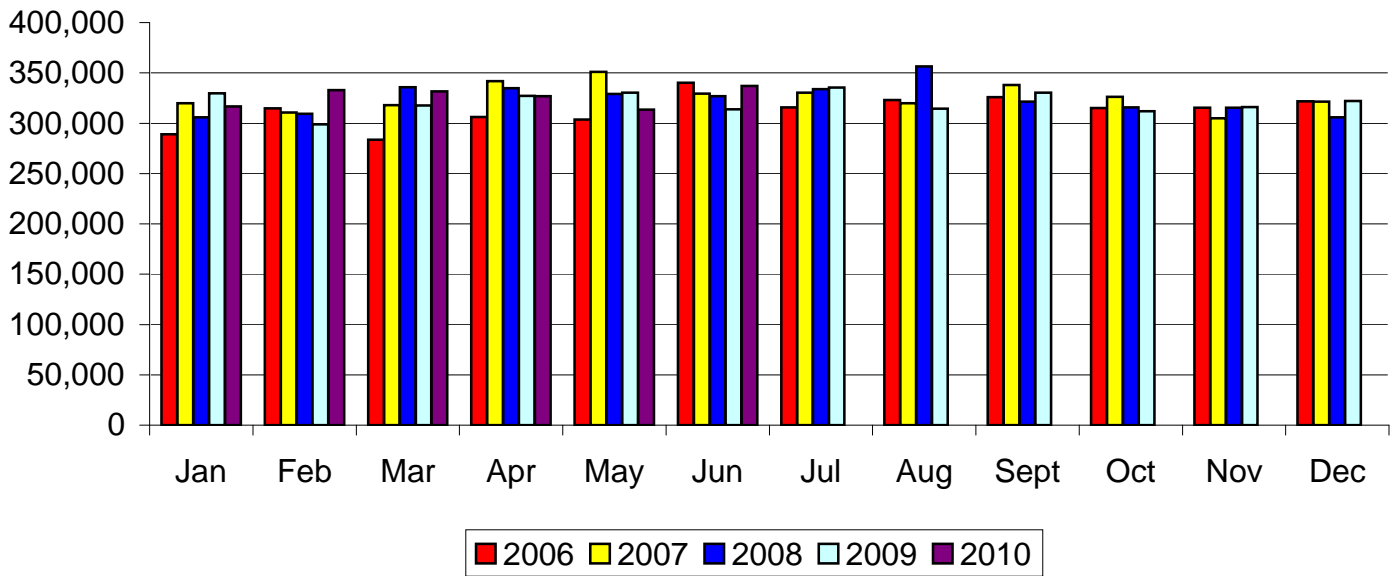


MUNICIPALITY OF ANCHORAGE
RESIDENTIAL SALES - AVERAGE SALES PRICE 2006-2010
 Class 1 only (Condos and Mobiles Excluded)

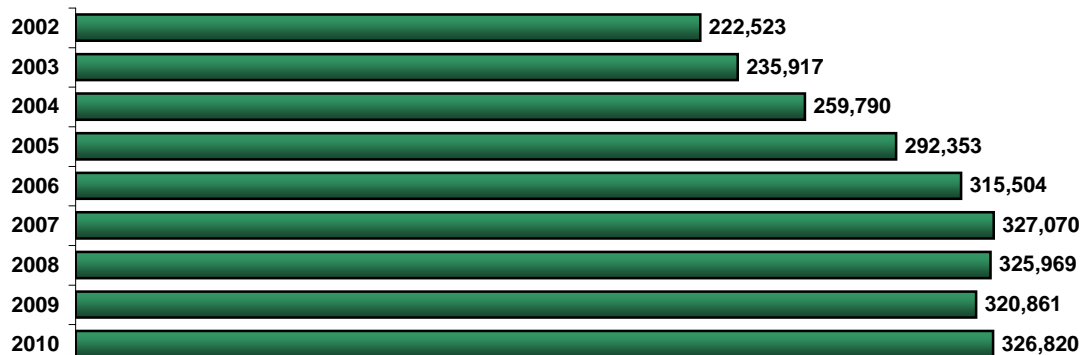


Sales	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
1996	158,942	153,570	153,138	157,575	162,796	154,995	159,442	152,574	158,597	151,010	161,417	160,510
1997	151,358	169,580	160,398	162,611	154,364	161,332	167,427	162,257	165,619	164,062	159,078	158,352
1998	155,901	165,009	174,232	171,108	168,692	163,700	171,264	198,900	179,149	171,763	166,699	174,911
1999	167,448	172,258	175,219	178,623	176,843	162,500	198,000	177,519	178,859	169,656	173,558	176,721
2000	178,755	177,430	179,178	193,264	181,828	192,785	180,573	188,529	184,969	188,712	196,087	193,506
2001	192,888	200,016	201,711	202,064	212,048	211,164	207,650	218,649	206,658	196,733	212,937	208,032
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	333,794	356,443	321,512	315,785	315,386	305,729
2009	329,766	298,792	317,664	327,336	330,497	313,713	335,540	314,541	330,443	311,841	316,169	322,187
2010	316,767	332,780	331,767	326,763	313,388	336,974						

% of Change From Previous Year

2002	7.44%
2003	6.02%
2004	10.12%
2005	12.53%
2006	7.92%
2007	3.67%
2008	-0.34%
2009	-1.57%
2010	1.86%

Average Sales Price YTD - Residential Properties



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