

**SOLD MARKET ANALYSIS**  
**1/1/2009 - 1/31/2009 Compared to 1/1/2010 - 1/31/2010**

**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	22	23	4	249	143	-42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 - Spenard	48	46	-4	143	102	-28	9	4	-55	3,002,000	1,695,775	-43	333,556	423,944	27	96	99	2	58	30	-48
15 - W Tudor Rd - Dimond Blvd	123	126	2	185	127	-31	11	9	-18	3,737,215	2,495,550	-33	339,747	277,283	-18	98	99	0	74	92	24
20 - Dimond South	101	98	-2	164	127	-22	10	14	40	3,147,300	4,200,677	33	314,730	300,048	-4	100	98	-1	31	71	129
25 - Dearmoun Rd - Potter Marsh	58	61	5	227	146	-35	3	3	0	2,489,900	997,700	-59	829,967	332,567	-59	95	98	2	111	80	-27
30 - Abbott Rd - Dearmoun Rd	145	133	-8	222	141	-36	23	11	-52	8,670,700	4,617,800	-46	376,987	419,800	11	99	96	-2	95	153	61
35 - E Tudor Rd - Abbott Rd	94	77	-18	144	100	-30	17	7	-58	4,326,286	1,874,900	-56	254,487	267,843	5	100	99	-1	58	55	-5
40 - Seward Hwy to Boniface Pkwy	80	46	-42	191	115	-39	8	6	-25	2,159,002	1,566,000	-27	269,875	261,000	-3	98	98	0	104	99	-4
45 - Boniface Pkwy to Muldoon Rd	93	85	-8	136	115	-15	17	11	-35	4,600,500	2,558,500	-44	270,618	232,591	-14	97	96	-1	74	72	-2
50 - Post Rd - Glenn Hwy	20	13	-35	240	121	-49	1	0	-	157,500	0	-	157,500	0	-	98	0	-	39	0	-
90 - Eagle River	165	128	-22	224	104	-53	16	18	12	5,059,160	6,180,483	22	316,198	343,360	8	100	100	0	116	110	-5
100 - Chugiak/Peters Crk	53	38	-28	190	114	-40	4	7	75	1,409,000	2,164,500	53	352,250	309,214	-12	99	99	0	123	94	-23
Girdwood/Turnagain Arm	18	19	5	338	206	-39	1	3	200	650,000	1,107,500	70	650,000	369,167	-43	90	93	4	466	21	-95
<b>Residential Totals:</b>	<b>1020</b>	<b>893</b>	<b>-12</b>	<b>193</b>	<b>123</b>	<b>-36</b>	<b>120</b>	<b>93</b>	<b>-22</b>	<b>39,408,562</b>	<b>29,459,385</b>	<b>-25</b>	<b>329,766</b>	<b>316,767</b>	<b>-4</b>	<b>98</b>	<b>98</b>	<b>0</b>	<b>84</b>	<b>90</b>	<b>7</b>

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