



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 1-9**  
**1996-2009 Multi Family Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year**

**Existing Resale and New Construction Multi Family Sales**

<b>Year</b>	<b># Sold</b>	<b>Avg. List Price</b>	<b>% List Price Change</b>	<b>Avg. Sale Price</b>	<b>% Sale Price Change</b>	<b>Avg. Market Time</b>
1996	344	185,908	1.75%	181,023	2.39%	90
1997	359	191,050	2.77%	182,614	0.88%	99
1998	399	192,043	0.52%	185,930	1.82%	74
1999	358	200,832	4.58%	194,746	4.74%	88
2000	357	223,727	11.40%	217,490	11.68%	83
2001	405	273,984	22.46%	270,861	24.54%	58
2002	421	276,958	1.09%	264,312	-2.42%	38
2003	409	324,364	17.12%	302,485	14.44%	51
2004	448	367,587	13.33%	354,992	17.36%	53
2005	492	396,507	7.87%	394,174	11.04%	43
2006	415	405,445	2.25%	399,703	1.40%	63
2007	278	424,684	4.75%	412,785	3.27%	79
2008	289	406,982	-4.17%	397,149	-3.79%	107
2009	227	345,191	-15.18%	331,971	-16.41%	80



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**Report 1-10**  
**1996-2009 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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**Average Price by Year & # Units**

**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**  
**1996-2009 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**

**2009**

**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	0	0	1	0
80,000-99,999	0	0	0	0
100,001-119,999	2	1	0	0
120,000-139,999	3	0	1	0
140,000-159,999	2	2	0	0
160,000-179,999	2	0	2	0
180,000-199,999	6	1	2	0
200,000-219,999	5	2	2	0
220,000-239,999	10	0	5	0
240,000-259,999	16	2	7	0
260,000-299,999	30	1	7	0
300,000-349,999	17	4	12	0
350,000-399,999	16	4	10	1
400,000-449,999	8	1	11	1
450,000-499,000	3	1	9	2
500,000-599,999	3	0	1	5
600,000-749,999	1	0	0	1
750,000-999,999	0	1	0	0
1,000,000 & Over	0	0	0	2
<b>TOTALS</b>	<b>124</b>	<b>20</b>	<b>70</b>	<b>13</b>

<b>Avg List Price</b>	300,039	317,287	337,898	858,069
Change from previous years Avg List Price	-0.09%	-0.11%	1.78%	-51.39%
<b>Avg Sale Price</b>	294,449	312,298	332,423	752,833
Change from previous years Avg Sale Price	-1.03%	-0.04%	2.48%	-56.60%
<b>Avg Market Time</b>	75	116	76	96

**Total of All = 227** Change from Previous Yr  
**Avg LP = 345,191** -15.18%  
**Avg SP = 331,971** -16.41%  
**Avg MT = 80 days**



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**Report 1-11**  
**1996-2009 Multi Family Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year & MLS Area**

**Area 5 - Downtown Anchorage**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	18	202,466	-9.98	193,064	-9.80	58
1997	19	205,468	1.48	196,973	2.02	88
1998	21	210,609	2.50	203,569	3.35	70
1999	21	258,612	22.79	247,740	21.70	116
2000	17	310,000	19.87	298,302	20.41	66
2001	18	301,442	-2.76	296,026	-0.76	38
2002	24	316,679	5.05	309,976	4.71	28
2003	24	314,100	-0.81	311,867	0.61	64
2004	32	447,905	42.60	403,016	29.23	42
2005	31	429,413	-4.13	425,832	5.66	42
2006	24	526,892	22.70	514,093	20.73	61
2007	20	461,185	-12.47	450,100	-12.45	60
2008	13	385,508	-16.41	378,562	-15.89	96
2009	9	369,978	-4.03	359,687	-4.99	85

**Area 10 - Spenard**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	65	182,240	-2.58	172,094	-2.98	100
1997	60	209,955	15.21	194,394	12.96	145
1998	66	202,854	-3.38	190,443	-2.03	76
1999	58	223,260	10.06	211,064	10.83	83
2000	64	258,821	15.93	255,623	21.11	119
2001	74	314,102	21.36	317,634	24.26	53
2002	63	299,216	-4.74	275,257	-13.34	42
2003	52	486,035	62.44	436,857	58.71	70
2004	59	381,292	-21.55	381,922	-12.58	52
2005	76	378,214	-0.81	374,541	-1.93	45
2006	59	396,924	4.95	382,871	2.22	55
2007	38	373,263	-5.96	361,628	-5.55	92
2008	51	438,025	17.35	400,376	10.71	124
2009	34	427,332	-2.44	419,056	4.67	97

**Area 15 - W Tudor to Dimond**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	57	201,624	8.12	197,848	9.07	65
1997	51	193,666	-3.95	183,991	-7.00	76
1998	64	184,263	-4.86	182,798	-0.65	52
1999	50	207,418	12.57	203,523	11.34	78
2000	50	224,747	8.35	219,753	7.97	76
2001	71	304,364	35.43	295,261	34.36	69
2002	48	267,747	-12.03	266,532	-9.73	22
2003	59	339,805	26.91	280,975	5.42	68
2004	62	336,177	-1.07	333,183	18.58	59
2005	58	397,848	18.34	396,514	19.01	30
2006	76	399,531	0.42	398,725	0.56	52
2007	35	387,711	-2.96	378,177	-5.15	78
2008	43	337,291	-13.00	330,853	-12.51	109
2009	29	371,631	10.18	365,910	10.60	69

**Area 20 - Dimond South**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	16	235,012	-19.00	232,834	-19.30	108
1997	11	195,535	-16.80	194,509	-16.46	44
1998	14	221,357	13.21	219,921	13.06	35
1999	32	220,475	-0.40	217,074	-1.29	75
2000	24	251,861	14.24	246,898	13.74	68
2001	21	238,590	-5.27	237,104	-3.97	47
2002	30	282,197	18.28	279,133	17.73	37
2003	25	285,536	1.18	290,043	3.91	47
2004	23	338,326	18.49	330,893	14.08	40
2005	38	394,787	16.69	396,779	19.91	22
2006	20	407,490	3.22	405,130	2.10	46
2007	16	351,613	-13.71	348,375	-14.01	101
2008	13	352,567	0.27	345,173	-0.92	96
2009	16	467,022	32.46	367,985	6.61	46

**Area 25 - Dearmoun to Potter Marsh**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	0	NA	NA	NA	NA	NA
1997	0	NA	NA	NA	NA	NA
1998	1	235,000	NA	225,000	NA	43
1999	1	184,000	-21.70	184,000	-18.22	114
2000	0	NA	NA	NA	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA
2003	1	284,933	NA	289,836	NA	41
2004	1	329,900	15.78	329,900	13.82	67
2005	1	385,900	16.97	385,000	16.70	23
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	1	254,000	NA	239,000	NA	13
2009	0	NA	NA	NA	NA	NA

**Area 30 - Abbott to Dearmoun**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	11	311,545	20.30	307,793	20.70	79
1997	4	249,125	-20.04	247,225	-19.68	8
1998	13	475,138	90.72	419,780	69.80	58
1999	2	178,700	-62.39	178,250	-57.54	130
2000	8	238,400	33.41	231,050	29.62	170
2001	4	251,862	5.65	232,032	0.43	32
2002	10	301,345	19.65	289,661	24.84	77
2003	4	337,450	11.98	320,750	10.73	91
2004	6	395,050	17.07	389,083	21.30	24
2005	8	356,050	-9.87	355,863	-8.54	44
2006	7	438,129	23.05	441,571	24.08	20
2007	3	349,667	-20.19	354,333	-19.76	49
2008	4	373,425	6.79	369,475	4.27	25
2009	2	412,450	10.45	412,500	11.64	28



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**Report 1-11**  
**1996-2009 Multi Family Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year & MLS Area**

**Area 35 - East Tudor to Abbott**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	18	174,550	-1.83	173,472	1.78	75
1997	20	203,535	16.61	200,230	15.42	106
1998	24	195,729	-3.84	193,141	-3.54	92
1999	22	191,889	-1.96	185,972	-3.71	56
2000	23	247,830	29.15	226,878	22.00	80
2001	25	246,988	-0.34	250,838	10.56	74
2002	25	281,808	14.10	275,352	9.77	21
2003	21	298,567	5.95	296,027	7.51	48
2004	26	324,127	8.56	328,715	11.04	71
2005	27	360,989	11.37	356,081	8.33	31
2006	20	383,360	6.20	375,900	5.57	47
2007	10	491,273	28.15	460,880	22.61	106
2008	14	341,323	-30.52	340,792	-26.06	121
2009	11	290,164	-14.99	285,356	-16.27	64

**Area 40 - Seward Hwy to Boniface**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	56	172,320	-5.73	168,955	-5.78	70
1997	72	202,898	17.74	195,481	15.70	79
1998	67	167,526	-17.43	162,842	-16.70	96
1999	43	174,377	4.09	171,357	5.23	100
2000	60	193,735	11.10	182,028	6.23	77
2001	57	260,908	34.67	255,453	40.34	58
2002	54	293,672	12.56	239,621	-6.20	29
2003	76	304,499	3.69	299,237	24.88	57
2004	78	505,542	66.02	456,216	52.46	55
2005	75	328,798	-34.96	331,368	-27.37	38
2006	70	427,164	29.92	422,682	27.56	63
2007	46	318,830	-25.36	312,418	-26.09	73
2008	45	293,638	-7.90	290,866	-6.90	93
2009	31	289,618	-1.37	284,406	-2.22	112

**Area 45 - Boniface to Muldoon**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	56	165,606	-0.29	163,836	1.33	74
1997	77	183,722	10.94	174,909	6.76	85
1998	87	177,270	-3.51	173,394	-0.87	65
1999	77	183,128	3.30	178,924	3.19	99
2000	70	199,522	8.95	198,176	10.76	58
2001	77	211,081	5.79	207,978	4.95	67
2002	97	245,268	16.20	242,700	16.70	43
2003	104	283,013	15.39	274,841	13.24	41
2004	95	289,165	2.17	293,567	6.81	48
2005	108	448,431	55.08	447,954	52.59	45
2006	83	409,281	-8.73	406,170	-9.33	72
2007	66	391,515	-4.34	384,355	-5.37	73
2008	70	576,396	47.22	575,919	49.84	112
2009	63	319,966	-44.49	313,471	-45.57	76

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

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	33	147,969	26.63	142,772	30.76	149
1997	33	128,334	-13.27	124,560	-12.76	137
1998	26	113,124	-11.85	114,332	-8.21	83
1999	40	142,186	25.69	141,168	23.47	83
2000	31	169,441	19.17	167,053	18.34	79
2001	38	246,236	45.32	245,808	47.14	44
2002	46	268,307	8.96	272,252	10.76	46
2003	23	287,583	7.18	246,459	-9.47	55
2004	54	312,191	8.56	310,794	26.10	67
2005	46	436,335	39.77	422,648	35.99	71
2006	40	330,953	-24.15	321,633	-23.90	100
2007	25	308,240	-6.86	303,836	-5.53	90
2008	26	254,096	-17.57	245,850	-19.08	120
2009	25	263,423	3.67	256,452	4.31	78

**Area 90 - Ft. Rich to S Birchwood**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	7	219,885	11.68	212,428	12.27	214
1997	8	181,549	-17.43	175,225	-17.51	186
1998	9	207,644	14.37	206,733	17.98	39
1999	6	459,416	121.25	400,335	93.65	123
2000	8	235,550	-48.73	229,125	-42.77	100
2001	14	486,257	106.43	482,721	110.68	23
2002	14	306,254	-37.02	293,884	-39.12	36
2003	14	289,350	-5.52	282,007	-4.04	58
2004	7	395,071	36.54	389,571	38.14	47
2005	16	356,456	-9.77	344,956	-11.45	58
2006	11	376,255	5.55	371,773	7.77	45
2007	15	1,290,068	242.87	1,211,467	225.86	66
2008	6	618,927	-52.02	616,260	-49.13	88
2009	5	312,760	-49.47	311,753	-49.41	50

**Area 100 - S. Birchwood to Eklutna**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	6	189,216	48.31	181,166	42.65	198
1997	4	137,000	-27.60	136,000	-24.93	72
1998	5	165,480	20.79	156,280	14.91	166
1999	6	214,333	29.52	219,866	40.69	53
2000	2	209,500	-2.25	204,000	-7.22	98
2001	5	194,400	-7.21	192,400	-5.69	102
2002	10	249,290	28.24	245,640	27.67	71
2003	5	235,060	-5.71	213,600	-13.04	45
2004	4	302,750	28.80	302,250	41.50	35
2005	5	387,550	28.01	386,580	27.90	66
2006	5	339,780	-12.33	332,600	-13.96	114
2007	4	483,425	42.28	460,450	38.44	69
2008	3	257,467	-46.74	253,300	-44.99	28
2009	2	473,750	84.00	455,000	79.63	65



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**Report 1-11**  
**1996-2009 Multi Family Accumulative Year End Sales**  
**Region 1A - Municipality of Anchorage**  
**Average Price by Year & MLS Area**

**Area 101 - Turnagain Arm**

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1996	1	159,500	NA	155,000	NA	17
1997	0	NA	NA	NA	NA	NA
1998	2	225,000	NA	210,000	NA	320
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	1	230,000	NA	200,000	NA	64
2002	0	NA	NA	NA	NA	NA
2003	1	265,000	NA	265,000	NA	13
2004	1	360,000	35.85	360,000	35.85	1
2005	3	388,167	7.82	379,333	5.37	56
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA
2009	0	NA	NA	NA	NA	NA



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**Report 1-12**  
**2009 Year End Active Multi-Family**  
**Region 1A - Municipality of Anchorage**  
**Price and Number of Units Report**

**ACTIVE - Multi Family**

<b>Multi Family Units By Price/# Units @ December 31st, 2009</b>				
	<b>&lt;2 Units</b>	<b>3 Units</b>	<b>4 Units</b>	<b>5&gt; Units</b>
60,000 or Less	0	0	0	0
60,001-79,999	0	0	0	0
80,000-99,999	0	0	0	0
100,000-119,999	0	0	0	0
120,000-139,999	0	0	0	0
140,000-159,999	0	0	0	2
160,000-179,999	0	0	0	0
180,000-199,999	2	0	0	0
200,000-219,999	4	1	0	2
220,000-239,999	5	1	0	1
240,000-259,999	6	0	3	0
260,000-299,999	15	3	3	1
300,000-349,999	6	5	13	1
350,000-399,999	6	3	14	5
400,000-449,999	0	1	7	0
450,000-499,999	3	1	1	2
500,000-599,999	2	0	2	4
600,000-749,999	1	0	0	6
750,000-999,999	1	0	1	6
1,000,000 & Over	0	0	0	10
<b>Totals</b>	<b>51</b>	<b>15</b>	<b>44</b>	<b>40</b>
				<b>150</b>

	<b>Total - All Active @ End of Year</b>	<b># of Listings Existing Resale</b>	<b># of Listings New Construction</b>	<b># of Listings To Be Built</b>	<b>Avg Days on Market For 12/31 ACTIVE</b>	<b>Avg List Price for 12/31 ACTIVE</b>	<b>New Multi Family Listed Throughout Year</b>
<b>2009</b>	<b>151</b>	<b>151</b>	<b>0</b>	<b>0</b>	<b>161</b>	<b>\$499,328</b>	<b>522</b>
<b>2008</b>	<b>201</b>	<b>201</b>	<b>0</b>	<b>0</b>	<b>164</b>	<b>\$477,567</b>	<b>613</b>
<b>2007</b>	<b>255</b>	<b>248</b>	<b>7</b>	<b>0</b>	<b>146</b>	<b>\$566,749</b>	<b>939</b>
<b>2006</b>	<b>247</b>	<b>244</b>	<b>3</b>	<b>0</b>	<b>112</b>	<b>\$440,505</b>	<b>984</b>
<b>2005</b>	<b>157</b>	<b>146</b>	<b>8</b>	<b>3</b>	<b>85</b>	<b>\$416,819</b>	<b>853</b>
<b>2004</b>	<b>75</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>132</b>	<b>\$458,660</b>	<b>718</b>
<b>2003</b>	<b>91</b>	<b>89</b>	<b>2</b>	<b>0</b>	<b>126</b>	<b>\$413,104</b>	<b>630</b>
<b>2002</b>	<b>92</b>	<b>84</b>	<b>6</b>	<b>2</b>	<b>99</b>	<b>\$437,394</b>	<b>737</b>



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.