



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 1-1
1998-2009 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year & Construction Status

Existing Resale Residential Sales

| Year | # Sold | Avg. List Price | % List Price Change | Avg. Sale Price | % Sale Price Change | Avg. Market Time |
|------|--------|-----------------|---------------------|-----------------|---------------------|------------------|
| 1998 | 2,580 | 168,860 | 3.72% | 166,566 | 4.54% | 55 |
| 1999 | 2,443 | 174,716 | 3.47% | 171,931 | 3.22% | 56 |
| 2000 | 2,450 | 182,643 | 4.54% | 180,184 | 4.80% | 54 |
| 2001 | 2,652 | 199,423 | 9.19% | 196,683 | 9.16% | 44 |
| 2002 | 2,551 | 216,531 | 8.58% | 214,385 | 9.00% | 37 |
| 2003 | 2,675 | 229,092 | 5.80% | 226,399 | 5.60% | 39 |
| 2004 | 2,684 | 253,247 | 10.54% | 249,459 | 10.19% | 35 |
| 2005 | 2,794 | 284,848 | 12.48% | 281,893 | 13.00% | 32 |
| 2006 | 2,723 | 305,597 | 7.28% | 301,714 | 7.03% | 40 |
| 2007 | 2,531 | 323,281 | 5.79% | 317,209 | 5.14% | 57 |
| 2008 | 2,334 | 324,373 | 0.34% | 318,460 | 0.39% | 69 |
| 2009 | 2,281 | 317,626 | -2.08% | 311,862 | -2.07% | 65 |

New Construction Residential Sales

| Year | # Sold | Avg. List Price | % List Price Change | Avg. Sale Price | % Sale Price Change | Avg. Market Time |
|------|--------|-----------------|---------------------|-----------------|---------------------|------------------|
| 1998 | 729 | 206,247 | 6.17% | 208,251 | 6.37% | 107 |
| 1999 | 620 | 212,466 | 3.02% | 215,250 | 3.36% | 123 |
| 2000 | 540 | 221,368 | 4.19% | 223,814 | 3.98% | 140 |
| 2001 | 641 | 246,193 | 11.21% | 250,580 | 11.96% | 102 |
| 2002 | 624 | 251,257 | 2.06% | 255,945 | 2.14% | 98 |
| 2003 | 648 | 271,873 | 8.21% | 275,390 | 7.60% | 92 |
| 2004 | 650 | 296,853 | 9.19% | 302,700 | 9.92% | 93 |
| 2005 | 467 | 349,842 | 17.85% | 355,059 | 17.30% | 103 |
| 2006 | 346 | 417,396 | 19.31% | 423,832 | 19.37% | 78 |
| 2007 | 230 | 433,871 | 3.95% | 436,019 | 2.88% | 137 |
| 2008 | 162 | 441,368 | 1.73% | 433,229 | -0.64% | 155 |
| 2009 | 168 | 440,117 | -0.28% | 445,424 | 2.81% | 118 |



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

Existing Resale and New Construction Residential Sales

| Year | # Sold | Avg. List Price | % List Price Change | Avg. Sale Price | % Sale Price Change | Avg. Market Time |
|------|--------|-----------------|---------------------|-----------------|---------------------|------------------|
| 1998 | 3,309 | 177,097 | 4.56% | 175,793 | 5.29% | 67 |
| 1999 | 3,063 | 182,357 | 2.97% | 180,723 | 2.80% | 69 |
| 2000 | 2,990 | 189,637 | 3.99% | 188,019 | 4.04% | 69 |
| 2001 | 3,279 | 208,527 | 9.96% | 207,159 | 10.18% | 55 |
| 2002 | 3,175 | 223,356 | 7.11% | 222,523 | 7.42% | 49 |
| 2003 | 3,323 | 237,434 | 6.30% | 235,973 | 6.04% | 50 |
| 2004 | 3,334 | 261,748 | 10.24% | 259,876 | 10.13% | 46 |
| 2005 | 3,261 | 294,156 | 12.38% | 292,381 | 12.51% | 42 |
| 2006 | 3,069 | 318,201 | 8.17% | 315,504 | 7.91% | 44 |
| 2007 | 2,761 | 332,457 | 4.48% | 327,085 | 3.67% | 64 |
| 2008 | 2,496 | 331,966 | -0.15% | 325,815 | -0.39% | 75 |
| 2009 | 2,449 | 326,029 | -1.79% | 321,046 | -1.46% | 68 |



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Report 1-2
1998-2009 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, # Bedrooms & Construction Status

1998

| 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 20 | 21 | 10 | 1 |
| 31 | 15 | 3 | 1 |
| 98 | 54 | 2 | 3 |
| 82 | 208 | 17 | 0 |
| 43 | 346 | 86 | 8 |
| 18 | 262 | 150 | 12 |
| 9 | 217 | 115 | 18 |
| 5 | 107 | 80 | 11 |
| 3 | 74 | 63 | 5 |
| 0 | 45 | 52 | 11 |
| 0 | 26 | 38 | 2 |
| 0 | 21 | 45 | 13 |
| 0 | 22 | 48 | 24 |
| 0 | 7 | 21 | 7 |
| 309 | 1,425 | 730 | 116 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|------------|------------|-----------|
| 0 | 4 | 1 | 0 |
| 0 | 2 | 0 | 0 |
| 0 | 2 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 17 | 0 | 0 |
| 1 | 130 | 29 | 0 |
| 3 | 99 | 54 | 3 |
| 1 | 86 | 54 | 7 |
| 0 | 19 | 25 | 1 |
| 0 | 15 | 22 | 2 |
| 0 | 9 | 10 | 1 |
| 0 | 10 | 27 | 3 |
| 0 | 11 | 48 | 12 |
| 0 | 1 | 15 | 5 |
| 5 | 405 | 285 | 34 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|--------------|------------|
| 20 | 29 | 11 | 1 |
| 31 | 17 | 3 | 1 |
| 98 | 56 | 2 | 3 |
| 82 | 208 | 17 | 0 |
| 43 | 363 | 86 | 8 |
| 19 | 392 | 179 | 12 |
| 12 | 316 | 169 | 21 |
| 6 | 193 | 134 | 18 |
| 3 | 93 | 88 | 6 |
| 0 | 60 | 74 | 13 |
| 0 | 35 | 48 | 3 |
| 0 | 31 | 72 | 16 |
| 0 | 33 | 96 | 36 |
| 0 | 8 | 36 | 12 |
| 314 | 1,834 | 1,015 | 150 |

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

| 106,776 | 158,657 | 203,023 | 244,593 |
|---------|---------|---------|---------|
| +4.71% | +6.49% | -0.71% | -3.36% |
| 105,104 | 156,581 | 200,070 | 240,703 |
| +5.36% | +6.85% | +0.54% | -2.12% |
| 51 | 53 | 60 | 66 |

| 174,271 | 178,615 | 234,628 | 302,198 |
|---------|---------|---------|---------|
| +13.42 | +4.49% | +5.64% | +13.80% |
| 173,922 | 179,652 | 237,615 | 305,317 |
| +12.55% | +4.40% | +5.72% | +15.63% |
| 20 | 111 | 105 | 98 |

| 107,851 | 163,074 | 211,897 | 257,650 |
|---------|---------|---------|---------|
| +3.19% | +6.20% | +1.36% | +0.58% |
| 106,221 | 161,695 | 210,680 | 255,447 |
| +3.65% | +6.45% | +2.43% | +2.00% |
| 50 | 66 | 72 | 73 |

Total of All = 2,580
Avg LP = 168,860
 (+3.72% over 1997)
Avg SP = 166,566
 (+4.54% over 1997)
Avg MT = 55 days

Total of All = 729
Avg LP = 206,247
 (+6.17% over 1997)
Avg SP = 208,251
 (+6.37% over 1997)
Avg MT = 107 days

Total of All = 3,309
Avg LP = 177,097
 (+4.56% over 1997)
Avg SP = 175,793
 (+5.29% over 1997)
Avg MT = 67 days



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

1999

Existing Resale

| 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 |
| TOTALS |

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 16 | 18 | 8 | 0 |
| 17 | 8 | 1 | 0 |
| 128 | 34 | 2 | 1 |
| 66 | 126 | 14 | 0 |
| 67 | 335 | 66 | 3 |
| 13 | 281 | 124 | 15 |
| 12 | 202 | 100 | 11 |
| 8 | 131 | 84 | 7 |
| 1 | 71 | 66 | 10 |
| 4 | 40 | 64 | 4 |
| 0 | 23 | 34 | 4 |
| 0 | 23 | 46 | 13 |
| 0 | 18 | 61 | 22 |
| 0 | 5 | 23 | 13 |
| 332 | 1,315 | 693 | 103 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|------------|------------|-----------|
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 1 | 0 | 0 |
| 1 | 7 | 1 | 0 |
| 2 | 87 | 5 | 1 |
| 1 | 114 | 55 | 2 |
| 0 | 56 | 43 | 4 |
| 0 | 31 | 34 | 1 |
| 0 | 14 | 17 | 2 |
| 0 | 7 | 25 | 0 |
| 1 | 11 | 28 | 4 |
| 0 | 14 | 25 | 9 |
| 0 | 0 | 9 | 8 |
| 5 | 342 | 242 | 31 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 16 | 18 | 8 | 0 |
| 17 | 8 | 1 | 0 |
| 128 | 34 | 2 | 1 |
| 66 | 127 | 14 | 0 |
| 68 | 342 | 67 | 3 |
| 15 | 368 | 129 | 16 |
| 13 | 316 | 155 | 13 |
| 8 | 187 | 127 | 11 |
| 1 | 102 | 100 | 11 |
| 4 | 54 | 81 | 6 |
| 0 | 30 | 59 | 4 |
| 1 | 34 | 74 | 17 |
| 0 | 32 | 86 | 31 |
| 0 | 5 | 32 | 21 |
| 337 | 1,657 | 935 | 134 |

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

| 110,000 | 162,213 | 213,896 | 279,323 |
|---------|---------|---------|---------|
| +3.02% | +2.24% | +5.36% | +14.20% |
| 108,815 | 159,819 | 210,293 | 271,521 |
| +3.53% | +2.07% | +5.11% | +12.80% |
| 46 | 53 | 64 | 69 |

| 180,524 | 186,035 | 236,536 | 321,313 |
|---------|---------|---------|---------|
| +3.59% | +4.15% | +0.81% | +6.33% |
| 184,450 | 188,913 | 238,598 | 328,305 |
| +6.05% | +5.15% | +0.41% | +7.53% |
| 21 | 127 | 123 | 87 |

| 111,047 | 167,130 | 219,755 | 289,037 |
|---------|---------|---------|---------|
| +2.96% | +2.49% | +3.71% | +12.18% |
| 109,944 | 165,851 | 217,629 | 284,657 |
| +3.50% | +2.57% | +3.30% | +11.43% |
| 45 | 68 | 79 | 73 |

Total of All = 2,443
Avg LP = 174,716
 (+3.47% over 1998)
Avg SP = 171,931
 (+3.22% over 1998)
Avg MT = 56 days

Total of All = 620
Avg LP = 212,466
 (+3.02% over 1998)
Avg SP = 215,250
 (+3.36% over 1998)
Avg MT = 123 days

Total of All = 3,063
Avg LP = 182,357
 (+2.97% over 1998)
Avg SP = 180,723
 (+2.80% over 1998)
Avg MT = 69 days



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

2000

| 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 2 | 17 | 5 | 2 |
| 20 | 11 | 0 | 0 |
| 89 | 26 | 4 | 0 |
| 70 | 84 | 2 | 0 |
| 68 | 250 | 51 | 4 |
| 25 | 267 | 102 | 11 |
| 4 | 277 | 157 | 6 |
| 6 | 147 | 101 | 14 |
| 0 | 97 | 61 | 12 |
| 1 | 48 | 51 | 17 |
| 0 | 32 | 47 | 8 |
| 2 | 38 | 60 | 18 |
| 1 | 17 | 61 | 18 |
| 0 | 2 | 20 | 17 |
| 288 | 1,313 | 722 | 127 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|------------|------------|-----------|
| 0 | 5 | 4 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 3 | 0 | 0 |
| 2 | 8 | 0 | 0 |
| 1 | 33 | 0 | 0 |
| 2 | 103 | 54 | 0 |
| 0 | 48 | 27 | 0 |
| 1 | 33 | 43 | 3 |
| 0 | 25 | 21 | 0 |
| 0 | 11 | 15 | 1 |
| 0 | 10 | 17 | 1 |
| 1 | 3 | 30 | 5 |
| 0 | 2 | 20 | 8 |
| 7 | 284 | 231 | 18 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 8 | 22 | 9 | 2 |
| 16 | 11 | 0 | 0 |
| 90 | 26 | 4 | 0 |
| 62 | 87 | 2 | 0 |
| 82 | 258 | 51 | 4 |
| 18 | 300 | 102 | 11 |
| 9 | 380 | 211 | 6 |
| 4 | 195 | 128 | 14 |
| 1 | 130 | 104 | 15 |
| 0 | 73 | 72 | 17 |
| 1 | 43 | 62 | 9 |
| 2 | 48 | 77 | 19 |
| 2 | 20 | 91 | 23 |
| 0 | 4 | 40 | 25 |
| 295 | 1,597 | 953 | 145 |

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

| | | | |
|---------|---------|---------|---------|
| 115,150 | 169,105 | 215,945 | 286,336 |
| +4.68% | +4.25% | +0.96% | +2.51% |
| 113,983 | 167,206 | 212,568 | 279,509 |
| +4.75% | +4.62% | +1.08% | +2.94% |
| 50 | 51 | 57 | 74 |

| | | | |
|---------|---------|---------|---------|
| 191,299 | 189,603 | 250,570 | 359,476 |
| +5.97% | +1.92% | +5.93% | +11.88% |
| 192,181 | 191,115 | 253,223 | 372,065 |
| +4.19% | +1.17% | +6.13% | +13.33% |
| 50 | 141 | 145 | 97 |

| | | | |
|---------|---------|---------|---------|
| 116,957 | 172,750 | 224,338 | 295,415 |
| +5.32% | +3.36% | +2.09% | +2.21% |
| 115,858 | 171,439 | 222,324 | 291,160 |
| +5.38% | +3.37% | +2.16% | +2.28% |
| 50 | 67 | 78 | 76 |

Total of All = 2,450
Avg LP = 182,643
 (+4.54% over 1999)
Avg SP = 180,184
 (+4.80% over 1999)
Avg MT = 54 days

Total of All = 540
Avg LP = 221,368
 (+4.19% over 1999)
Avg SP = 223,814
 (+3.98% over 1999)
Avg MT = 140 days

Total of All = 2,990
Avg LP = 189,637
 (+3.99% over 1999)
Avg SP = 188,019
 (+4.04% over 1999)
Avg MT = 69 days



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2001

| 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 13 | 27 | 15 | 4 |
| 5 | 2 | 1 | 0 |
| 43 | 15 | 0 | 0 |
| 90 | 61 | 2 | 1 |
| 81 | 215 | 23 | 1 |
| 40 | 283 | 67 | 3 |
| 10 | 286 | 105 | 10 |
| 8 | 216 | 133 | 8 |
| 6 | 124 | 93 | 11 |
| 1 | 75 | 79 | 12 |
| 0 | 48 | 53 | 7 |
| 0 | 35 | 70 | 25 |
| 2 | 37 | 90 | 27 |
| 1 | 9 | 47 | 32 |
| 300 | 1,433 | 778 | 141 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|------------|------------|-----------|
| 0 | 7 | 5 | 1 |
| 0 | 0 | 0 | 0 |
| 1 | 0 | 0 | 0 |
| 0 | 1 | 0 | 0 |
| 2 | 14 | 0 | 0 |
| 1 | 52 | 4 | 0 |
| 1 | 64 | 18 | 0 |
| 0 | 56 | 28 | 0 |
| 1 | 31 | 37 | 1 |
| 0 | 27 | 46 | 0 |
| 0 | 16 | 20 | 0 |
| 1 | 20 | 43 | 3 |
| 0 | 21 | 59 | 7 |
| 0 | 3 | 32 | 18 |
| 7 | 312 | 292 | 30 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|--------------|------------|
| 13 | 34 | 20 | 5 |
| 5 | 2 | 1 | 0 |
| 44 | 15 | 0 | 0 |
| 90 | 62 | 2 | 1 |
| 83 | 229 | 23 | 1 |
| 41 | 335 | 71 | 3 |
| 11 | 350 | 123 | 10 |
| 8 | 272 | 161 | 8 |
| 7 | 155 | 130 | 12 |
| 1 | 102 | 125 | 12 |
| 0 | 64 | 73 | 7 |
| 1 | 55 | 113 | 28 |
| 2 | 58 | 149 | 34 |
| 1 | 12 | 79 | 50 |
| 307 | 1,745 | 1,070 | 171 |

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

| | | | |
|---------|---------|---------|---------|
| 127,755 | 180,183 | 239,510 | 326,256 |
| +10.95% | +6.55% | +10.91% | +13.94% |
| 126,280 | 178,377 | 236,800 | 311,058 |
| +10.79% | +6.68% | +11.40% | +11.29% |
| 37 | 41 | 47 | 60 |

| | | | |
|---------|---------|---------|---------|
| 165,073 | 202,604 | 275,805 | 430,224 |
| -13.71% | +6.86% | +10.07% | +19.68% |
| 161,025 | 204,686 | 281,948 | 446,022 |
| -16.21% | +7.10% | +11.34% | +19.88% |
| 14 | 111 | 95 | 96 |

| | | | |
|---------|---------|---------|---------|
| 128,605 | 184,192 | 249,415 | 344,496 |
| +9.96% | +6.62% | +11.18% | +16.61% |
| 127,090 | 183,069 | 249,093 | 334,636 |
| +9.69% | +6.78% | +12.04% | +14.93% |
| 37 | 54 | 60 | 66 |

Total of All = 2,652
Avg LP = 199,423
 (+9.19% over 2000)
Avg SP = 196,683
 (+9.16% over 2000)
Avg MT = 44 days

Total of All = 641
Avg LP = 246,193
 (+11.21% over 2000)
Avg SP = 250,580
 (+11.96% over 2000)
Avg MT = 102 days

Total of All = 3,293
Avg LP = 208,527
 (+9.96% over 2000)
Avg SP = 207,159
 (+10.18% over 2000)
Avg MT = 55 days



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

2002

Existing Resale

| 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 |
| TOTALS |

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 13 | 16 | 7 | 0 |
| 4 | 1 | 1 | 0 |
| 11 | 3 | 0 | 0 |
| 107 | 18 | 2 | 0 |
| 76 | 135 | 13 | 0 |
| 51 | 199 | 26 | 3 |
| 28 | 241 | 93 | 6 |
| 13 | 210 | 108 | 9 |
| 7 | 163 | 106 | 9 |
| 1 | 134 | 89 | 11 |
| 6 | 71 | 76 | 4 |
| 1 | 70 | 80 | 12 |
| 4 | 67 | 107 | 30 |
| 0 | 14 | 58 | 37 |
| 322 | 1,342 | 766 | 121 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|------------|------------|-----------|
| 0 | 4 | 5 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 2 | 18 | 0 | 0 |
| 1 | 38 | 1 | 0 |
| 2 | 52 | 3 | 0 |
| 4 | 63 | 20 | 1 |
| 0 | 62 | 21 | 2 |
| 0 | 28 | 38 | 2 |
| 0 | 19 | 24 | 4 |
| 0 | 25 | 40 | 1 |
| 0 | 22 | 57 | 7 |
| 0 | 7 | 33 | 18 |
| 9 | 338 | 242 | 35 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|--------------|------------|
| 13 | 20 | 12 | 0 |
| 4 | 1 | 1 | 0 |
| 11 | 3 | 0 | 0 |
| 107 | 18 | 2 | 0 |
| 78 | 153 | 13 | 0 |
| 52 | 237 | 27 | 3 |
| 30 | 293 | 96 | 6 |
| 17 | 273 | 128 | 10 |
| 7 | 225 | 127 | 11 |
| 1 | 162 | 127 | 13 |
| 6 | 90 | 100 | 8 |
| 1 | 95 | 120 | 13 |
| 4 | 89 | 164 | 37 |
| 0 | 21 | 91 | 55 |
| 331 | 1,680 | 1,008 | 156 |

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

| | | | |
|---------|---------|---------|---------|
| 137,554 | 199,341 | 257,451 | 358,307 |
| +7.67% | +10.63% | +7.49% | +9.82% |
| 136,349 | 197,620 | 254,313 | 353,031 |
| +7.97% | +10.79% | +7.40% | +13.49% |
| 39 | 32 | 40 | 56 |

| | | | |
|---------|---------|---------|---------|
| 170,038 | 207,724 | 292,732 | 405,778 |
| +3.01% | +2.53% | +6.14% | -5.68% |
| 167,550 | 210,858 | 298,737 | 419,181 |
| +4.05% | +3.02% | +5.95% | -6.02% |
| 75 | 109 | 87 | 67 |

| | | | |
|---------|---------|---------|---------|
| 138,437 | 201,028 | 265,921 | 368,958 |
| +7.65% | +9.14% | +6.62% | +7.10% |
| 137,208 | 200,280 | 264,883 | 367,873 |
| +7.96% | +9.40% | +6.34% | +9.93% |
| 40 | 48 | 51 | 59 |

Total of All = 2,551
Avg LP = 216,531
 (+8.58% over 2001)
Avg SP = 214,385
 (+9.00% over 2001)
Avg MT = 37 days

Total of All = 624
Avg LP = 251,257
 (+2.06% over 2001)
Avg SP = 255,945
 (+2.14% over 2001)
Avg MT = 98 days

Total of All = 3,175
Avg LP = 223,356
 (+7.11% over 2001)
Avg SP = 222,523
 (+7.42% over 2001)
Avg MT = 49 days



Data as of 12/31/2009. This representation is based in whole or in part on data supplied by, and to, the subscribers of Alaska Multiple Listing Service, Inc. (AK MLS, Inc.). AK MLS, Inc. does not guarantee nor is it in any way responsible for its accuracy. Data maintained by AK MLS, Inc. is for its own use and may not reflect all real estate activity in the market. Average Sales Price computation excludes listings with undisclosed sales prices.



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Report 1-2
1998-2009 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, # Bedrooms & Construction Status

2003

Existing Resale

| 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 |
| TOTALS |

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 7 | 2 | 6 | 0 |
| 6 | 1 | 0 | 0 |
| 9 | 2 | 1 | 0 |
| 59 | 11 | 2 | 0 |
| 83 | 81 | 7 | 1 |
| 61 | 164 | 17 | 0 |
| 28 | 251 | 53 | 7 |
| 12 | 255 | 104 | 8 |
| 10 | 185 | 108 | 14 |
| 6 | 162 | 102 | 15 |
| 6 | 97 | 80 | 5 |
| 6 | 110 | 124 | 11 |
| 4 | 73 | 153 | 41 |
| 1 | 19 | 59 | 46 |
| 298 | 1,413 | 816 | 148 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|-----------|------------|------------|-----------|
| 0 | 0 | 1 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 8 | 0 | 0 | 0 |
| 16 | 13 | 2 | 0 |
| 10 | 41 | 3 | 0 |
| 7 | 33 | 2 | 1 |
| 3 | 73 | 30 | 1 |
| 4 | 24 | 41 | 1 |
| 0 | 24 | 38 | 3 |
| 1 | 31 | 33 | 2 |
| 1 | 34 | 79 | 12 |
| 0 | 7 | 50 | 19 |
| 50 | 280 | 279 | 39 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|--------------|------------|
| 7 | 2 | 7 | 0 |
| 6 | 1 | 0 | 0 |
| 9 | 2 | 1 | 0 |
| 59 | 11 | 2 | 0 |
| 91 | 81 | 7 | 1 |
| 77 | 177 | 19 | 0 |
| 38 | 292 | 56 | 7 |
| 19 | 288 | 106 | 9 |
| 13 | 258 | 138 | 15 |
| 10 | 186 | 143 | 16 |
| 6 | 121 | 118 | 8 |
| 7 | 141 | 157 | 13 |
| 5 | 107 | 232 | 53 |
| 1 | 26 | 109 | 65 |
| 348 | 1,693 | 1,095 | 187 |

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

| | | | |
|---------|---------|---------|---------|
| 148,448 | 209,084 | 270,331 | 353,103 |
| +7.92% | +4.89 | +5.00% | -1.45% |
| 147,436 | 207,181 | 266,723 | 346,324 |
| +8.13% | +4.84% | +4.88% | -1.90% |
| 40 | 36 | 43 | 54 |

| | | | |
|---------|---------|---------|---------|
| 174,094 | 231,184 | 306,830 | 439,279 |
| +2.39% | +11.29% | +4.82% | +8.26% |
| 174,806 | 233,730 | 311,523 | 445,880 |
| +4.33% | +10.85% | +4.28% | +6.37% |
| 76 | 93 | 96 | 83 |

| | | | |
|---------|---------|---------|---------|
| 152,989 | 212,739 | 279,631 | 371,076 |
| +10.51% | +5.83% | +5.16% | +0.57% |
| 151,402 | 211,577 | 278,170 | 367,087 |
| +10.34% | +5.64% | +5.02% | -0.21% |
| 45 | 45 | 56 | 60 |

Total of All = 2,675
Avg LP = 229,092
 (+5.80% over 2001)
Avg SP = 226,399
 (+5.60% over 2001)
Avg MT = 39 days

Total of All = 648
Avg LP = 271,873
 (+8.21% over 2001)
Avg SP = 275,390
 (+7.60% over 2001)
Avg MT = 92 days

Total of All = 3,323
Avg LP = 237,434
 (+6.30% over 2001)
Avg SP = 235,973
 (+6.04% over 2001)
Avg MT = 50 days



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Report 1-2
1998-2009 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, # Bedrooms & Construction Status

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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 1 | 3 | 5 | 3 |
| 0 | 0 | 0 | 0 |
| 3 | 1 | 0 | 0 |
| 8 | 2 | 0 | 0 |
| 24 | 6 | 1 | 0 |
| 98 | 44 | 2 | 0 |
| 57 | 110 | 11 | 0 |
| 44 | 203 | 31 | 0 |
| 24 | 244 | 51 | 2 |
| 13 | 196 | 87 | 7 |
| 9 | 197 | 86 | 11 |
| 7 | 142 | 88 | 14 |
| 11 | 161 | 117 | 24 |
| 0 | 85 | 99 | 10 |
| 2 | 33 | 68 | 15 |
| 2 | 16 | 44 | 16 |
| 0 | 8 | 28 | 13 |
| 0 | 10 | 26 | 23 |
| 1 | 5 | 15 | 4 |
| 0 | 0 | 4 | 3 |
| 0 | 2 | 2 | 2 |
| 304 | 1,468 | 765 | 147 |

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 |
| 0 | 0 | 0 | 0 |
| 1 | 0 | 0 | 0 |
| 24 | 17 | 5 | 0 |
| 3 | 66 | 14 | 0 |
| 0 | 22 | 4 | 0 |
| 2 | 35 | 19 | 0 |
| 1 | 24 | 20 | 0 |
| 1 | 22 | 29 | 0 |
| 0 | 36 | 45 | 4 |
| 0 | 15 | 42 | 2 |
| 0 | 14 | 45 | 3 |
| 1 | 7 | 34 | 10 |
| 0 | 6 | 17 | 5 |
| 0 | 3 | 23 | 8 |
| 0 | 1 | 6 | 6 |
| 0 | 1 | 4 | 2 |
| 0 | 0 | 0 | 1 |
| 33 | 269 | 307 | 41 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|--------------|------------|
| 1 | 3 | 5 | 3 |
| 0 | 0 | 0 | 0 |
| 3 | 1 | 0 | 0 |
| 8 | 2 | 0 | 0 |
| 24 | 6 | 1 | 0 |
| 99 | 44 | 2 | 0 |
| 81 | 127 | 16 | 0 |
| 47 | 269 | 45 | 0 |
| 24 | 266 | 55 | 2 |
| 15 | 231 | 106 | 7 |
| 10 | 221 | 106 | 11 |
| 8 | 164 | 117 | 14 |
| 11 | 197 | 162 | 28 |
| 0 | 100 | 141 | 12 |
| 2 | 47 | 113 | 18 |
| 3 | 23 | 78 | 26 |
| 0 | 14 | 45 | 18 |
| 0 | 13 | 49 | 31 |
| 1 | 6 | 21 | 10 |
| 0 | 1 | 8 | 5 |
| 0 | 2 | 2 | 3 |
| 337 | 1,737 | 1,072 | 188 |

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

| | | | |
|---------|---------|---------|---------|
| 163,076 | 228,484 | 305,025 | 417,559 |
| 9.85% | 9.28% | 12.83% | 18.25% |
| 160,462 | 226,779 | 301,055 | 395,151 |
| 8.84% | 9.46% | 12.87% | 14.10% |
| 35 | 31 | 38 | 55 |

| | | | |
|---------|---------|---------|---------|
| 170,003 | 240,593 | 335,298 | 480,206 |
| -2.35% | 4.07% | 9.28% | 9.32% |
| 171,000 | 244,544 | 342,216 | 494,384 |
| -2.18% | 4.63% | 9.85% | 10.88% |
| 107 | 106 | 85 | 60 |

| | | | |
|---------|---------|---------|---------|
| 163,754 | 230,359 | 313,694 | 431,222 |
| 7.04% | 8.28% | 12.18% | 16.21% |
| 161,497 | 229,535 | 312,898 | 417,143 |
| 6.67% | 8.49% | 12.48% | 13.64% |
| 42 | 43 | 52 | 56 |

Total of All = 2,684 Change from Previous Yr
Avg LP = 253,247 10.54%
Avg SP = 249,459 10.19%
Avg MT = 35 days

Total of All = 650 Change from Previous Yr
Avg LP = 296,853 9.19%
Avg SP = 302,700 9.92%
Avg MT = 93 days

Total of All = 3,334 Change from Previous Yr
Avg LP = 261,748 10.24%
Avg SP = 259,876 10.13%
Avg MT = 46 days



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Report 1-2

**1998-2009 Residential 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 0 | 3 | 4 | 2 |
| 1 | 2 | 0 | 0 |
| 5 | 1 | 0 | 0 |
| 5 | 1 | 0 | 0 |
| 7 | 2 | 0 | 0 |
| 45 | 16 | 1 | 0 |
| 72 | 41 | 3 | 0 |
| 72 | 103 | 10 | 2 |
| 44 | 186 | 25 | 0 |
| 17 | 198 | 27 | 3 |
| 16 | 233 | 72 | 12 |
| 8 | 182 | 79 | 8 |
| 10 | 256 | 177 | 18 |
| 6 | 152 | 124 | 14 |
| 2 | 65 | 81 | 21 |
| 0 | 34 | 70 | 14 |
| 0 | 13 | 56 | 16 |
| 1 | 9 | 51 | 22 |
| 1 | 8 | 16 | 20 |
| 0 | 4 | 13 | 4 |
| 0 | 1 | 4 | 3 |
| 312 | 1,510 | 813 | 159 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|------------|------------|-----------|
| 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 | 1 | 2 | 0 |
| 0 | 21 | 4 | 0 |
| 0 | 20 | 8 | 0 |
| 5 | 7 | 10 | 0 |
| 0 | 18 | 14 | 0 |
| 0 | 20 | 26 | 0 |
| 0 | 25 | 15 | 2 |
| 0 | 28 | 39 | 3 |
| 0 | 18 | 34 | 0 |
| 0 | 14 | 28 | 2 |
| 0 | 4 | 23 | 4 |
| 0 | 6 | 33 | 4 |
| 0 | 2 | 14 | 4 |
| 0 | 1 | 3 | 1 |
| 0 | 0 | 1 | 2 |
| 6 | 185 | 254 | 22 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|--------------|------------|
| 1 | 3 | 4 | 2 |
| 1 | 2 | 0 | 0 |
| 5 | 1 | 0 | 0 |
| 5 | 1 | 0 | 0 |
| 7 | 2 | 0 | 0 |
| 45 | 16 | 1 | 0 |
| 72 | 42 | 5 | 0 |
| 72 | 124 | 14 | 2 |
| 44 | 206 | 33 | 0 |
| 22 | 205 | 37 | 3 |
| 16 | 251 | 86 | 12 |
| 8 | 202 | 105 | 8 |
| 10 | 281 | 192 | 20 |
| 6 | 180 | 163 | 17 |
| 2 | 83 | 115 | 21 |
| 0 | 48 | 98 | 16 |
| 0 | 17 | 79 | 20 |
| 1 | 15 | 84 | 26 |
| 1 | 10 | 30 | 24 |
| 0 | 5 | 16 | 5 |
| 0 | 1 | 5 | 5 |
| 318 | 1,695 | 1,067 | 181 |

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

| | | | |
|---------|---------|---------|---------|
| 176,230 | 254,843 | 350,404 | 447,743 |
| 8.07% | 11.54% | 14.88% | 7.23% |
| 175,026 | 253,493 | 345,452 | 439,364 |
| 9.08% | 11.78% | 14.75% | 11.19% |
| 28 | 29 | 34 | 47 |

| | | | |
|---------|---------|---------|---------|
| 251,393 | 286,268 | 382,987 | 528,623 |
| 47.88% | 18.98% | 14.22% | 10.08% |
| 206,074 | 291,447 | 387,501 | 549,287 |
| 20.51% | 19.18% | 13.23% | 11.11% |
| 171 | 117 | 94 | 64 |

| | | | |
|---------|---------|---------|---------|
| 177,648 | 258,273 | 358,161 | 457,573 |
| 8.48% | 12.12% | 14.18% | 6.11% |
| 175,516 | 257,643 | 355,500 | 452,874 |
| 8.68% | 12.25% | 13.62% | 8.57% |
| 31 | 39 | 49 | 49 |

Total of All = 2,794 Change from Previous Yr
Avg LP = 284,848 12.48%
Avg SP = 281,893 13.00%
Avg MT = 32 days

Total of All = 467 Change from Previous Yr
Avg LP = 349,842 17.85%
Avg SP = 355,059 17.30%
Avg MT = 103 days

Total of All = 3,261 Change from Previous Yr
Avg LP = 294,156 12.38%
Avg SP = 292,381 12.51%
Avg MT = 42 days



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Report 1-2

**1998-2009 Residential 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 1 | 2 | 0 | 2 |
| 3 | 4 | 0 | 0 |
| 5 | 1 | 1 | 0 |
| 0 | 0 | 0 | 0 |
| 2 | 2 | 1 | 0 |
| 12 | 2 | 0 | 3 |
| 49 | 22 | 7 | 0 |
| 91 | 47 | 1 | 1 |
| 53 | 133 | 14 | 0 |
| 35 | 155 | 25 | 3 |
| 20 | 198 | 46 | 5 |
| 7 | 189 | 85 | 3 |
| 10 | 283 | 160 | 16 |
| 8 | 208 | 157 | 14 |
| 7 | 90 | 137 | 14 |
| 1 | 39 | 64 | 7 |
| 1 | 27 | 44 | 12 |
| 0 | 17 | 61 | 16 |
| 0 | 8 | 39 | 22 |
| 0 | 0 | 10 | 12 |
| 0 | 0 | 1 | 8 |
| 305 | 1,427 | 853 | 138 |

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 |
| 0 | 0 | 1 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 1 | 0 | 0 |
| 0 | 6 | 3 | 0 |
| 0 | 2 | 2 | 0 |
| 0 | 5 | 3 | 0 |
| 0 | 11 | 0 | 0 |
| 0 | 15 | 7 | 0 |
| 0 | 34 | 17 | 0 |
| 0 | 21 | 13 | 0 |
| 1 | 18 | 24 | 0 |
| 0 | 10 | 17 | 2 |
| 0 | 12 | 28 | 1 |
| 1 | 3 | 35 | 9 |
| 0 | 1 | 16 | 9 |
| 0 | 1 | 10 | 1 |
| 0 | 0 | 3 | 3 |
| 2 | 140 | 179 | 25 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|--------------|------------|
| 1 | 2 | 0 | 2 |
| 3 | 4 | 0 | 0 |
| 5 | 1 | 1 | 0 |
| 0 | 0 | 0 | 0 |
| 2 | 2 | 2 | 0 |
| 12 | 2 | 0 | 3 |
| 49 | 23 | 7 | 0 |
| 91 | 53 | 4 | 1 |
| 53 | 135 | 16 | 0 |
| 35 | 160 | 28 | 3 |
| 20 | 209 | 46 | 5 |
| 7 | 204 | 92 | 3 |
| 10 | 317 | 177 | 16 |
| 8 | 229 | 170 | 14 |
| 8 | 108 | 161 | 14 |
| 1 | 49 | 81 | 9 |
| 1 | 39 | 72 | 13 |
| 1 | 20 | 96 | 25 |
| 0 | 9 | 55 | 31 |
| 0 | 1 | 20 | 13 |
| 0 | 0 | 4 | 11 |
| 307 | 1,567 | 1,032 | 163 |

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

| | | | |
|---------|---------|---------|---------|
| 191,471 | 274,731 | 360,801 | 535,780 |
| 8.65% | 7.80% | 2.97% | 19.66% |
| 189,848 | 270,950 | 357,740 | 522,710 |
| 8.47% | 6.89% | 3.56% | 18.97% |
| 34 | 37 | 45 | 53 |

| | | | |
|---------|---------|---------|---------|
| 441,000 | 317,333 | 460,106 | 670,057 |
| 75.42% | 10.85% | 20.14% | 26.76% |
| 466,337 | 320,337 | 468,655 | 679,063 |
| 126.30% | 9.91% | 20.94% | 23.63% |
| 1 | 85 | 74 | 77 |

| | | | |
|---------|---------|---------|---------|
| 193,097 | 278,537 | 378,025 | 556,375 |
| 8.70% | 7.85% | 5.55% | 21.59% |
| 191,655 | 275,368 | 376,978 | 546,989 |
| 9.20% | 6.88% | 6.04% | 20.78% |
| 34 | 42 | 50 | 57 |

Total of All = 2,723 Change from Previous Yr
Avg LP = 305,597 7.28%
Avg SP = 301,714 7.03%
Avg MT = 40 days

Total of All = 346 Change from Previous Yr
Avg LP = 417,396 19.31%
Avg SP = 423,832 19.37%
Avg MT = 78 days

Total of All = 3,069 Change from Previous Yr
Avg LP = 318,201 8.17%
Avg SP = 315,504 7.91%
Avg MT = 44 days



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Report 1-2

**1998-2009 Residential 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 2 | 2 | 0 | 1 |
| 0 | 2 | 0 | 0 |
| 1 | 1 | 0 | 0 |
| 0 | 1 | 0 | 0 |
| 4 | 2 | 0 | 0 |
| 3 | 4 | 1 | 1 |
| 24 | 14 | 1 | 0 |
| 69 | 40 | 5 | 1 |
| 58 | 79 | 9 | 1 |
| 40 | 135 | 20 | 2 |
| 17 | 176 | 30 | 4 |
| 13 | 169 | 69 | 3 |
| 15 | 264 | 172 | 12 |
| 9 | 196 | 155 | 18 |
| 5 | 103 | 105 | 15 |
| 2 | 52 | 67 | 14 |
| 2 | 29 | 52 | 13 |
| 1 | 22 | 68 | 24 |
| 0 | 9 | 34 | 24 |
| 0 | 3 | 23 | 12 |
| 0 | 0 | 1 | 6 |
| 265 | 1,303 | 812 | 151 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|-----------|------------|-----------|
| 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 | 1 | 0 | 0 |
| 0 | 9 | 0 | 0 |
| 0 | 3 | 1 | 0 |
| 2 | 33 | 9 | 0 |
| 0 | 18 | 11 | 0 |
| 0 | 13 | 14 | 2 |
| 0 | 10 | 13 | 1 |
| 0 | 4 | 19 | 2 |
| 0 | 5 | 25 | 4 |
| 0 | 0 | 15 | 6 |
| 0 | 1 | 4 | 2 |
| 0 | 0 | 2 | 0 |
| 2 | 97 | 114 | 17 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 2 | 2 | 1 | 1 |
| 0 | 2 | 0 | 0 |
| 1 | 1 | 0 | 0 |
| 0 | 1 | 0 | 0 |
| 4 | 2 | 0 | 0 |
| 3 | 4 | 1 | 1 |
| 24 | 14 | 1 | 0 |
| 69 | 40 | 5 | 1 |
| 58 | 79 | 9 | 1 |
| 40 | 136 | 20 | 2 |
| 17 | 185 | 30 | 4 |
| 13 | 172 | 70 | 3 |
| 17 | 297 | 181 | 12 |
| 9 | 214 | 166 | 18 |
| 5 | 116 | 119 | 17 |
| 2 | 62 | 80 | 15 |
| 2 | 33 | 71 | 15 |
| 1 | 27 | 93 | 28 |
| 0 | 9 | 49 | 30 |
| 0 | 4 | 27 | 14 |
| 0 | 0 | 3 | 6 |
| 267 | 1,400 | 926 | 168 |

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

| | | | |
|---------|---------|---------|---------|
| 211,233 | 287,855 | 379,120 | 525,351 |
| 10.32% | 4.78% | 5.08% | -1.95% |
| 204,632 | 282,584 | 373,217 | 511,723 |
| 7.79% | 4.29% | 4.33% | -2.10% |
| 52 | 55 | 61 | 68 |

| | | | |
|---------|---------|---------|---------|
| 275,000 | 337,370 | 496,179 | 589,012 |
| -37.64% | 6.31% | 7.84% | -12.10% |
| 281,000 | 338,660 | 498,635 | 593,559 |
| -39.74% | 5.72% | 6.40% | -12.59% |
| 170 | 124 | 154 | 89 |

| | | | |
|---------|---------|---------|---------|
| 211,711 | 297,286 | 393,421 | 531,793 |
| 9.64% | 6.73% | 4.07% | -4.42% |
| 205,209 | 286,475 | 388,539 | 520,054 |
| 7.07% | 4.03% | 3.07% | -4.92% |
| 53 | 60 | 73 | 70 |

Total of All = 2,531 Change from Previous Yr
Avg LP = 323,281 5.79%
Avg SP = 317,209 5.14%
Avg MT = 57 days

Total of All = 230 Change from Previous Yr
Avg LP = 433,871 3.95%
Avg SP = 436,019 2.88%
Avg MT = 137 days

Total of All = 2,761 Change from Previous Yr
Avg LP = 332,457 4.48%
Avg SP = 327,085 3.67%
Avg MT = 64 days



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Report 1-2

**1998-2009 Residential Accumulative Year End Sales
 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 2 | 7 | 3 | 0 |
| 0 | 1 | 0 | 0 |
| 1 | 0 | 0 | 0 |
| 4 | 3 | 0 | 0 |
| 3 | 3 | 1 | 0 |
| 7 | 7 | 1 | 0 |
| 28 | 10 | 6 | 1 |
| 52 | 27 | 3 | 2 |
| 40 | 62 | 15 | 3 |
| 37 | 111 | 23 | 0 |
| 16 | 153 | 28 | 2 |
| 14 | 158 | 51 | 5 |
| 9 | 277 | 162 | 15 |
| 5 | 194 | 120 | 20 |
| 1 | 83 | 101 | 9 |
| 3 | 41 | 83 | 18 |
| 0 | 18 | 49 | 18 |
| 0 | 18 | 63 | 26 |
| 3 | 6 | 39 | 25 |
| 2 | 2 | 15 | 10 |
| 0 | 0 | 5 | 4 |
| 227 | 1,181 | 768 | 158 |

New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|----------|-----------|-----------|-----------|
| 0 | 1 | 2 | 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 |
| 0 | 0 | 0 | 0 |
| 0 | 2 | 0 | 0 |
| 0 | 3 | 0 | 0 |
| 0 | 5 | 5 | 0 |
| 0 | 23 | 6 | 0 |
| 0 | 14 | 5 | 1 |
| 0 | 8 | 9 | 2 |
| 0 | 3 | 9 | 0 |
| 0 | 5 | 11 | 2 |
| 1 | 2 | 23 | 4 |
| 0 | 0 | 4 | 1 |
| 0 | 0 | 5 | 0 |
| 0 | 0 | 3 | 2 |
| 2 | 66 | 82 | 12 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 2 | 8 | 5 | 0 |
| 0 | 1 | 0 | 0 |
| 1 | 0 | 0 | 0 |
| 4 | 3 | 0 | 0 |
| 3 | 3 | 1 | 0 |
| 7 | 7 | 1 | 0 |
| 29 | 10 | 6 | 1 |
| 52 | 27 | 3 | 2 |
| 40 | 62 | 15 | 3 |
| 37 | 113 | 23 | 0 |
| 16 | 156 | 28 | 2 |
| 14 | 163 | 56 | 5 |
| 9 | 300 | 168 | 15 |
| 5 | 208 | 125 | 21 |
| 1 | 91 | 110 | 11 |
| 3 | 44 | 92 | 18 |
| 0 | 23 | 60 | 20 |
| 1 | 20 | 86 | 30 |
| 3 | 6 | 43 | 26 |
| 2 | 2 | 20 | 10 |
| 0 | 0 | 8 | 6 |
| 229 | 1,247 | 850 | 170 |

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

| | | | |
|---------|---------|---------|---------|
| 209,834 | 284,635 | 383,792 | 497,140 |
| -0.66% | -1.12% | 1.23% | -5.37% |
| 206,603 | 280,427 | 375,864 | 482,412 |
| 0.96% | -0.76% | 0.71% | -5.73% |
| 70 | 62 | 76 | 86 |

| | | | |
|---------|---------|---------|---------|
| 365,000 | 328,170 | 506,647 | 630,612 |
| 32.73% | -2.73% | 2.11% | 7.06% |
| 346,750 | 320,744 | 499,253 | 616,767 |
| 23.40% | -5.29% | 0.12% | 3.91% |
| 0 | 201 | 126 | 134 |

| | | | |
|---------|---------|---------|---------|
| 211,189 | 286,939 | 395,644 | 506,562 |
| -0.25% | -3.48% | 0.57% | -4.74% |
| 207,838 | 282,542 | 387,546 | 491,896 |
| 1.28% | -1.37% | -0.26% | -5.41% |
| 70 | 70 | 81 | 89 |

Total of All = 2,334 Change from Previous Yr
Avg LP = 324,373 0.34%
Avg SP = 318,460 0.39%
Avg MT = 69 days

Total of All = 162 Change from Previous Yr
Avg LP = 441,368 1.73%
Avg SP = 433,229 -0.64%
Avg MT = 155 days

Total of All = 2,496 Change from Previous Yr
Avg LP = 331,966 -0.15%
Avg SP = 325,815 -0.39%
Avg MT = 75 days



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Report 1-2

**1998-2009 Residential Accumulative Year End Sales
 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 |
| TOTALS |

Existing Resale

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 1 | 2 | 3 | 0 |
| 1 | 0 | 0 | 0 |
| 1 | 0 | 0 | 0 |
| 2 | 2 | 0 | 0 |
| 8 | 5 | 1 | 0 |
| 7 | 4 | 1 | 0 |
| 35 | 13 | 2 | 1 |
| 57 | 30 | 4 | 1 |
| 30 | 56 | 14 | 3 |
| 38 | 127 | 15 | 1 |
| 26 | 160 | 25 | 5 |
| 7 | 143 | 48 | 9 |
| 14 | 255 | 150 | 16 |
| 8 | 189 | 148 | 27 |
| 6 | 90 | 106 | 19 |
| 1 | 26 | 62 | 8 |
| 0 | 20 | 59 | 17 |
| 0 | 22 | 38 | 21 |
| 0 | 5 | 36 | 17 |
| 0 | 4 | 14 | 5 |
| 0 | 0 | 4 | 6 |
| 242 | 1,153 | 730 | 156 |

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 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 1 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 1 | 0 | 0 |
| 0 | 5 | 0 | 0 |
| 0 | 2 | 3 | 0 |
| 0 | 27 | 7 | 0 |
| 1 | 10 | 9 | 0 |
| 0 | 7 | 13 | 0 |
| 0 | 4 | 11 | 1 |
| 0 | 5 | 14 | 2 |
| 0 | 2 | 15 | 3 |
| 0 | 1 | 9 | 2 |
| 1 | 0 | 4 | 3 |
| 0 | 0 | 1 | 4 |
| 3 | 64 | 86 | 15 |

Resale & New Construction

| <2 BR | 3 BR | 4 BR | 5> BR |
|------------|--------------|------------|------------|
| 1 | 2 | 3 | 0 |
| 1 | 0 | 0 | 0 |
| 1 | 0 | 0 | 0 |
| 2 | 2 | 0 | 0 |
| 8 | 5 | 1 | 0 |
| 7 | 4 | 1 | 0 |
| 35 | 13 | 2 | 1 |
| 58 | 30 | 4 | 1 |
| 30 | 56 | 14 | 3 |
| 38 | 128 | 15 | 1 |
| 26 | 165 | 25 | 5 |
| 7 | 145 | 51 | 9 |
| 14 | 282 | 157 | 16 |
| 9 | 199 | 157 | 27 |
| 6 | 97 | 119 | 19 |
| 1 | 30 | 73 | 9 |
| 0 | 25 | 73 | 19 |
| 0 | 24 | 53 | 24 |
| 0 | 6 | 45 | 19 |
| 1 | 4 | 18 | 8 |
| 0 | 0 | 5 | 10 |
| 245 | 1,217 | 816 | 171 |

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

| | | | |
|---------|---------|---------|---------|
| 201,639 | 283,566 | 378,988 | 462,151 |
| -3.91% | -0.38% | -1.25% | -7.04% |
| 196,756 | 279,773 | 370,958 | 451,037 |
| -4.77% | -0.23% | -1.31% | -6.50% |
| 60 | 60 | 69 | 91 |

| | | | |
|---------|---------|---------|---------|
| 412,300 | 329,550 | 464,435 | 778,009 |
| 12.96% | 0.42% | -8.33% | 23.37% |
| 441,455 | 331,299 | 470,386 | 790,028 |
| 27.31% | 3.29% | -5.78% | 28.09% |
| 19 | 124 | 127 | 60 |

| | | | |
|---------|---------|---------|---------|
| 204,219 | 285,984 | 387,993 | 489,858 |
| -3.30% | -0.33% | -1.93% | -3.30% |
| 199,764 | 282,487 | 381,476 | 480,773 |
| -3.88% | -0.02% | -1.57% | -2.26% |
| 60 | 63 | 75 | 88 |

Total of All = 2,281 Change from Previous Yr
Avg LP = 317,626 -2.08%
Avg SP = 311,862 -2.07%
Avg MT = 65 days

Total of All = 168 Change from Previous Yr
Avg LP = 440,117 -0.28%
Avg SP = 445,424 2.81%
Avg MT = 118 days

Total of All = 2,449 Change from Previous Yr
Avg LP = 326,029 -1.79%
Avg SP = 321,046 -1.46%
Avg MT = 68 days



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Report 1-3
1998-2009 Residential 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 | 15 | 132,106 | -25.80 | 130,807 | -20.79 | 77 |
| 1999 | 15 | 183,080 | 38.59 | 180,393 | 37.91 | 49 |
| 2000 | 19 | 199,317 | 8.87 | 195,533 | 8.39 | 56 |
| 2001 | 30 | 236,423 | 18.62 | 229,583 | 17.41 | 72 |
| 2002 | 24 | 255,867 | 8.22 | 251,458 | 9.53 | 35 |
| 2003 | 30 | 219,055 | -14.39 | 222,161 | -11.65 | 38 |
| 2004 | 26 | 279,900 | 27.78 | 262,704 | 18.25 | 29 |
| 2005 | 28 | 378,314 | 35.16 | 374,840 | 42.69 | 20 |
| 2006 | 25 | 405,688 | 7.24 | 353,213 | -5.77 | 49 |
| 2007 | 34 | 436,485 | 7.59 | 402,282 | 13.89 | 44 |
| 2008 | 35 | 417,892 | -4.26 | 400,576 | -0.42 | 91 |
| 2009 | 30 | 419,459 | 0.37 | 402,593 | 0.50 | 94 |

| 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 | 1 | 272,000 | NA | 266,500 | NA | 289 |
| 2001 | 0 | NA | NA | NA | NA | NA |
| 2002 | 4 | 184,050 | NA | 184,050 | NA | 128 |
| 2003 | 2 | 344,000 | 86.91 | 331,500 | 80.11 | 118 |
| 2004 | 0 | NA | NA | NA | NA | NA |
| 2005 | 5 | 206,172 | NA | 206,074 | NA | 204 |
| 2006 | 0 | NA | NA | NA | NA | NA |
| 2007 | 0 | NA | NA | NA | NA | NA |
| 2008 | 0 | NA | NA | NA | NA | NA |
| 2009 | 2 | 296,114 | NA | 291,500 | NA | 250 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 15 | 132,106 | -30.25 | 130,807 | -26.23 | 77 |
| 1999 | 15 | 183,080 | 38.59 | 180,393 | 37.91 | 49 |
| 2000 | 20 | 202,951 | 10.85 | 199,081 | 10.36 | 68 |
| 2001 | 30 | 236,423 | 16.49 | 229,583 | 15.32 | 72 |
| 2002 | 28 | 245,607 | 3.88 | 241,828 | 5.33 | 48 |
| 2003 | 32 | 226,864 | -7.63 | 228,995 | -5.31 | 43 |
| 2004 | 26 | 279,900 | 23.38 | 262,704 | 14.72 | 29 |
| 2005 | 33 | 352,232 | 25.84 | 349,270 | 32.95 | 48 |
| 2006 | 25 | 405,688 | 15.18 | 353,213 | 1.13 | 49 |
| 2007 | 34 | 436,485 | 7.59 | 402,282 | 13.89 | 44 |
| 2008 | 35 | 417,892 | -4.26 | 400,576 | -0.42 | 91 |
| 2009 | 32 | 411,750 | -1.47 | 395,187 | -1.35 | 104 |

Area 10 - Spenard

| Resale | | | | | | |
|--------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 201 | 166,222 | 11.94 | 162,634 | 11.56 | 55 |
| 1999 | 181 | 157,602 | -5.19 | 155,115 | -4.62 | 44 |
| 2000 | 160 | 168,063 | 6.64 | 167,113 | 7.73 | 51 |
| 2001 | 194 | 180,236 | 7.24 | 174,045 | 4.15 | 42 |
| 2002 | 155 | 203,544 | 12.93 | 199,261 | 14.49 | 35 |
| 2003 | 156 | 191,922 | -5.71 | 188,427 | -5.44 | 42 |
| 2004 | 171 | 224,152 | 16.79 | 219,866 | 16.68 | 34 |
| 2005 | 184 | 250,174 | 11.61 | 243,365 | 10.69 | 29 |
| 2006 | 165 | 267,057 | 6.75 | 263,733 | 8.37 | 34 |
| 2007 | 164 | 295,182 | 10.53 | 289,470 | 9.76 | 55 |
| 2008 | 142 | 286,773 | -2.85 | 283,243 | -2.15 | 57 |
| 2009 | 145 | 283,896 | -1.00 | 276,397 | -2.42 | 57 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 9 | 231,600 | 44.81 | 231,188 | 40.66 | 223 |
| 1999 | 12 | 156,016 | -32.64 | 156,551 | -32.28 | 119 |
| 2000 | 15 | 164,746 | 5.60 | 164,353 | 4.98 | 77 |
| 2001 | 5 | 218,200 | 32.45 | 221,711 | 34.90 | 66 |
| 2002 | 3 | 257,119 | 17.84 | 271,546 | 22.48 | 120 |
| 2003 | 7 | 276,751 | 7.64 | 284,305 | 4.70 | 56 |
| 2004 | 9 | 335,697 | 21.30 | 342,980 | 20.64 | 93 |
| 2005 | 13 | 471,735 | 40.52 | 495,631 | 44.51 | 79 |
| 2006 | 10 | 498,200 | 5.61 | 505,926 | 2.08 | 108 |
| 2007 | 1 | 255,000 | -48.82 | 255,000 | -49.60 | 27 |
| 2008 | 1 | 185,000 | -27.45 | 142,000 | -44.31 | 0 |
| 2009 | 1 | 285,000 | 54.05 | 285,000 | 100.70 | 32 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 210 | 169,024 | 12.74 | 165,644 | 11.84 | 62 |
| 1999 | 193 | 157,503 | -6.82 | 155,205 | -6.30 | 49 |
| 2000 | 175 | 167,779 | 6.52 | 166,871 | 7.52 | 53 |
| 2001 | 199 | 181,190 | 7.99 | 175,292 | 5.05 | 42 |
| 2002 | 158 | 204,562 | 12.90 | 200,643 | 14.46 | 36 |
| 2003 | 163 | 195,565 | -4.40 | 192,544 | -4.04 | 43 |
| 2004 | 180 | 229,729 | 17.47 | 226,056 | 17.40 | 37 |
| 2005 | 197 | 264,795 | 15.26 | 260,097 | 15.06 | 32 |
| 2006 | 175 | 280,265 | 5.84 | 277,652 | 6.75 | 39 |
| 2007 | 165 | 294,939 | 5.24 | 289,261 | 4.18 | 55 |
| 2008 | 143 | 286,061 | -3.01 | 282,242 | -2.43 | 56 |
| 2009 | 146 | 283,903 | -0.75 | 276,456 | -2.05 | 56 |



Data as of 12/31/2009. This representation is based in whole or in part on data supplied by, and to, the subscribers of Alaska Multiple Listing Service, Inc. (AK MLS, Inc.). AK MLS, Inc. does not guarantee nor is it in any way responsible for its accuracy. Data maintained by AK MLS, Inc. is for its own use and may not reflect all real estate activity in the market. Average Sales Price computation excludes listings with undisclosed sales prices.

Report 1-3
1998-2009 Residential 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 | 317 | 154,777 | 4.80 | 152,850 | 6.27 | 49 |
| 1999 | 317 | 151,721 | -1.97 | 149,427 | -2.24 | 50 |
| 2000 | 306 | 163,300 | 7.63 | 160,450 | 7.38 | 51 |
| 2001 | 330 | 182,037 | 11.47 | 181,420 | 13.07 | 41 |
| 2002 | 320 | 193,794 | 6.46 | 191,920 | 5.79 | 37 |
| 2003 | 327 | 206,689 | 6.65 | 205,469 | 7.06 | 34 |
| 2004 | 329 | 233,374 | 12.91 | 231,689 | 12.76 | 29 |
| 2005 | 307 | 259,060 | 11.01 | 256,814 | 10.84 | 33 |
| 2006 | 331 | 277,344 | 7.06 | 274,682 | 6.96 | 43 |
| 2007 | 317 | 291,315 | 5.04 | 286,625 | 4.35 | 58 |
| 2008 | 301 | 296,143 | 1.66 | 290,778 | 1.45 | 72 |
| 2009 | 256 | 293,377 | -0.93 | 288,968 | -0.62 | 61 |

| New Construction | | | | | | |
|------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 64 | 183,014 | 3.00 | 182,173 | 2.18 | 124 |
| 1999 | 88 | 198,400 | 8.41 | 201,058 | 10.37 | 132 |
| 2000 | 71 | 207,456 | 4.56 | 211,931 | 5.41 | 221 |
| 2001 | 35 | 267,066 | 28.73 | 269,443 | 27.14 | 141 |
| 2002 | 34 | 252,157 | -5.58 | 257,265 | -4.52 | 70 |
| 2003 | 86 | 312,938 | 24.10 | 318,210 | 23.69 | 91 |
| 2004 | 91 | 309,393 | -1.13 | 315,962 | -0.71 | 98 |
| 2005 | 22 | 321,865 | 4.03 | 329,480 | 4.28 | 116 |
| 2006 | 20 | 450,798 | 40.06 | 451,262 | 36.96 | 77 |
| 2007 | 50 | 432,922 | -3.97 | 437,229 | -3.11 | 184 |
| 2008 | 28 | 421,839 | -2.56 | 418,464 | -4.29 | 198 |
| 2009 | 38 | 406,761 | -3.57 | 411,039 | -1.77 | 104 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 381 | 159,520 | 4.66 | 157,801 | 5.71 | 62 |
| 1999 | 405 | 161,863 | 1.47 | 160,729 | 1.86 | 68 |
| 2000 | 377 | 171,616 | 6.03 | 170,250 | 5.92 | 83 |
| 2001 | 365 | 190,190 | 10.82 | 189,930 | 11.56 | 51 |
| 2002 | 354 | 199,400 | 4.84 | 198,196 | 4.35 | 40 |
| 2003 | 413 | 228,814 | 14.75 | 228,946 | 15.51 | 46 |
| 2004 | 420 | 249,844 | 9.19 | 249,948 | 9.17 | 44 |
| 2005 | 329 | 263,259 | 5.37 | 261,703 | 4.70 | 38 |
| 2006 | 351 | 287,228 | 9.10 | 284,743 | 8.80 | 45 |
| 2007 | 367 | 310,607 | 8.14 | 307,143 | 7.87 | 75 |
| 2008 | 329 | 306,841 | -1.21 | 301,645 | -1.79 | 82 |
| 2009 | 294 | 308,032 | 0.39 | 304,746 | 1.03 | 66 |

Area 20 - Dimond South

| Resale | | | | | | |
|--------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 270 | 176,758 | 2.53 | 174,360 | 3.39 | 58 |
| 1999 | 317 | 192,678 | 9.01 | 189,146 | 8.48 | 57 |
| 2000 | 290 | 190,819 | -0.96 | 188,434 | -0.38 | 45 |
| 2001 | 287 | 219,786 | 15.18 | 216,526 | 14.91 | 43 |
| 2002 | 286 | 238,194 | 8.38 | 235,082 | 8.57 | 39 |
| 2003 | 306 | 246,368 | 3.43 | 244,635 | 4.06 | 40 |
| 2004 | 327 | 272,548 | 10.63 | 266,170 | 8.80 | 36 |
| 2005 | 345 | 309,149 | 13.43 | 303,095 | 13.87 | 32 |
| 2006 | 313 | 326,823 | 5.72 | 320,697 | 5.81 | 37 |
| 2007 | 275 | 335,379 | 2.62 | 323,154 | 0.77 | 57 |
| 2008 | 265 | 343,825 | 2.52 | 337,155 | 4.33 | 71 |
| 2009 | 268 | 333,090 | -3.12 | 328,505 | -2.57 | 62 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 79 | 252,903 | 2.45 | 256,912 | 3.42 | 146 |
| 1999 | 93 | 227,376 | -10.09 | 229,327 | -10.74 | 117 |
| 2000 | 68 | 219,330 | -3.54 | 220,142 | -4.01 | 121 |
| 2001 | 150 | 221,404 | 0.95 | 223,132 | 1.36 | 82 |
| 2002 | 154 | 233,002 | 5.24 | 235,238 | 5.43 | 77 |
| 2003 | 159 | 246,084 | 5.61 | 247,577 | 5.25 | 72 |
| 2004 | 114 | 297,147 | 20.75 | 299,769 | 21.08 | 70 |
| 2005 | 92 | 334,846 | 12.69 | 336,798 | 12.35 | 84 |
| 2006 | 21 | 533,881 | 59.44 | 534,866 | 58.81 | 135 |
| 2007 | 4 | 530,525 | -0.63 | 529,550 | -0.99 | 47 |
| 2008 | 3 | 736,633 | 38.85 | 704,967 | 33.13 | 151 |
| 2009 | 6 | 598,800 | -18.71 | 593,317 | -15.84 | 73 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 349 | 193,994 | 4.79 | 193,024 | 5.84 | 78 |
| 1999 | 410 | 200,548 | 3.38 | 198,350 | 2.76 | 71 |
| 2000 | 358 | 196,235 | -2.15 | 194,435 | -1.97 | 59 |
| 2001 | 437 | 220,342 | 12.28 | 218,774 | 12.52 | 57 |
| 2002 | 440 | 236,377 | 7.28 | 235,137 | 7.48 | 52 |
| 2003 | 465 | 246,271 | 4.19 | 245,641 | 4.47 | 51 |
| 2004 | 441 | 278,907 | 13.25 | 274,915 | 11.92 | 44 |
| 2005 | 437 | 314,559 | 12.78 | 310,207 | 12.84 | 43 |
| 2006 | 334 | 339,841 | 8.04 | 334,203 | 7.74 | 43 |
| 2007 | 279 | 338,176 | -0.49 | 326,124 | -2.42 | 57 |
| 2008 | 268 | 348,222 | 2.97 | 341,334 | 4.66 | 72 |
| 2009 | 274 | 338,908 | -2.67 | 334,304 | -2.06 | 63 |



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Report 1-3
1998-2009 Residential 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 | 58 | 284,948 | 13.42 | 280,142 | 15.24 | 55 |
| 1999 | 70 | 286,528 | 0.55 | 279,921 | -0.08 | 64 |
| 2000 | 78 | 292,144 | 1.96 | 282,891 | 1.06 | 62 |
| 2001 | 82 | 337,932 | 15.67 | 331,757 | 17.27 | 65 |
| 2002 | 86 | 346,209 | 2.45 | 341,380 | 2.90 | 34 |
| 2003 | 80 | 385,946 | 11.48 | 379,033 | 11.03 | 41 |
| 2004 | 84 | 452,202 | 17.17 | 446,591 | 17.82 | 47 |
| 2005 | 94 | 515,854 | 14.08 | 508,248 | 13.81 | 47 |
| 2006 | 100 | 573,401 | 11.16 | 567,888 | 11.73 | 48 |
| 2007 | 117 | 586,962 | 2.37 | 575,922 | 1.41 | 60 |
| 2008 | 111 | 578,533 | -1.44 | 558,926 | -2.95 | 82 |
| 2009 | 105 | 546,610 | -5.52 | 530,426 | -5.10 | 71 |

| New Construction | | | | | | |
|------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 37 | 341,809 | 17.61 | 348,027 | 14.98 | 101 |
| 1999 | 27 | 335,334 | -1.89 | 360,731 | 3.65 | 106 |
| 2000 | 28 | 327,288 | -2.40 | 344,579 | -4.48 | 99 |
| 2001 | 47 | 354,769 | 8.40 | 379,949 | 10.26 | 153 |
| 2002 | 48 | 424,578 | 19.68 | 437,277 | 15.09 | 88 |
| 2003 | 45 | 437,226 | 2.98 | 443,442 | 1.41 | 134 |
| 2004 | 75 | 480,924 | 9.99 | 502,423 | 13.30 | 100 |
| 2005 | 38 | 642,472 | 33.59 | 652,313 | 29.83 | 92 |
| 2006 | 23 | 788,401 | 22.71 | 810,293 | 24.22 | 89 |
| 2007 | 11 | 821,920 | 4.25 | 806,751 | -0.44 | 153 |
| 2008 | 4 | 813,250 | -1.05 | 819,667 | 1.60 | 199 |
| 2009 | 6 | 775,379 | -4.66 | 841,833 | 2.70 | 66 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 95 | 307,094 | 18.39 | 306,863 | 20.14 | 73 |
| 1999 | 97 | 300,113 | -2.27 | 302,649 | -1.37 | 75 |
| 2000 | 106 | 301,427 | 0.44 | 298,313 | -1.43 | 71 |
| 2001 | 129 | 344,066 | 14.15 | 348,832 | 16.93 | 97 |
| 2002 | 134 | 374,282 | 8.78 | 376,252 | 7.86 | 53 |
| 2003 | 125 | 404,407 | 8.05 | 402,220 | 6.90 | 74.48 |
| 2004 | 159 | 465,750 | 15.17 | 472,927 | 17.58 | 72 |
| 2005 | 132 | 552,305 | 18.58 | 549,722 | 16.24 | 60 |
| 2006 | 123 | 613,604 | 11.10 | 613,216 | 11.55 | 55 |
| 2007 | 128 | 605,463 | -1.33 | 594,097 | -3.12 | 68 |
| 2008 | 115 | 586,697 | -3.10 | 565,787 | -4.77 | 87 |
| 2009 | 111 | 558,976 | -4.72 | 547,259 | -3.27 | 71 |

Area 30 - Abbott Road to Dearmoun Road

| Resale | | | | | | |
|--------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 355 | 230,396 | 5.98 | 226,488 | 6.54 | 52 |
| 1999 | 341 | 228,582 | -0.79 | 224,762 | -0.76 | 59 |
| 2000 | 326 | 241,497 | 5.65 | 237,853 | 5.82 | 55 |
| 2001 | 347 | 258,377 | 6.99 | 251,483 | 5.73 | 45 |
| 2002 | 339 | 286,684 | 10.96 | 284,919 | 13.30 | 38 |
| 2003 | 330 | 295,944 | 3.23 | 290,770 | 2.05 | 44 |
| 2004 | 335 | 320,714 | 8.37 | 318,385 | 9.50 | 33 |
| 2005 | 340 | 355,441 | 10.83 | 352,593 | 10.74 | 30 |
| 2006 | 320 | 400,356 | 12.64 | 395,067 | 12.05 | 45 |
| 2007 | 319 | 404,545 | 1.05 | 397,759 | 0.68 | 53 |
| 2008 | 287 | 397,514 | -1.74 | 389,837 | -1.99 | 67 |
| 2009 | 276 | 394,782 | -0.69 | 384,690 | -1.32 | 75 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 77 | 245,277 | 8.27 | 248,473 | 8.85 | 93 |
| 1999 | 92 | 209,337 | -14.65 | 211,128 | -15.03 | 114 |
| 2000 | 83 | 231,048 | 10.37 | 233,018 | 10.37 | 112 |
| 2001 | 101 | 265,002 | 14.70 | 270,904 | 16.26 | 93 |
| 2002 | 78 | 247,344 | -6.66 | 254,469 | -6.07 | 70 |
| 2003 | 91 | 250,956 | 1.46 | 251,744 | -1.07 | 154 |
| 2004 | 39 | 276,584 | 10.21 | 277,146 | 10.09 | 157 |
| 2005 | 67 | 332,293 | 20.14 | 334,218 | 20.59 | 89 |
| 2006 | 75 | 437,076 | 31.53 | 444,274 | 32.93 | 47 |
| 2007 | 48 | 448,592 | 2.63 | 451,449 | 1.61 | 104 |
| 2008 | 36 | 517,454 | 15.35 | 505,468 | 11.97 | 99 |
| 2009 | 33 | 555,152 | 7.29 | 562,595 | 11.30 | 112 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 432 | 233,048 | 6.25 | 230,443 | 6.71 | 59 |
| 1999 | 433 | 224,493 | -3.67 | 221,843 | -3.73 | 71 |
| 2000 | 409 | 239,377 | 6.63 | 236,865 | 6.77 | 67 |
| 2001 | 448 | 259,871 | 8.56 | 255,833 | 8.01 | 56 |
| 2002 | 417 | 279,326 | 7.49 | 277,247 | 8.37 | 44 |
| 2003 | 421 | 286,220 | 2.47 | 282,987 | 2.07 | 68 |
| 2004 | 374 | 316,112 | 10.44 | 314,062 | 10.98 | 46 |
| 2005 | 407 | 351,630 | 11.24 | 349,568 | 11.31 | 39 |
| 2006 | 395 | 407,328 | 15.84 | 404,410 | 15.69 | 45 |
| 2007 | 367 | 410,306 | 0.73 | 404,781 | 0.09 | 60 |
| 2008 | 323 | 410,882 | 0.14 | 402,445 | -0.58 | 71 |
| 2009 | 309 | 411,909 | 0.25 | 403,751 | 0.32 | 79 |



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Report 1-3
1998-2009 Residential 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 | 252 | 135,568 | 3.58 | 134,549 | 4.01 | 47 |
| 1999 | 227 | 147,444 | 8.76 | 145,814 | 8.37 | 50 |
| 2000 | 243 | 155,349 | 5.36 | 154,226 | 5.77 | 46 |
| 2001 | 295 | 166,667 | 7.29 | 166,138 | 7.72 | 35 |
| 2002 | 280 | 180,155 | 8.09 | 179,123 | 7.82 | 31 |
| 2003 | 310 | 209,922 | 16.52 | 208,056 | 16.15 | 34 |
| 2004 | 318 | 210,227 | 0.15 | 209,721 | 0.80 | 38 |
| 2005 | 339 | 249,077 | 18.48 | 248,039 | 18.27 | 26 |
| 2006 | 344 | 258,762 | 3.89 | 257,117 | 3.66 | 41 |
| 2007 | 287 | 274,008 | 5.89 | 270,736 | 5.30 | 58 |
| 2008 | 225 | 284,967 | 4.00 | 281,873 | 4.11 | 55 |
| 2009 | 264 | 275,133 | -3.45 | 271,777 | -3.58 | 54 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 250 | 177,375 | 2.01 | 178,645 | 2.28 | 94 |
| 1999 | 150 | 195,942 | 10.47 | 198,711 | 11.23 | 133 |
| 2000 | 125 | 212,410 | 8.40 | 215,866 | 8.63 | 141 |
| 2001 | 106 | 239,962 | 12.97 | 242,430 | 12.31 | 105 |
| 2002 | 90 | 255,509 | 6.48 | 260,029 | 7.26 | 97 |
| 2003 | 112 | 219,884 | -13.94 | 222,680 | -14.36 | 78 |
| 2004 | 141 | 211,733 | -3.71 | 214,629 | -3.62 | 84 |
| 2005 | 42 | 241,610 | 14.11 | 245,913 | 14.58 | 124 |
| 2006 | 25 | 274,884 | 13.77 | 274,589 | 11.66 | 135 |
| 2007 | 14 | 361,250 | 31.42 | 360,886 | 31.43 | 106 |
| 2008 | 20 | 371,375 | 2.80 | 368,295 | 2.05 | 181 |
| 2009 | 13 | 378,200 | 1.84 | 370,727 | 0.66 | 139 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 502 | 156,388 | 5.62 | 156,509 | 6.14 | 71 |
| 1999 | 377 | 166,741 | 6.62 | 166,888 | 6.63 | 83 |
| 2000 | 368 | 174,731 | 4.79 | 174,887 | 4.79 | 78 |
| 2001 | 401 | 186,041 | 6.47 | 186,431 | 6.60 | 54 |
| 2002 | 370 | 198,484 | 6.69 | 198,743 | 6.60 | 47 |
| 2003 | 422 | 212,566 | 7.09 | 211,937 | 6.64 | 46 |
| 2004 | 459 | 210,690 | -0.88 | 211,229 | -0.33 | 52 |
| 2005 | 381 | 248,254 | 17.83 | 247,804 | 17.32 | 37 |
| 2006 | 369 | 259,854 | 4.67 | 258,300 | 4.24 | 47 |
| 2007 | 301 | 278,066 | 7.01 | 274,929 | 6.44 | 61 |
| 2008 | 245 | 292,021 | 5.02 | 288,927 | 5.09 | 65 |
| 2009 | 277 | 279,970 | -4.13 | 276,421 | -4.33 | 58 |

Area 40 - Seward Highway to Boniface Parkway

| Resale | | | | | | |
|--------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 203 | 145,297 | 6.51 | 143,383 | 7.00 | 54 |
| 1999 | 184 | 147,767 | 1.70 | 145,563 | 1.52 | 58 |
| 2000 | 194 | 152,148 | 2.96 | 153,273 | 5.30 | 58 |
| 2001 | 201 | 163,721 | 7.61 | 161,196 | 5.17 | 40 |
| 2002 | 191 | 190,237 | 16.20 | 187,818 | 16.52 | 37 |
| 2003 | 184 | 191,832 | 0.84 | 190,089 | 1.21 | 40 |
| 2004 | 186 | 217,982 | 13.63 | 215,267 | 13.25 | 35 |
| 2005 | 185 | 228,777 | 4.95 | 227,662 | 5.76 | 33 |
| 2006 | 188 | 253,027 | 10.60 | 249,944 | 9.79 | 37 |
| 2007 | 153 | 250,969 | -0.81 | 246,486 | -1.38 | 49 |
| 2008 | 185 | 262,013 | 4.40 | 257,015 | 4.27 | 68 |
| 2009 | 153 | 255,587 | -2.45 | 251,921 | -1.98 | 61 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 15 | 152,618 | -8.58 | 151,615 | -10.04 | 56 |
| 1999 | 3 | 165,283 | 8.30 | 163,833 | 8.06 | 163 |
| 2000 | 14 | 196,028 | 18.60 | 196,493 | 19.93 | 72 |
| 2001 | 0 | NA | NA | NA | NA | NA |
| 2002 | 8 | 254,356 | NA | 236,379 | NA | 52 |
| 2003 | 25 | 188,524 | -25.88 | 189,998 | -19.62 | 84 |
| 2004 | 10 | 208,900 | 10.81 | 208,590 | 9.79 | 136 |
| 2005 | 0 | NA | NA | NA | NA | NA |
| 2006 | 1 | 349,900 | NA | 338,000 | NA | 89 |
| 2007 | 2 | 254,800 | -27.18 | 253,350 | -25.04 | 129 |
| 2008 | 6 | 255,483 | 0.27 | 255,500 | 0.85 | 253 |
| 2009 | 2 | 477,662 | 86.96 | 467,787 | 83.09 | 6 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 218 | 145,801 | 5.71 | 143,952 | 6.08 | 54 |
| 1999 | 187 | 148,048 | 1.54 | 145,858 | 1.32 | 59 |
| 2000 | 208 | 155,101 | 4.76 | 153,414 | 5.18 | 59 |
| 2001 | 201 | 163,721 | 5.56 | 161,196 | 5.07 | 40 |
| 2002 | 199 | 192,815 | 17.77 | 189,579 | 17.61 | 38 |
| 2003 | 209 | 191,436 | -0.72 | 190,078 | 0.26 | 45 |
| 2004 | 196 | 217,519 | 13.62 | 214,924 | 13.07 | 40 |
| 2005 | 185 | 228,777 | 5.18 | 227,662 | 5.93 | 33 |
| 2006 | 189 | 253,540 | 10.82 | 250,410 | 9.99 | 37 |
| 2007 | 155 | 251,018 | -0.99 | 246,577 | -1.53 | 50 |
| 2008 | 191 | 261,808 | 4.30 | 256,967 | 4.21 | 73 |
| 2009 | 155 | 258,453 | -1.28 | 254,724 | -0.87 | 61 |



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Report 1-3
1998-2009 Residential 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 | 429 | 141,473 | 4.07 | 140,252 | 4.53 | 55 |
| 1999 | 338 | 144,834 | 2.38 | 144,036 | 2.70 | 52 |
| 2000 | 338 | 148,688 | 2.66 | 147,822 | 2.63 | 55 |
| 2001 | 378 | 165,113 | 11.05 | 164,272 | 11.13 | 39 |
| 2002 | 377 | 171,850 | 4.08 | 169,532 | 3.20 | 36 |
| 2003 | 422 | 187,011 | 8.82 | 185,733 | 9.56 | 39 |
| 2004 | 381 | 204,812 | 9.52 | 204,309 | 10.00 | 33 |
| 2005 | 403 | 230,090 | 12.34 | 229,613 | 12.39 | 32 |
| 2006 | 367 | 239,776 | 4.21 | 238,191 | 3.74 | 38 |
| 2007 | 309 | 253,394 | 5.68 | 250,932 | 5.35 | 58 |
| 2008 | 327 | 251,341 | -0.81 | 248,315 | -1.04 | 63 |
| 2009 | 306 | 246,579 | -1.89 | 244,605 | -1.49 | 62 |

| New Construction | | | | | | |
|------------------|--------|---------|-------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 27 | 166,944 | 6.44 | 168,108 | 6.19 | 108 |
| 1999 | 32 | 202,544 | 21.32 | 202,798 | 20.64 | 76 |
| 2000 | 40 | 182,523 | -9.88 | 184,136 | -9.20 | 131 |
| 2001 | 48 | 173,380 | -5.01 | 175,766 | -4.55 | 142 |
| 2002 | 96 | 165,386 | -4.61 | 168,367 | -4.21 | 159 |
| 2003 | 11 | 167,145 | 1.06 | 169,149 | 0.46 | 70 |
| 2004 | 15 | 190,293 | 13.85 | 191,837 | 13.41 | 119 |
| 2005 | 18 | 207,739 | 9.17 | 208,919 | 8.90 | 189 |
| 2006 | 46 | 255,881 | 23.17 | 256,830 | 22.93 | 87 |
| 2007 | 12 | 328,839 | 28.51 | 327,055 | 27.34 | 257 |
| 2008 | 7 | 299,786 | -8.84 | 291,557 | -10.85 | 175 |
| 2009 | 10 | 290,221 | -3.19 | 294,051 | 0.86 | 42 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 456 | 143,235 | 2.76 | 141,879 | 2.70 | 58 |
| 1999 | 370 | 149,825 | 4.60 | 149,132 | 5.11 | 54 |
| 2000 | 378 | 152,268 | 1.63 | 151,675 | 1.71 | 63 |
| 2001 | 426 | 166,044 | 9.05 | 165,552 | 9.15 | 51 |
| 2002 | 473 | 170,539 | 2.71 | 171,122 | 3.36 | 61 |
| 2003 | 433 | 186,506 | 9.36 | 185,310 | 8.29 | 40 |
| 2004 | 396 | 204,262 | 9.52 | 203,834 | 10.00 | 37 |
| 2005 | 421 | 229,135 | 12.18 | 228,726 | 12.21 | 38 |
| 2006 | 413 | 241,570 | 5.43 | 240,267 | 5.05 | 43 |
| 2007 | 321 | 256,214 | 6.06 | 253,777 | 5.62 | 66 |
| 2008 | 334 | 252,356 | -1.51 | 249,224 | -1.79 | 66 |
| 2009 | 316 | 247,960 | -1.74 | 246,175 | -1.22 | 62 |

Area 50 - Post Road to Glenn Highway

| Resale | | | | | | |
|--------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 14 | 72,014 | -6.47 | 69,607 | -5.71 | 124 |
| 1999 | 15 | 78,586 | 9.13 | 80,000 | 14.93 | 96 |
| 2000 | 13 | 76,992 | -2.03 | 74,361 | -7.05 | 59 |
| 2001 | 22 | 100,995 | 31.18 | 97,798 | 31.52 | 40 |
| 2002 | 23 | 98,897 | -2.08 | 96,769 | -1.05 | 62 |
| 2003 | 13 | 116,988 | 18.29 | 108,692 | 12.32 | 81 |
| 2004 | 15 | 135,253 | 15.61 | 132,547 | 21.95 | 40 |
| 2005 | 19 | 146,721 | 8.48 | 143,589 | 8.33 | 35 |
| 2006 | 29 | 166,669 | 13.60 | 165,431 | 15.21 | 52 |
| 2007 | 16 | 175,881 | 5.53 | 173,606 | 4.94 | 75 |
| 2008 | 14 | 191,557 | 8.91 | 186,876 | 7.64 | 55 |
| 2009 | 13 | 157,988 | -17.52 | 153,658 | -17.78 | 62 |

| 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 | 5 | 145,620 | NA | 144,620 | NA | 44 |
| 2002 | 0 | NA | NA | NA | NA | NA |
| 2003 | 3 | 164,933 | NA | 165,600 | NA | 285 |
| 2004 | 0 | NA | NA | NA | NA | NA |
| 2005 | 0 | NA | NA | NA | NA | NA |
| 2006 | 2 | 242,000 | NA | 242,000 | NA | 18 |
| 2007 | 6 | 237,167 | -2.00 | 236,833 | -2.14 | 149 |
| 2008 | 6 | 238,233 | 0.45 | 238,233 | 0.59 | 117 |
| 2009 | 6 | 238,500 | 0.11 | 238,500 | 0.11 | 207 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 14 | 72,014 | -7.99 | 69,607 | -7.46 | 124 |
| 1999 | 15 | 78,586 | 9.13 | 80,000 | 14.93 | 96 |
| 2000 | 13 | 76,992 | -2.03 | 74,361 | -7.05 | 59 |
| 2001 | 27 | 109,259 | 41.91 | 106,802 | 43.63 | 40 |
| 2002 | 23 | 98,897 | -9.48 | 96,769 | -9.39 | 62 |
| 2003 | 16 | 125,978 | 27.38 | 119,362 | 23.35 | 119 |
| 2004 | 15 | 135,253 | 7.36 | 132,547 | 11.05 | 40 |
| 2005 | 19 | 146,721 | 8.48 | 143,589 | 8.33 | 35 |
| 2006 | 31 | 171,529 | 16.91 | 170,371 | 18.65 | 50 |
| 2007 | 22 | 192,595 | 12.28 | 190,850 | 12.02 | 96 |
| 2008 | 20 | 205,560 | 6.73 | 202,283 | 5.99 | 74 |
| 2009 | 19 | 183,413 | -10.77 | 180,450 | -10.79 | 107 |



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Report 1-3
1998-2009 Residential 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 | 359 | 169,727 | 2.17 | 167,915 | 3.25 | 48 |
| 1999 | 339 | 177,693 | 4.69 | 175,116 | 4.29 | 59 |
| 2000 | 368 | 190,817 | 7.39 | 188,219 | 7.48 | 54 |
| 2001 | 370 | 204,548 | 7.20 | 201,861 | 7.25 | 47 |
| 2002 | 365 | 218,663 | 6.90 | 216,073 | 7.04 | 32 |
| 2003 | 399 | 235,961 | 7.91 | 232,149 | 7.44 | 37 |
| 2004 | 389 | 264,670 | 12.17 | 255,295 | 9.97 | 35 |
| 2005 | 434 | 291,402 | 10.10 | 288,041 | 12.83 | 33 |
| 2006 | 415 | 307,559 | 5.54 | 304,920 | 5.86 | 36 |
| 2007 | 428 | 314,105 | 2.13 | 310,366 | 1.79 | 58 |
| 2008 | 335 | 323,718 | 3.06 | 318,721 | 2.69 | 74 |
| 2009 | 354 | 318,951 | -1.47 | 314,744 | -1.25 | 62 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 143 | 192,878 | 2.00 | 195,215 | 3.18 | 110 |
| 1999 | 102 | 217,404 | 12.72 | 217,555 | 11.44 | 130 |
| 2000 | 76 | 236,411 | 8.74 | 236,005 | 8.48 | 164 |
| 2001 | 119 | 253,350 | 7.17 | 256,303 | 8.60 | 86 |
| 2002 | 73 | 287,103 | 13.32 | 291,064 | 13.56 | 130 |
| 2003 | 84 | 316,558 | 10.26 | 322,419 | 10.77 | 64 |
| 2004 | 113 | 278,499 | -12.02 | 283,684 | -12.01 | 88 |
| 2005 | 124 | 324,362 | 16.47 | 330,850 | 16.63 | 102 |
| 2006 | 84 | 388,813 | 19.87 | 396,818 | 19.94 | 65 |
| 2007 | 68 | 416,028 | 7.00 | 421,754 | 6.28 | 111 |
| 2008 | 41 | 435,836 | 4.76 | 438,644 | 4.00 | 149 |
| 2009 | 49 | 410,148 | -5.89 | 414,339 | -5.54 | 146 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 502 | 176,321 | 2.01 | 175,676 | 3.06 | 65 |
| 1999 | 441 | 186,878 | 5.99 | 184,806 | 5.20 | 76 |
| 2000 | 444 | 198,621 | 6.28 | 196,365 | 6.25 | 73 |
| 2001 | 489 | 216,424 | 8.96 | 215,189 | 9.59 | 57 |
| 2002 | 438 | 230,070 | 6.31 | 228,398 | 6.14 | 49 |
| 2003 | 483 | 249,978 | 8.65 | 247,881 | 8.53 | 42 |
| 2004 | 502 | 267,782 | 7.12 | 261,711 | 5.58 | 47 |
| 2005 | 558 | 298,727 | 11.56 | 297,528 | 13.69 | 48 |
| 2006 | 499 | 321,237 | 7.54 | 320,390 | 7.68 | 41 |
| 2007 | 496 | 328,078 | 2.13 | 325,637 | 1.64 | 66 |
| 2008 | 376 | 335,943 | 2.40 | 331,832 | 1.90 | 82 |
| 2009 | 403 | 330,040 | -1.76 | 326,883 | -1.49 | 72 |

Area 100 - South Birchwood Loop to Eklutna

| Resale | | | | | | |
|--------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 70 | 173,614 | 2.59 | 170,728 | 3.53 | 69 |
| 1999 | 62 | 181,583 | 4.59 | 175,956 | 3.06 | 66 |
| 2000 | 80 | 186,953 | 2.96 | 183,674 | 4.39 | 77 |
| 2001 | 92 | 198,739 | 6.30 | 196,728 | 7.11 | 51 |
| 2002 | 83 | 226,636 | 14.04 | 224,379 | 14.06 | 39 |
| 2003 | 88 | 238,469 | 5.22 | 233,822 | 4.21 | 44 |
| 2004 | 95 | 257,460 | 7.96 | 253,830 | 8.56 | 43 |
| 2005 | 103 | 301,093 | 16.95 | 298,467 | 17.59 | 38 |
| 2006 | 106 | 311,753 | 3.54 | 307,536 | 3.04 | 48 |
| 2007 | 81 | 329,987 | 5.85 | 323,383 | 5.15 | 64 |
| 2008 | 94 | 336,622 | 2.01 | 331,496 | 2.51 | 88 |
| 2009 | 96 | 328,575 | -2.39 | 321,458 | -3.03 | 81 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 26 | 219,125 | 4.95 | 220,469 | 3.08 | 80 |
| 1999 | 19 | 203,369 | -7.19 | 205,072 | -6.98 | 120 |
| 2000 | 15 | 188,510 | -7.31 | 191,059 | -6.83 | 92 |
| 2001 | 24 | 237,793 | 26.14 | 240,755 | 26.01 | 118 |
| 2002 | 34 | 256,559 | 7.89 | 260,859 | 8.35 | 64 |
| 2003 | 22 | 284,224 | 10.78 | 288,037 | 10.42 | 100 |
| 2004 | 43 | 343,711 | 20.93 | 348,125 | 20.86 | 100 |
| 2005 | 44 | 372,631 | 8.41 | 378,435 | 8.71 | 111 |
| 2006 | 37 | 415,240 | 11.43 | 425,494 | 12.44 | 87 |
| 2007 | 11 | 392,042 | -5.59 | 389,332 | -8.50 | 141 |
| 2008 | 6 | 439,458 | 12.09 | 445,596 | 14.45 | 196 |
| 2009 | 2 | 369,000 | -16.03 | 369,000 | -17.19 | 76 |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|-------|---------|-------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 96 | 185,940 | 5.49 | 184,199 | 6.04 | 72 |
| 1999 | 81 | 186,694 | 0.41 | 182,871 | -0.72 | 79 |
| 2000 | 95 | 187,199 | 0.27 | 184,853 | 1.08 | 80 |
| 2001 | 116 | 206,819 | 10.48 | 205,916 | 11.39 | 65 |
| 2002 | 117 | 235,331 | 13.79 | 235,071 | 14.16 | 46 |
| 2003 | 110 | 247,620 | 5.22 | 244,764 | 4.12 | 55 |
| 2004 | 138 | 284,335 | 14.83 | 283,212 | 15.71 | 61 |
| 2005 | 147 | 322,506 | 13.42 | 322,403 | 13.84 | 60 |
| 2006 | 143 | 338,530 | 4.97 | 338,272 | 4.92 | 58 |
| 2007 | 92 | 337,407 | -0.33 | 331,269 | -2.07 | 73 |
| 2008 | 100 | 342,792 | 1.60 | 338,411 | 2.16 | 94 |
| 2009 | 98 | 329,400 | -3.91 | 322,428 | -4.72 | 81 |



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Report 1-3
1998-2009 Residential 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 | 37 | 178,429 | 8.47 | 173,048 | 9.75 | 177 |
| 1999 | 35 | 168,931 | -5.32 | 163,230 | -5.67 | 84 |
| 2000 | 32 | 182,818 | 8.22 | 175,271 | 7.38 | 90 |
| 2001 | 24 | 234,052 | 28.02 | 226,647 | 29.31 | 82 |
| 2002 | 22 | 232,681 | -0.59 | 223,136 | -1.55 | 111 |
| 2003 | 30 | 294,980 | 26.77 | 287,570 | 28.88 | 85 |
| 2004 | 28 | 282,334 | -4.29 | 277,095 | -3.64 | 52 |
| 2005 | 13 | 304,446 | 7.83 | 296,608 | 7.04 | 37 |
| 2006 | 20 | 414,290 | 36.08 | 403,079 | 35.90 | 43 |
| 2007 | 31 | 430,884 | 4.01 | 413,879 | 2.68 | 103 |
| 2008 | 13 | 433,377 | 0.58 | 417,731 | 0.93 | 137 |
| 2009 | 15 | 422,067 | -2.61 | 401,845 | -3.80 | 192 |

| New Construction | | | | | | |
|------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 2 | 312,500 | 20.89 | 300,000 | 17.42 | 381 |
| 1999 | 2 | 265,475 | -15.05 | 250,625 | -16.46 | 164 |
| 2000 | 2 | 404,000 | 52.18 | 424,246 | 69.28 | 203 |
| 2001 | 1 | 379,500 | -6.06 | 362,750 | -14.50 | 118 |
| 2002 | 2 | 279,700 | -26.30 | 271,750 | -25.09 | 171 |
| 2003 | 1 | 479,000 | 71.25 | 462,421 | 70.16 | 17 |
| 2004 | 0 | NA | NA | NA | NA | NA |
| 2005 | 2 | 572,500 | NA | 567,500 | NA | 1 |
| 2006 | 2 | 397,500 | -30.57 | 397,500 | -29.96 | 0 |
| 2007 | 3 | 681,000 | 71.32 | 669,975 | 68.55 | 176 |
| 2008 | 4 | 604,896 | -11.18 | 577,300 | -13.83 | 120 |
| 2009 | 0 | NA | NA | NA | NA | NA |

| Resale & New Construction | | | | | | |
|---------------------------|--------|---------|--------|---------|--------|--------|
| Year | # Sold | Avg LP | % Chg | Avg SP | % Chg | Avg MT |
| 1998 | 39 | 185,305 | 7.53 | 179,558 | 8.28 | 188 |
| 1999 | 37 | 174,150 | -6.02 | 167,954 | -6.46 | 89 |
| 2000 | 34 | 195,829 | 12.45 | 189,917 | 13.08 | 97 |
| 2001 | 25 | 239,870 | 22.49 | 232,092 | 22.21 | 83 |
| 2002 | 24 | 236,600 | -1.36 | 227,187 | -2.11 | 116 |
| 2003 | 31 | 300,916 | 27.18 | 293,210 | 29.06 | 83 |
| 2004 | 28 | 282,334 | -6.18 | 277,095 | -5.50 | 52 |
| 2005 | 15 | 340,187 | 20.49 | 332,727 | 20.08 | 32 |
| 2006 | 22 | 412,764 | 21.33 | 402,548 | 20.98 | 39 |
| 2007 | 34 | 452,953 | 9.74 | 436,476 | 8.43 | 110 |
| 2008 | 17 | 473,734 | 4.59 | 447,650 | 2.56 | 133 |
| 2009 | 15 | 422,067 | -10.91 | 401,845 | -10.23 | 192 |



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Report 1-4
2009 Year End Active Residential
Region 1A - Municipality of Anchorage
Price and Bedroom Report

ACTIVE - Single Family

| Residential Units By Price/BR @ December 31st, 2009 | | | | |
|--|-----------------|-------------|-------------|-----------------|
| | <2 BR | 3 BR | 4 BR | 5> BR |
| 60,000 or Less | 0 | 0 | 0 | 0 |
| 60,001-79,999 | 0 | 0 | 0 | 0 |
| 80,000-99,999 | 1 | 1 | 0 | 0 |
| 100,000-119,999 | 1 | 1 | 0 | 0 |
| 120,000-139,999 | 1 | 2 | 1 | 0 |
| 140,000-159,999 | 6 | 2 | 1 | 0 |
| 160,000-179,999 | 6 | 5 | 2 | 0 |
| 180,000-199,999 | 6 | 8 | 2 | 0 |
| 200,000-219,999 | 6 | 9 | 3 | 1 |
| 220,000-239,999 | 1 | 19 | 4 | 2 |
| 240,000-259,999 | 3 | 34 | 9 | 2 |
| 260,000-299,999 | 4 | 37 | 26 | 4 |
| 300,000-349,999 | 3 | 41 | 32 | 5 |
| 350,000-399,999 | 2 | 30 | 25 | 4 |
| 400,000-449,999 | 1 | 18 | 26 | 6 |
| 450,000-499,999 | 0 | 16 | 29 | 5 |
| 500,000-599,999 | 0 | 8 | 32 | 14 |
| 600,000-749,999 | 0 | 7 | 17 | 14 |
| 750,000-999,999 | 0 | 2 | 15 | 16 |
| 1,000,000 & Over | 0 | 1 | 5 | 11 |
| Totals | 41 | 241 | 229 | 84 |
| | | | | 595 |

| | Total - All Active @ End of Year | # of Listings Existing Resale | # of Listings New Construction | # of Listings To Be Built | Avg Days on Market For 12/31 ACTIVE | Avg List Price for 12/31 ACTIVE | New Residentials Listed Throughout Year |
|-------------|---|--|---|--------------------------------------|--|--|--|
| 2009 | 595 | 507 | 47 | 41 | 127 | \$421,766 | 3,804 |
| 2008 | 790 | 644 | 78 | 68 | 135 | \$422,860 | 3,935 |
| 2007 | 947 | 793 | 124 | 30 | 129 | \$400,902 | 4,813 |
| 2006 | 856 | 659 | 151 | 46 | 103 | \$403,760 | 5,295 |
| 2005 | 535 | 408 | 84 | 43 | 76 | \$389,785 | 4,287 |
| 2004 | 559 | 319 | 107 | 133 | 140 | \$343,848 | 4,514 |
| 2003 | 678 | 310 | 270 | 98 | 102 | \$276,578 | 4,453 |



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