

**SOLD MARKET ANALYSIS**  
**1/1/2010 - 12/31/2010 Compared to 1/1/2011 - 12/31/2011**

**ANCHORAGE**

Single Family - Residential Property Class (does not include Condo or Mobile Home)																					
Area	Total Active			Days on Market			Number Sold			Sold Volume			Average Sale Price			Percent of List			Days on Market		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
5 - Downtown Anchorage	76	84	10	174	150	-13	35	27	-22	13,997,695	9,803,984	-29	399,934	363,111	-9	98	97	0	99	113	14
10 - Spenard	252	259	2	106	103	-2	121	134	10	37,304,780	40,485,580	8	308,304	302,131	-2	98	98	0	52	65	25
15 - W Tudor Rd - Dimond Blvd	566	546	-3	106	94	-11	320	304	-5	96,345,389	89,189,445	-7	301,079	293,386	-2	99	99	0	65	68	4
20 - Dimond South	470	433	-7	113	101	-10	250	248	0	84,302,493	82,772,589	-1	337,210	333,760	-1	98	99	0	61	70	14
25 - Dearmoun Rd - Potter Marsh	235	243	3	145	123	-15	110	111	0	59,165,052	57,850,148	-2	537,864	521,172	-3	98	98	0	89	78	-12
30 - Abbott Rd - Dearmoun Rd	629	594	-5	116	108	-6	304	329	8	124,867,258	132,230,853	5	410,748	401,917	-2	101	98	-2	65	73	12
35 - E Tudor Rd - Abbott Rd	426	384	-9	91	85	-6	230	229	0	64,425,625	61,799,294	-4	280,111	269,866	-3	99	99	0	55	59	7
40 - Seward Hwy to Boniface Pkwy	264	275	4	102	95	-6	142	137	-3	36,819,298	35,019,625	-4	259,291	255,618	-1	98	98	0	67	65	-2
45 - Boniface Pkwy to Muldoon Rd	509	520	2	94	85	-9	271	307	13	70,593,567	78,021,686	10	260,493	254,142	-2	99	100	1	56	68	21
50 - Post Rd - Glenn Hwy	40	65	62	201	150	-25	15	25	66	2,585,900	4,684,787	81	172,393	187,391	8	100	99	0	114	99	-13
90 - Eagle River	748	771	3	108	101	-6	378	402	6	127,764,572	134,063,098	4	338,002	333,490	-1	99	101	2	68	75	10
100 - Chugiak/Peters Crk	217	204	-5	133	124	-6	93	89	-4	29,878,691	29,136,475	-2	321,276	327,376	1	98	98	0	69	89	28
Girdwood/Turnagain Arm	57	52	-8	198	166	-16	31	25	-19	11,792,400	8,892,700	-24	380,400	355,708	-6	97	97	0	89	101	13
<b>Residential Totals:</b>	<b>4489</b>	<b>4430</b>	<b>-1</b>	<b>112</b>	<b>102</b>	<b>-8</b>	<b>2300</b>	<b>2367</b>	<b>2</b>	<b>759,842,722</b>	<b>763,950,263</b>	<b>0</b>	<b>328,983</b>	<b>322,280</b>	<b>-2</b>	<b>99</b>	<b>99</b>	<b>0</b>	<b>65</b>	<b>71</b>	<b>9</b>

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