	0
22	107	4	0
25	39	2	1
9	19	1	0
7	16	3	0
3	9	0	0
4	4	0	0
2	2	1	0
0	1	0	0
0	1	0	0
0	2	0	0
0	1	0	0
0	0	0	0
0	0	0	0
1	0	0	0
0	0	0	0
<b>660</b>	<b>319</b>	<b>12</b>	<b>1</b>

116,266	174,391	205,542	199,900
10.15%	8.51%	-15.59%	NA
115,235	173,489	203,355	195,000
10.14%	8.58%	-16.02%	NA
37	38	44	161

**Total of All = 992** Change from Previous Yr  
**Avg LP = 136,121** 10.21%  
**Avg SP = 135,115** 10.12%  
**Avg MT = 37 days**

**New Construction**

<2 BR	3 BR	4 BR	5> BR
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
2	0	0	0
60	25	0	0
54	34	1	0
20	88	14	0
14	63	2	0
4	16	2	2
0	7	3	0
0	18	0	0
0	14	0	0
0	0	0	0
0	2	0	0
0	0	0	0
0	1	0	0
0	2	0	0
0	0	0	0
0	0	0	0
0	0	0	0
<b>154</b>	<b>270</b>	<b>22</b>	<b>2</b>

147,954	185,816	181,058	215,400
-9.89%	5.64%	4.49%	5.51%
149,773	189,026	182,447	215,650
-10.21%	4.43%	4.04%	5.00%
177	148	125	369

**Total of All = 448** Change from Previous Yr  
**Avg LP = 172,699** -0.44%  
**Avg SP = 175,328** -1.29%  
**Avg MT = 158 days**

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
2	1	0	0
23	0	0	0
97	2	0	0
140	8	0	0
162	17	0	0
190	52	0	0
89	97	2	0
42	195	18	0
39	102	4	1
13	35	3	2
7	23	6	0
3	27	0	0
4	18	0	0
2	2	1	0
0	3	0	0
0	1	0	0
0	3	0	0
0	3	0	0
0	0	0	0
1	0	0	0
0	0	0	0
<b>814</b>	<b>589</b>	<b>34</b>	<b>3</b>

122,261	179,628	189,699	210,233
8.92%	6.54%	3.48%	2.98%
121,785	180,623	189,826	208,767
8.86%	5.75%	2.67%	1.65%
64	88	96	300

**Total of All = 1,440** Change from Previous Yr  
**Avg LP = 147,501** 5.52%  
**Avg SP = 147,652** 5.01%  
**Avg MT = 75 days**



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**Report 1-6**

**1998-2009 Condominium Accumulative Year End Sales  
 Region 1A - Municipality of Anchorage  
 Average Price by Year, # Bedrooms & Construction Status**

**2005**

Price Ranges
Undisclosed
60,000 or less
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-349,999
350,000-399,999
400,000-449,999
450,000-499,000
500,000-599,999
600,000-749,999
750,000-999,999
1,000,000 & Over
<b>TOTALS</b>

<b>Avg List Price</b>
Change from previous years Avg List Price
<b>Avg Sale Price</b>
Change from previous years Avg Sale Price
<b>Avg Market Time</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
0	1	0	0
4	0	0	0
50	0	0	0
116	6	0	0
179	20	0	0
159	15	0	0
91	30	0	0
50	77	3	0
24	102	8	0
16	45	3	0
12	33	0	0
9	21	3	1
3	17	2	0
1	5	0	0
1	3	0	0
1	1	1	0
0	1	0	0
0	0	0	0
1	0	0	0
0	0	0	0
0	0	0	1
<b>717</b>	<b>377</b>	<b>20</b>	<b>2</b>

128,915	191,836	220,093	761,500
10.88%	10.00%	7.08%	280.94%
128,481	191,532	219,905	762,750
11.49%	10.40%	8.14%	291.15%
33	31	25	110

**Total of All = 1,116** Change from Previous Yr  
**Avg LP = 152,938** 12.35%  
**Avg SP = 152,521** 12.88%  
**Avg MT = 32 days**

**New Construction**

<2 BR	3 BR	4 BR	5> BR
0	1	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
14	1	0	0
25	23	6	0
41	64	21	0
33	117	20	0
20	63	2	0
4	21	0	0
2	7	0	0
8	26	15	0
10	9	1	0
8	5	1	0
4	1	0	0
1	2	0	0
1	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
<b>171</b>	<b>340</b>	<b>66</b>	<b>0</b>

205,073	203,580	202,338	NA
38.61%	9.56%	11.75%	NA
209,643	206,414	204,738	NA
39.97%	9.20%	12.22%	NA
188	176	119	NA

**Total of All = 577** Change from Previous Yr  
**Avg LP = 203,880** 18.06%  
**Avg SP = 207,181** 18.17%  
**Avg MT = 173 days**

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
0	2	0	0
4	0	0	0
50	0	0	0
116	6	0	0
179	20	0	0
173	16	0	0
116	53	6	0
91	141	24	0
57	219	28	0
36	108	5	0
16	54	0	0
11	28	3	1
11	43	17	0
11	14	1	0
9	8	1	0
5	2	1	0
1	3	0	0
1	0	0	0
1	0	0	0
0	0	0	0
0	0	0	1
<b>888</b>	<b>717</b>	<b>86</b>	<b>2</b>

143,581	197,405	206,467	761,500
17.44%	9.90%	8.84%	262.22%
144,110	198,588	208,266	762,750
18.33%	9.95%	9.71%	265.36%
63	99	97	110

**Total of All = 1,693** Change from Previous Yr  
**Avg LP = 170,300** 15.46%  
**Avg SP = 171,139** 15.91%  
**Avg MT = 80 days**



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**Report 1-6**

**1998-2009 Condominium Accumulative Year End Sales  
 Region 1A - Municipality of Anchorage  
 Average Price by Year, # Bedrooms & Construction Status**

**2006**

Price Ranges
Undisclosed
60,000 or less
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-349,999
350,000-399,999
400,000-449,999
450,000-499,000
500,000-599,999
600,000-749,999
750,000-999,999
1,000,000 & Over
<b>TOTALS</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
1	0	0	0
1	0	0	0
26	0	0	0
117	0	0	0
116	7	0	0
167	17	0	0
117	3	0	0
80	52	2	0
40	67	1	0
26	102	12	0
17	53	7	0
9	23	4	1
19	16	0	1
3	14	1	0
0	7	1	0
1	6	0	0
0	0	0	0
0	1	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
<b>740</b>	<b>368</b>	<b>28</b>	<b>2</b>

**New Construction**

<2 BR	3 BR	4 BR	5> BR
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
1	0	0	0
0	0	0	0
17	7	0	0
24	42	11	0
28	25	2	0
30	47	3	0
7	47	2	0
1	33	0	0
12	28	0	0
2	17	8	0
0	1	2	0
1	2	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
1	0	0	0
<b>124</b>	<b>249</b>	<b>28</b>	<b>0</b>

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
1	0	0	0
1	0	0	0
26	0	0	0
117	0	0	0
117	7	0	0
167	17	0	0
134	10	0	0
104	94	13	0
68	92	3	0
56	149	15	0
24	100	9	0
10	56	4	1
31	44	0	1
5	31	9	0
0	8	3	0
2	8	0	0
0	0	0	0
0	1	0	0
0	0	0	0
0	0	0	0
1	0	0	0
<b>864</b>	<b>617</b>	<b>56</b>	<b>2</b>

<b>Avg List Price</b>
Change from previous years Avg List Price
<b>Avg Sale Price</b>
Change from previous years Avg Sale Price
<b>Avg Market Time</b>

141,666	215,583	226,111	260,950
9.89%	12.38%	2.73%	-65.73%
141,006	214,751	225,438	260,000
9.75%	12.12%	2.52%	-65.91%
38	35	51	28

209,241	225,357	236,434	NA
2.03%	10.70%	16.85%	NA
209,460	226,860	236,769	NA
-0.09%	9.91%	15.64%	NA
105	101	82	NA

151,364	219,528	231,272	260,950
5.42%	11.21%	12.01%	-65.73%
150,842	219,638	231,104	260,000
4.67%	10.60%	10.97%	-65.91%
47	62	67	28

**Total of All = 1,138** Change from Previous Yr  
**Avg LP = 167,856** 9.75%  
**Avg SP = 167,163** 9.60%  
**Avg MT = 37 days**

**Total of All = 401** Change from Previous Yr  
**Avg LP = 221,147** 8.47%  
**Avg SP = 222,171** 7.24%  
**Avg MT = 101 days**

**Total of All = 1,539** Change from Previous Yr  
**Avg LP = 181,741** 6.72%  
**Avg SP = 181,505** 6.06%  
**Avg MT = 54 days**



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**Report 1-6**

**1998-2009 Condominium Accumulative Year End Sales  
 Region 1A - Municipality of Anchorage  
 Average Price by Year, # Bedrooms & Construction Status**

**2007**

Price Ranges
Undisclosed
60,000 or less
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-349,999
350,000-399,999
400,000-449,999
450,000-499,000
500,000-599,999
600,000-749,999
750,000-999,999
1,000,000 & Over
<b>TOTALS</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
6	3	0	0
2	0	0	0
18	0	0	0
80	0	0	0
94	4	0	0
164	17	0	0
99	10	2	0
92	56	1	0
36	80	4	0
24	115	8	0
29	64	5	0
13	22	3	0
17	18	2	0
8	21	2	0
2	4	1	0
0	1	0	0
1	1	1	0
0	2	0	0
0	4	0	0
0	0	0	0
0	0	0	0
0	0	0	0
1	0	0	0
1	0	0	0
<b>685</b>	<b>422</b>	<b>29</b>	<b>0</b>

**New Construction**

<2 BR	3 BR	4 BR	5> BR
0	5	0	0
0	0	0	0
0	0	0	0
1	0	0	0
0	0	0	0
0	0	0	0
0	1	0	0
16	21	1	0
22	5	0	0
7	14	0	0
13	28	2	0
15	29	1	0
9	19	0	0
4	10	0	0
0	4	0	0
1	0	3	0
0	0	0	0
0	0	0	0
0	0	0	0
1	0	0	0
1	0	0	0
<b>90</b>	<b>136</b>	<b>7</b>	<b>0</b>

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
6	8	0	0
2	0	0	0
18	0	0	0
81	0	0	0
94	4	0	0
164	17	0	0
99	11	2	0
108	77	2	0
58	85	4	0
31	129	8	0
42	92	7	0
28	51	4	0
26	37	2	0
12	31	2	0
2	8	1	0
1	1	3	0
1	1	1	0
0	2	0	0
0	4	0	0
1	0	0	0
1	0	0	0
<b>775</b>	<b>558</b>	<b>36</b>	<b>0</b>

<b>Avg List Price</b>
Change from previous years Avg List Price
<b>Avg Sale Price</b>
Change from previous years Avg Sale Price
<b>Avg Market Time</b>

150,193	219,788	241,941	N/A
6.02%	1.95%	7.00%	N/A
149,159	217,848	239,721	N/A
5.78%	1.44%	6.34%	N/A
60	68	79	N/A

237,415	239,963	301,486	N/A
13.46%	6.48%	27.51%	N/A
235,657	240,244	304,722	N/A
12.51%	5.90%	28.70%	N/A
122	156	63	N/A

160,322	224,705	253,519	N/A
5.92%	2.36%	9.62%	N/A
159,282	223,182	252,360	N/A
5.60%	1.61%	9.20%	N/A
67	89	76	N/A

**Total of All = 1,136** Change from Previous Yr  
**Avg LP = 178,388** 6.27%  
**Avg SP = 177,027** 5.90%  
**Avg MT = 63 days**

**Total of All = 233** Change from Previous Yr  
**Avg LP = 240,827** 8.90%  
**Avg SP = 240,413** 8.21%  
**Avg MT = 140 days**

**Total of All = 1,369** Change from Previous Yr  
**Avg LP = 189,015** 4.00%  
**Avg SP = 187,692** 3.41%  
**Avg MT = 76 days**



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**Report 1-6**

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 Region 1A - Municipality of Anchorage  
 Average Price by Year, # Bedrooms & Construction Status**

**2008**

Price Ranges
Undisclosed
60,000 or less
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-349,999
350,000-399,999
400,000-449,999
450,000-499,000
500,000-599,999
600,000-749,999
750,000-999,999
1,000,000 & Over
<b>TOTALS</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
3	0	0	0
8	0	0	0
0	0	0	0
51	0	0	0
93	5	0	0
126	6	0	0
91	16	0	0
97	42	1	0
36	69	4	0
27	80	7	0
18	48	6	0
10	23	0	1
9	17	1	0
1	19	2	0
2	2	2	0
0	0	0	0
0	2	0	0
0	0	1	0
0	2	0	0
1	0	0	0
0	1	0	0
<b>573</b>	<b>332</b>	<b>24</b>	<b>1</b>

**New Construction**

<2 BR	3 BR	4 BR	5> BR
3	0	1	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
7	0	0	0
11	11	0	0
19	20	0	0
2	5	0	0
14	36	1	0
13	33	2	0
5	12	4	0
5	5	6	0
2	3	0	0
1	1	3	0
1	0	1	0
0	0	1	0
0	0	0	0
1	0	0	0
0	0	0	0
<b>84</b>	<b>126</b>	<b>19</b>	<b>0</b>

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
6	0	1	0
8	0	0	0
0	0	0	0
51	0	0	0
93	5	0	0
126	6	0	0
98	16	0	0
108	53	1	0
55	89	4	0
29	85	7	0
32	84	7	0
23	56	2	1
14	29	5	0
6	24	8	0
4	5	2	0
1	1	3	0
1	2	1	0
0	0	2	0
0	2	0	0
2	0	0	0
0	1	0	0
<b>657</b>	<b>458</b>	<b>43</b>	<b>1</b>

<b>Avg List Price</b>
Change from previous years Avg List Price
<b>Avg Sale Price</b>
Change from previous years Avg Sale Price
<b>Avg Market Time</b>

151,807	221,465	248,244	259,900
1.07%	0.76%	2.61%	N/A
150,080	219,055	246,317	247,000
0.62%	0.55%	2.75%	N/A
67	105	70	31

239,564	237,887	358,705	N/A
0.91%	-0.87%	18.98%	N/A
235,498	238,106	344,746	N/A
-0.07%	-0.89%	13.13%	N/A
202	163	262	N/A

163,027	225,983	297,052	259,900
1.69%	0.57%	17.17%	N/A
160,708	224,297	288,500	247,000
0.90%	0.50%	14.32%	N/A
84	121	155	31

**Total of All = 930** Change from Previous Yr  
**Avg LP = 179,279** 0.50%  
**Avg SP = 177,379** 0.20%  
**Avg MT = 81 days**

**Total of All = 229** Change from Previous Yr  
**Avg LP = 248,527** 3.20%  
**Avg SP = 245,698** 2.20%  
**Avg MT = 186 days**

**Total of All = 1,159** Change from Previous Yr  
**Avg LP = 192,961** 2.09%  
**Avg SP = 190,723** 1.61%  
**Avg MT = 101 days**



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 Region 1A - Municipality of Anchorage  
 Average Price by Year, # Bedrooms & Construction Status**

**2009**

Price Ranges
Undisclosed
60,000 or less
60,001-79,999
80,000-99,999
100,000-119,999
120,000-139,999
140,000-159,999
160,000-179,999
180,000-199,999
200,000-219,999
220,000-239,999
240,000-259,999
260,000-299,999
300,000-349,999
350,000-399,999
400,000-449,999
450,000-499,000
500,000-599,999
600,000-749,999
750,000-999,999
1,000,000 & Over
<b>TOTALS</b>

**Existing Resale**

<2 BR	3 BR	4 BR	5> BR
1	1	0	0
1	0	0	0
12	0	0	0
46	3	0	0
50	4	0	0
112	11	0	0
67	13	0	0
79	37	0	0
40	48	2	0
18	98	6	0
29	48	3	0
13	26	5	1
9	17	6	0
4	28	1	0
2	3	1	0
2	0	0	0
1	3	0	0
3	1	0	0
1	0	0	0
1	0	0	0
0	0	0	0
<b>491</b>	<b>341</b>	<b>24</b>	<b>1</b>

**New Construction**

<2 BR	3 BR	4 BR	5> BR
0	1	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
3	0	0	0
3	2	0	0
14	16	0	0
2	11	1	0
11	11	0	0
8	6	0	0
1	19	2	0
3	11	3	0
1	3	0	0
2	1	2	0
1	0	0	0
0	0	0	0
1	0	0	0
0	0	0	0
0	0	0	0
<b>50</b>	<b>81</b>	<b>8</b>	<b>0</b>

**Resale & New Construction**

<2 BR	3 BR	4 BR	5> BR
1	2	0	0
1	0	0	0
12	0	0	0
46	3	0	0
50	4	0	0
112	11	0	0
70	13	0	0
82	39	0	0
54	64	2	0
20	109	7	0
40	59	3	0
21	32	5	1
10	36	8	0
7	39	4	0
3	6	1	0
4	1	2	0
2	3	0	0
3	1	0	0
2	0	0	0
1	0	0	0
0	0	0	0
<b>541</b>	<b>422</b>	<b>32</b>	<b>1</b>

<b>Avg List Price</b>
Change from previous years Avg List Price
<b>Avg Sale Price</b>
Change from previous years Avg Sale Price
<b>Avg Market Time</b>

163,998	223,108	248,840	259,000
8.03%	0.74%	0.24%	-0.35%
161,197	219,078	243,438	259,000
7.41%	0.01%	-1.17%	4.86%
66	101	61	47

247,217	252,567	328,621	-
3.19%	6.17%	-8.39%	N/A
244,795	252,394	331,653	
3.95%	6.00%	-3.80%	N/A
214	158	175	-

171,689	228,763	268,785	259,000
5.31%	1.23%	-9.52%	-0.35%
168,938	225,423	265,491	259,000
5.12%	0.50%	-7.98%	4.86%
79	112	89	47

**Total of All = 857** Change from Previous Yr  
**Avg LP = 190,005** 5.98%  
**Avg SP = 186,637** 4.10%  
**Avg MT = 80 days**

**Total of All = 139** Change from Previous Yr  
**Avg LP = 255,020** 2.61%  
**Avg SP = 254,235** 2.30%  
**Avg MT = 179 days**

**Total of All = 996** Change from Previous Yr  
**Avg LP = 199,078** 3.17%  
**Avg SP = 196,031** 1.59%  
**Avg MT = 94 days**



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Alaska Multiple Listing Service, Inc.  
 903 W. Northern Lights Blvd., Suite 100 • Anchorage, AK 99503-2400  
 Local Voice: 907-770-4800 • Fax: 907-770-4819  
 Statewide Voice: 1-800-770-3811 • Fax: 1-888-563-5322  
 www.alaskarealestate.com

**Report 1-7**

**1998-2009 Condominium Accumulative Year End Sales  
 Region 1A - Municipality of Anchorage  
 Average Price by Year, MLS Area & Construction Status  
 Area 5 - Downtown Anchorage**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	52	120,490	20.49	118,508	22.22	79
1999	57	106,639	-11.50	103,074	-13.02	76
2000	50	118,578	11.20	116,454	12.98	69
2001	69	127,460	7.49	124,543	6.95	47
2002	62	132,158	3.69	128,840	3.45	30
2003	47	177,564	34.36	175,141	35.94	26
2004	49	181,280	2.09	176,941	1.03	39
2005	64	180,612	-0.37	177,117	0.10	37
2006	51	230,076	27.39	228,324	28.91	32
2007	57	246,472	7.13	241,714	5.86	81
2008	59	217,060	-11.93	211,201	-12.62	115
2009	57	247,381	13.97	230,872	9.31	85

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	4	235,000	NA	240,402	NA	3
2000	0	NA	NA	NA	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	1	489,000	NA	501,225	NA	364
2003	1	519,000	6.13	538,500	7.44	229
2004	3	504,300	-2.83	510,877	-5.13	180
2005	39	341,337	-32.31	353,659	-30.77	341
2006	13	314,462	-7.87	307,875	-12.95	112
2007	4	694,250	120.77	666,250	116.40	259
2008	6	525,667	-24.28	472,500	-29.08	211
2009	7	433,076	-17.61	415,440	-12.08	409

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	52	120,490	20.49	118,508	22.22	79
1999	61	115,056	-4.51	112,229	-5.30	71
2000	50	118,578	3.06	116,454	3.76	69
2001	69	127,460	7.49	124,543	6.95	47
2002	62	137,822	8.13	134,750	8.20	35
2003	48	184,677	34.00	182,711	35.59	30
2004	52	199,915	8.25	196,207	7.39	48
2005	103	241,469	20.79	243,963	24.34	152
2006	64	247,217	2.38	244,483	0.21	48
2007	61	275,835	11.58	269,552	10.25	93
2008	65	245,547	-10.98	235,698	-12.56	124
2009	64	267,691	9.02	251,380	6.65	121

**Area 10 - Spenard**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	80	87,588	4.56	86,407	5.33	57
1999	80	93,057	6.24	92,399	6.93	63
2000	99	103,989	11.75	104,021	12.58	65
2001	90	108,160	4.01	109,108	4.89	49
2002	84	119,109	10.12	118,556	8.66	42
2003	93	125,019	4.96	123,578	4.24	30
2004	110	143,982	15.17	142,901	15.64	37
2005	117	158,887	10.35	157,831	10.45	33
2006	118	169,200	6.49	168,623	6.84	42
2007	122	162,712	-3.83	159,902	-5.17	96
2008	80	179,002	10.01	176,290	10.25	63
2009	90	204,011	13.97	200,019	13.46	53

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	11	172,515	1.76	178,208	1.56	240
1999	8	186,581	8.15	193,415	8.53	120
2000	3	179,765	-3.65	183,270	-5.25	136
2001	26	147,687	-17.84	150,418	-17.93	89
2002	41	178,808	21.07	183,427	21.94	121
2003	30	206,375	15.42	212,837	16.03	157
2004	46	177,404	-14.04	183,585	-13.74	113
2005	14	182,086	2.64	185,816	1.22	149
2006	3	179,900	-1.20	180,267	-2.99	32
2007	0	NA	NA	NA	NA	NA
2008	1	339,000	NA	339,000	NA	7
2009	1	163,854	-51.67	163,854	-51.67	62

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	91	97,854	5.10	97,504	5.74	79
1999	88	101,559	3.79	101,796	4.40	69
2000	102	106,218	4.59	106,398	4.52	67
2001	116	117,019	10.17	118,613	11.48	58
2002	125	138,691	18.52	140,005	18.04	68
2003	123	144,862	4.45	145,348	3.82	62
2004	156	153,837	6.20	154,898	6.57	60
2005	131	161,366	4.89	160,822	3.82	45
2006	121	169,465	5.02	168,914	5.03	42
2007	122	162,712	-3.98	159,902	-5.34	96
2008	81	180,977	11.23	178,299	11.51	63
2009	91	203,570	12.48	199,622	11.96	54



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**Report 1-7**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year, MLS Area & Construction Status**

**Area 15 - West Tudor Road to Dimond Blvd.**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	139	92,056	-0.07	90,188	-0.18	50
1999	130	103,533	12.47	102,472	13.62	65
2000	140	96,750	-6.55	96,091	-6.23	50
2001	136	101,276	4.68	100,014	4.08	42
2002	148	114,251	12.81	113,753	13.74	32
2003	170	116,571	2.03	116,202	2.15	38
2004	173	133,843	14.82	133,570	14.95	35
2005	178	145,997	9.08	146,179	9.44	30
2006	188	165,719	13.51	165,128	12.96	30
2007	194	172,168	3.89	170,589	3.31	46
2008	155	174,610	1.42	172,598	1.18	68
2009	130	177,560	1.69	175,090	1.44	134

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	9	154,277	NA	154,572	NA	159
1999	2	164,750	6.79	160,000	3.51	278
2000	7	149,285	-9.39	149,414	-6.62	136
2001	212	136,087	-8.84	139,528	-6.62	120
2002	66	137,468	1.01	138,372	-0.83	113
2003	23	148,352	7.92	149,578	8.10	234
2004	74	151,814	2.33	152,469	1.93	118
2005	50	183,361	20.78	185,583	21.72	161
2006	37	191,814	4.61	193,637	4.34	87
2007	21	203,799	6.25	202,976	4.82	163
2008	15	246,673	21.04	244,922	20.67	239
2009	5	246,500	-0.07	243,510	-0.58	77

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	148	95,839	4.04	94,156	4.21	56
1999	132	104,460	9.00	103,344	9.76	68
2000	147	99,252	-4.99	98,648	-4.54	54
2001	348	122,483	23.41	124,464	26.17	89
2002	214	121,411	-0.88	121,418	-2.45	57
2003	193	120,358	-0.87	120,179	-1.02	61
2004	247	139,227	15.68	139,255	15.87	60
2005	228	154,190	10.75	154,821	11.18	59
2006	225	170,010	10.26	169,816	9.69	39
2007	215	175,258	3.09	173,767	2.33	58
2008	170	180,969	3.26	178,980	3.00	83
2009	135	180,113	-0.47	177,624	-0.76	132

**Area 20 - Dimond South**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	69	91,475	5.88	88,344	3.99	53
1999	74	92,257	0.85	91,338	3.39	56
2000	65	100,024	8.42	98,757	8.12	52
2001	66	114,015	13.99	114,953	16.40	28
2002	90	118,141	3.62	117,585	2.29	32
2003	95	140,277	18.74	139,231	18.41	28
2004	110	147,209	4.94	146,500	5.22	37
2005	105	171,333	16.39	170,795	16.58	26
2006	122	177,720	3.73	176,795	3.51	34
2007	110	208,158	17.13	206,859	17.01	51
2008	105	196,048	-5.82	194,616	-5.92	66
2009	102	201,248	2.65	198,228	1.86	53

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	11	132,445	NA	133,009	NA	78
1999	26	139,265	5.15	139,992	5.25	91
2000	11	141,854	1.86	141,990	1.43	139
2001	65	147,425	3.93	148,443	4.54	103
2002	138	148,282	0.58	150,232	1.21	159
2003	72	205,535	38.61	213,652	42.21	73
2004	45	187,399	-8.82	193,731	-9.32	125
2005	58	215,535	15.01	221,414	14.29	212
2006	86	246,196	14.23	247,400	11.74	80
2007	50	283,887	15.31	284,602	15.04	93
2008	47	287,217	1.17	288,684	1.43	178
2009	37	303,599	5.70	306,506	6.17	208

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	80	97,108	12.40	94,563	11.31	56
1999	100	104,479	7.59	103,624	9.58	65
2000	76	106,078	1.53	105,098	1.42	65
2001	131	130,593	23.11	131,038	24.68	65
2002	228	136,384	4.43	137,345	4.81	109
2003	167	168,412	23.48	171,317	24.73	47
2004	155	158,877	-5.66	160,212	-6.48	63
2005	163	187,062	17.74	188,918	17.92	92
2006	208	206,032	10.14	205,987	9.04	53
2007	160	231,823	12.52	231,307	12.29	64
2008	152	224,239	-3.27	223,703	-3.29	101
2009	139	228,492	1.90	227,050	1.50	94



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**Report 1-7**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year, MLS Area & Construction Status**

**Area 25 - Dearmoun Road to Potter Marsh**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	2	123,500	NA	123,500	NA	27
2002	1	129,900	5.18	129,900	5.18	49
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA
2009	0	NA	NA	NA	NA	NA

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	2	607,000	NA	599,000	NA	230
2009	0	NA	NA	NA	NA	NA

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	2	123,500	NA	123,500	NA	27
2002	1	129,900	5.18	129,900	5.18	49
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	2	607,000	NA	599,000	NA	230
2009	0	NA	NA	NA	NA	NA

**Area 30 - Abbott Road to Dearmoun Road**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	81	67,209	-2.95	65,722	-3.56	70
1999	108	71,380	6.21	70,797	7.72	64
2000	62	81,614	14.34	81,572	15.22	53
2001	69	91,495	12.11	92,659	13.59	25
2002	63	97,283	6.33	96,797	4.47	22
2003	81	118,246	21.55	117,989	21.89	28
2004	73	123,370	4.33	122,142	3.52	25
2005	98	138,537	12.29	138,270	13.20	24
2006	82	130,066	-6.11	129,955	-6.01	19
2007	80	142,321	2.73	141,328	2.21	37
2008	64	136,506	4.95	136,043	4.68	52
2009	70	163,162	19.53	161,017	18.36	51

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	19	162,556	34.61	160,336	29.17	128
1999	4	176,550	8.61	175,264	9.31	120
2000	1	302,500	71.34	295,000	68.32	99
2001	32	202,203	-33.16	202,349	-31.41	107
2002	23	200,626	-0.78	202,689	0.17	271
2003	2	192,300	-4.15	192,800	-4.88	611
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA
2009	2	264,250	NA	266,990	NA	34

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	100	85,325	6.87	83,100	4.12	81
1999	112	75,136	-11.94	74,596	-10.23	66
2000	63	85,120	13.29	85,071	14.04	54
2001	101	126,571	48.70	129,223	51.90	51
2002	86	124,922	-1.30	125,450	-2.92	90
2003	83	120,030	-3.92	119,792	-4.51	42
2004	73	123,370	2.78	122,142	1.96	25
2005	98	138,537	12.29	138,270	13.20	24
2006	82	130,066	-6.11	129,955	-6.01	19
2007	80	142,321	2.73	141,328	2.21	37
2008	64	136,506	4.95	136,043	4.68	52
2009	72	165,970	21.58	163,961	20.52	51



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**Report 1-7**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year, MLS Area & Construction Status**

**Area 35 - East Tudor Road - Abbott Road**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	17	63,805	-13.69	61,641	-14.70	93
1999	23	77,728	21.82	76,921	24.79	44
2000	22	92,986	19.63	92,697	20.51	60
2001	21	111,425	19.83	110,373	19.07	17
2002	28	117,236	5.22	116,645	5.68	22
2003	48	133,784	14.12	133,018	14.04	33
2004	44	141,684	5.91	140,103	5.33	39
2005	86	170,005	19.99	170,176	21.46	26
2006	106	185,520	9.13	185,028	8.73	63
2007	112	193,102	4.09	191,628	3.57	95
2008	81	201,201	4.19	200,048	4.39	217
2009	57	204,711	1.74	203,911	1.93	132

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	21	123,868	NA	124,512	NA	65
1999	27	125,077	0.98	126,109	1.28	152
2000	55	129,097	3.21	131,703	4.44	122
2001	20	168,655	30.64	169,325	28.57	140
2002	78	151,723	-10.04	154,510	-8.75	118
2003	93	156,222	2.97	160,107	3.62	167
2004	66	163,967	4.96	165,868	3.60	108
2005	155	185,151	12.92	187,776	13.21	90
2006	91	213,705	15.42	214,275	14.11	81
2007	26	221,385	3.59	221,767	3.50	123
2008	5	245,890	11.07	246,030	10.94	116
2009	15	214,093	-12.93	211,780	-13.92	219

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	38	96,998	31.20	96,386	33.38	78
1999	50	103,296	6.49	103,021	6.88	103
2000	77	118,780	14.99	120,559	17.02	104
2001	41	139,342	17.31	139,130	15.40	77
2002	104	142,612	2.35	144,542	3.89	94
2003	141	148,584	4.19	150,885	4.39	121
2004	110	155,054	4.35	155,562	3.10	80
2005	241	179,746	15.92	181,495	16.67	67
2006	197	198,540	10.46	198,538	9.39	71
2007	138	198,431	-0.05	197,307	-0.62	101
2008	86	203,799	2.71	202,722	2.74	211
2009	72	206,665	1.41	205,551	1.40	150

**Area 40 - Seward Highway to Boniface Parkway**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	143	74,205	-5.77	73,498	-4.56	91
1999	163	80,465	8.44	79,449	8.10	61
2000	179	79,591	-1.09	78,386	-1.34	57
2001	237	78,054	-1.93	77,966	-0.54	29
2002	217	88,520	13.41	94,523	21.24	28
2003	200	104,689	18.27	104,162	10.20	39
2004	196	111,124	6.15	110,077	5.68	40
2005	200	125,848	13.25	125,735	14.22	40
2006	185	131,195	4.25	130,269	3.61	38
2007	141	138,282	5.40	139,112	6.79	53
2008	138	150,820	9.07	149,126	7.20	72
2009	122	147,301	-2.33	145,331	-2.54	51

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	14	136,928	7.82	137,500	8.27	127
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	2	183,200	NA	183,200	NA	64
2002	32	147,130	-19.69	153,128	-16.41	75
2003	22	183,464	24.70	189,319	23.63	131
2004	14	202,229	10.23	207,880	9.80	77
2005	5	203,700	0.73	203,540	-2.09	173
2006	20	175,565	-13.81	175,566	-13.74	116
2007	41	212,107	20.81	211,055	20.21	136
2008	41	210,859	-0.59	211,490	0.21	173
2009	4	243,650	15.55	243,075	14.93	143

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	157	79,798	-0.64	79,316	0.87	94
1999	163	80,465	0.84	79,449	0.17	61
2000	179	79,591	-1.09	78,386	-1.34	57
2001	239	78,934	-0.83	78,858	0.60	29
2002	249	96,053	21.69	103,049	30.68	34
2003	222	112,496	17.12	112,601	9.27	48
2004	210	117,198	4.18	116,660	3.60	42
2005	205	127,746	9.00	127,632	9.41	43
2006	205	135,524	6.09	134,688	5.53	46
2007	182	154,913	14.31	155,591	15.52	72
2008	179	164,572	6.24	163,491	5.08	96
2009	126	150,360	-8.64	148,459	-9.19	54



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**Report 1-7**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year, MLS Area & Construction Status**

**Area 45 - Boniface Parkway to Muldoon Road**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	148	90,044	2.99	88,670	2.90	60
1999	164	94,643	5.11	93,711	5.69	70
2000	197	92,527	-2.24	93,885	0.19	51
2001	158	103,672	12.05	103,427	10.16	38
2002	187	118,058	13.88	117,877	13.97	33
2003	184	128,709	9.02	128,062	8.64	39
2004	178	140,484	9.15	139,726	9.11	42
2005	212	155,247	10.51	155,293	11.14	32
2006	218	174,107	12.15	173,901	11.98	35
2007	209	181,095	4.01	180,172	3.61	63
2008	183	178,710	-1.32	177,564	-1.45	64
2009	162	192,734	7.85	190,948	7.54	84

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	23	132,027	-4.63	132,215	-5.99	96
1999	46	138,315	4.76	139,790	5.73	202
2000	31	147,500	6.64	148,469	6.21	94
2001	33	160,993	9.15	161,096	8.50	154
2002	12	176,887	9.87	178,924	11.07	91
2003	135	166,819	-5.69	169,857	-5.07	179
2004	134	167,099	0.17	168,819	-0.61	213
2005	152	189,376	13.33	191,285	13.31	162
2006	115	203,605	7.51	204,675	7.00	129
2007	57	208,917	2.61	208,008	1.63	165
2008	65	200,157	-4.19	200,079	-3.81	160
2009	41	202,912	1.38	203,450	1.68	128

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	171	95,691	3.49	94,596	3.96	65
1999	210	104,209	8.90	103,458	9.37	99
2000	228	100,002	-4.04	101,796	-1.61	56
2001	191	113,576	13.57	113,604	11.60	58
2002	199	121,606	7.07	121,596	7.03	37
2003	319	144,837	19.10	145,750	19.86	98
2004	312	151,915	4.89	152,221	4.44	115
2005	364	169,499	11.57	170,265	11.85	87
2006	333	184,294	8.73	184,529	8.38	68
2007	266	187,057	1.50	185,783	0.68	85
2008	248	184,331	-1.46	183,285	-1.34	89
2009	203	194,789	5.67	193,473	5.56	93

**Area 50 - Post Road to Glenn Highway**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	2	46,000	84.00	47,250	81.73	110
1999	1	49,900	8.48	43,350	-8.25	175
2000	1	117,900	136.27	114,900	165.05	51
2001	1	52,000	-55.89	50,000	-56.48	64
2002	3	58,000	11.54	56,500	13.00	21
2003	4	65,500	12.93	65,500	15.93	111
2004	1	83,000	26.72	76,500	16.79	57
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA
2009	0	NA	NA	NA	NA	NA

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	3	115,666	NA	115,666	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA
2009	0	NA	NA	NA	NA	NA

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	2	46,000	84.00	47,250	81.73	110
1999	1	49,900	8.48	43,350	-8.25	175
2000	4	116,225	132.92	115,475	166.38	13
2001	1	52,000	-55.26	50,000	-56.70	64
2002	3	58,000	11.54	56,500	13.00	21
2003	4	65,500	12.93	65,500	15.93	111
2004	1	83,000	26.72	76,500	16.79	57
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA
2009	0	NA	NA	NA	NA	NA



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**Report 1-7**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year, MLS Area & Construction Status**

**Area 90 - Ft. Richardson to South Birchwood Loop**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	5	95,760	10.89	94,820	16.04	47
1999	7	105,000	9.65	107,135	12.99	20
2000	6	95,503	-9.04	93,883	-12.37	65
2001	9	112,733	18.04	112,500	19.83	38
2002	7	111,907	-0.73	113,598	0.98	28
2003	15	147,593	31.89	144,567	27.26	32
2004	22	176,581	19.64	175,343	21.29	42
2005	29	221,869	25.65	221,845	26.52	28
2006	40	205,803	-7.24	205,910	-7.18	32
2007	80	187,461	-8.91	186,377	-9.49	62
2008	46	200,684	7.05	199,518	7.05	51
2009	50	213,237	6.26	211,385	5.95	53

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	1	122,900	23.02	Undiscl	NA	53
1999	6	135,983	10.65	135,983	NA	291
2000	7	170,662	25.50	167,148	22.92	835
2001	20	169,344	-0.77	170,053	1.74	268
2002	62	173,197	2.28	175,522	3.22	209
2003	93	164,609	-4.96	167,109	-4.79	190
2004	65	178,836	8.64	180,456	7.99	199
2005	104	207,756	16.17	209,749	16.23	236
2006	30	258,724	24.53	263,135	25.45	115
2007	25	240,500	-7.04	240,114	-8.75	135
2008	37	249,363	3.69	249,285	3.82	240
2009	25	250,111	0.30	246,827	-0.99	152

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	6	100,283	9.00	94,820	3.09	48
1999	13	119,300	18.96	120,450	27.03	145
2000	13	135,974	13.98	133,333	10.70	479
2001	29	151,775	11.62	152,191	14.14	196
2002	69	166,979	10.02	169,240	11.20	191
2003	108	162,246	-2.83	163,978	-3.11	168
2004	87	178,265	9.87	179,163	9.26	160
2005	133	210,833	18.27	212,386	18.54	190
2006	70	228,483	8.37	230,435	8.50	68
2007	105	200,090	-12.43	199,172	-13.57	79
2008	83	222,384	11.14	221,703	11.31	135
2009	75	225,528	1.41	222,880	0.53	86

**Area 100 - South Birchwood Loop to Eklutna**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	1	35,000	NA	30,000	NA	22
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	1	84,900	NA	88,000	NA	156
2002	2	89,900	5.89	89,950	2.22	187
2003	4	97,200	8.12	94,125	4.64	37
2004	5	97,940	0.76	97,095	3.16	66
2005	7	120,257	22.79	117,586	21.10	151
2006	4	105,100	-12.60	104,250	-11.34	107
2007	2	128,750	22.50	122,500	17.51	77
2008	4	123,075	-4.41	122,100	-0.33	41
2009	1	94,000	-23.62	87,500	-28.34	14

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA
2009	0	NA	NA	NA	NA	NA

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	1	35,000	NA	30,000	NA	22
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	1	84,900	NA	88,000	NA	156
2002	2	89,900	5.89	89,950	2.22	187
2003	4	97,200	8.12	94,125	4.64	37
2004	5	97,940	0.76	97,095	3.16	66
2005	7	120,257	22.79	117,586	21.10	151
2006	4	105,100	-12.60	104,250	-11.34	107
2007	2	128,750	22.50	122,500	17.51	77
2008	4	123,075	-4.41	122,100	-0.33	41
2009	1	94,000	-23.62	87,500	-28.34	14



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**Report 1-7**  
**1998-2009 Condominium Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year, MLS Area & Construction Status**

**Area 101 - Turnagain Arm**

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	28	104,796	-1.94	99,703	-3.51	206
1999	25	90,227	-13.90	87,994	-11.74	104
2000	34	105,182	16.57	101,022	14.81	126
2001	42	90,650	-13.82	88,704	-12.19	158
2002	40	104,532	15.31	100,702	13.53	67
2003	33	112,861	7.97	111,321	10.54	43
2004	31	144,509	28.04	142,715	28.20	26
2005	20	149,895	3.73	148,250	3.88	26
2006	24	219,763	46.61	214,367	44.60	56
2007	29	235,759	7.28	230,179	7.38	56
2008	15	245,233	4.02	237,773	3.30	37
2009	16	232,700	-5.11	224,594	-5.54	135

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	1	359,000	NA	375,000	NA	2
2002	1	329,000	-8.36	329,000	-12.27	112
2003	0	NA	NA	NA	NA	NA
2004	1	360,000	NA	360,000	NA	851
2005	0	NA	NA	NA	NA	NA
2006	6	274,583	NA	277,417	NA	134
2007	9	276,489	0.69	268,667	-3.15	209
2008	10	289,500	4.71	273,748	1.89	182
2009	2	250,000	-13.64	253,000	-7.58	458

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	28	104,796	-8.31	99,703	-9.70	206
1999	25	90,227	-13.90	87,994	-11.74	104
2000	34	105,182	16.57	101,022	14.81	126
2001	43	96,890	-7.88	95,362	-5.60	154
2002	41	110,007	13.54	106,410	11.59	68
2003	33	112,861	2.59	111,321	4.62	43
2004	32	151,243	34.01	149,505	34.30	52
2005	20	149,895	-0.89	148,250	-0.84	26
2006	30	230,727	53.93	226,977	53.10	71
2007	38	245,405	6.36	239,294	5.43	92
2008	25	262,940	7.15	252,163	5.38	95
2009	18	234,622	-10.77	227,750	-9.68	171



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**Report 1-8**  
**2009 Year End Active Condominiums**  
**Region 1A - Municipality of Anchorage**  
**Price and Bedroom Report**

**ACTIVE - Condominiums**

<b>Condominium Units By Price/BR @ December 31st, 2009</b>					
	<b>&lt;2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5&gt; BR</b>	
60,000 or Less	1	0	0	0	
60,001-79,999	5	0		0	
80,000-99,999	15	0	0	0	
100,000-119,999	23	0	0	0	
120,000-139,999	35	2	0	0	
140,000-159,999	27	11	0	0	
160,000-179,999	32	9	0	0	
180,000-199,999	22	29	3	0	
200,000-219,999	10	70	4	0	
220,000-239,999	11	22	0	0	
240,000-259,999	2	17	0	0	
260,000-299,999	2	24	4	0	
300,000-349,999	14	8	1	0	
350,000-399,999	9	7	0	0	
400,000-449,999	0	3	0	0	
450,000-499,999	0	3	1	0	
500,000-599,999	4	1	0	0	
600,000-749,999	0	3	0	0	
750,000-999,999	1	1	0	0	
1,000,000 & Over	0	1	0	0	
<b>Totals</b>	<b>213</b>	<b>211</b>	<b>13</b>	<b>0</b>	<b>437</b>

	<b>Total - All Active @ End of Year</b>	<b># of Listings Existing Resale</b>	<b># of Listings New Construction</b>	<b># of Listings To Be Built</b>	<b>Avg Days on Market For 12/31 ACTIVE</b>	<b>Avg List Price for 12/31 ACTIVE</b>	<b>New Condos Listed Throughout Year</b>
<b>2009</b>	<b>437</b>	<b>317</b>	<b>101</b>	<b>19</b>	<b>218</b>	<b>\$218,487</b>	<b>1,650</b>
<b>2008</b>	<b>392</b>	<b>270</b>	<b>83</b>	<b>39</b>	<b>214</b>	<b>\$232,293</b>	<b>1,747</b>
<b>2007</b>	<b>550</b>	<b>363</b>	<b>173</b>	<b>14</b>	<b>158</b>	<b>\$229,327</b>	<b>2,399</b>
<b>2006</b>	<b>506</b>	<b>305</b>	<b>169</b>	<b>32</b>	<b>121</b>	<b>\$235,973</b>	<b>2,329</b>
<b>2005</b>	<b>248</b>	<b>118</b>	<b>112</b>	<b>18</b>	<b>86</b>	<b>\$220,036</b>	<b>1,967</b>
<b>2004</b>	<b>330</b>	<b>102</b>	<b>165</b>	<b>63</b>	<b>196</b>	<b>\$198,910</b>	<b>1,937</b>
<b>2003</b>	<b>426</b>	<b>127</b>	<b>179</b>	<b>120</b>	<b>118</b>	<b>\$169,900</b>	<b>1,986</b>
<b>2002</b>	<b>363</b>	<b>89</b>	<b>140</b>	<b>134</b>	<b>116</b>	<b>\$159,705</b>	<b>1,923</b>



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