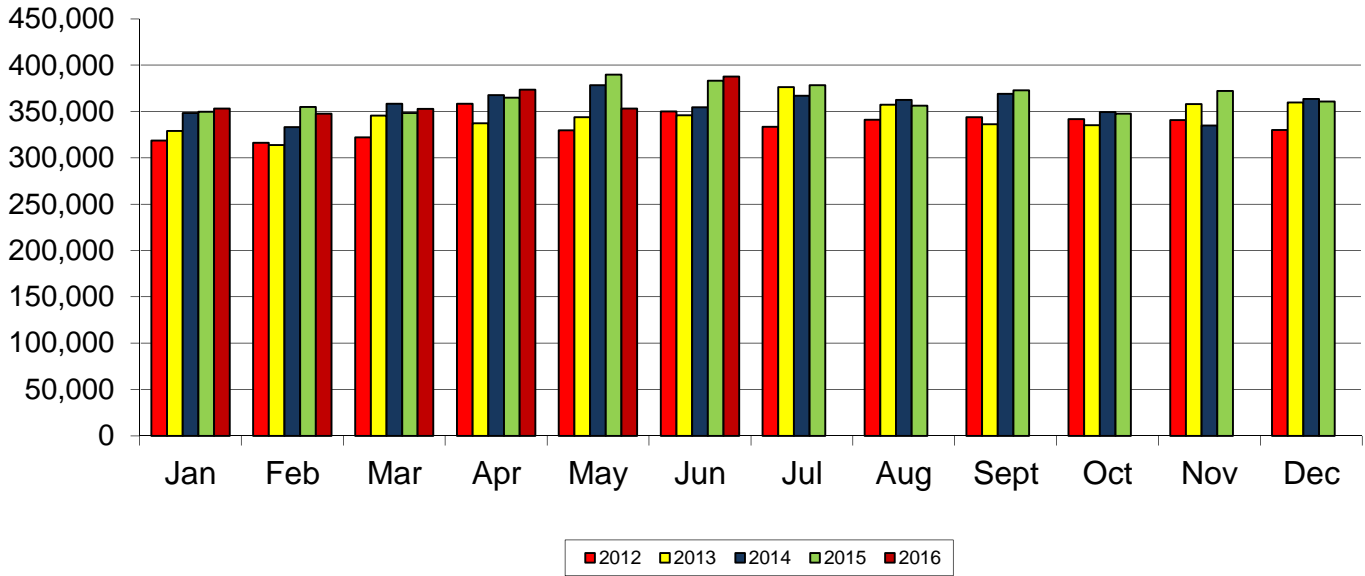


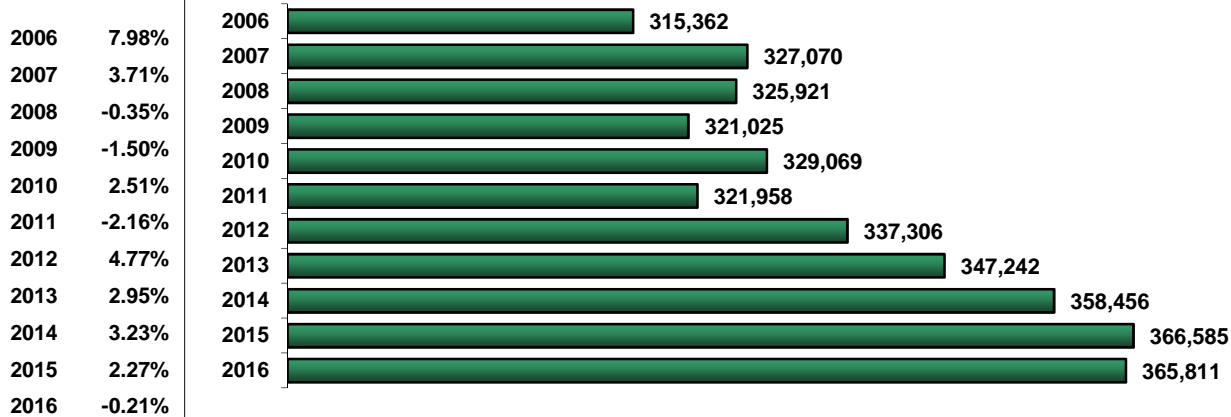
**MUNICIPALITY OF ANCHORAGE
RESIDENTIAL SALES - AVERAGE SALES PRICE
Class 1 only (Condos and Mobiles Excluded)**



Sales	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2002	208,750	212,557	228,825	213,546	214,454	220,790	231,719	220,989	228,574	219,826	219,680	234,074
2003	224,398	221,523	223,273	228,026	229,734	229,734	244,837	242,440	236,845	243,792	231,265	246,090
2004	239,731	248,664	241,550	249,891	262,622	270,206	259,047	253,768	264,273	268,932	275,976	279,707
2005	275,996	260,761	283,928	283,143	283,349	294,680	302,555	304,759	299,665	296,505	297,171	309,513
2006	288,948	314,739	283,543	306,311	303,699	340,188	315,583	323,088	325,890	315,062	315,507	321,850
2007	319,990	310,679	317,921	341,747	350,881	329,562	330,313	319,897	337,976	326,218	304,960	321,415
2008	306,033	309,361	335,838	334,717	329,026	326,804	333,952	354,988	321,512	315,785	315,386	305,729
2009	329,767	298,792	317,664	327,337	330,495	313,714	335,740	315,227	327,577	311,389	316,215	323,601
2010	316,768	334,018	331,502	326,556	314,070	337,005	338,800	338,992	326,244	335,904	324,968	320,188
2011	323,320	321,542	312,939	310,379	337,737	329,831	331,510	315,656	320,853	324,266	324,220	306,301
2012	318,593	316,100	322,203	358,476	329,681	350,179	333,593	341,114	343,779	341,700	340,854	330,189
2013	328,859	313,750	345,492	337,449	343,972	345,937	376,350	357,199	336,232	335,138	358,049	359,782
2014	348,236	333,175	358,351	367,773	378,553	354,697	367,106	362,687	369,119	349,554	335,031	363,704
2015	349,765	355,051	348,360	364,975	389,773	383,127	378,575	356,403	372,968	347,821	372,345	360,698
2016	353,067	347,780	352,716	373,640	353,067	387,641						

% of Change
From Previous
Year

Average Sales Price YTD - Residential Properties



% Increase/Decrease from Previous Year is YTD Current Year Compared Against EOY Previous Year Average Sales Price.

Publication Date:

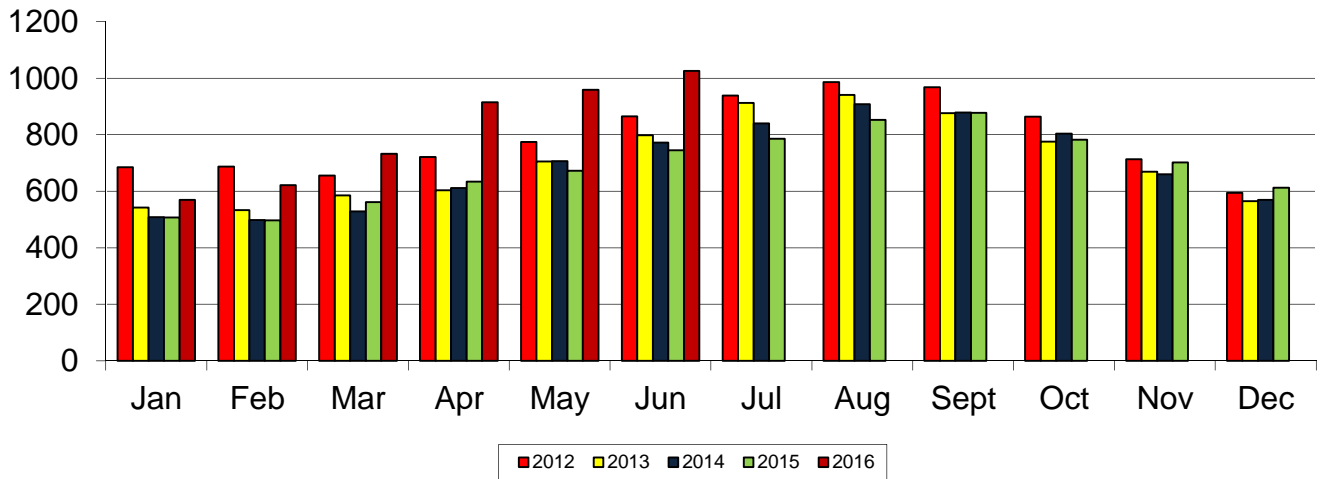
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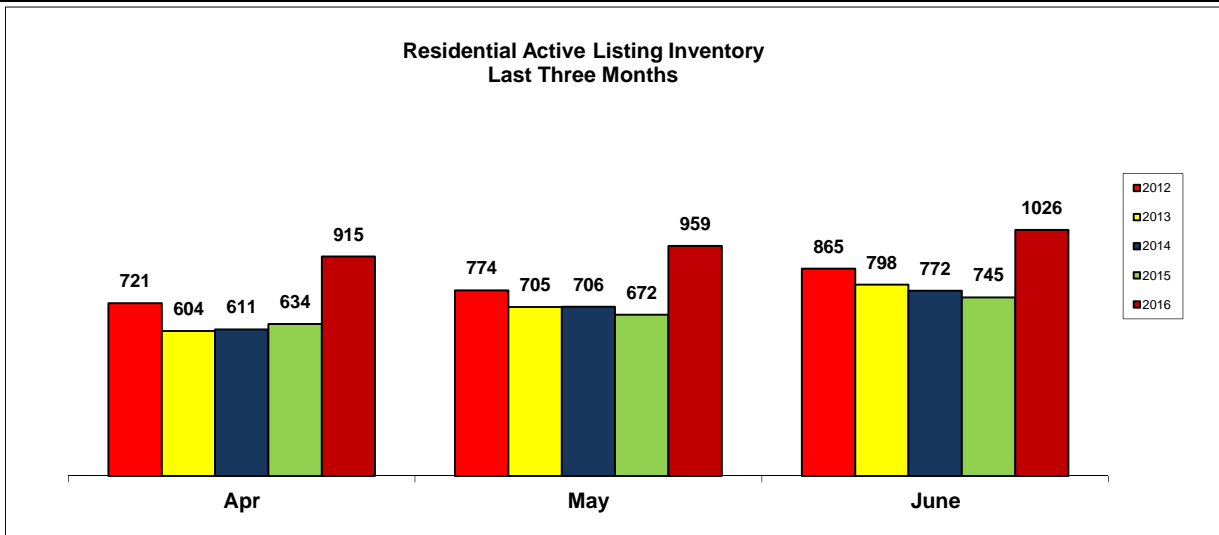
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**MUNICIPALITY OF ANCHORAGE
RESIDENTIAL ACTIVE LISTING INVENTORY
Class 1 only (Condos and Mobiles Excluded)**



Listings	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2002	500	536	575	595	736	798	832	797	792	726	650	584
2003	567	524	574	571	591	657	699	756	867	795	760	685
2004	609	588	521	581	614	623	668	702	777	697	647	562
2005	523	508	493	504	534	586	621	620	636	600	549	557
2006	572	558	569	622	783	963	1105	1209	1234	1149	1059	855
2007	880	881	933	1014	1168	1299	1378	1409	1383	1275	1114	944
2008	956	944	978	1017	1137	1162	1168	1144	1105	971	909	755
2009	774	775	887	993	1085	1204	1243	1155	1012	884	769	597
2010	691	731	783	904	960	1133	1176	1213	1227	1118	1010	882
2011	799	827	886	959	1015	1135	1178	1188	1135	1045	927	803
2012	685	687	656	721	774	865	939	986	968	864	713	594
2013	542	533	585	604	705	798	912	941	876	776	669	565
2014	508	498	529	611	706	772	840	908	878	804	660	569
2015	507	497	562	634	672	745	786	852	877	782	702	613
2016	569	622	732	915	959	1026						



Residential* Sales figures are for all areas of the Municipality of Anchorage - Class 1 Residential only. Statistics are current as of date of publication. The chart above examines inventory figures for the three most recent months only.

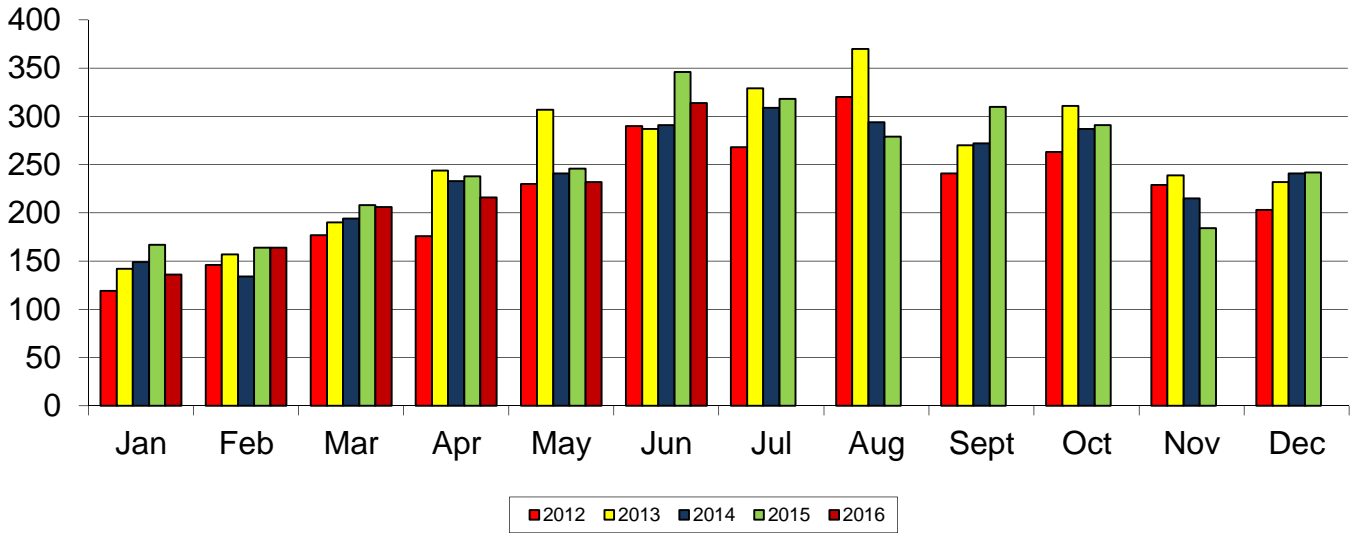
Publication Date:

7/7/2016

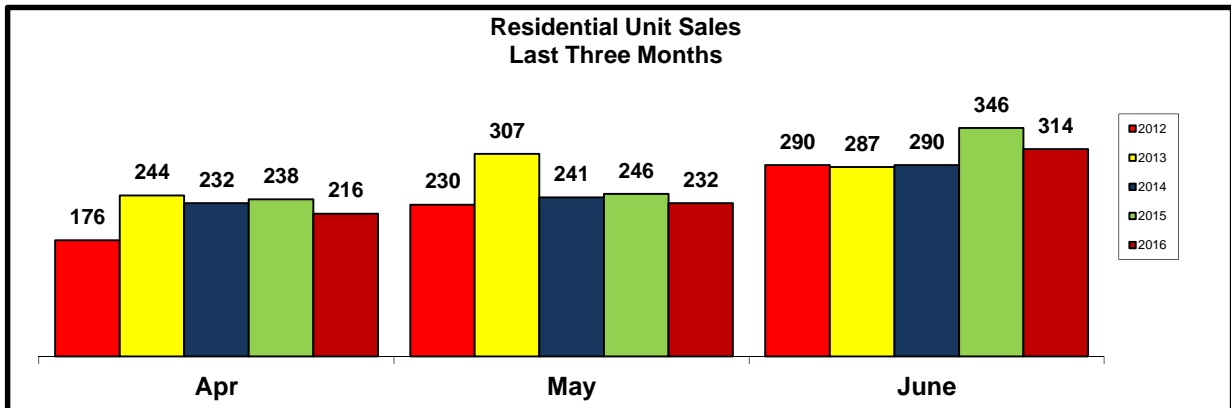


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**MUNICIPALITY OF ANCHORAGE
RESIDENTIAL SALES - NUMBER OF UNITS
Class 1 only (Condos and Mobiles Excluded)**



Sales	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2002	183	179	197	273	273	261	302	347	308	301	244	307
2003	192	192	203	292	265	296	294	325	345	358	275	287
2004	198	174	251	265	245	353	350	324	310	323	284	256
2005	202	202	252	247	297	323	285	353	334	287	259	231
2006	167	175	237	247	284	339	284	334	286	253	234	229
2007	153	161	223	239	260	307	275	315	219	229	206	175
2008	142	170	172	217	228	287	257	247	235	223	144	176
2009	120	138	176	152	179	233	268	243	264	256	220	200
2010	93	120	184	229	234	267	168	204	215	190	215	181
2011	109	147	166	187	213	225	236	269	232	204	188	196
2012	119	146	177	176	230	290	268	320	241	263	229	203
2013	142	157	190	244	307	287	329	370	270	311	239	232
2014	149	134	194	233	241	291	309	294	272	287	215	241
2015	167	164	208	238	246	346	318	279	310	291	184	242
2016	136	164	206	216	232	314						



Residential* Sales figures are for all areas of the Municipality of Anchorage - Class 1 Residential only. Statistics are current as of date of publication. The chart above examines sales figures for the three most recent months only.

Publication Date: 7/7/2016



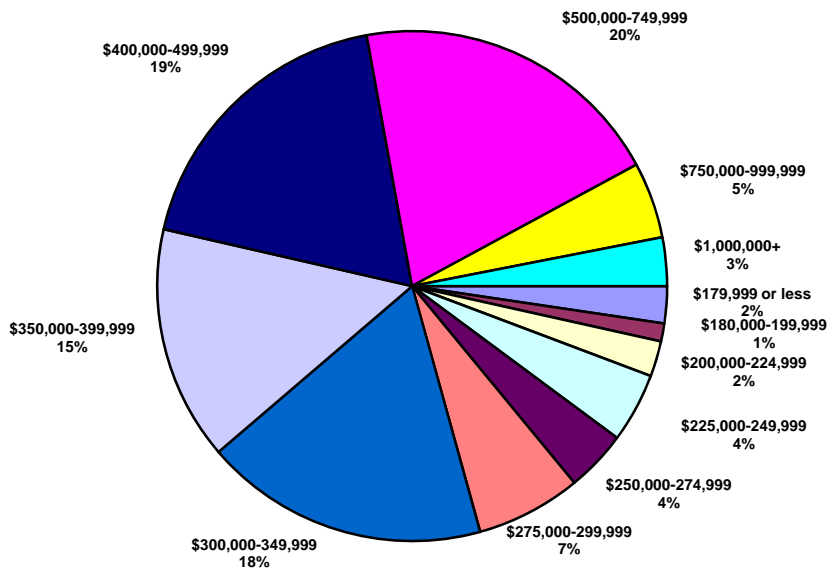
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MUNICIPALITY OF ANCHORAGE
RESIDENTIAL PROPERTIES - A LOOK AT SUPPLY AND DEMAND
Class 1 Only (Condos and Mobile Homes Excluded)

	June 2015 Sales	July 2015 Sales	Aug 2015 Sales	Sept 2015 Sales	Oct 2015 Sales	Nov 2015 Sales	Dec 2015 Sales	Jan 2016 Sales	Feb 2016 Sales	Mar 2016 Sales	Apr 2016 Sales	May 2016 Sales	June 2016 Sales	13 Month Average (Rounded)	Active as of Publication Date
Undisclosed			2	2		1		2		2		1			
\$179,999 or less	12	10	11	9	10	7	10	3	5	11	7	9	8	9	23
\$180,000-199,999	12	5	7	11	10	5	5	11	4	4	7	4	5	7	11
\$200,000-224,999	8	11	11	15	20	7	19	6	5	10	3	8	7	10	22
\$225,000-249,999	22	18	17	28	26	18	13	11	16	18	19	12	19	18	43
\$250,000-274,999	22	23	19	18	22	16	24	11	13	14	10	20	20	18	38
\$275,000-299,999	34	35	40	33	37	16	22	11	16	23	25	23	36	27	65
\$300,000-349,999	66	58	48	54	51	25	43	24	32	48	35	54	61	46	176
\$350,000-399,999	55	47	38	41	43	31	36	14	36	30	37	33	39	37	145
\$400,000-499,999	55	61	59	55	38	24	41	27	18	17	42	37	58	41	181
\$500,000-749,999	51	43	23	35	29	30	23	16	18	24	26	25	53	30	195
\$750,000-999,999	7	5	4	5	4	4	5	0	1	5	5	6	6	4	47
\$1,000,000+	3	2	0	4	1	0	1	0	0	0	0	0	2	1	30
TOTAL	347	318	279	310	291	184	242	136	164	206	216	232	314	248	976

PRICE RANGE	Total Active as of Publication Date	13 Month Average	Current Inventory (Months)	Avg DOM Active as of Publ.	Avg DOM Sold - Last 13 months	Avg DOM Sold - Last 6 months
\$179,999 or less	23	8.62	2.67	94	52	49
\$180,000-199,999	11	6.92	1.59	42	43	42
\$200,000-224,999	22	10.00	2.20	68	35	64
\$225,000-249,999	43	18.23	2.36	54	34	36
\$250,000-274,999	38	17.85	2.13	57	38	40
\$275,000-299,999	65	27.00	2.41	54	37	41
\$300,000-349,999	176	46.08	3.82	57	34	36
\$350,000-399,999	145	36.92	3.93	59	39	50
\$400,000-499,999	181	40.92	4.42	86	52	57
\$500,000-749,999	195	30.46	6.40	107	64	64
\$750,000-999,999	47	4.38	10.72	121	74	63
\$1,000,000+	30	1.00	30.00	198	62	0
Total	976	248.38	3.93	Avg	81	44

Percentage of Active Inventory by Price Range
as of publication date



Avg Orig List Price	\$379,671
Avg List Price at time of sale	\$371,446
Avg Sold Price	\$365,811
% Sale to Orig List	96.35%
% Sale to List	98.48%

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