



**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



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.

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**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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**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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