

**SOLD MARKET ANALYSIS**  
**1/1/2009 - 6/30/2009 Compared to 1/1/2010 - 6/30/2010**

**ANCHORAGE**

| Condominium Property Type        |              |             |          |                |            |            |             |            |           |                   |                    |           |                    |                |           |                 |           |          |                |           |          |
|----------------------------------|--------------|-------------|----------|----------------|------------|------------|-------------|------------|-----------|-------------------|--------------------|-----------|--------------------|----------------|-----------|-----------------|-----------|----------|----------------|-----------|----------|
| Area                             | Total Active |             |          | Days on Market |            |            | Number Sold |            |           | Sold Volume       |                    |           | Average Sale Price |                |           | Percent of List |           |          | Days on Market |           |          |
|                                  | Last Year    | This Year   | PCT      | Last Year      | This Year  | PCT        | Last Year   | This Year  | PCT       | Last Year         | This Year          | PCT       | Last Year          | This Year      | PCT       | Last Year       | This Year | PCT      | Last Year      | This Year | PCT      |
| 5 - Downtown Anchorage           | 121          | 129         | 6        | 194            | 120        | -38        | 19          | 43         | 126       | 3,680,400         | 11,443,659         | 210       | 193,705            | 266,132        | 37        | 98              | 98        | 0        | 100            | 124       | 24       |
| 10 - Spenard                     | 111          | 92          | -17      | 113            | 72         | -36        | 38          | 39         | 2         | 7,400,648         | 6,884,328          | -6        | 194,754            | 176,521        | -9        | 98              | 98        | 0        | 44             | 56        | 27       |
| 15 - W Tudor Rd - Dimond Blvd    | 195          | 226         | 15       | 371            | 260        | -29        | 52          | 103        | 98        | 9,118,878         | 18,337,250         | 101       | 175,363            | 178,032        | 1         | 98              | 99        | 0        | 90             | 101       | 12       |
| 20 - Dimond South                | 177          | 132         | -25      | 168            | 113        | -32        | 65          | 62         | -4        | 16,095,016        | 14,526,013         | -9        | 247,616            | 234,291        | -5        | 100             | 99        | 0        | 92             | 85        | -7       |
| 25 - Dearmoun Rd - Potter Marsh  |              |             |          |                |            |            |             |            |           |                   |                    |           |                    |                |           |                 |           |          |                |           |          |
| 30 - Abbott Rd - Dearmoun Rd     | 73           | 115         | 57       | 93             | 96         | 3          | 31          | 43         | 38        | 4,691,004         | 7,199,400          | 53        | 151,323            | 167,428        | 10        | 99              | 98        | 0        | 50             | 66        | 32       |
| 35 - E Tudor Rd - Abbott Rd      | 113          | 131         | 15       | 210            | 111        | -47        | 29          | 62         | 113       | 6,006,652         | 12,048,620         | 100       | 207,126            | 194,333        | -6        | 100             | 99        | 0        | 210            | 134       | -36      |
| 40 - Seward Hwy to Boniface Pkwy | 160          | 172         | 7        | 121            | 119        | -1         | 45          | 58         | 28        | 7,593,750         | 9,493,275          | 25        | 168,750            | 163,677        | -3        | 99              | 99        | 0        | 43             | 79        | 83       |
| 45 - Boniface Pkwy to Muldoon Rd | 222          | 266         | 19       | 128            | 94         | -26        | 82          | 108        | 31        | 16,072,463        | 20,928,129         | 30        | 196,006            | 193,779        | -1        | 99              | 100       | 0        | 95             | 88        | -7       |
| 50 - Post Rd - Glenn Hwy         |              |             |          |                |            |            |             |            |           |                   |                    |           |                    |                |           |                 |           |          |                |           |          |
| 90 - Eagle River                 | 90           | 73          | -18      | 149            | 146        | -2         | 40          | 27         | -32       | 8,912,237         | 5,969,800          | -33       | 222,806            | 221,104        | 0         | 100             | 100       | 0        | 58             | 116       | 100      |
| 100 - Chugiak/Peters Crk         | 2            | 8           | 300      | 93             | 122        | 31         | 1           | 4          | 300       | 87,500            | 515,000            | 488       | 87,500             | 128,750        | 47        | 93              | 99        | 6        | 14             | 85        | 507      |
| 101 - Girdwood/Turnagain Arm     | 30           | 30          | 0        | 202            | 163        | -19        | 7           | 7          | 0         | 1,675,000         | 1,521,250          | -9        | 239,286            | 217,321        | -9        | 97              | 98        | 1        | 212            | 92        | -56      |
| <b>Condominium Totals:</b>       | <b>1294</b>  | <b>1374</b> | <b>6</b> | <b>183</b>     | <b>134</b> | <b>-27</b> | <b>409</b>  | <b>556</b> | <b>36</b> | <b>81,333,548</b> | <b>108,866,724</b> | <b>34</b> | <b>198,908</b>     | <b>194,678</b> | <b>-2</b> | <b>99</b>       | <b>99</b> | <b>0</b> | <b>87</b>      | <b>95</b> | <b>9</b> |



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