

SOLD MARKET ANALYSIS
1/1/2008 - 12/31/2008 Compared to 1/1/2009 - 12/31/2009

ANCHORAGE

Single Family - Residential Property Class (does not include Condo or Mobile Home)																					
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	88	89	1	185	141	-23	35	31	-11	14,020,153	12,105,600	-13	400,576	390,503	-2	96	97	0	86	109	26
10 - Spenard	270	246	-8	96	82	-14	143	146	2	40,300,072	40,362,602	0	281,819	276,456	-1	99	98	0	55	54	-1
15 - W Tudor Rd - Dimond Blvd	636	528	-16	117	103	-11	329	294	-10	99,241,127	89,595,318	-9	301,645	304,746	1	99	99	0	77	62	-19
20 - Dimond South	512	525	2	107	88	-17	268	274	2	91,381,284	91,599,373	0	340,975	334,304	-1	98	99	0	69	60	-13
25 - Dearmoun Rd - Potter Marsh	280	247	-11	133	118	-11	116	110	-5	65,792,739	60,305,726	-8	567,179	548,234	-3	97	98	1	83	69	-16
30 - Abbott Rd - Dearmoun Rd	636	588	-7	125	115	-8	325	309	-4	131,116,551	125,165,324	-4	403,436	405,066	0	98	99	0	68	79	16
35 - E Tudor Rd - Abbott Rd	444	469	5	98	84	-14	244	276	13	70,507,215	75,999,494	7	288,964	275,360	-4	99	99	0	63	54	-14
40 - Seward Hwy to Boniface Pkwy	344	306	-11	113	102	-9	191	155	-18	49,109,820	39,393,865	-19	257,119	254,154	-1	98	98	0	71	57	-19
45 - Boniface Pkwy to Muldoon Rd	603	518	-14	99	81	-18	334	316	-5	83,176,533	77,535,337	-6	249,032	245,365	-1	99	99	0	63	60	-4
50 - Post Rd - Glenn Hwy	54	45	-16	144	158	9	20	19	-5	4,045,660	3,428,550	-15	202,283	180,450	-10	98	98	0	69	107	55
90 - Eagle River	767	733	-4	128	108	-15	376	403	7	124,812,073	131,787,054	5	331,947	327,015	-1	99	99	0	80	77	-3
100 - Chugiak/Peters Crk	227	221	-2	140	110	-21	100	98	-2	33,867,681	31,597,939	-6	338,677	322,428	-4	98	98	0	92	81	-11
Girdwood/Turnagain Arm	39	49	25	248	180	-27	17	15	-11	7,887,400	6,027,675	-23	463,965	401,845	-13	98	96	-2	124	182	46
Residential Totals:	4900	4564	-7	118	101	-14	2498	2446	-2	815,258,308	784,903,856	-4	325,969	320,720	-2	98	98	0	72	67	-6

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