

Alaska Housing Market Indicators



Tables - 4th Qtr, 2008

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The Alaska Housing Market Indicators are produced by the State of Alaska
Department of Labor and Workforce Development for the Alaska Housing
Finance Corporation

Note: Starting with the 2nd Qtr 2005, The Alaska Housing Market Indicators will no longer report
Multiple Listing Service and AHFC Loan Portfolio Data.

Single-Family and Condominium New Loan Activity in Alaska Including AHFC



Total Single-Family and Condominium Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan-To-Value Ratio (%)
4Q08	9,502	2,151	-530	-321	226,533	487,272,036	-47,453,139	255,765	550,150,651	88.6
3Q08	7,527	2,857	161	-260	231,528	661,476,331	-20,389,632	262,223	749,171,448	88.3
2Q08	4,670	2,696	722	-539	229,735	619,366,171	-86,414,674	263,466	710,304,022	87.2
1Q08	1,974	1,974	-630	-492	217,380	429,108,033	-83,658,904	249,081	491,684,974	87.3
4Q07	11,422	2,604	-513	-422	216,083	562,681,107	-53,371,600	247,977	645,733,339	87.1
3Q07	8,818	3,117	-118	-716	218,757	681,865,963	-103,989,168	254,519	793,334,328	85.9
2Q07	5,701	3,235	769	-22	218,170	705,780,845	54,335,251	258,732	836,998,385	84.3
1Q07	2,466	2,466	-560	-167	207,935	512,766,936	4,227,363	255,717	630,597,336	81.3
4Q06	12,749	3,026	-807	-143	203,586	616,052,707	21,452,247	250,241	757,228,275	81.4
3Q06	9,723	3,833	576	676	205,024	785,855,131	174,932,082	254,523	975,585,672	80.6
2Q06	5,890	3,257	624	-218	200,014	651,445,594	272,766	255,879	833,397,802	78.2
1Q06	2,633	2,633	-536	204	193,141	508,539,573	64,061,986	239,103	629,557,568	80.8
4Q05	12,230	3,169	12	-175	185,786	588,755,410	-1,692,888	231,327	733,074,946	81.8
3Q05	9,061	3,157	-318	-296	193,514	610,923,049	2,862,449	234,650	740,791,083	82.5
2Q05	5,904	3,475	1,046	684	187,388	651,172,828	159,997,119	236,999	823,572,869	79.1
1Q05	2,429	2,429	-915	48	182,988	444,477,587	43,965,299	226,751	550,777,771	80.7
4Q04	11,969	3,344	-109	43	178,317	596,293,348	39,887,587	219,186	732,957,253	81.4
3Q04	8,625	3,453	662	-150	176,096	608,060,600	-171,767	210,901	728,240,864	83.5
2Q04	5,172	2,791	410	-435	175,986	491,175,709	-37,688,798	211,703	590,863,704	83.1
1Q04	2,381	2,381	-920	-161	168,212	400,512,288	-23,799,319	197,775	470,901,801	85.1
4Q03	12,672	3,301	-302	259	168,557	556,405,761	62,679,205	199,439	658,347,631	84.5
3Q03	9,362	3,594	368	-306	169,235	608,232,367	-12,550,618	200,168	719,405,121	84.5
2Q03	5,768	3,226	684	473	163,938	528,864,507	113,196,850	195,431	630,460,589	83.9
1Q03	2,542	2,542	-500	-150	166,920	424,311,607	-2,217,946	192,562	489,492,311	86.7
4Q02	12,387	3,042	-858	-149	162,303	493,726,556	17,509,901	183,747	558,957,253	88.3
3Q02	9,345	3,900	1,147	500	159,175	620,782,985	108,000,953	186,268	726,445,234	85.5
2Q02	5,445	2,753	61	89	150,987	415,667,657	13,494,070	175,143	482,167,641	86.2
1Q02	2,692	2,692	-499	711	158,443	426,529,553	139,491,147	183,050	492,771,837	86.6
4Q01	11,236	3,191	-209	1,043	149,237	476,216,655	165,047,875	174,132	555,654,152	85.7
3Q01	8,045	3,400	736	1,254	150,818	512,782,032	205,595,465	175,590	597,007,443	85.9
2Q01	4,645	2,664	683	763	150,966	402,173,587	132,194,548	175,189	466,703,860	86.2
1Q01	1,981	1,981	-167	346	144,896	287,038,406	62,206,167	170,249	337,262,767	85.1
4Q00	7,830	2,148	2	-214	144,864	311,168,780	-11,577,073	164,864	354,128,664	87.9
3Q00	5,682	2,146	245	-663	143,144	307,186,567	-77,433,319	165,081	354,264,609	86.7
2Q00	3,536	1,901	266	-266	142,019	269,979,039	-38,766,063	165,966	315,501,869	85.6
1Q00	1,635	1,635	-727	-1,091	137,512	224,832,239	-159,926,924	158,272	258,775,433	86.9
4Q99	10,064	2,362	-447	-194	136,641	322,745,853	-31,304,877	156,657	370,023,846	87.2
3Q99	7,702	2,809	642	163	136,924	384,619,886	21,506,654	154,387	433,673,092	88.7
2Q99	4,893	2,167	-559	136	142,476	308,745,102	32,464,658	162,346	351,803,093	87.8
1Q99	2,726	2,726	170	634	141,144	384,759,163	105,079,912	164,023	447,127,516	86.1
4Q98	9,325	2,556	-90	236	138,518	354,050,730	47,299,331	159,563	407,843,748	86.8
3Q98	6,769	2,646	615	248	137,231	363,113,232	48,209,347	157,653	417,149,513	87.0
2Q98	4,123	2,031	-61	202	136,032	276,280,444	32,804,522	157,138	319,147,247	86.6
1Q98	2,092	2,092	-228	559	133,690	279,679,251	91,050,292	153,215	320,525,095	87.3
4Q97	8,080	2,320	-78	586	132,220	306,751,399	80,369,357	151,725	352,002,279	87.1
3Q97	5,760	2,398	569	548	131,319	314,903,885	82,031,806	149,585	358,704,745	87.8
2Q97	3,362	1,829	296	60	133,120	243,475,922	17,585,869	156,036	285,389,281	85.3
1Q97	1,533	1,533	-201	-211	123,046	188,628,959	-29,501,151	144,933	222,182,882	84.9
4Q96	7,097	1,734	-116	-303	130,555	226,382,042	-29,819,817	151,906	263,404,787	85.9
3Q96	5,363	1,850	81	-605	125,877	232,872,079	-69,892,357	146,507	271,038,334	85.9
2Q96	3,513	1,769	25	44	127,694	225,890,053	8,280,066	148,522	262,734,727	86.0
1Q96	1,744	1,744	-293	466	125,075	218,130,110	65,735,200	143,918	250,993,345	86.9
4Q95	7,495	2,037	-418	438	125,774	256,201,859	67,577,329	145,768	296,929,088	86.3

Single-Family and Condominium New Loan Activity in Alaska Including AHFC



Total Single-Family Residences

Quarter	YTD	Number of Loans	Chg		Average Loan(\$)	Total Loans (\$)	Chg		Average Sales Price (\$)	Total Sales Price (\$)	Loan To-Value Ratio (%)
			Prv Qtr	Prv Yr			Prv Yr (\$)	Sales Price (\$)			
4Q08	7,629	1,717	-438	-272	239,763	411,673,785	-41,869,759	272,293	467,526,993	88.1	
3Q08	6,088	2,331	148	-217	243,765	568,217,034	-17,632,659	277,089	645,895,148	88.0	
2Q08	3,757	2,183	609	-411	243,461	531,476,396	-67,213,844	280,885	613,172,347	86.7	
1Q08	1,574	1,574	-547	-427	228,412	359,520,661	-80,016,580	262,597	413,328,391	87.0	
4Q07	9,264	2,121	-427	-339	227,015	481,499,476	-47,858,906	262,371	556,488,255	86.5	
3Q07	7,143	2,548	-46	-596	229,925	585,849,693	-94,937,806	268,998	685,405,753	85.5	
2Q07	4,595	2,594	593	-22	230,798	598,690,240	46,127,242	275,256	714,015,280	83.8	
1Q07	2,001	2,001	-459	-50	219,659	439,537,240	20,457,409	271,122	542,514,362	81.0	
4Q06	10,271	2,460	-684	3	215,186	529,358,382	39,079,749	267,134	657,150,609	80.6	
3Q06	7,811	3,144	528	609	216,535	680,787,499	163,829,790	270,562	850,645,488	80.0	
2Q06	4,667	2,616	565	-250	211,224	552,562,998	-2,407,744	272,299	712,334,751	77.6	
1Q06	2,051	2,051	-406	100	204,330	419,079,831	48,467,664	255,789	524,622,755	79.9	
4Q05	9,809	2,457	-78	-272	199,544	490,278,633	-19,433,403	249,081	611,992,892	80.1	
3Q05	7,352	2,535	-331	-337	203,928	516,957,710	-18,463,444	248,693	630,437,781	82.0	
2Q05	4,817	2,866	915	539	193,639	554,970,742	124,884,147	246,982	707,851,657	78.4	
1Q05	1,951	1,951	-778	7	189,960	370,612,167	25,767,837	236,534	461,477,317	80.3	
4Q04	9,872	2,729	-143	-69	186,776	509,712,036	12,844,592	230,454	628,907,687	81	
3Q04	7,143	2,872	545	-243	186,428	535,421,153	-11,280,552	224,960	646,086,494	82.9	
2Q04	4,271	2,327	383	-475	184,824	430,086,596	-48,444,215	223,832	520,856,699	82.6	
1Q04	1,944	1,944	-854	-233	177,389	344,844,331	-37,288,953	210,567	409,342,981	84.2	
4Q03	10,892	2,798	-317	216	177,580	496,867,444	55,042,593	211,166	590,843,464	84.1	
3Q03	8,085	3,106	304	-294	176,015	546,701,705	-18,578,728	209,416	650,445,310	84.1	
2Q03	4,979	2,802	625	537	170,782	478,530,811	117,741,511	204,712	573,602,208	83.4	
1Q03	2,177	2,177	-405	-96	175,532	382,133,283	1,199,586	203,182	442,328,278	86.4	
4Q02	10,520	2,582	-818	-104	171,117	441,824,851	15,965,175	193,319	499,149,168	88.5	
3Q02	7,938	3,400	1,135	544	166,259	565,280,433	108,935,409	195,032	663,108,412	85.2	
2Q02	4,538	2,265	-8	-51	159,008	360,789,300	-8,676,940	185,787	421,551,733	85.6	
1Q02	2,273	2,273	-413	602	167,591	380,933,697	123,001,650	194,435	441,950,296	86.2	
4Q01	9,529	2,686	-170	791	158,548	425,859,676	138,092,655	185,895	499,314,191	85.3	
3Q01	6,843	2,856	540	942	159,785	456,345,024	169,466,333	186,883	533,737,895	85.5	
2Q01	3,987	2,316	645	630	159,528	369,466,240	118,201,500	185,106	428,706,184	86.2	
1Q01	1,671	1,671	-224	216	154,358	257,932,047	48,617,117	182,153	304,377,369	84.7	
4Q00	6,950	1,895	-19	-216	151,856	287,767,021	-13,774,478	173,070	327,968,199	87.7	
3Q00	5,055	1,914	228	-593	149,884	286,878,691	-72,736,868	173,000	331,121,205	86.6	
2Q00	3,141	1,686	231	-245	149,030	251,264,740	-36,487,852	175,010	295,066,273	85.2	
1Q00	1,455	1,455	-656	-1,055	144,876	208,331,978	-158,581,798	167,208	240,444,856	86.6	
4Q99	9,059	2,111	-396	-276	142,843	301,541,499	-38,666,128	164,303	346,843,081	86.9	
3Q99	6,948	2,507	576	147	143,445	359,615,559	27,887,017	161,970	406,059,514	88.6	
2Q99	4,441	1,931	-579	69	149,017	287,752,592	25,061,613	169,934	328,143,011	87.7	
1Q99	2,510	2,510	123	588	146,181	366,913,776	101,603,500	169,854	426,333,197	86.1	
4Q98	8,531	2,387	27	235	142,525	340,207,627	46,779,959	164,547	392,772,621	86.6	
3Q98	6,144	2,360	498	145	140,563	331,728,542	31,762,351	162,077	382,501,159	86.7	
2Q98	3,784	1,862	-60	155	141,080	262,690,979	29,562,157	163,396	304,243,292	86.3	
1Q98	1,922	1,922	-230	472	138,039	265,310,276	82,934,814	158,602	304,832,145	87.0	
4Q97	7,524	2,152	-63	515	136,351	293,427,668	74,671,938	156,799	337,430,545	87.0	
3Q97	5,372	2,215	508	480	135,425	299,966,191	75,295,981	154,539	342,303,858	87.6	
2Q97	3,157	1,707	257	67	136,572	233,128,822	16,786,103	159,756	272,703,393	85.5	
1Q97	1,450	1,450	-187	-179	125,776	182,375,462	-27,037,969	148,444	215,243,118	84.7	
4Q96	6,641	1,637	-98	-283	133,632	218,755,730	-28,405,548	155,764	254,986,366	85.8	
3Q96	5,004	1,735	95	-591	129,493	224,670,210	-68,676,960	150,855	261,733,371	85.8	
2Q96	3,269	1,640	11	29	131,916	216,342,719	6,796,638	153,705	252,075,428	85.8	
1Q96	1,629	1,629	-291	423	128,553	209,413,431	62,183,627	147,942	240,997,488	86.9	
4Q95	7,063	1,920	-406	391	128,730	247,161,278	63,208,258	149,455	286,953,165	86.1	

Single-Family and Condominium New Loan Activity in Alaska Including AHFC



Total Condominium Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan-To-Value Ratio (%)
4Q08	1,873	434	-92	-49	174,190	75,598,251	-5,583,380	190,377	82,623,658	91
3Q08	1,439	526	13	-43	177,299	93,259,297	-2,756,973	196,343	103,276,300	90
2Q08	913	513	113	-128	171,325	87,889,775	-19,200,830	189,340	97,131,675	90
1Q08	400	400	-83	-65	173,968	69,587,372	-3,642,324	195,891	78,356,583	89
4Q07	2,158	483	-86	-83	168,078	81,181,631	-5,512,694	184,772	89,245,084	91
3Q07	1,675	569	-72	-120	168,746	96,016,270	-9,051,362	189,681	107,928,575	89
2Q07	1,106	641	176	0	167,068	107,090,605	8,208,009	191,861	122,983,105	87
1Q07	465	465	-101	-117	157,483	73,229,696	-16,230,046	189,426	88,082,974	83
4Q06	2,478	566	-123	-146	153,170	86,694,325	-17,627,502	176,816	100,077,666	87
3Q06	1,912	689	48	67	152,493	105,067,632	11,102,293	181,336	124,940,184	84
2Q06	1,223	641	59	32	154,263	98,882,596	2,680,510	188,866	121,063,051	81.7
1Q06	2,421	712	90	97	138,310	98,476,777	17,740,515	170,059	121,082,055	90.5
4Q05	2,421	712	90	97	138,310	98,476,777	17,740,515	170,059	121,082,055	90.5
3Q05	1,709	622	13	41	151,070	93,965,339	21,325,893	177,417	110,353,302	85.1
2Q05	1,087	609	131	145	157,967	96,202,086	35,112,973	190,018	115,721,211	83.1
1Q05	478	478	-137	41	154,530	73,865,420	18,197,462	186,821	89,300,454	82.7
4Q04	2,097	615	34	112	140,783	86,581,312	27,042,995	169,186	104,049,566	83.2
3Q04	1,482	581	117	93	125,025	72,639,447	11,108,785	141,402	82,154,371	88.4
2Q04	901	464	27	40	131,658	61,089,113	10,755,417	150,877	70,007,005	87.3
1Q04	437	437	-66	72	127,387	55,667,957	13,489,634	140,867	61,558,820	90.4
4Q03	1,780	503	15	44	118,366	59,538,317	7,636,612	134,203	67,504,167	88.2
3Q03	1,277	488	64	-13	126,087	61,530,661	6,028,110	141,311	68,959,811	89.2
2Q03	789	424	59	-60	118,712	50,333,696	-4,544,660	134,100	56,858,381	88.5
1Q03	365	365	-94	-54	115,557	42,178,324	-3,417,532	129,217	47,164,034	89.4
4Q02	1,863	459	-42	-46	112,830	51,901,706	1,544,727	130,018	59,808,085	86.8
3Q02	1,404	501	17	-43	111,005	55,502,552	-934,456	126,674	63,336,822	87.6
2Q02	903	484	65	136	113,385	54,878,356	21,928,809	125,239	60,615,908	90.5
1Q02	419	419	-86	109	108,821	45,595,856	16,489,497	121,292	50,821,541	89.7
4Q01	1,707	505	-39	252	99,717	50,356,979	26,955,220	111,564	56,339,961	89.4
3Q01	1,202	544	196	312	103,745	56,437,008	38,481,502	116,304	63,269,548	89.2
2Q01	658	348	38	133	94,683	32,949,547	14,235,248	109,965	38,267,676	86.1
1Q01	310	310	57	130	93,891	29,106,359	13,589,050	106,082	32,885,398	88.5
4Q00	880	253	21	2	92,497	23,401,759	2,197,405	103,401	26,160,465	89.5
3Q00	627	232	17	-70	86,325	17,955,506	-2,417,018	97,834	20,349,504	88.2
2Q00	395	215	35	-21	87,043	18,714,299	-2,278,211	95,049	20,435,596	91.6
1Q00	180	180	-71	-36	86,207	15,517,309	-2,328,078	94,152	16,947,343	91.6
4Q99	1,005	251	-51	82	84,479	21,204,354	7,361,251	92,354	23,180,765	91.5
3Q99	754	302	66	16	67,459	20,372,524	-11,012,166	73,523	22,203,926	91.8
2Q99	452	236	20	67	88,951	20,992,510	7,403,045	100,255	23,660,082	88.7
1Q99	216	216	47	46	82,618	17,845,387	3,476,412	96,270	20,794,319	85.8
4Q98	794	169	-117	1	81,912	13,843,103	519,372	89,178	15,071,127	91.9
3Q98	625	286	117	103	109,737	31,384,690	16,446,996	121,148	34,648,354	90.6
2Q98	339	169	-1	47	80,411	13,589,465	3,242,365	88,189	14,903,955	91.2
1Q98	170	170	2	87	84,523	14,368,975	8,115,478	92,311	15,692,950	91.6
4Q97	556	168	-15	71	79,308	13,323,731	5,697,419	86,737	14,571,784	91.4
3Q97	388	183	61	68	81,627	14,937,694	6,735,825	89,622	16,400,887	91.1
2Q97	205	122	39	-7	84,812	10,347,100	799,766	103,983	12,685,888	81.6
1Q97	83	83	-14	-32	75,343	6,253,497	-2,463,182	83,612	6,939,764	90.1
4Q96	456	97	-18	-20	78,622	7,626,312	-1,414,269	86,788	8,418,421	90.6
3Q96	359	115	-14	-14	71,321	8,201,869	-1,215,397	80,913	9,304,963	88.1
2Q96	244	129	14	15	74,010	9,547,334	1,483,428	82,630	10,659,299	89.6
1Q96	115	115	-2	43	75,797	8,716,679	3,551,573	86,920	9,995,857	87.2
4Q95	432	117	-12	47	77,270	9,040,581	4,369,071	85,264	9,975,923	90.6

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.
 Refinanced mortgages are excluded from this data series. Historical series revised 2nd quarter of 1999 to exclude refinances from Fannie Mae and AHFC data.
 Fannie Mae data excluding refinances were not available for the 1st, 2nd & 3rd quarters of 1992 and the 1st quarter of 1993.
 AHFC data for the 1st and 2nd quarters of 1992 were not revised. AHFC assumed rural loans from DCRA in the 3rd quarter of 1992.
 AHFC's urban portfolio for 2nd quarter 1992 did not include any refinances. Original data from the 1st quarter 1992 lender survey was not available for comparison.

Beginning 2nd quarter 1999, Fannie Mae data are included in both the single-family and condominium categories as appropriate. Previously, all Fannie Mae data were recorded as single family.

Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or over-state differences in activity.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.



Condominium Loan Activity in Alaska Including AHFC 4th Qtr 2008

Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Chg Prv Yr	% Loan Volume ¹	Average Sales Price	Total Sales Volume	Total Market Value ¹
Anchorage	1,637	380	-88	-31	\$177,654	\$67,508,519	-\$2,672,564	89.3	\$193,643	\$73,584,373	89.1
Mat-Su	50	8	-5	-8	167,146	1,337,164	-1,159,775	1.8	184,688	1,477,500	1.8
Fairbanks	54	13	2	-4	132,347	1,720,511	-635,556	2.3	164,115	2,133,500	2.6
Kenai	47	10	-3	-2	180,510	1,805,097	-753,471	2.4	180,179	1,801,785	2.2
Juneau	66	18	1	-2	149,861	2,697,495	-216,152	3.6	172,028	3,096,500	3.7
Ketchikan	14	5	3	-1	105,893	529,465	-33,962	0.7	106,000	530,000	0.6
Kodiak	2	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	3	0	-2	-1	N/A	0	-111,900	0.0	N/A	0	0.0
Statewide Total	1,873	434	-92	-49	174,190	75,598,251	-5,583,380	100.0	190,377	82,623,658	100.0

Single-Family Loan Activity in Alaska Including AHFC 4th Qtr 2008

Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Chg Prv Yr	% Loan Volume ¹	Average Sales Price	Total Sales Volume	Total Market Value ¹
Anchorage	3,408	737	-251	-93	\$274,322	\$202,175,293	-\$14,806,745	49.1	\$314,647	\$231,894,754	49.6
Mat-Su	1,413	341	-31	-46	215,544	73,500,661	-1,606,440	17.9	235,437	80,283,865	17.2
Fairbanks	1,075	229	-82	-107	208,892	47,836,207	-20,931,362	11.6	226,920	51,964,652	11.1
Kenai	832	202	-20	19	203,406	41,088,107	6,019,539	10.0	240,557	48,592,458	10.4
Juneau	320	74	-13	7	253,152	18,733,242	-30,968	4.6	297,080	21,983,899	4.7
Ketchikan	89	25	5	8	240,897	6,022,431	1,624,566	1.5	274,240	6,855,995	1.5
Kodiak	133	30	-20	-21	220,066	6,601,972	-4,326,029	1.6	254,078	7,622,330	1.6
Bethel	40	8	-2	-2	239,131	1,913,048	-438,761	0.5	261,938	2,095,500	0.4
Rest of State	319	71	-24	-37	194,406	13,802,823	-7,373,559	3.4	228,641	16,233,540	3.5
Statewide Total	7,629	1,717	-438	-272	239,763	411,673,785	-41,869,759	100.0	272,293	467,526,993	100.0

Multi-Family Loan Activity in Alaska Including AHFC 4th Qtr 2008

Location	# Units	Number of Loans	Average Loan	Total Loans	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value ¹
Anchorage	851	26	\$1,885,099	\$49,012,580	90.1	\$2,276,963	\$59,201,045	86.2
Mat-Su	65	3	702,974	2,108,921	3.9	1,418,333	4,255,000	6.2
Fairbanks	4	1	272,791	272,791	0.5	277,000	277,000	0.4
Kenai	16	4	219,770	879,079	1.6	391,750	1,567,000	2.3
Juneau	48	2	802,875	1,605,750	3.0	1,392,500	2,785,000	4.1
Ketchikan	0	0	N/A	0	0.0	N/A	0	0.0
Kodiak	6	1	252,000	252,000	0.5	315,000	315,000	0.5
Bethel	0	0	N/A	0	0.0	N/A	0	0.0
Rest of State	4	1	248,651	248,651	0.5	250,000	250,000	0.4
Statewide Total	994	38	1,431,047	54,379,772	100	1,806,580	68,650,045	100

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.

1. Total may not sum due to rounding.

Multi-family residences include buildings with more than three units.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

New Construction vs. Existing Housing Loan Activity in Alaska Including AHFC
Single Family, and Condominium



4th Qtr 2008 New Single Family Construction											
Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Chg Prv Yr	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	207	69	35	-1	\$372,347	\$25,691,962	\$3,667,594	30.2	\$489,659	\$33,786,460	32.7
Mat-Su	431	140	45	16	230,766	32,307,254	7,381,192	37.9	254,903	35,686,396	34.6
Fairbanks	173	43	-3	-36	237,058	10,193,505	-8,547,413	12.0	261,354	11,238,212	10.9
Kenai	162	55	21	29	233,342	12,833,783	6,885,615	15.1	294,714	16,209,297	15.7
Juneau	15	5	1	0	283,140	1,415,699	-539,350	1.7	483,580	2,417,900	2.3
Ketchikan	8	2	2	1	280,100	560,200	275,200	0.7	348,000	696,000	0.7
Kodiak	10	3	1	-4	209,383	628,150	-1,220,970	0.7	330,667	992,000	1.0
Bethel	2	0	-2	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	36	7	0	-8	222,028	1,554,195	-1,089,658	1.8	320,714	2,245,000	2.2
Statewide Total	1,044	324	100	-3	262,916	85,184,748	6,812,209	100.0	318,738	103,271,265	100.0

4th Qtr 2008 Existing Single Family Residences											
Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Chg Prv Yr	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	3,201	668	-286	-92	\$264,197	\$176,483,331	-\$18,474,339	54.1	\$296,569	\$198,108,295	54.4
Mat-Su	982	201	-76	-62	204,942	41,193,407	-8,987,632	12.6	221,878	44,597,469	12.2
Fairbanks	902	186	-79	-71	202,380	37,642,702	-12,383,949	11.5	218,959	40,726,440	11.2
Kenai	670	147	-41	-10	192,206	28,254,324	-866,075	8.7	220,294	32,383,161	8.9
Juneau	305	69	-14	7	250,979	17,317,543	508,382	5.3	283,565	19,565,999	5.4
Ketchikan	81	23	3	7	237,488	5,462,231	1,349,366	1.7	267,826	6,159,999	1.7
Kodiak	123	27	-21	-17	221,253	5,973,822	-3,105,059	1.8	245,568	6,630,330	1.8
Bethel	38	8	0	-2	239,131	1,913,048	-438,761	0.6	261,938	2,095,500	0.6
Rest of State	283	64	-24	-29	191,385	12,248,628	-6,283,901	3.8	218,571	13,988,540	3.8
Statewide Total	6,585	1,393	-538	-269	234,378	326,489,037	-48,681,968	100.0	261,490	364,255,728	100.0

4th Qtr 2008 New Condo Construction											
Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Chg Prv Yr	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	267	61	-17	0	\$225,058	\$13,728,527	\$1,050,104	85.9	\$245,061	\$14,948,713	85.7
Mat-Su	17	2	0	-6	150,876	301,751	-818,047	1.9	168,500	337,000	1.9
Fairbanks	5	1	0	-2	140,000	140,000	-589,288	0.9	360,000	360,000	2.1
Kenai	36	10	1	2	180,510	1,805,097	-189,421	11.3	180,179	1,801,785	10.3
Juneau	1	0	-1	-1	N/A	0	-213,655	0.0	N/A	0	0.0
Ketchikan	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Kodiak	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	1	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Statewide Total	327	74	-17	-7	215,883	15,975,375	-760,307	100.0	235,777	17,447,498	100.0

4th Qtr 2008 Existing Condo Residences											
Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Chg Prv Yr	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	1,370	319	-71	-31	\$168,589	\$53,779,992	-\$3,722,668	90.2	\$183,811	\$58,635,660	90.0
Mat-Su	33	6	-5	-2	172,569	1,035,413	-341,728	1.7	190,083	1,140,500	1.7
Fairbanks	49	12	2	-2	131,709	1,580,511	-46,268	2.7	147,792	1,773,500	2.7
Kenai	11	0	-4	-4	N/A	0	-564,050	0.0	N/A	0	0.0
Juneau	65	18	2	-1	149,861	2,697,495	-2,497	4.5	172,028	3,096,500	4.8
Ketchikan	14	5	3	-1	105,893	529,465	-33,962	0.9	106,000	530,000	0.8
Kodiak	2	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	2	0	-2	-1	N/A	0	-111,900	0.0	N/A	0	0.0
Statewide Total	327	74	-17	-7	215,883	15,975,375	-760,307	100.0	235,777	17,447,498	100.0

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.
Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
Comparisons with earlier quarters will under- or over-state differences in activity.
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Refinance Loan Activity in Alaska Including AHFC
Single Family, and Condominium



4th Qtr 2008 Single Family											
Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Loan Vol. Chg Prv Yr	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	3,502	783	149	337	\$251,707	\$197,086,428	\$88,981,720	59.0	\$340,577	\$266,671,712	60.1
Mat-Su	1,025	203	17	47	212,252	43,087,213	13,035,284	12.9	283,017	57,452,436	12.9
Fairbanks	403	62	-18	-23	218,119	13,523,383	-2,431,686	4.0	266,607	16,529,638	3.7
Kenai	1,133	298	69	174	187,590	55,901,724	33,403,041	16.7	237,373	70,737,177	15.9
Juneau	346	62	-2	20	250,451	15,527,934	4,016,305	4.6	326,162	20,222,021	4.6
Ketchikan	44	6	-7	-3	252,962	1,517,770	-341,848	0.5	329,500	1,977,000	0.4
Kodiak	51	11	3	1	193,499	2,128,493	154,428	0.6	260,455	2,865,000	0.6
Bethel	19	3	0	1	208,448	625,345	220,345	0.2	259,000	777,000	0.2
Rest of State	145	26	-4	3	176,224	4,581,824	467,020	1.4	263,308	6,846,000	1.5
Statewide Total	6,668	1,454	207	557	229,697	333,980,114	137,504,609	100.0	305,418	444,077,984	100.0

4th Qtr 2008 Condominiums											
Location	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan	Total Loans	Loan Vol. Chg Prv Yr	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	433	65	1	-176	\$192,683	\$12,524,420	-\$1,792,218	88.9	\$248,031	\$16,122,000	87.7
Mat-Su	20	5	2	-13	172,285	861,425	78,597	6.1	242,200	1,211,000	6.6
Fairbanks	4	2	2	1	145,200	290,400	290,400	2.1	204,500	409,000	2.2
Kenai	2	0	-1	-4	N/A	0	-560,000	0.0	N/A	0	0.0
Juneau	21	3	-1	-1	137,667	413,000	119,650	2.9	210,667	632,000	3.4
Ketchikan	0	0	0	-1	N/A	0	0	0.0	N/A	0	0.0
Kodiak	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	0	0	0	-3	N/A	0	0	0.0	N/A	0	0.0
Statewide Total	480	75	3	-197	187,857	14,089,245	-1,863,571	100.0	244,987	18,374,000	100.0

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.

Refinance activity was first collected in the 3rd quarter of 2005.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

New Housing Units By Type of Structure

4th Quarter and YTD 2008, For Places Reporting Data



Place	Total New Units		Single Family*		Multi-Family**		Mobile Home	
	4Qtr	YTD	4Qtr	YTD	4Qtr	YTD	4Qtr	YTD
	'08	'08	'08	'08	'08	'08	'08	'08
Aleutians East Borough								
Akutan	0	0	0	0	0	0	0	0
Cold Bay	0	0	0	0	0	0	0	0
False Pass	0	0	0	0	0	0	0	0
King Cove	0	0	0	0	0	0	0	0
Sand Point	0	0	0	0	0	0	0	0
Aleutians West Census Area								
Adak	0	0	0	0	0	0	0	0
Atka	0	0	0	0	0	0	0	0
St. George	NR	0	0	0	0	0	0	0
St. Paul	0	0	0	0	0	0	0	0
Unalaska	0	5	0	3	0	2	0	0
Anchorage, Municipality of								
Anchorage Municipality	41	523	21	223	20	300	0	0
Bethel Census Area								
Akiachak	0	0	0	0	0	0	0	0
Akiak	0	4	0	4	0	0	0	0
Aniak	0	3	0	0	0	3	0	0
Atmautluak	0	0	0	0	0	0	0	0
Bethel	0	0	0	0	0	0	0	0
Chefornak	0	0	0	0	0	0	0	0
Chuathbaluk	0	1	0	1	0	0	0	0
Crooked Creek	1	1	1	1	0	0	0	0
Eek	0	0	0	0	0	0	0	0
Georgetown	0	0	0	0	0	0	0	0
Goodnews Bay	0	0	0	0	0	0	0	0
Kasigluk	0	0	0	0	0	0	0	0
Kipnuk CDP	0	0	0	0	0	0	0	0
Kongiganak	0	4	0	4	0	0	0	0
Kwethluk	0	0	0	0	0	0	0	0
Kwigillingok	0	3	0	3	0	0	0	0
Lime Village	0	0	0	0	0	0	0	0
Lower Kalskag	0	0	0	0	0	0	0	0
Mekoryuk	0	0	0	0	0	0	0	0
Napakiak	0	1	0	1	0	0	0	0
Napaskiak	0	0	0	0	0	0	0	0
Napiamute	0	0	0	0	0	0	0	0
Newtok	0	0	0	0	0	0	0	0
Nightmute	0	0	0	0	0	0	0	0
Nunapitchuk	0	0	0	0	0	0	0	0
Oscarville	0	0	0	0	0	0	0	0
Platinum	0	0	0	0	0	0	0	0
Quinhagak	0	0	0	0	0	0	0	0
Red Devil	0	1	0	1	0	0	0	0
Sleetmute	0	0	0	0	0	0	0	0
Stony River	0	0	0	0	0	0	0	0
Toksook Bay	0	0	0	0	0	0	0	0
Tuluksak	0	0	0	0	0	0	0	0
Tuntutuliak	3	4	0	1	3	3	0	0
Tununak	0	0	0	0	0	0	0	0
Umkumiut	0	0	0	0	0	0	0	0
Upper Kalskag	0	0	0	0	0	0	0	0

New Housing Units By Type of Structure

4th Quarter and YTD 2008, For Places Reporting Data



Place	Total New Units		Single Family*		Multi-Family**		Mobile Home	
	4Qtr '08	YTD '08	4Qtr '08	YTD '08	4Qtr '08	YTD '08	4Qtr '08	YTD '08
Bristol Bay Borough								
Bristol Bay Borough	0	5	0	5	0	0	0	0
Denali Borough								
Anderson	0	0	0	0	0	0	0	0
Dillingham Census Area								
Clark's Point	0	0	0	0	0	0	0	0
Dillingham	1	1	1	1	0	0	0	0
Ekwok	0	0	0	0	0	0	0	0
Manokotak	0	0	0	0	0	0	0	0
Togiak	1	2	1	2	0	0	0	0
Fairbanks North Star Borough***								
Balance of FNSB	0	3	0	3	0	0	0	0
Fairbanks	4	12	2	8	2	4	0	0
North Pole	0	3	0	3	0	0	0	0
Haines Borough								
Haines Borough	0	6	0	6	0	0	0	0
Juneau Borough								
Juneau Borough	22	43	2	19	20	24	0	0
Kenai Peninsula Borough								
Homer	5	37	5	37	0	0	0	0
Kenai	3	24	3	24	0	0	0	0
Seldovia	0	0	0	0	0	0	0	0
Seward	0	6	0	2	0	4	0	0
Soldotna	0	24	0	24	0	0	0	0
Ketchikan Gateway Borough								
Ketchikan Gateway Borough	4	33	2	26	2	7	0	0
Kodiak Island Borough								
Akhiok	0	0	0	0	0	0	0	0
Kodiak	3	20	3	20	0	0	0	0
Larsen Bay	0	0	0	0	0	0	0	0
Old Harbor	0	0	0	0	0	0	0	0
Port Lions	0	0	0	0	0	0	0	0
Lake & Peninsula Borough								
Newhalen	0	0	0	0	0	0	0	0
Nondalton	0	1	0	1	0	0	0	0
Port Heiden	0	0	0	0	0	0	0	0
Matanuska-Susitna Borough****								
Balance of Mat-Su Borough	0	0	0	0	0	0	0	0
Palmer	2	14	0	8	2	4	0	2
Wasilla	3	44	3	34	0	10	0	0
Nome Census Area								
Diomedes	0	0	0	0	0	0	0	0
Koyuk	0	0	0	0	0	0	0	0
Nome	0	0	0	0	0	0	0	0
Savoonga	0	0	0	0	0	0	0	0
Shaktolik	2	2	2	2	0	0	0	0
Shishmaref	0	0	0	0	0	0	0	0
Stebbins	0	8	0	8	0	0	0	0
Unalakleet	1	13	1	1	0	12	0	0
Wales	0	0	0	0	0	0	0	0
White Mountain	0	0	0	0	0	0	0	0

New Housing Units By Type of Structure

4th Quarter and YTD 2008, For Places Reporting Data



Place	Total New Units		Single Family*		Multi-Family**		Mobile Home	
	4Qtr	YTD	4Qtr	YTD	4Qtr	YTD	4Qtr	YTD
	'08	'08	'08	'08	'08	'08	'08	'08
North Slope Borough								
Anaktuvuk Pass	0	0	0	0	0	0	0	0
Atkasuk	0	0	0	0	0	0	0	0
Barrow	1	3	1	3	0	0	0	0
Kaktovik	0	0	0	0	0	0	0	0
Nuiqsut	0	0	0	0	0	0	0	0
Point Hope	0	0	0	0	0	0	0	0
Point Lay	0	0	0	0	0	0	0	0
Wainwright	0	0	0	0	0	0	0	0
Northwest Arctic Borough								
Ambler	0	0	0	0	0	0	0	0
Buckland	0	0	0	0	0	0	0	0
Deering	0	0	0	0	0	0	0	0
Kiana	0	4	0	4	0	0	0	0
Kivalina	0	0	0	0	0	0	0	0
Kobuk	0	0	0	0	0	0	0	0
Kotzebue	0	2	0	2	0	0	0	0
Noorvik	0	0	0	0	0	0	0	0
Selawik	0	0	0	0	0	0	0	0
Shungnak	0	0	0	0	0	0	0	0
Prince of Wales-Outer Ketchikan								
Craig	0	3	0	3	0	0	0	0
Hydaburg	0	0	0	0	0	0	0	0
Kasaan	0	0	0	0	0	0	0	0
Klawock	0	4	0	3	0	0	0	1
Thorne Bay	0	1	0	1	0	0	0	0
Sitka Borough								
Sitka Borough	2	32	1	16	0	13	1	3
Skagway-Hoonah-Angoon Census Area								
Angoon	0	0	0	0	0	0	0	0
Hoonah	0	0	0	0	0	0	0	0
Pelican	0	0	0	0	0	0	0	0
Skagway	0	0	0	0	0	0	0	0
Tenakee Springs	0	4	0	4	0	0	0	0
Southeast Fairbanks Census Area								
Eagle	1	1	1	1	0	0	0	0
Valdez-Cordova Census Area								
Cordova	1	7	1	7	0	0	0	0
Valdez	0	10	0	10	0	0	0	0
Whittier	0	0	0	0	0	0	0	0
Wade Hampton Census Area								
Alakanuk	0	0	0	0	0	0	0	0
Andreafsky	0	0	0	0	0	0	0	0
Bill Moore's Slough	0	0	0	0	0	0	0	0
Chevak	0	0	0	0	0	0	0	0
Chuloonawick	0	0	0	0	0	0	0	0
Emmonak	0	0	0	0	0	0	0	0
Hamilton	0	0	0	0	0	0	0	0
Hooper Bay	0	0	0	0	0	0	0	0
Kotlik	0	0	0	0	0	0	0	0
Marshall	0	0	0	0	0	0	0	0
Mountain Village	0	0	0	0	0	0	0	0
Ohogamiut	0	0	0	0	0	0	0	0
Paimiut	0	0	0	0	0	0	0	0
Pilot Station	0	0	0	0	0	0	0	0
Pitka's Point	0	0	0	0	0	0	0	0
Russian Mission	0	0	0	0	0	0	0	0
Scammon Bay	0	0	0	0	0	0	0	0
Sheldon Point (Nunam Iqua)	0	0	0	0	0	0	0	0
St. Mary's	0	0	0	0	0	0	0	0

New Housing Units By Type of Structure

4th Quarter and YTD 2008, For Places Reporting Data



Place	Total New Units		Single Family*		Multi-Family**		Mobile Home	
	4Qtr	YTD	4Qtr	YTD	4Qtr	YTD	4Qtr	YTD
	'08	'08	'08	'08	'08	'08	'08	'08
Wrangell-Petersburg Census Area								
Kake	0	0	0	0	0	0	0	0
Kupreanof	0	0	0	0	0	0	0	0
Petersburg	0	8	0	8	0	0	0	0
Port Alexander	0	0	0	0	0	0	0	0
Wrangell	0	6	0	5	0	0	0	1
Yakutat Borough								
Yakutat Borough	0	0	0	0	0	0	0	0
Yukon-Koyukuk Census Area								
Allakaket	0	1	0	1	0	0	0	0
Anvik	0	0	0	0	0	0	0	0
Bettles	0	0	0	0	0	0	0	0
Fort Yukon	0	0	0	0	0	0	0	0
Galena	0	0	0	0	0	0	0	0
Grayling	2	2	2	2	0	0	0	0
Hughes	0	0	0	0	0	0	0	0
Huslia	0	0	0	0	0	0	0	0
Koyukuk	0	0	0	0	0	0	0	0
McGrath	0	2	0	2	0	0	0	0
Nenana	0	2	0	2	0	0	0	0
Nikolai	NR	0	0	0	0	0	0	0
Nulato	0	0	0	0	0	0	0	0
Ruby	0	0	0	0	0	0	0	0
Shageluk	0	0	0	0	0	0	0	0
Tanana	0	0	0	0	0	0	0	0
Total Reported	103	943	53	550	49	386	1	7

Notes:

Based on the quarterly Alaska Housing Unit Survey, a survey of local governments and housing agencies.

"NR" denotes communities that did not respond to the survey.

*Single-family includes attached units.

**Multi-family includes properties with two or more dwellings.

***While a vast majority of the land area (97.6%) in the Fairbanks North Star Borough is General Use-1 (GU-1) zoning - meaning there is no requirement to report building activity (e.g., filing permits) - permit data are our only source of information for new residential construction. Fairbanks city data were previously reported within the "Balance of FNSB" category. Those figures represent filed permits, both required (in city limits) and voluntary. Now, Fairbanks data are reported independent from the rest of the borough. The Balance of FNSB represents only the small number of GU-1 residents who voluntarily file permits for residential building, which will continue to grossly understate actual construction in the borough.

****All of the new housing units in the "Balance of Borough" for Mat-Su Borough (except for the cities of Wasilla and Palmer) are reported annually in the fourth quarter, which overstates the fourth quarter total. This means that quarter-to-quarter comparisons

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section