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Report 1-7

**1998-2008 Condominium 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
1998	52	120,490	20.49	118,508	22.22	79
1999	57	106,639	-11.50	103,074	-13.02	76
2000	50	118,578	11.20	116,454	12.98	69
2001	69	127,460	7.49	124,543	6.95	47
2002	62	132,158	3.69	128,840	3.45	30
2003	47	177,564	34.36	175,141	35.94	26
2004	49	181,280	2.09	176,941	1.03	39
2005	64	180,612	-0.37	177,117	0.10	37
2006	51	230,076	27.39	228,324	28.91	32
2007	57	246,472	7.13	241,714	5.86	81
2008	59	217,060	-11.93	211,201	-12.62	115

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	4	235,000	NA	240,402	NA	3
2000	0	NA	NA	NA	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	1	489,000	NA	501,225	NA	364
2003	1	519,000	6.13	538,500	7.44	229
2004	3	504,300	-2.83	510,877	-5.13	180
2005	39	341,337	-32.31	353,659	-30.77	341
2006	13	314,462	-7.87	307,875	-12.95	112
2007	4	694,250	120.77	666,250	116.40	259
2008	6	525,667	-24.28	472,500	-29.08	211

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	52	120,490	20.49	118,508	22.22	79
1999	61	115,056	-4.51	112,229	-5.30	71
2000	50	118,578	3.06	116,454	3.76	69
2001	69	127,460	7.49	124,543	6.95	47
2002	62	137,822	8.13	134,750	8.20	35
2003	48	184,677	34.00	182,711	35.59	30
2004	52	199,915	8.25	196,207	7.39	48
2005	103	241,469	20.79	243,963	24.34	152
2006	64	247,217	2.38	244,483	0.21	48
2007	61	275,835	11.58	269,552	10.25	93
2008	65	245,547	-10.98	235,698	-12.56	124

Area 10 - Spenard

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	80	87,588	4.56	86,407	5.33	57
1999	80	93,057	6.24	92,399	6.93	63
2000	99	103,989	11.75	104,021	12.58	65
2001	90	108,160	4.01	109,108	4.89	49
2002	84	119,109	10.12	118,556	8.66	42
2003	93	125,019	4.96	123,578	4.24	30
2004	110	143,982	15.17	142,901	15.64	37
2005	117	158,887	10.35	157,831	10.45	33
2006	118	169,200	6.49	168,623	6.84	42
2007	122	162,712	-3.83	159,902	-5.17	96
2008	80	179,002	10.01	176,290	10.25	63

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	11	172,515	1.76	178,208	1.56	240
1999	8	186,581	8.15	193,415	8.53	120
2000	3	179,765	-3.65	183,270	-5.25	136
2001	26	147,687	-17.84	150,418	-17.93	89
2002	41	178,808	21.07	183,427	21.94	121
2003	30	206,375	15.42	212,837	16.03	157
2004	46	177,404	-14.04	183,585	-13.74	113
2005	14	182,086	2.64	185,816	1.22	149
2006	3	179,900	-1.20	180,267	-2.99	32
2007	0	NA	NA	NA	NA	NA
2008	1	339,000	NA	339,000	NA	7

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	91	97,854	5.10	97,504	5.74	79
1999	88	101,559	3.79	101,796	4.40	69
2000	102	106,218	4.59	106,398	4.52	67
2001	116	117,019	10.17	118,613	11.48	58
2002	125	138,691	18.52	140,005	18.04	68
2003	123	144,862	4.45	145,348	3.82	62
2004	156	153,837	6.20	154,898	6.57	60
2005	131	161,366	4.89	160,822	3.82	45
2006	121	169,465	5.02	168,914	5.03	42
2007	122	162,712	-3.98	159,902	-5.34	96
2008	81	180,977	11.23	178,299	11.51	63



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 1-7
1998-2008 Condominium 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
1998	139	92,056	-0.07	90,188	-0.18	50
1999	130	103,533	12.47	102,472	13.62	65
2000	140	96,750	-6.55	96,091	-6.23	50
2001	136	101,276	4.68	100,014	4.08	42
2002	148	114,251	12.81	113,753	13.74	32
2003	170	116,571	2.03	116,202	2.15	38
2004	173	133,843	14.82	133,570	14.95	35
2005	178	145,997	9.08	146,179	9.44	30
2006	188	165,719	13.51	165,128	12.96	30
2007	194	172,168	3.89	170,589	3.31	46
2008	155	174,610	1.42	172,598	1.18	68

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	9	154,277	NA	154,572	NA	159
1999	2	164,750	6.79	160,000	3.51	278
2000	7	149,285	-9.39	149,414	-6.62	136
2001	212	136,087	-8.84	139,528	-6.62	120
2002	66	137,468	1.01	138,372	-0.83	113
2003	23	148,352	7.92	149,578	8.10	234
2004	74	151,814	2.33	152,469	1.93	118
2005	50	183,361	20.78	185,583	21.72	161
2006	37	191,814	4.61	193,637	4.34	87
2007	21	203,799	6.25	202,976	4.82	163
2008	15	246,673	21.04	244,922	20.67	239

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	148	95,839	4.04	94,156	4.21	56
1999	132	104,460	9.00	103,344	9.76	68
2000	147	99,252	-4.99	98,648	-4.54	54
2001	348	122,483	23.41	124,464	26.17	89
2002	214	121,411	-0.88	121,418	-2.45	57
2003	193	120,358	-0.87	120,179	-1.02	61
2004	247	139,227	15.68	139,255	15.87	60
2005	228	154,190	10.75	154,821	11.18	59
2006	225	170,010	10.26	169,816	9.69	39
2007	215	175,258	3.09	173,767	2.33	58
2008	170	180,969	3.26	178,980	3.00	83

Area 20 - Dimond South

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	69	91,475	5.88	88,344	3.99	53
1999	74	92,257	0.85	91,338	3.39	56
2000	65	100,024	8.42	98,757	8.12	52
2001	66	114,015	13.99	114,953	16.40	28
2002	90	118,141	3.62	117,585	2.29	32
2003	95	140,277	18.74	139,231	18.41	28
2004	110	147,209	4.94	146,500	5.22	37
2005	105	171,333	16.39	170,795	16.58	26
2006	122	177,720	3.73	176,795	3.51	34
2007	110	208,158	17.13	206,859	17.01	51
2008	105	196,048	-5.82	194,616	-5.92	66

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	11	132,445	NA	133,009	NA	78
1999	26	139,265	5.15	139,992	5.25	91
2000	11	141,854	1.86	141,990	1.43	139
2001	65	147,425	3.93	148,443	4.54	103
2002	138	148,282	0.58	150,232	1.21	159
2003	72	205,535	38.61	213,652	42.21	73
2004	45	187,399	-8.82	193,731	-9.32	125
2005	58	215,535	15.01	221,414	14.29	212
2006	86	246,196	14.23	247,400	11.74	80
2007	50	283,887	15.31	284,602	15.04	93
2008	47	287,217	1.17	288,684	1.43	178

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	80	97,108	12.40	94,563	11.31	56
1999	100	104,479	7.59	103,624	9.58	65
2000	76	106,078	1.53	105,098	1.42	65
2001	131	130,593	23.11	131,038	24.68	65
2002	228	136,384	4.43	137,345	4.81	109
2003	167	168,412	23.48	171,317	24.73	47
2004	155	158,877	-5.66	160,212	-6.48	63
2005	163	187,062	17.74	188,918	17.92	92
2006	208	206,032	10.14	205,987	9.04	53
2007	160	231,823	12.52	231,307	12.29	64
2008	152	224,239	-3.27	223,703	-3.29	101



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Report 1-7
1998-2008 Condominium 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
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	2	123,500	NA	123,500	NA	27
2002	1	129,900	5.18	129,900	5.18	49
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	2	607,000	NA	599,000	NA	230

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	2	123,500	NA	123,500	NA	27
2002	1	129,900	5.18	129,900	5.18	49
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	2	607,000	NA	599,000	NA	230

Area 30 - Abbott Road to Dearmoun Road

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	81	67,209	-2.95	65,722	-3.56	70
1999	108	71,380	6.21	70,797	7.72	64
2000	62	81,614	14.34	81,572	15.22	53
2001	69	91,495	12.11	92,659	13.59	25
2002	63	97,283	6.33	96,797	4.47	22
2003	81	118,246	21.55	117,989	21.89	28
2004	73	123,370	4.33	122,142	3.52	25
2005	98	138,537	12.29	138,270	13.20	24
2006	82	130,066	-6.11	129,955	-6.01	19
2007	80	142,321	2.73	141,328	2.21	37
2008	64	136,506	4.95	136,043	4.68	52

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	19	162,556	34.61	160,336	29.17	128
1999	4	176,550	8.61	175,264	9.31	120
2000	1	302,500	71.34	295,000	68.32	99
2001	32	202,203	-33.16	202,349	-31.41	107
2002	23	200,626	-0.78	202,689	0.17	271
2003	2	192,300	-4.15	192,800	-4.88	611
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
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
1998	100	85,325	6.87	83,100	4.12	81
1999	112	75,136	-11.94	74,596	-10.23	66
2000	63	85,120	13.29	85,071	14.04	54
2001	101	126,571	48.70	129,223	51.90	51
2002	86	124,922	-1.30	125,450	-2.92	90
2003	83	120,030	-3.92	119,792	-4.51	42
2004	73	123,370	2.78	122,142	1.96	25
2005	98	138,537	12.29	138,270	13.20	24
2006	82	130,066	-6.11	129,955	-6.01	19
2007	80	142,321	2.73	141,328	2.21	37
2008	64	136,506	4.95	136,043	4.68	52



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Report 1-7
1998-2008 Condominium 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
1998	17	63,805	-13.69	61,641	-14.70	93
1999	23	77,728	21.82	76,921	24.79	44
2000	22	92,986	19.63	92,697	20.51	60
2001	21	111,425	19.83	110,373	19.07	17
2002	28	117,236	5.22	116,645	5.68	22
2003	48	133,784	14.12	133,018	14.04	33
2004	44	141,684	5.91	140,103	5.33	39
2005	86	170,005	19.99	170,176	21.46	26
2006	106	185,520	9.13	185,028	8.73	63
2007	112	193,102	4.09	191,628	3.57	95
2008	81	201,201	4.19	200,048	4.39	217

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	21	123,868	NA	124,512	NA	65
1999	27	125,077	0.98	126,109	1.28	152
2000	55	129,097	3.21	131,703	4.44	122
2001	20	168,655	30.64	169,325	28.57	140
2002	78	151,723	-10.04	154,510	-8.75	118
2003	93	156,222	2.97	160,107	3.62	167
2004	66	163,967	4.96	165,868	3.60	108
2005	155	185,151	12.92	187,776	13.21	90
2006	91	213,705	15.42	214,275	14.11	81
2007	26	221,385	3.59	221,767	3.50	123
2008	5	245,890	11.07	246,030	10.94	116

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	38	96,998	31.20	96,386	33.38	78
1999	50	103,296	6.49	103,021	6.88	103
2000	77	118,780	14.99	120,559	17.02	104
2001	41	139,342	17.31	139,130	15.40	77
2002	104	142,612	2.35	144,542	3.89	94
2003	141	148,584	4.19	150,885	4.39	121
2004	110	155,054	4.35	155,562	3.10	80
2005	241	179,746	15.92	181,495	16.67	67
2006	197	198,540	10.46	198,538	9.39	71
2007	138	198,431	-0.05	197,307	-0.62	101
2008	86	203,799	2.71	202,722	2.74	211

Area 40 - Seward Highway to Boniface Parkway

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	143	74,205	-5.77	73,498	-4.56	91
1999	163	80,465	8.44	79,449	8.10	61
2000	179	79,591	-1.09	78,386	-1.34	57
2001	237	78,054	-1.93	77,966	-0.54	29
2002	217	88,520	13.41	94,523	21.24	28
2003	200	104,689	18.27	104,162	10.20	39
2004	196	111,124	6.15	110,077	5.68	40
2005	200	125,848	13.25	125,735	14.22	40
2006	185	131,195	4.25	130,269	3.61	38
2007	141	138,282	5.40	139,112	6.79	53
2008	138	150,820	9.07	149,126	7.20	72

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	14	136,928	7.82	137,500	8.27	127
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	2	183,200	NA	183,200	NA	64
2002	32	147,130	-19.69	153,128	-16.41	75
2003	22	183,464	24.70	189,319	23.63	131
2004	14	202,229	10.23	207,880	9.80	77
2005	5	203,700	0.73	203,540	-2.09	173
2006	20	175,565	-13.81	175,566	-13.74	116
2007	41	212,107	20.81	211,055	20.21	136
2008	41	210,859	-0.59	211,490	0.21	173

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	157	79,798	-0.64	79,316	0.87	94
1999	163	80,465	0.84	79,449	0.17	61
2000	179	79,591	-1.09	78,386	-1.34	57
2001	239	78,934	-0.83	78,858	0.60	29
2002	249	96,053	21.69	103,049	30.68	34
2003	222	112,496	17.12	112,601	9.27	48
2004	210	117,198	4.18	116,660	3.60	42
2005	205	127,746	9.00	127,632	9.41	43
2006	205	135,524	6.09	134,688	5.53	46
2007	182	154,913	14.31	155,591	15.52	72
2008	179	164,572	6.24	163,491	5.08	96



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Report 1-7
1998-2008 Condominium 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
1998	148	90,044	2.99	88,670	2.90	60
1999	164	94,643	5.11	93,711	5.69	70
2000	197	92,527	-2.24	93,885	0.19	51
2001	158	103,672	12.05	103,427	10.16	38
2002	187	118,058	13.88	117,877	13.97	33
2003	184	128,709	9.02	128,062	8.64	39
2004	178	140,484	9.15	139,726	9.11	42
2005	212	155,247	10.51	155,293	11.14	32
2006	218	174,107	12.15	173,901	11.98	35
2007	209	181,095	4.01	180,172	3.61	63
2008	183	178,710	-1.32	177,564	-1.45	64

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	23	132,027	-4.63	132,215	-5.99	96
1999	46	138,315	4.76	139,790	5.73	202
2000	31	147,500	6.64	148,469	6.21	94
2001	33	160,993	9.15	161,096	8.50	154
2002	12	176,887	9.87	178,924	11.07	91
2003	135	166,819	-5.69	169,857	-5.07	179
2004	134	167,099	0.17	168,819	-0.61	213
2005	152	189,376	13.33	191,285	13.31	162
2006	115	203,605	7.51	204,675	7.00	129
2007	57	208,917	2.61	208,008	1.63	165
2008	65	200,157	-4.19	200,079	-3.81	160

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	171	95,691	3.49	94,596	3.96	65
1999	210	104,209	8.90	103,458	9.37	99
2000	228	100,002	-4.04	101,796	-1.61	56
2001	191	113,576	13.57	113,604	11.60	58
2002	199	121,606	7.07	121,596	7.03	37
2003	319	144,837	19.10	145,750	19.86	98
2004	312	151,915	4.89	152,221	4.44	115
2005	364	169,499	11.57	170,265	11.85	87
2006	333	184,294	8.73	184,529	8.38	68
2007	266	187,057	1.50	185,783	0.68	85
2008	248	184,331	-1.46	183,285	-1.34	89

Area 50 - Post Road to Glenn Highway

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	2	46,000	84.00	47,250	81.73	110
1999	1	49,900	8.48	43,350	-8.25	175
2000	1	117,900	136.27	114,900	165.05	51
2001	1	52,000	-55.89	50,000	-56.48	64
2002	3	58,000	11.54	56,500	13.00	21
2003	4	65,500	12.93	65,500	15.93	111
2004	1	83,000	26.72	76,500	16.79	57
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	3	115,666	NA	115,666	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
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
1998	2	46,000	84.00	47,250	81.73	110
1999	1	49,900	8.48	43,350	-8.25	175
2000	4	116,225	132.92	115,475	166.38	13
2001	1	52,000	-55.26	50,000	-56.70	64
2002	3	58,000	11.54	56,500	13.00	21
2003	4	65,500	12.93	65,500	15.93	111
2004	1	83,000	26.72	76,500	16.79	57
2005	0	NA	NA	NA	NA	NA
2006	0	NA	NA	NA	NA	NA
2007	0	NA	NA	NA	NA	NA
2008	0	NA	NA	NA	NA	NA



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Report 1-7
1998-2008 Condominium 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
1998	5	95,760	10.89	94,820	16.04	47
1999	7	105,000	9.65	107,135	12.99	20
2000	6	95,503	-9.04	93,883	-12.37	65
2001	9	112,733	18.04	112,500	19.83	38
2002	7	111,907	-0.73	113,598	0.98	28
2003	15	147,593	31.89	144,567	27.26	32
2004	22	176,581	19.64	175,343	21.29	42
2005	29	221,869	25.65	221,845	26.52	28
2006	40	205,803	-7.24	205,910	-7.18	32
2007	80	187,461	-8.91	186,377	-9.49	62
2008	46	200,684	7.05	199,518	7.05	51

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	1	122,900	23.02	Undiscl	NA	53
1999	6	135,983	10.65	135,983	NA	291
2000	7	170,662	25.50	167,148	22.92	835
2001	20	169,344	-0.77	170,053	1.74	268
2002	62	173,197	2.28	175,522	3.22	209
2003	93	164,609	-4.96	167,109	-4.79	190
2004	65	178,836	8.64	180,456	7.99	199
2005	104	207,756	16.17	209,749	16.23	236
2006	30	258,724	24.53	263,135	25.45	115
2007	25	240,500	-7.04	240,114	-8.75	135
2008	37	249,363	3.69	249,285	3.82	240

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	6	100,283	9.00	94,820	3.09	48
1999	13	119,300	18.96	120,450	27.03	145
2000	13	135,974	13.98	133,333	10.70	479
2001	29	151,775	11.62	152,191	14.14	196
2002	69	166,979	10.02	169,240	11.20	191
2003	108	162,246	-2.83	163,978	-3.11	168
2004	87	178,265	9.87	179,163	9.26	160
2005	133	210,833	18.27	212,386	18.54	190
2006	70	228,483	8.37	230,435	8.50	68
2007	105	200,090	-12.43	199,172	-13.57	79
2008	83	222,384	11.14	221,703	11.31	135

Area 100 - South Birchwood Loop to Eklutna

Resale						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	1	35,000	NA	30,000	NA	22
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	1	84,900	NA	88,000	NA	156
2002	2	89,900	5.89	89,950	2.22	187
2003	4	97,200	8.12	94,125	4.64	37
2004	5	97,940	0.76	97,095	3.16	66
2005	7	120,257	22.79	117,586	21.10	151
2006	4	105,100	-12.60	104,250	-11.34	107
2007	2	128,750	22.50	122,500	17.51	77
2008	4	123,075	-4.41	122,100	-0.33	41

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	0	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
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
1998	1	35,000	NA	30,000	NA	22
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	1	84,900	NA	88,000	NA	156
2002	2	89,900	5.89	89,950	2.22	187
2003	4	97,200	8.12	94,125	4.64	37
2004	5	97,940	0.76	97,095	3.16	66
2005	7	120,257	22.79	117,586	21.10	151
2006	4	105,100	-12.60	104,250	-11.34	107
2007	2	128,750	22.50	122,500	17.51	77
2008	4	123,075	-4.41	122,100	-0.33	41



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Report 1-7
1998-2008 Condominium 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
1998	28	104,796	-1.94	99,703	-3.51	206
1999	25	90,227	-13.90	87,994	-11.74	104
2000	34	105,182	16.57	101,022	14.81	126
2001	42	90,650	-13.82	88,704	-12.19	158
2002	40	104,532	15.31	100,702	13.53	67
2003	33	112,861	7.97	111,321	10.54	43
2004	31	144,509	28.04	142,715	28.20	26
2005	20	149,895	3.73	148,250	3.88	26
2006	24	219,763	46.61	214,367	44.60	56
2007	29	235,759	7.28	230,179	7.38	56
2008	15	245,233	4.02	237,773	3.30	37

New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	0	NA	NA	NA	NA	NA
1999	0	NA	NA	NA	NA	NA
2000	0	NA	NA	NA	NA	NA
2001	1	359,000	NA	375,000	NA	2
2002	1	329,000	-8.36	329,000	-12.27	112
2003	0	NA	NA	NA	NA	NA
2004	1	360,000	NA	360,000	NA	851
2005	0	NA	NA	NA	NA	NA
2006	6	274,583	NA	277,417	NA	134
2007	9	276,489	0.69	268,667	-3.15	209
2008	10	289,500	4.71	273,748	1.89	182

Resale & New Construction						
Year	# Sold	Avg LP	% Chg	Avg SP	% Chg	Avg MT
1998	28	104,796	-8.31	99,703	-9.70	206
1999	25	90,227	-13.90	87,994	-11.74	104
2000	34	105,182	16.57	101,022	14.81	126
2001	43	96,890	-7.88	95,362	-5.60	154
2002	41	110,007	13.54	106,410	11.59	68
2003	33	112,861	2.59	111,321	4.62	43
2004	32	151,243	34.01	149,505	34.30	52
2005	20	149,895	-0.89	148,250	-0.84	26
2006	30	230,727	53.93	226,977	53.10	71
2007	38	245,405	6.36	239,294	5.43	92
2008	25	262,940	7.15	252,163	5.38	95



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