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Report 1-3
1997-2008 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, MLS Area & Construction Status
Area 5 - Downtown Anchorage

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	30	178,046	-8.83	165,136	-12.26	81
1998	15	132,106	-25.80	130,807	-20.79	77
1999	15	183,080	38.59	180,393	37.91	49
2000	19	199,317	8.87	195,533	8.39	56
2001	30	236,423	18.62	229,583	17.41	72
2002	24	255,867	8.22	251,458	9.53	35
2003	30	219,055	-14.39	222,161	-11.65	38
2004	26	279,900	27.78	262,704	18.25	29
2005	28	378,314	35.16	374,840	42.69	20
2006	25	405,688	7.24	353,213	-5.77	49
2007	34	436,485	7.59	402,282	13.89	44
2008	35	417,892	-4.26	400,576	-0.42	91

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	2	359,500	NA	354,000	NA	65
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	1	272,000	NA	266,500	NA	289
2001	0	NA	NA	NA	NA	NA
2002	4	184,050	NA	184,050	NA	128
2003	2	344,000	86.91	331,500	80.11	118
2004	0	NA	NA	NA	NA	NA
2005	5	206,172	NA	206,074	NA	204
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	32	189,387	-3.03	177,321	-5.78	80
1998	15	132,106	-30.25	130,807	-26.23	77
1999	15	183,080	38.59	180,393	37.91	49
2000	20	202,951	10.85	199,081	10.36	68
2001	30	236,423	16.49	229,583	15.32	72
2002	28	245,607	3.88	241,828	5.33	48
2003	32	226,864	-7.63	228,995	-5.31	43
2004	26	279,900	23.38	262,704	14.72	29
2005	33	352,232	25.84	349,270	32.95	48
2006	25	405,688	15.18	353,213	1.13	49
2007	34	436,485	7.59	402,282	13.89	44
2008	35	417,892	-4.26	400,576	-0.42	91

Area 10 - Spenard

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	183	148,498	10.75	145,780	9.99	63
1998	201	166,222	11.94	162,634	11.56	55
1999	181	157,602	-5.19	155,115	-4.62	44
2000	160	168,063	6.64	167,113	7.73	51
2001	194	180,236	7.24	174,045	4.15	42
2002	155	203,544	12.93	199,261	14.49	35
2003	156	191,922	-5.71	188,427	-5.44	42
2004	171	224,152	16.79	219,866	16.68	34
2005	184	250,174	11.61	243,365	10.69	29
2006	165	267,057	6.75	263,733	8.37	34
2007	164	295,182	10.53	289,470	9.76	55
2008	142	286,773	-2.85	283,243	-2.15	57

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	26	159,938	-7.64	164,362	-10.15	238
1998	9	231,600	44.81	231,188	40.66	223
1999	12	156,016	-32.64	156,551	-32.28	119
2000	15	164,746	5.60	164,353	4.98	77
2001	5	218,200	32.45	221,711	34.90	66
2002	3	257,119	17.84	271,546	22.48	120
2003	7	276,751	7.64	284,305	4.70	56
2004	9	335,697	21.30	342,980	20.64	93
2005	13	471,735	40.52	495,631	44.51	79
2006	10	498,200	5.61	505,926	2.08	108
2007	1	255,000	-48.82	255,000	-49.60	27
2008	1	185,000	-27.45	142,000	-44.31	0

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	209	149,921	9.31	148,113	8.51	85
1998	210	169,024	12.74	165,644	11.84	62
1999	193	157,503	-6.82	155,205	-6.30	49
2000	175	167,779	6.52	166,871	7.52	53
2001	199	181,190	7.99	175,292	5.05	42
2002	158	204,562	12.90	200,643	14.46	36
2003	163	195,565	-4.40	192,544	-4.04	43
2004	180	229,729	17.47	226,056	17.40	37
2005	197	264,795	15.26	260,097	15.06	32
2006	175	280,265	5.84	277,652	6.75	39
2007	165	294,939	5.24	289,261	4.18	55
2008	143	286,061	-3.01	282,242	-2.43	56



Data as of 12/31/2008. 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.

Report 1-3
1997-2008 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, MLS Area & Construction Status

Area 15 - West Tudor Road to Dimond Blvd.

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	294	147,684	6.34	143,829	5.39	52
1998	317	154,777	4.80	152,850	6.27	49
1999	317	151,721	-1.97	149,427	-2.24	50
2000	306	163,300	7.63	160,450	7.38	51
2001	330	182,037	11.47	181,420	13.07	41
2002	320	193,794	6.46	191,920	5.79	37
2003	327	206,689	6.65	205,469	7.06	34
2004	329	233,374	12.91	231,689	12.76	29
2005	307	259,060	11.01	256,814	10.84	33
2006	331	277,344	7.06	274,682	6.96	43
2007	317	291,315	5.04	286,625	4.35	58
2008	301	296,143	1.66	290,778	1.45	72

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	55	177,688	1.79	178,294	1.81	87
1998	64	183,014	3.00	182,173	2.18	124
1999	88	198,400	8.41	201,058	10.37	132
2000	71	207,456	4.56	211,931	5.41	221
2001	35	267,066	28.73	269,443	27.14	141
2002	34	252,157	-5.58	257,265	-4.52	70
2003	86	312,938	24.10	318,210	23.69	91
2004	91	309,393	-1.13	315,962	-0.71	98
2005	22	321,865	4.03	329,480	4.28	116
2006	20	450,798	40.06	451,262	36.96	77
2007	50	432,922	-3.97	437,229	-3.11	184
2008	28	421,839	-2.56	418,464	-4.29	198

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	349	152,412	6.08	149,276	5.30	57
1998	381	159,520	4.66	157,801	5.71	62
1999	405	161,863	1.47	160,729	1.86	68
2000	377	171,616	6.03	170,250	5.92	83
2001	365	190,190	10.82	189,930	11.56	51
2002	354	199,400	4.84	198,196	4.35	40
2003	413	228,814	14.75	228,946	15.51	46
2004	420	249,844	9.19	249,948	9.17	44
2005	329	263,259	5.37	261,703	4.70	38
2006	351	287,228	9.10	284,743	8.80	45
2007	367	310,607	8.14	307,143	7.87	75
2008	329	306,841	-1.21	301,645	-1.79	82

Area 20 - Dimond South

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	286	172,395	6.56	168,651	5.69	56
1998	270	176,758	2.53	174,360	3.39	58
1999	317	192,678	9.01	189,146	8.48	57
2000	290	190,819	-0.96	188,434	-0.38	45
2001	287	219,786	15.18	216,526	14.91	43
2002	286	238,194	8.38	235,082	8.57	39
2003	306	246,368	3.43	244,635	4.06	40
2004	327	272,548	10.63	266,170	8.80	36
2005	345	309,149	13.43	303,095	13.87	32
2006	313	326,823	5.72	320,697	5.81	37
2007	275	335,379	2.62	323,154	0.77	57
2008	265	343,825	2.52	337,155	4.33	71

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	59	246,853	14.17	248,427	12.41	138
1998	79	252,903	2.45	256,912	3.42	146
1999	93	227,376	-10.09	229,327	-10.74	117
2000	68	219,330	-3.54	220,142	-4.01	121
2001	150	221,404	0.95	223,132	1.36	82
2002	154	233,002	5.24	235,238	5.43	77
2003	159	246,084	5.61	247,577	5.25	72
2004	114	297,147	20.75	299,769	21.08	70
2005	92	334,846	12.69	336,798	12.35	84
2006	21	533,881	59.44	534,866	58.81	135
2007	4	530,525	-0.63	529,550	-0.99	47
2008	3	736,633	38.85	704,967	33.13	151

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	345	185,129	8.92	182,373	8.02	70
1998	349	193,994	4.79	193,024	5.84	78
1999	410	200,548	3.38	198,350	2.76	71
2000	358	196,235	-2.15	194,435	-1.97	59
2001	437	220,342	12.28	218,774	12.52	57
2002	440	236,377	7.28	235,137	7.48	52
2003	465	246,271	4.19	245,641	4.47	51
2004	441	278,907	13.25	274,915	11.92	44
2005	437	314,559	12.78	310,207	12.84	43
2006	334	339,841	8.04	334,203	7.74	43
2007	279	338,176	-0.49	326,124	-2.42	57
2008	268	348,222	2.97	341,334	4.66	72



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Report 1-3
1997-2008 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, MLS Area & Construction Status

Area 25 - Dearmoun Road to Potter Marsh

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	69	251,238	-2.75	243,090	-3.15	64
1998	58	284,948	13.42	280,142	15.24	55
1999	70	286,528	0.55	279,921	-0.08	64
2000	78	292,144	1.96	282,891	1.06	62
2001	82	337,932	15.67	331,757	17.27	65
2002	86	346,209	2.45	341,380	2.90	34
2003	80	385,946	11.48	379,033	11.03	41
2004	84	452,202	17.17	446,591	17.82	47
2005	94	515,854	14.08	508,248	13.81	47
2006	100	573,401	11.16	567,888	11.73	48
2007	117	586,962	2.37	575,922	1.41	60
2008	111	578,533	-1.44	558,926	-2.95	82

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	18	290,639	-2.93	302,690	0.34	94
1998	37	341,809	17.61	348,027	14.98	101
1999	27	335,334	-1.89	360,731	3.65	106
2000	28	327,288	-2.40	344,579	-4.48	99
2001	47	354,769	8.40	379,949	10.26	153
2002	48	424,578	19.68	437,277	15.09	88
2003	45	437,226	2.98	443,442	1.41	134
2004	75	480,924	9.99	502,423	13.30	100
2005	38	642,472	33.59	652,313	29.83	92
2006	23	788,401	22.71	810,293	24.22	89
2007	11	821,920	4.25	806,751	-0.44	153
2008	4	813,250	-1.05	819,667	1.60	199

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	87	259,390	-0.49	255,421	0.59	70
1998	95	307,094	18.39	306,863	20.14	73
1999	97	300,113	-2.27	302,649	-1.37	75
2000	106	301,427	0.44	298,313	-1.43	71
2001	129	344,066	14.15	348,832	16.93	97
2002	134	374,282	8.78	376,252	7.86	53
2003	125	404,407	8.05	402,220	6.90	74.48
2004	159	465,750	15.17	472,927	17.58	72
2005	132	552,305	18.58	549,722	16.24	60
2006	123	613,604	11.10	613,216	11.55	55
2007	128	605,463	-1.33	594,097	-3.12	68
2008	115	586,697	-3.10	565,787	-4.77	87

Area 30 - Abbott Road to Dearmoun Road

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	367	217,390	1.60	212,591	1.45	57
1998	355	230,396	5.98	226,488	6.54	52
1999	341	228,582	-0.79	224,762	-0.76	59
2000	326	241,497	5.65	237,853	5.82	55
2001	347	258,377	6.99	251,483	5.73	45
2002	339	286,684	10.96	284,919	13.30	38
2003	330	295,944	3.23	290,770	2.05	44
2004	335	320,714	8.37	318,385	9.50	33
2005	340	355,441	10.83	352,593	10.74	30
2006	320	400,356	12.64	395,067	12.05	45
2007	319	404,545	1.05	397,759	0.68	53
2008	287	397,514	-1.74	389,837	-1.99	67

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	99	226,550	-0.29	228,277	-0.78	105
1998	77	245,277	8.27	248,473	8.85	93
1999	92	209,337	-14.65	211,128	-15.03	114
2000	83	231,048	10.37	233,018	10.37	112
2001	101	265,002	14.70	270,904	16.26	93
2002	78	247,344	-6.66	254,469	-6.07	70
2003	91	250,956	1.46	251,744	-1.07	154
2004	39	276,584	10.21	277,146	10.09	157
2005	67	332,293	20.14	334,218	20.59	89
2006	75	437,076	31.53	444,274	32.93	47
2007	48	448,592	2.63	451,449	1.61	104
2008	36	517,454	15.35	505,468	11.97	99

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	466	219,336	1.08	215,945	0.78	67
1998	432	233,048	6.25	230,443	6.71	59
1999	433	224,493	-3.67	221,843	-3.73	71
2000	409	239,377	6.63	236,865	6.77	67
2001	448	259,871	8.56	255,833	8.01	56
2002	417	279,326	7.49	277,247	8.37	44
2003	421	286,220	2.47	282,987	2.07	68
2004	374	316,112	10.44	314,062	10.98	46
2005	407	351,630	11.24	349,568	11.31	39
2006	395	407,328	15.84	404,410	15.69	45
2007	367	410,306	0.73	404,781	0.09	60
2008	323	410,882	0.14	402,445	-0.58	71



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Report 1-3
1997-2008 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, MLS Area & Construction Status

Area 35 - East Tudor Road - Abbott Road

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	227	130,882	1.65	129,359	1.30	54
1998	252	135,568	3.58	134,549	4.01	47
1999	227	147,444	8.76	145,814	8.37	50
2000	243	155,349	5.36	154,226	5.77	46
2001	295	166,667	7.29	166,138	7.72	35
2002	280	180,155	8.09	179,123	7.82	31
2003	310	209,922	16.52	208,056	16.15	34
2004	318	210,227	0.15	209,721	0.80	38
2005	339	249,077	18.48	248,039	18.27	26
2006	344	258,762	3.89	257,117	3.66	41
2007	287	274,008	5.89	270,736	5.30	58
2008	225	284,967	4.00	281,873	4.11	55

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	151	173,884	-5.03	174,671	-5.39	116
1998	250	177,375	2.01	178,645	2.28	94
1999	150	195,942	10.47	198,711	11.23	133
2000	125	212,410	8.40	215,866	8.63	141
2001	106	239,962	12.97	242,430	12.31	105
2002	90	255,509	6.48	260,029	7.26	97
2003	112	219,884	-13.94	222,680	-14.36	78
2004	141	211,733	-3.71	214,629	-3.62	84
2005	42	241,610	14.11	245,913	14.58	124
2006	25	274,884	13.77	274,589	11.66	135
2007	14	361,250	31.42	360,886	31.43	106
2008	20	371,375	2.80	368,295	2.05	181

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	378	148,060	5.98	147,460	5.92	79
1998	502	156,388	5.62	156,509	6.14	71
1999	377	166,741	6.62	166,888	6.63	83
2000	368	174,731	4.79	174,887	4.79	78
2001	401	186,041	6.47	186,431	6.60	54
2002	370	198,484	6.69	198,743	6.60	47
2003	422	212,566	7.09	211,937	6.64	46
2004	459	210,690	-0.88	211,229	-0.33	52
2005	381	248,254	17.83	247,804	17.32	37
2006	369	259,854	4.67	258,300	4.24	47
2007	301	278,066	7.01	274,929	6.44	61
2008	245	292,021	5.02	288,927	5.09	65

Area 40 - Seward Highway to Boniface Parkway

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	193	136,419	7.32	134,000	7.04	52
1998	203	145,297	6.51	143,383	7.00	54
1999	184	147,767	1.70	145,563	1.52	58
2000	194	152,148	2.96	153,273	5.30	58
2001	201	163,721	7.61	161,196	5.17	40
2002	191	190,237	16.20	187,818	16.52	37
2003	184	191,832	0.84	190,089	1.21	40
2004	186	217,982	13.63	215,267	13.25	35
2005	185	228,777	4.95	227,662	5.76	33
2006	188	253,027	10.60	249,944	9.79	37
2007	153	250,969	-0.81	246,486	-1.38	49
2008	185	262,013	4.40	257,015	4.27	68

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	10	166,938	14.68	168,542	16.22	126
1998	15	152,618	-8.58	151,615	-10.04	56
1999	3	165,283	8.30	163,833	8.06	163
2000	14	196,028	18.60	196,493	19.93	72
2001	0	NA	NA	NA	NA	NA
2002	8	254,356	NA	236,379	NA	52
2003	25	188,524	-25.88	189,998	-19.62	84
2004	10	208,900	10.81	208,590	9.79	136
2005	0	NA	NA	NA	NA	NA
2006	1	349,900	NA	338,000	NA	89
2007	2	254,800	-27.18	253,350	-25.04	129
2008	6	255,483	0.27	255,500	0.85	253

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	203	137,922	7.70	135,701	7.52	55
1998	218	145,801	5.71	143,952	6.08	54
1999	187	148,048	1.54	145,858	1.32	59
2000	208	155,101	4.76	153,414	5.18	59
2001	201	163,721	5.56	161,196	5.07	40
2002	199	192,815	17.77	189,579	17.61	38
2003	209	191,436	-0.72	190,078	0.26	45
2004	196	217,519	13.62	214,924	13.07	40
2005	185	228,777	5.18	227,662	5.93	33
2006	189	253,540	10.82	250,410	9.99	37
2007	155	251,018	-0.99	246,577	-1.53	50
2008	191	261,808	4.30	256,967	4.21	73



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Report 1-3
1997-2008 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, MLS Area & Construction Status

Area 45 - Boniface Parkway to Muldoon Road

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	375	135,938	1.93	134,170	2.03	64
1998	429	141,473	4.07	140,252	4.53	55
1999	338	144,834	2.38	144,036	2.70	52
2000	338	148,688	2.66	147,822	2.63	55
2001	378	165,113	11.05	164,272	11.13	39
2002	377	171,850	4.08	169,532	3.20	36
2003	422	187,011	8.82	185,733	9.56	39
2004	381	204,812	9.52	204,309	10.00	33
2005	403	230,090	12.34	229,613	12.39	32
2006	367	239,776	4.21	238,191	3.74	38
2007	309	253,394	5.68	250,932	5.35	58
2008	327	251,341	-0.81	248,315	-1.04	63

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	74	156,841	2.68	158,315	4.69	120
1998	27	166,944	6.44	168,108	6.19	108
1999	32	202,544	21.32	202,798	20.64	76
2000	40	182,523	-9.88	184,136	-9.20	131
2001	48	173,380	-5.01	175,766	-4.55	142
2002	96	165,386	-4.61	168,367	-4.21	159
2003	11	167,145	1.06	169,149	0.46	70
2004	15	190,293	13.85	191,837	13.41	119
2005	18	207,739	9.17	208,919	8.90	189
2006	46	255,881	23.17	256,830	22.93	87
2007	12	328,839	28.51	327,055	27.34	257
2008	7	299,786	-8.84	291,557	-10.85	175

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	449	139,383	1.87	138,149	1.89	73
1998	456	143,235	2.76	141,879	2.70	58
1999	370	149,825	4.60	149,132	5.11	54
2000	378	152,268	1.63	151,675	1.71	63
2001	426	166,044	9.05	165,552	9.15	51
2002	473	170,539	2.71	171,122	3.36	61
2003	433	186,506	9.36	185,310	8.29	40
2004	396	204,262	9.52	203,834	10.00	37
2005	421	229,135	12.18	228,726	12.21	38
2006	413	241,570	5.43	240,267	5.05	43
2007	321	256,214	6.06	253,777	5.62	66
2008	334	252,356	-1.51	249,224	-1.79	66

Area 50 - Post Road to Glenn Highway

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	17	76,998	7.36	73,819	7.54	118
1998	14	72,014	-6.47	69,607	-5.71	124
1999	15	78,586	9.13	80,000	14.93	96
2000	13	76,992	-2.03	74,361	-7.05	59
2001	22	100,995	31.18	97,798	31.52	40
2002	23	98,897	-2.08	96,769	-1.05	62
2003	13	116,988	18.29	108,692	12.32	81
2004	15	135,253	15.61	132,547	21.95	40
2005	19	146,721	8.48	143,589	8.33	35
2006	29	166,669	13.60	165,431	15.21	52
2007	16	175,881	5.53	173,606	4.94	75
2008	14	191,557	8.91	186,876	7.64	55

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	1	99,900	NA	99,000	NA	91
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	5	145,620	NA	144,620	NA	44
2002	0	NA	NA	NA	NA	NA
2003	3	164,933	NA	165,600	NA	285
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	2	242,000	NA	242,000	NA	18
2007	6	237,167	-2.00	236,833	-2.14	149
2008	6	238,233	0.45	238,233	0.59	117

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	18	78,270	9.14	75,218	9.58	116
1998	14	72,014	-7.99	69,607	-7.46	124
1999	15	78,586	9.13	80,000	14.93	96
2000	13	76,992	-2.03	74,361	-7.05	59
2001	27	109,259	41.91	106,802	43.63	40
2002	23	98,897	-9.48	96,769	-9.39	62
2003	16	125,978	27.38	119,362	23.35	119
2004	15	135,253	7.36	132,547	11.05	40
2005	19	146,721	8.48	143,589	8.33	35
2006	31	171,529	16.91	170,371	18.65	50
2007	22	192,595	12.28	190,850	12.02	96
2008	20	205,560	6.73	202,283	5.99	74



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Report 1-3
1997-2008 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, MLS Area & Construction Status

Area 90 - Ft. Richardson to South Birchwood Loop

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	333	166,122	2.89	162,631	2.37	55
1998	359	169,727	2.17	167,915	3.25	48
1999	339	177,693	4.69	175,116	4.29	59
2000	368	190,817	7.39	188,219	7.48	54
2001	370	204,548	7.20	201,861	7.25	47
2002	365	218,663	6.90	216,073	7.04	32
2003	399	235,961	7.91	232,149	7.44	37
2004	389	264,670	12.17	255,295	9.97	35
2005	434	291,402	10.10	288,041	12.83	33
2006	415	307,559	5.54	304,920	5.86	36
2007	428	314,105	2.13	310,366	1.79	58
2008	335	323,718	3.06	318,721	2.69	74

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	138	189,088	-1.33	189,206	-1.37	108
1998	143	192,878	2.00	195,215	3.18	110
1999	102	217,404	12.72	217,555	11.44	130
2000	76	236,411	8.74	236,005	8.48	164
2001	119	253,350	7.17	256,303	8.60	86
2002	73	287,103	13.32	291,064	13.56	130
2003	84	316,558	10.26	322,419	10.77	64
2004	113	278,499	-12.02	283,684	-12.01	88
2005	124	324,362	16.47	330,850	16.63	102
2006	84	388,813	19.87	396,818	19.94	65
2007	68	416,028	7.00	421,754	6.28	111
2008	41	435,836	4.76	438,644	4.00	149

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	471	172,851	3.15	170,467	2.97	70
1998	502	176,321	2.01	175,676	3.06	65
1999	441	186,878	5.99	184,806	5.20	76
2000	444	198,621	6.28	196,365	6.25	73
2001	489	216,424	8.96	215,189	9.59	57
2002	438	230,070	6.31	228,398	6.14	49
2003	483	249,978	8.65	247,881	8.53	42
2004	502	267,782	7.12	261,711	5.58	47
2005	558	298,727	11.56	297,528	13.69	48
2006	499	321,237	7.54	320,390	7.68	41
2007	496	328,078	2.13	325,637	1.64	66
2008	376	335,943	2.40	331,832	1.90	82

Area 100 - South Birchwood Loop to Eklutna

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	74	169,237	8.51	164,905	7.82	61
1998	70	173,614	2.59	170,728	3.53	69
1999	62	181,583	4.59	175,956	3.06	66
2000	80	186,953	2.96	183,674	4.39	77
2001	92	198,739	6.30	196,728	7.11	51
2002	83	226,636	14.04	224,379	14.06	39
2003	88	238,469	5.22	233,822	4.21	44
2004	95	257,460	7.96	253,830	8.56	43
2005	103	301,093	16.95	298,467	17.59	38
2006	106	311,753	3.54	307,536	3.04	48
2007	81	329,987	5.85	323,383	5.15	64
2008	94	336,622	2.01	331,496	2.51	88

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	16	208,791	5.18	213,873	7.72	30
1998	26	219,125	4.95	220,469	3.08	80
1999	19	203,369	-7.19	205,072	-6.98	120
2000	15	188,510	-7.31	191,059	-6.83	92
2001	24	237,793	26.14	240,755	26.01	118
2002	34	256,559	7.89	260,859	8.35	64
2003	22	284,224	10.78	288,037	10.42	100
2004	43	343,711	20.93	348,125	20.86	100
2005	44	372,631	8.41	378,435	8.71	111
2006	37	415,240	11.43	425,494	12.44	87
2007	11	392,042	-5.59	389,332	-8.50	141
2008	6	439,458	12.09	445,596	14.45	196

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	90	176,269	10.43	173,708	11.06	56
1998	96	185,940	5.49	184,199	6.04	72
1999	81	186,694	0.41	182,871	-0.72	79
2000	95	187,199	0.27	184,853	1.08	80
2001	116	206,819	10.48	205,916	11.39	65
2002	117	235,331	13.79	235,071	14.16	46
2003	110	247,620	5.22	244,764	4.12	55
2004	138	284,335	14.83	283,212	15.71	61
2005	147	322,506	13.42	322,403	13.84	60
2006	143	338,530	4.97	338,272	4.92	58
2007	92	337,407	-0.33	331,269	-2.07	73
2008	100	342,792	1.60	338,411	2.16	94



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Report 1-3
1997-2008 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year, MLS Area & Construction Status

Area 101 - Turnagain Arm

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	22	164,495	3.94	157,681	3.68	174
1998	37	178,429	8.47	173,048	9.75	177
1999	35	168,931	-5.32	163,230	-5.67	84
2000	32	182,818	8.22	175,271	7.38	90
2001	24	234,052	28.02	226,647	29.31	82
2002	22	232,681	-0.59	223,136	-1.55	111
2003	30	294,980	26.77	287,570	28.88	85
2004	28	282,334	-4.29	277,095	-3.64	52
2005	13	304,446	7.83	296,608	7.04	37
2006	20	414,290	36.08	403,079	35.90	43
2007	31	430,884	4.01	413,879	2.68	103
2008	13	433,377	0.58	417,731	0.93	137

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	2	258,500	NA	255,500	NA	46
1998	2	312,500	20.89	300,000	17.42	381
1999	2	265,475	-15.05	250,625	-16.46	164
2000	2	404,000	52.18	424,246	69.28	203
2001	1	379,500	-6.06	362,750	-14.50	118
2002	2	279,700	-26.30	271,750	-25.09	171
2003	1	479,000	71.25	462,421	70.16	17
2004	0	NA	NA	NA	NA	NA
2005	2	572,500	NA	567,500	NA	1
2006	2	397,500	-30.57	397,500	-29.96	0
2007	3	681,000	71.32	669,975	68.55	176
2008	4	604,896	-11.18	577,300	-13.83	120

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1997	24	172,329	8.89	165,833	9.04	164
1998	39	185,305	7.53	179,558	8.28	188
1999	37	174,150	-6.02	167,954	-6.46	89
2000	34	195,829	12.45	189,917	13.08	97
2001	25	239,870	22.49	232,092	22.21	83
2002	24	236,600	-1.36	227,187	-2.11	116
2003	31	300,916	27.18	293,210	29.06	83
2004	28	282,334	-6.18	277,095	-5.50	52
2005	15	340,187	20.49	332,727	20.08	32
2006	22	412,764	21.33	402,548	20.98	39
2007	34	452,953	9.74	436,476	8.43	110
2008	17	473,734	4.59	447,650	2.56	133



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