



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 1-10**  
**1996-2008 Multi Family Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year & # Units**

**1996**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	4	1	0	2
60,001-79,999	9	0	1	0
80,000-99,999	11	1	3	0
100,000-119,999	28	4	9	1
120,000-139,999	37	4	14	1
140,000-159,999	26	2	12	2
160,000-179,999	21	3	18	6
180,000-199,999	14	2	22	1
200,000-219,999	13	3	2	2
220,000-239,999	4	2	3	3
240,000-259,999	5	2	7	3
260,000-299,999	2	1	7	3
300,000-399,999	3	2	0	8
400,000 & Over	0	0	0	10
<b>TOTALS</b>	<b>177</b>	<b>27</b>	<b>98</b>	<b>42</b>

Avg List Price	153,898	181,255	176,558	345,616
Change from previous years Avg List Price	+4.34%	+3.91%	+1.95%	-2.77%
Avg Sale Price	149,483	179,573	173,278	338,967
Change from previous years Avg Sale Price	+4.16%	+5.98%	+2.59%	+0.60%
Avg Market Time	85	72	92	116

**Total of All = 344**  
**Avg LP = 185,908**  
 (+1.75% over 1995)  
**Avg SP = 181,023**  
 (+2.39% over 1995)  
**Avg MT = 90 days**

**1997**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	6	1	2	3
60,001-79,999	5	1	1	1
80,000-99,999	4	0	2	0
100,000-119,999	25	1	2	2
120,000-139,999	50	6	15	4
140,000-159,999	34	2	10	0
160,000-179,999	20	3	21	3
180,000-199,999	17	4	21	2
200,000-219,999	11	3	13	4
220,000-239,999	2	2	11	2
240,000-259,999	3	2	5	1
260,000-299,999	4	1	3	8
300,000-399,999	2	1	3	5
400,000 & Over	0	0	0	4
<b>TOTALS</b>	<b>183</b>	<b>27</b>	<b>109</b>	<b>39</b>

Avg List Price	153,077	188,366	188,345	378,805
Change from previous years Avg List Price	-0.53%	+3.92%	+6.68%	+9.60%
Avg Sale Price	149,821	182,580	185,177	339,831
Change from previous years Avg Sale Price	+0.23%	+1.67%	+6.87%	+0.25%
Avg Market Time	83	86	102	172

**Total of All = 359**  
**Avg LP = 191,050**  
 (+2.77% over 1996)  
**Avg SP = 182,614**  
 (+0.88% over 1996)  
**Avg MT = 99 days**



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

**1998**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	4	0	3	2
60,001-79,999	5	0	2	0
80,000-99,999	6	0	2	0
100,000-119,999	17	0	4	0
120,000-139,999	37	2	13	0
140,000-159,999	52	1	6	3
160,000-179,999	35	8	25	3
180,000-199,999	18	3	20	2
200,000-219,999	8	3	18	3
220,000-239,999	10	3	17	2
240,000-259,999	3	2	9	2
260,000-299,999	3	0	12	3
300,000-399,999	0	2	10	2
400,000 & Over	2	0	0	3
<b>TOTALS</b>	<b>200</b>	<b>24</b>	<b>141</b>	<b>25</b>

Avg List Price	159,505	209,987	203,554	386,796
Change from previous years Avg List Price	+4.20%	+11.48%	+8.08%	+2.11%
Avg Sale Price	157,526	204,050	200,681	337,303
Change from previous years Avg Sale Price	+5.14%	+11.76%	+8.37%	-0.74%
Avg Market Time	68	67	65	156

**Total of All = 399**  
**Avg LP = 192,043**  
 (+0.52% over 1997)  
**Avg SP = 185,903**  
 (+1.82% over 1997)  
**Avg MT = 74 days**

**1999**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	5	3	3	2
60,001-79,999	1	1	1	0
80,000-99,999	2	1	0	0
100,000-119,999	7	3	8	0
120,000-139,999	26	3	10	1
140,000-159,999	46	5	9	2
160,000-179,999	31	1	17	4
180,000-199,999	24	4	20	2
200,000-219,999	17	3	5	0
220,000-239,999	15	1	6	2
240,000-259,999	8	2	3	6
260,000-299,999	7	1	10	4
300,000-399,999	5	0	6	6
400,000 & Over	0	0	0	8
<b>TOTALS</b>	<b>194</b>	<b>28</b>	<b>98</b>	<b>37</b>

Avg List Price	179,242	170,609	194,253	355,518
Change from previous years Avg List Price	+12.37%	-18.75%	-4.57%	-8.09%
Avg Sale Price	176,732	162,473	190,958	328,620
Change from previous years Avg Sale Price	+12.19%	-20.38%	-4.85%	-2.57%
Avg Market Time	80	120	78	128

**Total of All = 358**  
**Avg LP = 200,832**  
 (+4.58% over 1998)  
**Avg SP = 194,746**  
 (+4.74% over 1998)  
**Avg MT = 88 days**



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**2000**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	4	2	4	7
60,001-79,999	1	1	1	0
80,000-99,999	4	1	1	0
100,000-119,999	4	0	1	0
120,000-139,999	24	2	6	0
140,000-159,999	44	2	10	0
160,000-179,999	23	2	7	0
180,000-199,999	19	4	12	2
200,000-219,999	19	2	18	2
220,000-239,999	14	4	20	1
240,000-259,999	14	1	11	3
260,000-299,999	9	1	12	7
300,000-399,999	1	1	11	7
400,000 & Over	0	0	0	11
<b>TOTALS</b>	<b>180</b>	<b>23</b>	<b>114</b>	<b>40</b>

Avg List Price	179,736	187,569	220,848	449,179
Change from previous years Avg List Price	+0.28%	+9.94%	+13.69%	+26.34%
Avg Sale Price	178,683	188,352	218,975	441,612
Change from previous years Avg Sale Price	+1.10%	+15.93%	+14.67%	+34.38%
Avg Market Time	67	79	78	166

**Total of All = 357**  
**Avg LP = 223,727**  
 (+11.40% over 1999)  
**Avg SP = 217,490**  
 (+11.68% over 1999)  
**Avg MT = 83 days**

**2001**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	7	0	9	4
60,001-79,999	2	0	0	1
80,000-99,999	3	0	1	1
100,000-119,999	5	1	0	1
120,000-139,999	11	0	3	1
140,000-159,999	27	5	6	2
160,000-179,999	41	1	8	0
180,000-199,999	26	4	4	1
200,000-219,999	30	4	18	1
220,000-239,999	21	5	9	2
240,000-259,999	12	5	22	1
260,000-299,999	13	4	22	7
300,000-399,999	4	2	13	4
400,000 & Over	0	2	3	19
<b>TOTALS</b>	<b>202</b>	<b>33</b>	<b>118</b>	<b>45</b>

Avg List Price	192,198	240,248	247,188	736,773
Change from previous years Avg List Price	+6.98%	+28.09%	+11.93%	+64.03%
Avg Sale Price	191,407	236,121	246,836	730,049
Change from previous years Avg Sale Price	+7.12%	+25.36%	+12.72%	+65.31%
Avg Market Time	57	45	57	74

**Total of All = 405**  
**Avg LP = 273,984**  
 (+22.46% over 2000)  
**Avg SP = 270,861**  
 (+24.54% over 2000)  
**Avg MT = 58 days**



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**Average Price by Year & # Units**

**2002**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	4	2	5	3
60,001-79,999	0	0	0	0
80,000-99,999	0	0	0	0
100,000-119,999	0	0	1	0
120,000-139,999	4	2	0	0
140,000-159,999	16	1	0	0
160,000-179,999	28	1	1	0
180,000-199,999	38	3	3	1
200,000-219,999	40	2	10	1
220,000-239,999	25	2	9	1
240,000-259,999	18	0	17	3
260,000-299,999	28	19	26	3
300,000-399,999	24	7	34	19
400,000 & Over	0	1	5	14
<b>TOTALS</b>	<b>225</b>	<b>40</b>	<b>111</b>	<b>45</b>

Avg List Price	226,327	273,018	286,841	509,236
Change from previous years Avg List Price	+17.76%	+13.64%	+16.04%	-30.88%
Avg Sale Price	223,823	265,621	286,083	422,194
Change from previous years Avg Sale Price	+16.94%	+12.49%	+15.90%	-42.17%
Avg Market Time	35	36	27	79

**Total of All = 421**  
**Avg LP = 276,958**  
 (+1.09% over 2001)  
**Avg SP = 264,312**  
 (-2.42% over 2001)  
**Avg MT = 38 days**

**2003**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undis - 60,000	0	1	1	6
60,001-79,999	0	0	0	0
80,000-99,999	2	0	0	0
100,000-119,999	0	0	0	0
120,000-139,999	2	2	0	0
140,000-159,999	7	1	0	0
160,000-179,999	15	2	3	1
180,000-199,999	25	1	4	0
200,000-219,999	24	1	3	1
220,000-239,999	47	4	8	1
240,000-259,999	23	2	4	1
260,000-299,999	26	10	28	3
300,000-399,999	21	6	82	8
400,000 & Over	5	0	15	13
<b>TOTALS</b>	<b>197</b>	<b>30</b>	<b>148</b>	<b>34</b>

Avg List Price	243,096	258,577	324,575	852,362
Change from previous years Avg List Price	+7.49%	-5.29%	+13.16%	+67.38%
Avg Sale Price	237,452	253,226	323,986	698,171
Change from previous years Avg Sale Price	+6.09%	-4.67%	+13.25%	+65.37%
Avg Market Time	42	68	56	66

**Total of All = 409**  
**Avg LP = 324,364**  
 (+17.12% over 2002)  
**Avg SP = 302,485**  
 (+14.44% over 2002)  
**Avg MT = 51 days**



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**Average Price by Year & # Units**

**2004**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undisclosed	2	0	4	7
60,000 or less	0	0	0	0
60,001-79,999	0	0	0	0
80,000-99,999	1	0	0	0
100,001-119,999	0	0	1	0
120,000-139,999	2	0	0	0
140,000-159,999	1	0	0	0
160,000-179,999	7	0	0	1
180,000-199,999	13	2	1	0
200,000-219,999	20	3	0	0
220,000-239,999	52	2	1	0
240,000-259,999	38	4	7	0
260,000-299,999	44	8	18	1
300,000-349,999	34	9	57	1
350,000-399,999	12	6	18	9
400,000-449,999	4	3	16	5
450,000-499,000	1	2	4	2
500,000-599,999	3	0	0	6
600,000-749,999	0	0	0	5
750,000-999,999	0	0	0	4
1,000,000 & Over	0	0	0	7
<b>TOTALS</b>	<b>234</b>	<b>39</b>	<b>127</b>	<b>48</b>

<b>Avg List Price</b>	266,925	312,454	337,063	983,869
Change from previous years Avg List Price	9.80%	20.84%	3.85%	15.43%
<b>Avg Sale Price</b>	264,426	308,764	336,667	966,410
Change from previous years Avg Sale Price	11.36%	21.93%	3.91%	38.42%
<b>Avg Market Time</b>	47	39	59	81

**Total of All = 448** Change from Previous Yr  
**Avg LP = 367,587** 13.33%  
**Avg SP = 354,992** 17.36%  
**Avg MT = 53 days**

**2005**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undisclosed	1	0	0	1
60,000 or less	0	0	0	0
60,001-79,999	0	0	0	0
80,000-99,999	0	0	0	0
100,001-119,999	2	0	1	0
120,000-139,999	0	0	0	0
140,000-159,999	0	1	0	1
160,000-179,999	3	0	0	0
180,000-199,999	3	2	0	0
200,000-219,999	10	0	1	0
220,000-239,999	12	1	1	0
240,000-259,999	27	4	1	0
260,000-299,999	49	8	17	0
300,000-349,999	42	9	46	1
350,000-399,999	40	8	59	2
400,000-449,999	29	4	33	8
450,000-499,000	4	1	14	5
500,000-599,999	4	1	12	4
600,000-749,999	1	1	0	2
750,000-999,999	0	0	0	5
1,000,000 & Over	0	0	0	11
<b>TOTALS</b>	<b>227</b>	<b>40</b>	<b>185</b>	<b>40</b>

<b>Avg List Price</b>	318,531	329,922	375,893	1,000,943
Change from previous years Avg List Price	19.33%	5.59%	11.52%	1.74%
<b>Avg Sale Price</b>	318,099	328,393	376,223	987,636
Change from previous years Avg Sale Price	20.30%	6.36%	11.75%	2.20%
<b>Avg Market Time</b>	39	54	39	73

**Total of All = 492** Change from Previous Yr  
**Avg LP = 396,507** 7.87%  
**Avg SP = 394,174** 11.04%  
**Avg MT = 43 days**



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**Average Price by Year & # Units**

**2006**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undisclosed	0	0	0	1
60,000 or less	0	0	0	0
60,001-79,999	1	0	0	0
80,000-99,999	0	0	0	0
100,001-119,999	0	0	0	0
120,000-139,999	0	0	0	0
140,000-159,999	1	0	0	0
160,000-179,999	2	0	1	0
180,000-199,999	4	1	2	0
200,000-219,999	5	0	1	0
220,000-239,999	13	0	0	1
240,000-259,999	20	1	2	0
260,000-299,999	51	2	5	0
300,000-349,999	39	6	26	3
350,000-399,999	27	7	31	4
400,000-449,999	25	5	28	4
450,000-499,000	16	0	25	6
500,000-599,999	5	3	17	6
600,000-749,999	1	0	1	4
750,000-999,999	1	0	2	3
1,000,000 & Over	0	0	0	6
<b>TOTALS</b>	<b>211</b>	<b>25</b>	<b>141</b>	<b>38</b>

<b>Avg List Price</b>	331,904	383,986	411,591	805,103
Change from previous years Avg List Price	4.20%	16.39%	9.50%	-19.57%
<b>Avg Sale Price</b>	330,281	377,202	411,219	766,916
Change from previous years Avg Sale Price	3.83%	14.86%	9.30%	-22.35%
<b>Avg Market Time</b>	59	64	58	104

**Total of All = 415** Change from Previous Yr  
**Avg LP = 405,445** 2.25%  
**Avg SP = 399,703** 1.40%  
**Avg MT = 63 days**

**2007**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undisclosed	3	0	0	0
60,000 or less	0	0	1	0
60,001-79,999	0	0	0	0
80,000-99,999	0	0	0	0
100,001-119,999	2	0	1	0
120,000-139,999	1	0	0	1
140,000-159,999	2	2	2	0
160,000-179,999	3	0	0	0
180,000-199,999	5	2	0	0
200,000-219,999	7	0	1	0
220,000-239,999	13	1	1	0
240,000-259,999	10	0	1	2
260,000-299,999	42	2	8	1
300,000-349,999	25	6	12	3
350,000-399,999	10	7	10	2
400,000-449,999	5	3	17	1
450,000-499,000	6	3	14	0
500,000-599,999	1	0	7	7
600,000-749,999	0	1	8	4
750,000-999,999	2	0	0	5
1,000,000 & Over	0	0	0	5
<b>TOTALS</b>	<b>137</b>	<b>27</b>	<b>83</b>	<b>31</b>

<b>Avg List Price</b>	301,704	349,707	412,356	1,066,484
Change from previous years Avg List Price	-9.10%	-8.93%	0.19%	32.47%
<b>Avg Sale Price</b>	296,252	342,915	405,662	996,432
Change from previous years Avg Sale Price	-10.30%	-9.09%	-1.35%	29.93%
<b>Avg Market Time</b>	65	82	73	153

**Total of All = 278** Change from Previous Yr  
**Avg LP = 424,684** 4.75%  
**Avg SP = 412,785** 3.27%  
**Avg MT = 79 days**



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**Report 1-10**  
**1996-2008 Multi Family Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year & # Units**

**2008**

**Existing Resale & New Construction**

Price Ranges	2 Units	3 Units	4 Units	5> Units
Undisclosed	2	1	0	1
60,000 or less	1	0	0	0
60,001-79,999	0	0	0	0
80,000-99,999	0	0	0	0
100,001-119,999	0	0	0	0
120,000-139,999	1	0	1	1
140,000-159,999	2	0	1	0
160,000-179,999	5	1	3	0
180,000-199,999	2	1	3	1
200,000-219,999	9	3	7	0
220,000-239,999	11	0	7	0
240,000-259,999	27	0	3	0
260,000-299,999	45	3	8	2
300,000-349,999	24	7	12	1
350,000-399,999	15	2	20	1
400,000-449,999	13	2	11	0
450,000-499,000	4	0	4	2
500,000-599,999	4	1	3	1
600,000-749,999	1	0	0	3
750,000-999,999	0	0	0	2
1,000,000 & Over	0	0	0	4
<b>TOTALS</b>	<b>166</b>	<b>21</b>	<b>83</b>	<b>19</b>
<b>Avg List Price</b>	300,317	317,629	331,998	1,765,221
Change from previous years Avg List Price	-0.46%	-9.17%	-19.49%	65.52%
<b>Avg Sale Price</b>	297,512	312,425	324,373	1,734,664
Change from previous years Avg Sale Price	0.43%	-8.89%	-20.04%	74.09%
<b>Avg Market Time</b>	104	105	108	136

**Total of All = 289** Change from Previous Yr  
**Avg LP = 406,982** -4.17%  
**Avg SP = 397,149** -3.79%  
**Avg MT = 107 days**



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