



Alaska Multiple Listing Service, Inc.
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Report 1-1
1998-2009 Residential Accumulative Year End Sales
Region 1A - Municipality of Anchorage
Average Price by Year & Construction Status

Existing Resale Residential Sales

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sale Price	% Sale Price Change	Avg. Market Time
1998	2,580	168,860	3.72%	166,566	4.54%	55
1999	2,443	174,716	3.47%	171,931	3.22%	56
2000	2,450	182,643	4.54%	180,184	4.80%	54
2001	2,652	199,423	9.19%	196,683	9.16%	44
2002	2,551	216,531	8.58%	214,385	9.00%	37
2003	2,675	229,092	5.80%	226,399	5.60%	39
2004	2,684	253,247	10.54%	249,459	10.19%	35
2005	2,794	284,848	12.48%	281,893	13.00%	32
2006	2,723	305,597	7.28%	301,714	7.03%	40
2007	2,531	323,281	5.79%	317,209	5.14%	57
2008	2,334	324,373	0.34%	318,460	0.39%	69
2009	2,281	317,626	-2.08%	311,862	-2.07%	65

New Construction Residential Sales

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sale Price	% Sale Price Change	Avg. Market Time
1998	729	206,247	6.17%	208,251	6.37%	107
1999	620	212,466	3.02%	215,250	3.36%	123
2000	540	221,368	4.19%	223,814	3.98%	140
2001	641	246,193	11.21%	250,580	11.96%	102
2002	624	251,257	2.06%	255,945	2.14%	98
2003	648	271,873	8.21%	275,390	7.60%	92
2004	650	296,853	9.19%	302,700	9.92%	93
2005	467	349,842	17.85%	355,059	17.30%	103
2006	346	417,396	19.31%	423,832	19.37%	78
2007	230	433,871	3.95%	436,019	2.88%	137
2008	162	441,368	1.73%	433,229	-0.64%	155
2009	168	440,117	-0.28%	445,424	2.81%	118



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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Existing Resale and New Construction Residential Sales

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sale Price	% Sale Price Change	Avg. Market Time
1998	3,309	177,097	4.56%	175,793	5.29%	67
1999	3,063	182,357	2.97%	180,723	2.80%	69
2000	2,990	189,637	3.99%	188,019	4.04%	69
2001	3,279	208,527	9.96%	207,159	10.18%	55
2002	3,175	223,356	7.11%	222,523	7.42%	49
2003	3,323	237,434	6.30%	235,973	6.04%	50
2004	3,334	261,748	10.24%	259,876	10.13%	46
2005	3,261	294,156	12.38%	292,381	12.51%	42
2006	3,069	318,201	8.17%	315,504	7.91%	44
2007	2,761	332,457	4.48%	327,085	3.67%	64
2008	2,496	331,966	-0.15%	325,815	-0.39%	75
2009	2,449	326,029	-1.79%	321,046	-1.46%	68



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