

Alaska Housing Market Indicators

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Acknowledgements

We wish to thank the primary and secondary mortgage lenders listed below for responding to our quarterly survey of mortgage loan activity and for their willingness to continue to participate in future surveys:

Alaska Housing Finance Corporation
Alaska Pacific Bank
Alaska USA Federal Credit Union
AUMC Mortgage Company
Denali State Bank
Federal National Mortgage Association (Fannie Mae)
First Bank of Ketchikan
First National Bank of Alaska

Homestate Mortgage
Mt. McKinley Mutual Savings Bank
Residential Mortgage
Rural Development (formerly USDA Farmers Home Administration)
Tlingit-Haida Regional Housing Authority
Vista Mortgage
Wells Fargo Home Mortgage

This list includes the major government and private providers of mortgage funds in Alaska, as well as the names of subsidiary companies for which data have been reported by the parent company. Some of the participants are *primary* mortgage lenders. That means they originate loans to keep in their own portfolios or sell them to participants in the secondary mortgage market. Institutions such as Alaska Housing Finance Corporation and Federal National Mortgage Association (Fannie Mae) operate in the *secondary* mortgage market, purchasing mortgages originated by primary lenders.

Table of Contents

Alaska Housing Market Scorecard

Alaska Housing Market 1st Half 2011	4
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Section 1

Results of the Quarterly Survey of Alaska Lenders	5
Overall Total Loan Activity	5
Single-Family Homes	6
Condominiums	7
Multifamily Activity	7
Mortgage Interest Rates	8
Multi-Family Activity	8
New vs. Existing Construction	9
Employment and Wages	10
Alaska Affordability	11
National Affordability	11

Section 2

New Alaska Housing Units	12
Overall	12
New Single Family Units	12
New Multifamily Units	13

Appendix A: Alaska Quarterly Survey of Alaska Lenders Tables and Charts	15
--	----

Appendix B: New Alaska Housing Units Tables and Charts	25
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Appendix C: Tables and Charts Notes	32
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Alaska Housing Market Scorecard

1st Half 2011

Mortgage Interest Rates

30-Year Fixed
4.43%



The average interest rate fell 16 basis points from the first half of 2010 and remains well below the 10-year average.

Number of Loans

Single-Family and
Condominium
4,487



The reported number of single-family and condominium loans fell 22 percent year-over-year, and remains below the 10-year average.

Sales Price Appreciation

Single-Family Homes
2.3%



The average sales price for single-family homes rose just 0.7 percent, suggesting Alaska's housing market remains cool.

Alaska Affordability Index

Single-Family Homes
1.34



The index fell 4 basis points from its year-ago level of 1.40. The current index value of 1.36 is the second lowest in the decade.

Lowest:



Highest



The score for the current quarter is based on the ratio of the current value to the historical value for the data set.

Alaska Quarterly Survey of Lenders

1st Half 2011

The Alaska Quarterly Survey of Mortgage Lending Activity summarizes total loan activity reported by participating lenders. These lenders include the major government and private providers of mortgage funds in Alaska, as well as subsidiary companies for which the parent company reported data. Changes in loan activity over time may be affected not only by changes in the market but also by changes in the list of lenders participating.

Some of the participants in the survey are *primary* mortgage lenders. Primary mortgage lenders originate loans to keep in their own portfolios or sell them to participants in the secondary mortgage market. Institutions such as Alaska Housing Finance Corporation and Federal National Mortgage Association (Fannie Mae) operate in the *secondary* mortgage market, purchasing mortgages originated by primary lenders. Secondary mortgage activity is an important source of liquidity for primary mortgage lending.

Although primary lenders and secondary purchasers differ, both provide financing for Alaskans to purchase housing. For the purposes of this report, maintaining the distinction is not particularly important. Therefore, references to "lenders" include both primary lenders and some secondary purchasers. Unless the difference is critical to the discussion, no distinctions are made.

Overall Total Loan Activity

Total lending activity fell statewide in the first half of 2011 compared to one year earlier. This includes the number, loan dollar volume, and sales volume of loans.

Despite the decline in market activity, the average sales price for single-family, condominiums and multi-family homes rose. The average loan-to-value (LTV) ratio increased six tenths of a percent over the year as average loan amounts rose at a faster rate than average sales prices.

Statewide nominal wages rose 6.7 percent in the first half of 2011, which outpaced inflation, based on a 2.8 percent increase in the Anchorage CPI. The average mortgage interest rate for a single-family home was down 16 basis points over the year. Affordability improved slightly during the first half of 2011, as low interest rates and increased earnings made up for the slight increase in the price of a single-family home.

- Statewide, in the first half of 2011, the average sales price for all surveyed building types combined rose 2 percent year-over-year to \$276,588. The average price of single-family homes rose 1 percent and the average price of condos rose 4 percent, while multi-family home prices rose 27 percent.
- Ketchikan Gateway Borough had the state's highest average sales price in the first half of 2011 for all building types at \$309,135, up 16 percent from the first half of 2010. The Juneau Borough was second at \$307,492, up 7 percent from the first half of 2010.
- The state's lowest average sales price was in the Kenai Peninsula Borough in the first half of 2011. The average there was \$225,431. The Mat-Su Borough had the second-lowest average at \$231,405.
- Average sales prices for all building types combined fell in four of eight survey areas.
- The total loan dollar volume for all building types combined statewide fell 22 percent, or \$239 million, to \$848 million in the first half of 2011. The average loan amount, based on a total of 3,461 loans, rose 3 percent to \$244,916.
- The loan dollar volume fell over-the-year in all ten survey areas.
- The average LTV ratio for all building types combined statewide was 88.5 percent, up from 88.0 percent in the first half of 2010.
- Over half—57 percent—of the state's loan dollar volume was in the Municipality of Anchorage. The Matanuska-Susitna Borough had the second largest piece of the lending pie at 15 percent, and 11 percent of loan volume was in the Fairbanks North Star Borough. Together, these areas had 83 percent of lending activity in the first half of 2011.

Single-Family Homes

- Four out of every five loans in the first half of 2011 were for single-family properties – 2,874 out of 3,461. Overall, the number of single-family loans fell 19 percent from the first half of 2010 level of 3,548.
- Statewide, in the first half of 2011, the average sales price for single-family homes increased just 1 percent year-over-year from \$281,821 to \$283,878.
- The state's highest average sales price for single-family homes was in the Juneau Borough at \$331,326, 9 percent higher than the average price from the first half of 2010. The Municipality of Anchorage was second most expensive at \$330,300, which was 1 percent higher than the year-earlier level.

- The Kenai Peninsula Borough had the state's least expensive single-family homes in the first half of 2011 with an average of \$224,504, which was 1 percent lower than one year earlier. The Mat-Su Borough was the second least expensive at \$232,944, a 3 percent increase from the previous year.
- Average sales prices for single-family homes fell over-the-year in three survey areas, but by no more than 3 percent.
- The other five surveyed areas saw higher average sales prices in the first half of 2011 compared to a year before. The Ketchikan Gateway Borough saw the largest increase in average sales price, at 12 percent.
- The total dollar volume of single-family home loans statewide fell 17 percent, or \$153 million, to \$731 million in the first half of 2011. The average loan amount increased 2 percent to \$254,354.
- The average LTV ratio for single-family homes statewide was 89.6 percent, up from 88.4 percent in the first half of 2010. Five areas of the state saw their LTV ratio increase.
- Loan-to-value ratios increase when the average loan amount for an area grows more (or contracts less) than its corresponding average sales price.
- The Municipality of Anchorage was home to over half of statewide single-family loan activity with 52 percent of the loan dollar volume in the state. An additional 17 percent of loan volume was from the Mat-Su Borough, and the Fairbanks North Star Borough was next with 12 percent.

Condominiums

- Statewide, condominium loan activity was down 36 percent, falling from 732 loans in the first half of 2010 to 507 in the first half of 2011. The Anchorage Municipality dominated condominium sales with nearly 90 percent of the state's total loan volume.
- The statewide average sales price of condominiums rose \$7,018 in the first half of 2011 to \$195,314.
- The Anchorage Municipality was home to the highest average condominium sales price in the first half of 2011 at \$200,263. This is 5 percent higher than the year-earlier value. (Note: No condominium sales were reported in Bethel Census Area or Kodiak Island Borough.)
- The average condo price in the Mat-Su Borough fell 4 percent to \$127,750 in the first half of 2011, making Mat-Su condos the least expensive in the state.

- The total dollar volume of condominium loans statewide fell 34 percent, or \$45 million, to \$89 million in the first half of 2011. The average loan amount grew 3 percent to \$174,741.
- The average LTV ratio for condominiums statewide was 89.5 percent, down from 90.5 percent in the first half of 2011.

Multi-Family Activity

- Statewide, multi-family loan activity was down 62 percent, falling from 208 loans in the first half of 2010 to 80 loans in the first half of 2011. The number of units financed also fell, from 777 units to 372 units, a decline of 52 percent.
- The statewide average sales price of multi-family properties rose 2 percent to \$529,747, and the average price per unit rose 10 percent to \$112,024. Average sales prices for multi-family properties can change dramatically from year to year due to variations in structure size.
- The average LTV for multi-family properties fell in the first half of 2011 from 78.3 percent to 66.1 percent. Multi-family buyers were putting down larger down payments in the first half of 2011 compared to a year earlier.

Mortgage Interest Rates

- The weighted average interest rate for 30-year conventional fixed rate single-family mortgages in the first half of 2011 was 4.73 percent, which was 16 basis points lower than a year earlier.
- AHFC offered loan products with lower interest rates compared to other lenders. AHFC's average interest rate for 30-year conventional fixed rate mortgages was 4.51 percent; all other lenders collectively averaged 4.77 percent.
- Interest rates for loan products in the AHFC rural portfolio had lower interest rates, on average, compared to those in the urban portfolio in the second half of 2010. The average AHFC urban interest rate was 4.52 percent, while the average AHFC rural interest rate was 4.44 percent.
- The Federal Reserve cut interest rates most recently for the seventh time in 2008 on December 16th, lowering the federal funds rate to between 0.00 and 0.25 percent.
- Nationally, interest rates averaged 4.88 percent during the first half of 2011, down from 5.09 percent one year earlier.

New vs. Existing Construction

In the Quarterly Survey of Mortgage Lending Activity, *new construction* is any residential housing constructed within 12 months of the survey date. Any loans that do not fit into the new construction category are classified as *existing construction*.

New Construction

- Statewide, loan dollar volume of new construction fell \$29 million, or 23 percent, from one year earlier to \$99 million for all building types. Total sales fell 21 percent to \$121 million. The average sales price rose 11 percent to \$341,873.
- Of the total statewide dollar volume of loans, 12 percent went toward new construction during the first half of 2011. The Matanuska-Susitna Borough's comparable rate was almost twice that, at 23 percent.
- For all building types combined, the statewide average sales price for new construction was 27 percent higher than existing construction during the first half of 2011.
- The average sales price for new construction of all building types was highest in the Kodiak Island Borough, which increased 49 percent from the first half of 2010 to \$528,167. All of Kodiak's new-construction buildings in spring 2011 were single-family homes.
- The state's least expensive new construction was found in the Bethel Census Area in the first half of 2011, where the average price was \$213,500 – but there were only two new construction loans during the period. There were no new construction loans in the Ketchikan Gateway Borough in the first half of 2011.
- Overall, the statewide LTV ratio for new construction was 81.8 percent in the first half of 2011, compared to 87.1 percent in the first half of 2010.

Existing Construction

- Statewide, loan dollar volume of existing construction fell \$211 million, or 22 percent, from one year earlier to \$749 million. Total sales also fell 23 percent to \$836 million.
- The number of existing construction loans fell 23 percent to 3,107 in the first half of 2011.

- The number of loans originated for existing construction fell in seven of the eight surveyed areas. The largest percentage decrease occurred in Anchorage, where the number of loans fell 25 percent from 2,239 to 1,679.
- The only survey area with year-over-year growth in the number of existing construction loans was the Bethel Census Area, where the number of loans increased from four to 12.
- All of the surveyed areas had an average sales price for existing construction single family homes over \$200,000. The state's lowest average was found in the Kenai Peninsula Borough at \$220,263. The highest average cost for an existing construction single-family home was in Juneau at \$328,909.
- The price premium on a new construction single-family home compared to an existing construction single-family home was 11 percent statewide in the first half of 2011. The comparable value for a condo was 30 percent.
- The average LTV ratio for existing construction homes was 89.7, compared to 88.6 for new construction homes.

Employment and Wages

- The average monthly unemployment rate in Alaska was 8.0 percent in the first half of 2011, a decrease from 8.6 percent unemployment in the first half of 2010.
- The average monthly labor force in Alaska was 362,589 in the first half of 2011. This value is barely under the comparable number in 2010 – 360,680.
- Statewide, the average monthly wage rose 3.4 percent over the year from \$3,925 to \$4,059 in the first half of 2011.
- Of the eight surveyed areas, the Municipality of Anchorage had the highest average monthly wage, at \$4,277, up 2 percent over the year. Anchorage was the only surveyed area with wages above the statewide average. Fairbanks North Star Borough and Juneau Borough's average monthly wages were \$3,771 and \$3,718 respectively.
- Wages were lowest in the Bethel Census Area, at \$3,054 per month.
- The surveyed area with the largest year-over-year wage growth was the Kodiak Island Borough, where average monthly wages grew 7 percent to \$3,394.

Alaska Affordability

The Alaska Affordability Index is a measure of the number of wage earners necessary to afford an average home. The index value indicates the number of earners per residence receiving the average wage that are necessary to qualify for a 30-year single-family home mortgage at the average interest rate with a 15 percent down payment. An increase in this index means that a family is less able to afford a home. All index values discussed in this section are for single-family homes.

- Statewide, housing became more affordable in the first half of 2011 compared to one year earlier. A 1 percent increase in the average price of a single-family home was offset by a 3.4 percent increase in average wages statewide and a low interest rate.
- The Kodiak Island Borough was the least affordable of the surveyed areas with an index value of 1.76, down from 1.80 in the first half of 2010. The Juneau Borough was next at 1.67 (down from 1.65), followed by Bethel at 1.58 (up from 1.54).
- The Kenai Peninsula Borough had the state's lowest Alaska Affordability Index value in the first half of 2011 at 1.20, down from 1.26 in the first half of 2010. Fairbanks North Star Borough was the second most affordable area in the first half of 2011, with an index value of 1.29, down from 1.30 a year ago.
- Single-family housing was most affordable for Matanuska-Susitna Borough residents who work in the Municipality of Anchorage. The index value for a Mat-Su household with employment in the municipality was 1.11 in the first half of 2011, down from 1.16 one year ago.

National Affordability

The National Affordability Index is compiled by the National Association of Realtors and is interpreted differently than the Alaska Affordability Index. A value of 100 means that a family earning the median income has exactly enough income to qualify for a mortgage on a median-priced home, assuming a 20 percent down payment. A decrease in this index means that a family is less able to afford a home.

Nationally, housing became more affordable in the first half of 2011 as the index value climbed from 172 to 185 – an historic high. This small increase was driven by lower median sales price of single-family homes, a slight percent increase in median family income and low interest rates.

Alaska New Housing Unit Survey 1st Half 2011

The Alaska New Housing Unit Survey reports new residential construction statistics. The survey includes new housing units authorized by building permits as well as those units where building permits are not required. Communities throughout Alaska provide monthly permit activity for single-family homes, multi-family units, and mobile home placements.

Note: Each year, the Matanuska-Susitna Borough and the Fairbanks North Star Borough report all of their new housing units for the year during the fourth quarter. This understates activity during the first half of the year and overstates the second half's figures. The cities of Palmer, Wasilla, North Pole, and Fairbanks, however, report new housing units quarterly.

Unless otherwise stated, all statistical comparisons measure data from the first half of 2011 against figures from the first half of 2010.

Overall

- Statewide, the number of residential housing units authorized during the first half of 2011 dropped to 396. This figure represents a 12 percent decrease from the 450 units permitted during the same period in 2010.
- In the first half of 2011, the total number of new *buildings* fell to 304. This is a 16 percent decrease from the 2010 figure.
- Twenty-five out of the 160 surveyed communities reported new housing unit activity during the first half of 2011; down from 35 in first half of 2010.
- The reported value of all new housing units was \$89.6 million during the first half of 2011 compared to \$93.6 million during the first half of last year. (Note: Not all survey participants reported the valuation of newly permitted housing units.)
- The Municipality of Anchorage recorded 238 new housing units in the first half of 2011, accounting for 60 percent of the state's total new units. Wasilla reported the second highest number in the state with a total of 29 new units, followed closely by Juneau, with 27.

New Single-Family Units

- In the first half of 2011, there were 266 new units reported statewide, down 15 percent from the 312 units in the first half of 2010.
- The statewide total value of single-family units permitted during the first half of 2011 was \$49 million, down from last year's \$70.6 million.
- The statewide average value of a single-family home permitted during the first half of 2011 was \$220,940, which is 17 percent lower than 2010's value. (Note: Areas that weren't able to provide the valuation of the newly permitted housing units were excluded from this calculation.)
- In Anchorage, the number of single-family housing permits issued in the first half of 2011 was 142, down by seven units from the same period last year.
- The average valuation for single-family units in Anchorage for the first half of 2011 was \$231,997 – the lowest value reported since 2003 (\$223,089), when single family housing permits tallied 499.
- Statewide, single-family structures made up 67 percent of all housing units permitted during the first half of 2011 compared to 69 percent of all units during the first half of 2010.
- Excluding Anchorage, there were three communities with new construction of more than 10 new units in the first half of 2011, compared to five communities in the first half of 2010.
- The most noteworthy growth in residential construction in the southeast region was Juneau's single-family permits which doubled in the first half of this year to 26 from 13 in 2010.

New Multi-Family Units

- Statewide construction in the multi-family (two or more units) housing sector lagged behind the prior year by only three units in the first half of 2011. The total number of multi-family units (133) comprised 34 percent of all statewide housing units in the first half of 2011. This is a slight increase from the first half of 2010, where multi-family units (136) made up 30 percent of total building activity.
- In the category of duplex (two-unit) housing, the number permitted in the first half of 2011 dropped below last year's number by 20 units, or 36 percent. Alternately, projects with three or more units in the building grew by 37 percent, to 81 total units.
- The average price per multi-family unit during the first half of 2011 was \$187,476 – down seven percent from 2010 (\$201,294). The average price per multi-family *building* increased 28 percent; from \$573,689 to \$731,760.

- In the first half of 2011, eight communities reported activity in the multi-family sector, compared to nine communities during the same period last year.
- The ratio of multi-family units per building rose slightly; 3.7 in 2011 compared to 3.0 in 2010.
- In the Municipality of Anchorage, the ratio of units per multi-family building was 4.4, compared to 2.7 in the first half of 2010.
- Multi-family permits in the Anchorage area rose four percent, to 96 from 92 in the first half of last year.
- Of the eight communities with multi-family permit activity in the first half of 2011, the Municipality of Anchorage accounted for 72 percent of housing units, compared to 68 percent in the first half of 2010.

Appendix C: Quarterly Survey of Lenders Tables and Charts 1st Half 2011

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

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 (%)
2Q11	3,381	1,946	210	-658	245,214	477,185,860	-140,952,707	272,996	531,250,118	89.8
1Q11	1,435	1,435	-636	-301	238,621	342,420,745	-58,195,582	267,345	383,640,416	89.3
4Q10	8,827	2,071	-345	-413	242,840	502,921,882	-63,546,015	271,154	561,560,335	89.6
3Q10	6,756	2,416	-188	-427	236,937	572,439,032	-98,860,563	265,258	640,862,282	89.3
2Q10	4,340	2,604	868	466	237,380	618,138,567	119,603,075	266,908	695,028,978	88.9
1Q10	1,736	1,736	-748	213	230,770	400,616,327	51,873,882	261,161	453,375,391	88.4
4Q09	8,988	2,484	-359	333	228,047	566,467,896	79,195,861	257,604	639,888,890	88.5
3Q09	6,504	2,843	-705	-162	236,124	671,299,595	-48,213,624	265,678	755,323,485	88.9
2Q09	3,661	2,138	615	-342	233,178	498,535,492	-69,617,515	264,865	566,281,994	88.0
1Q09	1,523	1,523	-628	-288	228,984	348,742,445	-42,988,237	258,674	393,959,921	88.5
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

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

Single Family Residences

Quarter	Number of		Chg Prv	Chg	Average	Total Loans (\$)	Chg Prv Yr	Average	Total Sales Price (\$)	Loan-To-
	YTD	Loans	Qtr	Prv Yr	Loan(\$)		Yr (\$)	Sales Price (\$)		Value Ratio (%)
2Q11	2,874	1,663	242	-464	256,730	426,942,001	-109,226,408	285,723	475,158,011	89.9
1Q11	1,211	1,211	-568	-210	251,091	304,071,140	-44,138,991	281,345	340,708,277	89.2
4Q10	7,369	1,779	-263	-263	255,709	454,907,099	-37,191,070	285,602	508,085,684	89.5
3Q10	5,590	2,042	-85	-346	248,589	507,619,490	-85,037,559	278,836	569,383,859	89.2
2Q10	3,548	2,127	706	332	252,077	536,168,409	97,968,617	284,413	604,946,496	88.6
1Q10	1,421	1,421	-621	215	245,046	348,210,131	58,179,797	277,941	394,954,548	88.2
4Q09	7,431	2,042	-346	325	240,988	492,098,169	80,424,385	272,152	555,734,402	88.5
3Q09	5,389	2,388	593	233	248,181	592,657,049	62,830,375	278,805	665,787,285	89.0
2Q09	3,001	1,795	589	-172	244,122	438,199,792	-42,063,440	277,460	498,040,004	88.0
1Q09	1,206	1,206	-511	-205	240,489	290,030,334	-32,112,976	272,418	328,535,871	88.3
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	81.0
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

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

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 (%)
2Q11	507	283	-32	-194	177,540	50,243,859	-31,726,299	198,205	56,092,107	89.6
1Q11	224	224	-68	-91	171,204	38,349,605	-14,056,591	191,661	42,932,140	89.3
4Q10	1,458	292	-82	-150	164,434	48,014,782	-26,354,945	183,132	53,474,651	89.8
3Q10	1,166	374	-103	-81	173,314	64,819,542	-13,823,004	191,119	71,478,423	90.7
2Q10	792	477	162	134	171,845	81,970,158	21,634,458	188,852	90,082,482	91.0
1Q10	315	315	-127	-2	166,369	52,406,196	-6,305,915	185,463	58,420,843	89.7
4Q09	1,557	442	-13	8	168,257	74,369,727	-1,228,524	190,395	84,154,488	94.6
3Q09	1,115	455	112	-71	172,841	78,642,546	-14,616,751	196,783	89,536,200	87.8
2Q09	660	343	26	-170	175,906	60,335,700	-27,554,075	198,956	68,241,990	88.4
1Q09	317	317	-117	-83	185,212	58,712,111	-10,875,261	206,385	65,424,050	89.7
4Q08	1,873	434	-92	-49	174,190	75,598,251	-5,583,380	190,377	82,623,658	91.5
3Q08*	1,439	526	13	-43	177,299	93,259,297	-2,756,973	196,343	103,276,300	90.3
2Q08*	913	513	113	-128	171,325	87,889,775	-19,200,830	189,340	97,131,675	90.5
1Q08*	400	400	-83	-65	173,968	69,587,372	-3,642,324	195,891	78,356,583	88.8
4Q07*	2,158	483	-86	-83	168,078	81,181,631	-5,512,694	184,772	89,245,084	91.0
3Q07	1,675	569	-72	-120	168,746	96,016,270	-9,051,362	189,681	107,928,575	89.0
2Q07	1,106	641	176	0	167,068	107,090,605	8,208,009	191,861	122,983,105	87.1
1Q07	465	465	-101	-117	157,483	73,229,696	-16,230,046	189,426	88,082,974	83.1
4Q06	2,478	566	-123	-146	153,170	86,694,325	-17,627,502	176,816	100,077,666	86.6
3Q06	1,912	689	48	67	152,493	105,067,632	11,102,293	181,336	124,940,184	84.1
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

Single-Family Loan Activity in Alaska Including AHFC By Location 1st Half 2011

Total Single Family

Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	2,074	-529	\$183,861	\$381,327,939	-\$142,751,779	50%	\$208,308.91	\$432,032,677	53%
Mat-Su	897	-280	\$139,387	\$125,030,520	-\$60,522,988	16%	\$147,764.88	\$132,545,096	16%
Fairbanks	589	-167	\$146,689	\$86,399,724	-\$29,980,429	11%	\$156,367.50	\$92,100,455	11%
Kenai	460	-62	\$187,825	\$86,399,724	-\$8,287,854	11%	\$138,118.92	\$63,534,705	8%
Juneau	213	-53	\$174,809	\$37,234,303	-\$10,481,414	5%	\$202,828.14	\$43,202,393	5%
Ketchikan	37	-8	\$155,955	\$5,770,352	-\$1,320,408	1%	\$190,821.62	\$7,060,400	1%
Kodiak	85	5	\$178,298	\$15,155,310	\$3,645,356	2%	\$198,798.49	\$16,897,872	2%
Bethel	23	17	\$125,458	\$2,885,526	\$3,766,144	0%	\$134,300.37	\$3,088,909	0%
Rest of State	159	-61	\$133,743	\$21,265,132	-\$16,658,436	3%	\$161,199.87	\$25,630,780	3%
Statewide Total	4,537	-1,138	\$167,835	\$761,468,530	-\$262,591,808	100%	\$179,875.09	\$816,093,288	100%

New Single Family

Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	104	-97	\$247,788	\$25,769,988	-\$29,699,817	33.6%	\$297,237	\$30,912,654	35.1%
Mat-Su	180	-91	\$162,314	\$29,216,495	-\$19,158,859	38.1%	\$174,476	\$31,405,591	35.7%
Fairbanks	43	-1	\$187,230	\$8,050,877	\$1,335,069	10.5%	\$197,285	\$8,483,235	9.6%
Kenai	58	-3	\$138,808	\$8,050,877	\$876,704	10.5%	\$180,194	\$10,451,231	11.9%
Juneau	11	10	\$221,080	\$2,431,882	\$3,360,276	3.2%	\$249,688	\$2,746,565	3.1%
Ketchikan	0	-1	N/A	N/A	-\$241,000	N/A	N/A	N/A	0.0%
Kodiak	5	0	\$270,508	\$1,352,538	\$727,295	1.8%	\$316,900	\$1,584,500	1.8%
Bethel	2	2	\$210,623	\$421,245	\$421,245	0.5%	\$213,500	\$427,000	0.5%
Rest of State	7	-10	\$210,814	\$1,475,695	-\$2,253,515	1.9%	\$283,178	\$1,982,249	2.3%
Statewide Total	410	-191	\$187,243	\$76,769,597	-\$44,632,602	100.0%	\$214,617	\$87,993,025	100.0%

Existing Single Family

Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	1,970	-432	\$180,486	\$355,557,951	-\$113,051,962	51.9%	\$203,614	\$401,120,023	55.1%
Mat-Su	717	-189	\$133,632	\$95,814,025	-\$41,364,129	14.0%	\$141,059	\$101,139,505	13.9%
Fairbanks	546	-166	\$143,496	\$78,348,847	-\$31,315,498	11.4%	\$153,145	\$83,617,220	11.5%
Kenai	402	-59	\$194,898	\$78,348,847	-\$9,164,558	11.4%	\$132,048	\$53,083,474	7.3%
Juneau	202	-63	\$172,289	\$34,802,421	-\$13,841,690	5.1%	\$200,276	\$40,455,828	5.6%
Ketchikan	37	-7	\$155,955	\$5,770,352	-\$1,079,408	0.8%	\$190,822	\$7,060,400	1.0%
Kodiak	80	5	\$172,535	\$13,802,772	\$2,918,061	2.0%	\$191,417	\$15,313,372	2.1%
Bethel	21	15	\$117,347	\$2,464,281	\$3,344,899	0.4%	\$126,758	\$2,661,909	0.4%
Rest of State	152	-51	\$130,194	\$19,789,437	-\$14,404,921	2.9%	\$155,582	\$23,648,531	3.2%
Statewide Total	4,127	-947	\$165,907	\$684,698,933	-\$217,959,206	100.0%	\$176,424	\$728,100,262	100.0%

Condominium Loan Activity in Alaska Including AHFC By Location 1st Half 2011

Total Condo

Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	683	-472	\$115,865	\$79,135,601	-\$78,908,613	89.9%	\$129,306	\$88,315,776	89.2%
Mat-Su	19	-5	\$77,741	\$1,477,079	-\$383,949	1.7%	\$80,684	\$1,533,000	1.5%
Fairbanks	16	-3	\$83,706	\$1,339,295	\$670,825	1.5%	\$109,244	\$1,747,900	1.8%
Kenai	19	9	\$70,489	\$1,339,295	\$847,308	1.5%	\$104,997	\$1,994,941	2.0%
Juneau	49	-2	\$90,132	\$4,416,474	\$1,044,316	5.0%	\$103,547	\$5,073,800	5.1%
Ketchikan	4	-4	\$69,178	\$276,714	-\$316,653	0.3%	\$89,707	\$358,830	0.4%
Kodiak	0	-1	\$0	\$0	-\$296,823	N/A	\$0	N/A	0.0%
Bethel	0	0	\$0	\$0	\$0	N/A	\$0	N/A	0.0%
Rest of State	0	-1	\$0	\$0	-\$165,600	N/A	\$0	N/A	0.0%
Statewide Total	790	-479	\$111,373	\$87,984,458	-\$77,509,188	100.0%	\$125,347	\$99,024,247	100.0%

New Condo

Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	49	-56	\$230,990	\$11,318,486	-\$11,267,213	81.6%	\$260,642.69	\$12,771,492	82.8%
Mat-Su	2	0	\$121,667	\$243,334	-\$129,237	1.8%	\$119,500	\$239,000	1.5%
Fairbanks	0	0	N/A	\$0	\$0	0.0%	N/A	\$0	0.0%
Kenai	8	5	\$178,384	\$1,427,069	\$857,377	10.3%	\$175,131	\$1,401,050	9.1%
Juneau	4	3	\$219,838	\$879,352	\$679,923	6.3%	\$252,225	\$1,008,900	6.5%
Ketchikan	0	0	N/A	\$0	\$0	0.0%	N/A	\$0	0.0%
Kodiak	0	-1	N/A	\$0	-\$296,823	0.0%	N/A	\$0	0.0%
Bethel	0	0	N/A	\$0	\$0	0.0%	N/A	\$0	0.0%
Rest of State	0	0	N/A	\$0	\$0	0.0%	N/A	\$0	0.0%
Statewide Total	63	-49	\$220,131	\$13,868,241	-\$10,155,973	100.0%	\$244,769	\$15,420,442	100.0%

Existing Condo

Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	606	-381	\$111,909	\$67,817,115	-\$60,838,103	89.8%	\$124,661	\$75,544,284	90.4%
Mat-Su	17	-5	\$72,573	\$1,233,745	-\$254,712	1.6%	\$76,118	\$1,294,000	1.5%
Fairbanks	16	-3	\$83,706	\$1,339,295	\$670,825	1.8%	\$109,244	\$1,747,900	2.1%
Kenai	10	4	\$133,930	\$1,339,295	\$10,268	1.8%	\$59,389	\$593,891	0.7%
Juneau	43	-7	\$82,259	\$3,537,122	-\$121,209	4.7%	\$94,533	\$4,064,900	4.9%
Ketchikan	4	-4	\$69,178	\$276,714	-\$316,653	0.4%	\$89,707	\$358,830	0.4%
Kodiak	0	0	N/A	\$0	\$0	0.0%	N/A	\$0	0.0%
Bethel	0	0	N/A	\$0	\$0	0.0%	N/A	\$0	0.0%
Rest of State	0	-1	N/A	\$0	-\$165,600	0.0%	N/A	\$0	0.0%
Statewide Total	696	-397	\$108,539	\$75,543,286	-\$61,015,183	100.0%	\$120,120	\$83,603,805	100.0%

Refinance Loan Activity in Alaska Including AHFC By Location 1st Half 2011

Total Condo

Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	2,195	-352	\$172,115	\$377,792,060	-\$97,418,959	54%	\$255,546.99	\$560,925,639	53%
Mat-Su	757	-80	\$137,519	\$104,102,187	-\$21,627,401	15%	\$189,314.17	\$143,310,825	14%
Fairbanks	426	89	\$139,900	\$59,597,516	\$15,899,240	9%	\$194,663.79	\$82,926,774	8%
Kenai	673	69	\$88,555	\$59,597,516	\$7,770,083	9%	\$184,863.78	\$124,413,322	12%
Juneau	249	-55	\$162,044	\$40,348,886	-\$18,767,564	6%	\$248,449.39	\$61,863,899	6%
Ketchikan	50	-4	\$173,622	\$8,681,075	-\$1,471,406	1%	\$258,830.34	\$12,941,517	1%
Kodiak	104	4	\$162,664	\$16,917,063	\$2,342,043	2%	\$233,684.06	\$24,303,142	2%
Bethel	14	-8	\$147,915	\$2,070,805	-\$1,847,359	0%	\$196,990.21	\$2,757,863	0%
Rest of State	228	28	\$134,744	\$30,721,739	\$4,371,476	4%	\$191,397.31	\$43,638,586	4%
Statewide Total	4,696	-309	\$149,027	\$699,828,847	-\$262,591,808	100%	\$225,102.55	\$1,057,081,567	100%

New Condo

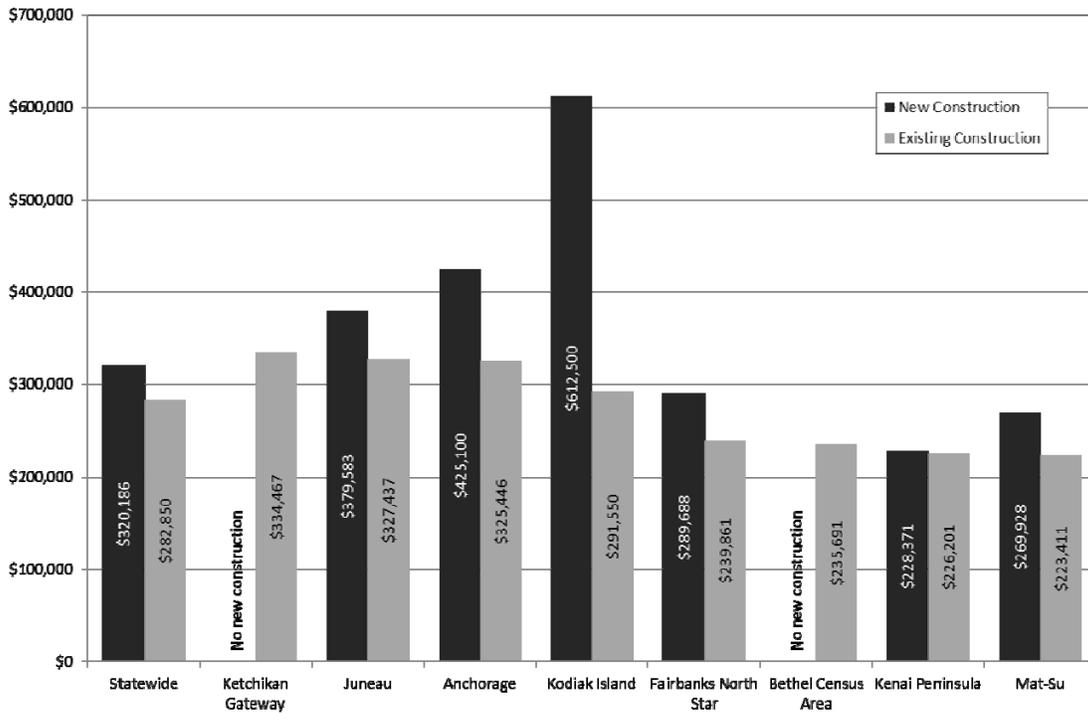
Location	Number of Loans	Chg. Prv Yr	Avg. Loan	Total Loans	Chg. Prv Yr	% Loan Volume	Avg. Sales Price	Total Sales Volume	% Total Market-Value
Anchorage	291	-3	\$130,345	\$37,930,408	\$2,812,330	90%	\$171,653.61	\$49,951,200	91%
Mat-Su	6	1	\$168,265	\$1,009,592	\$467,142	2%	\$204,816.67	\$1,228,900	2%
Fairbanks	8	2	\$96,831	\$774,650	\$531,585	2%	\$112,812.50	\$902,500	2%
Kenai	2	-2	\$387,325	\$774,650	-\$262,284	2%	\$197,720.00	\$395,440	1%
Juneau	16	7	\$90,196	\$1,443,131	\$1,484,963	3%	\$118,812.50	\$1,901,000	3%
Ketchikan	0	0	N/A	\$0	\$0	0%	N/A	\$0	0%
Kodiak	0	0	N/A	\$0	\$0	0%	N/A	\$0	0%
Bethel	0	0	N/A	\$0	\$0	0%	N/A	\$0	0%
Rest of State	1	1	\$296,000	\$296,000	\$296,000	1%	\$330,000.00	\$330,000	1%
Statewide Total	324	6	\$130,335	42,228,431	5,329,736	100%	\$168,855.06	\$54,709,040	100%

Multifamily Loan Activity in Alaska Including AHFC By Location 1st Half 2011

<u>Location</u>	<u># Units</u>	<u>Number of Loans</u>	<u>Average Loan</u>	<u>Total Loans</u>	<u>% Loan Volume</u>	<u>Average Sales Price</u>	<u>Total % Total Market Sales Volume</u>	<u>Value¹</u>
Anchorage	276	54	\$394,355	\$21,295,194	76.0%	\$607,633	\$32,812,173	77.4%
Mat-Su	24	4	\$246,101	\$984,405	3.5%	\$323,500	\$1,294,000	3.1%
Fairbanks	34	9	\$265,452	\$2,389,066	8.5%	\$294,222	\$2,648,000	6.2%
Kenai	23	10	\$209,850	\$2,098,500	7.5%	\$367,760	\$3,677,600	8.7%
Juneau	8	0	\$0	\$0	0.0%	\$0	\$0	0.0%
Ketchikan	0	0	\$0	\$0	0.0%	\$0	\$0	0.0%
Kodiak	0	0	\$0	\$0	0.0%	\$0	\$0	0.0%
Bethel	0	1	\$248,535	\$248,535	0.9%	\$255,000	\$255,000	0.6%
Rest of State	7	2	\$505,000	\$1,010,000	3.6%	\$846,500	\$1,693,000	4.0%
Statewide Total	179	44	\$636,948	\$28,025,700	100.0%	\$963,177	\$42,379,773	100.0%

New Construction vs. Existing Housing

Average Sales Price, Single-Family and Condominium, 2nd Quarter 2011



Quarterly Interest Rate Weighted by Loan Volume

All Types of Housing, Statewide

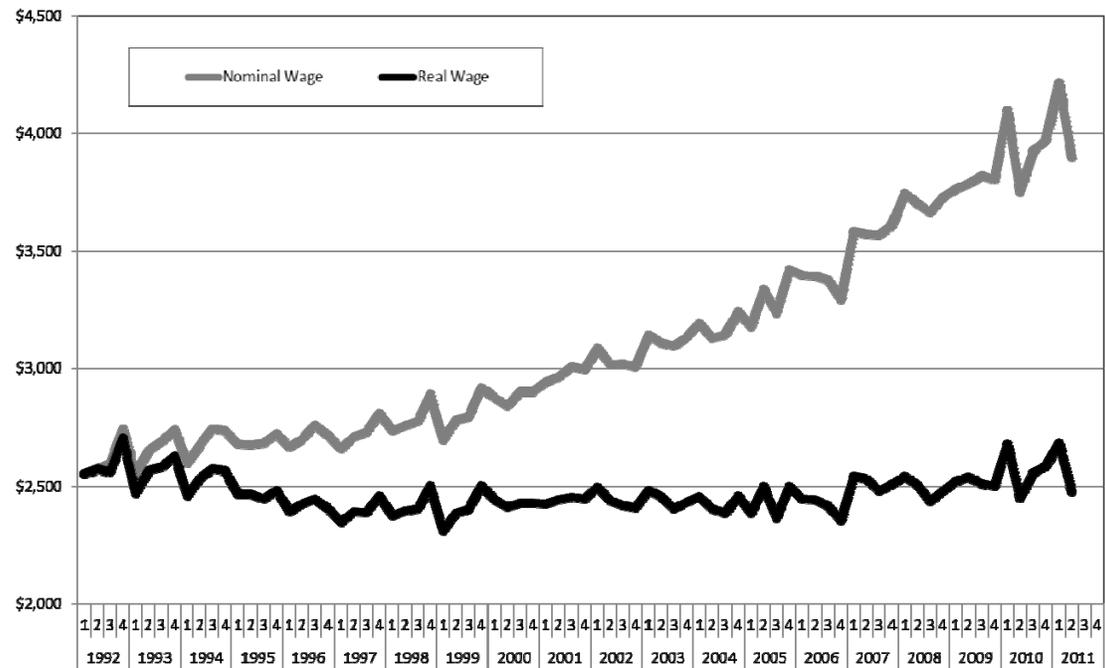
1st Quarter 1992 – 2nd Quarter 2011



Average Monthly Wage

Statewide

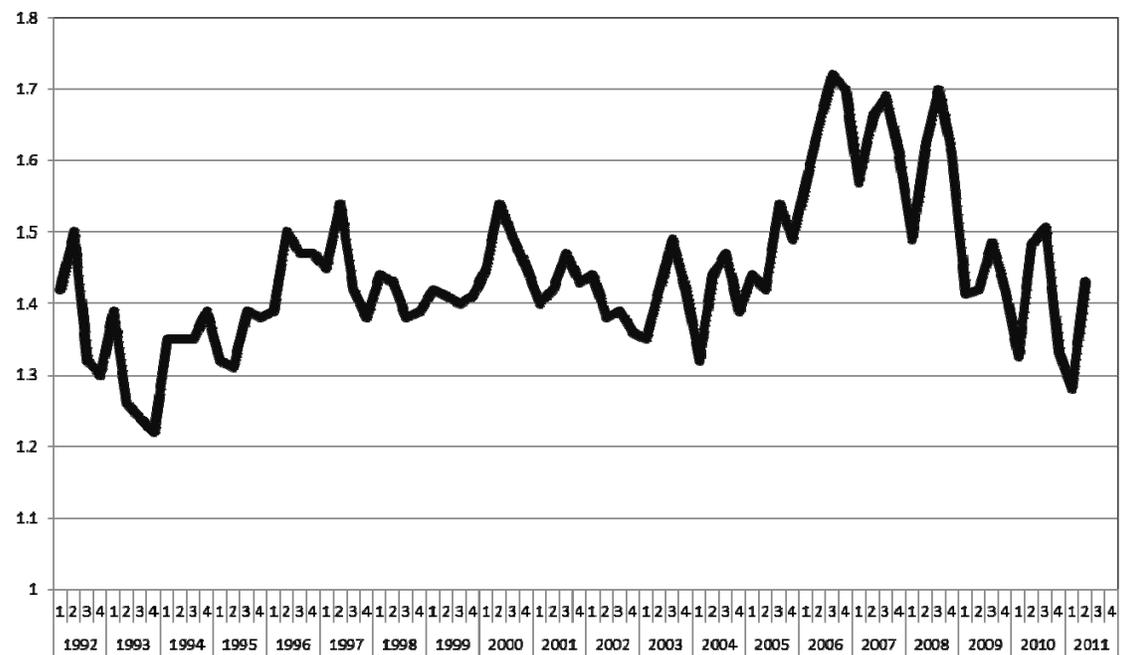
1st Quarter 1992 – 2nd Quarter 2011



Alaska Affordability Index

Single Family Homes, Private and Public Agency Lenders

1st Quarter 1992 – 2nd Quarter 2011



Appendix B: New Alaska Housing Units Tables and Charts 1st Half 2011

New Housing Units by Type of Structure

2nd Qtr 2011 Compared to Prior Year, for places reporting data 2nd Quarter 2010
Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD
	11	10	11	10	11	10	11	10	11	10	11	10	11	10	11	10
Aleutians East Borough																
Akutan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cold Bay	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
False Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
King Cove	0	5	0	5	0	1	0	1	0	4	0	4	0	0	0	0
Sand Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aleutians West Census Area																
Adak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Atka	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. George	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unalaska	0	3	1	3	0	3	1	3	0	0	0	0	0	0	0	0
Anchorage, Municipality of																
Anchorage Municipality	189	180	238	241	99	102	142	149	90	78	96	92	0	0	0	0
Bethel Census Area																
Akiachak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Akiak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aniak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Atmautluak	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chefornak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chuathbaluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crooked Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eek	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Georgetown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Goodnews Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kasigluk	0	4	0	4	0	4	0	4	0	0	0	0	0	0	0	0
Kipnuk CDP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kongiganak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kwethluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kwigillingok	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
Lime Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Kalskag	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Mekoryuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Napakiaik	0	0	0	3	0	0	0	0	0	0	0	3	0	0	0	0
Napaskiak	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Napiamute	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newtok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nightmute	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Nunapitchuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Housing Units by Type of Structure

2nd Qtr 2011 Compared to Prior Year, for places reporting data 2nd Quarter 2010
Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD
	11	10	11	10	11	10	11	10	11	10	11	10	11	10	11	10
Bethel Census Area																
Oscarville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Platinum	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quinhagak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Red Devil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sleetmute	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stony River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Toksook Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuluksak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuntutuliak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tununak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Umkumiut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Kalskag	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Bristol Bay Borough																
Bristol Bay Borough	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
Denali Borough																
Anderson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dillingham Census Area																
Clark's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dillingham	0	2	0	2	0	1	0	1	0	0	0	0	0	1	0	1
Ekwok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manokotak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Togiak	0	0	1	0	0	0	0	0	0	0	6	0	0	0	0	0
Fairbanks North Star Borough***																
Balance of FNSB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairbanks	10	2	12	5	10	2	12	5	0	0	0	0	0	0	0	0
North Pole	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Haines Borough																
Haines Borough	0	5	0	5	0	5	0	5	0	0	0	0	0	0	0	0
Hoonah-Angoon Census Area																
Angoon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hoonah	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pelican	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenakee Springs	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Juneau Borough																
Juneau Borough	19	12	27	13	17	12	25	13	2	0	2	0	0	0	0	0
Kenai Peninsula Borough																
Homer	0	11	0	13	0	11	0	13	0	0	0	0	0	0	0	0
Kenai	6	11	6	11	6	9	6	9	0	2	0	2	0	0	0	0
Seldovia	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Seward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soldotna	5	29	5	29	5	18	5	18	0	11	0	11	0	0	0	0

New Housing Units by Type of Structure

2nd Qtr 2011 Compared to Prior Year, for places reporting data 2nd Quarter 2010
Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD
	11	10	11	10	11	10	11	10	11	10	11	10	11	10	11	10
Ketchikan Gateway Borough																
Ketchikan Gateway Borough	7	22	12	24	5	4	10	6	2	18	2	18	0	0	0	0
Kodiak Island Borough																
Akhiok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Karluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kodiak	5	6	7	10	5	6	7	10	0	0	0	0	0	0	0	0
Larsen Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Old Harbor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ouzinkie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Lions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake & Peninsula Borough																
Newhalen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nondalton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Heiden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Matanuska-Susitna Borough****																
Balance of Mat-Su Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Palmer	8	5	8	8	4	5	4	6	4	0	4	2	0	0	0	0
Wasilla	23	11	29	14	15	11	19	12	8	0	10	2	0	0	0	0
Nome Census Area																
Diomedes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Koyuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nome	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Savoonga	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaktolik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shishmaref	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stebbins	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unalakleet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wales	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
White Mountain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Slope Borough																
Anaktuvuk Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Atkasuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Barrow	0	8	0	17	0	8	0	17	0	0	0	0	0	0	0	0
Kaktovik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nuiqsut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Point Hope	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Point Lay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wainwright	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northwest Arctic Borough																
Ambler	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Buckland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Housing Units by Type of Structure

2nd Qtr 2011 Compared to Prior Year, for places reporting data 2nd Quarter 2010
Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD
	11	10	11	10	11	10	11	10	11	10	11	10	11	10	11	10
Northwest Arctic Borough																
Deering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kiana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kivalina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kobuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kotzebue	1	2	1	2	1	2	1	2	0	0	0	0	0	0	0	0
Noorvik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selawik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shungnak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Petersburg Census Area																
Kake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kupreanof	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Petersburg	9	2	10	2	5	2	6	2	4	0	4	0	0	0	0	0
Port Alexander	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prince of Wales-Outer Ketchikan																
Craig	1	1	1	2	1	1	1	2	0	0	0	0	0	0	0	0
Hydaburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kasaan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Klawock	1	1	3	3	1	1	1	1	0	0	0	2	0	0	2	1
Thorne Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sitka Borough																
Sitka Borough	2	3	3	4	2	2	3	3	0	0	0	0	0	1	0	1
Skagway, Municipality of																
Skagway	1	1	1	2	1	1	1	2	0	0	0	0	0	0	0	0
Southeast Fairbanks C.A.																
Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valdez-Cordova Census Area																
Cordova	3	1	4	2	3	1	4	2	0	0	0	0	0	0	0	0
Valdez	9	9	9	9	9	9	9	9	0	0	0	0	0	0	0	0
Whittier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wade Hampton Census Area																
Alakanuk	0	0	9	0	0	0	0	0	0	0	9	0	0	0	0	0
Andreafsky	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bill Moore's Slough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chevak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chuloonawick	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emmonak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hamilton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hooper Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kotlik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marshall	0	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0
Mountain Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

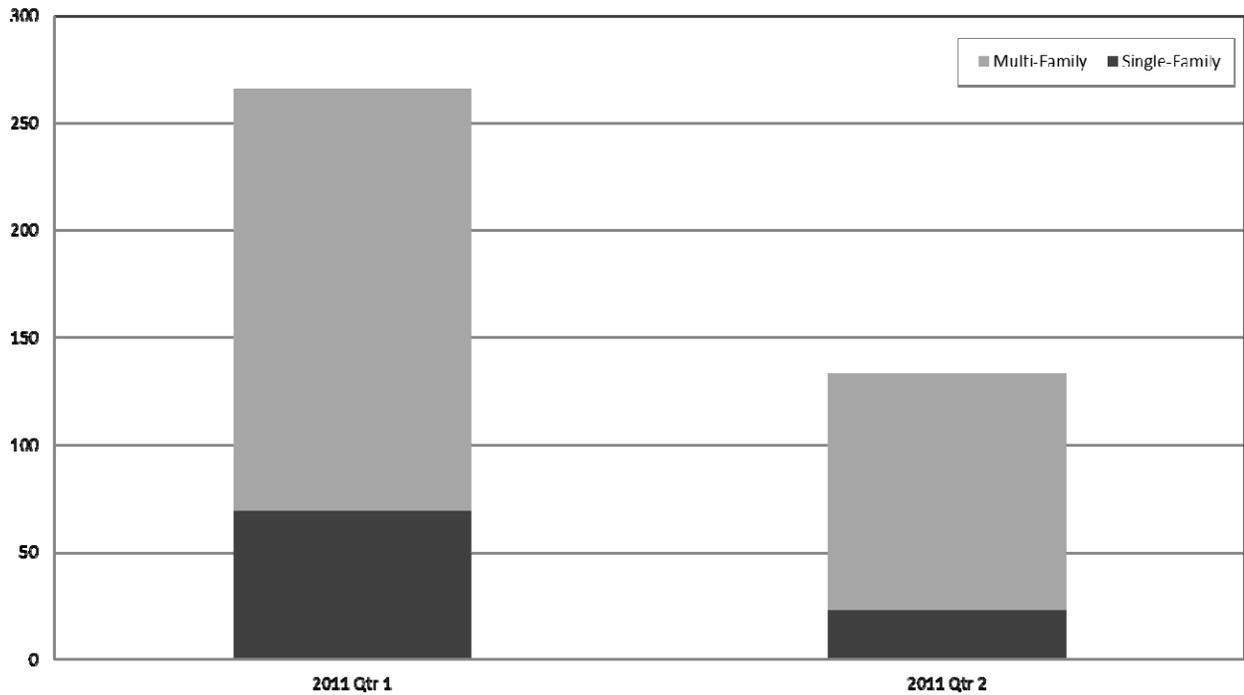
New Housing Units by Type of Structure

2nd Quarter 2010 Compared to Prior Year, for places reporting data 4th Quarter
2010 Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD	2Qtr	2Qtr	YTD	YTD
	11	10	11	10	11	10	11	10	11	10	11	10	11	10	11	10
Wade Hampton Census Area																
Ohogamiut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Paimiut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pilot Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pitka's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Russian Mission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scammon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sheldon Point (Nunam Iqua)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Mary's	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Wrangell Borough																
Wrangell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yakutat Borough																
Yakutat Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yukon-Koyukuk Census Area																
Allakaket	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anvik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bettles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Yukon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Galena	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grayling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hughes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Huslia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Koyukuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McGrath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nenana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nikolai	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nulato	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ruby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shageluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tanana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Reported	307	347	396	450	197	232	266	312	110	113	133	136	0	2	2	3

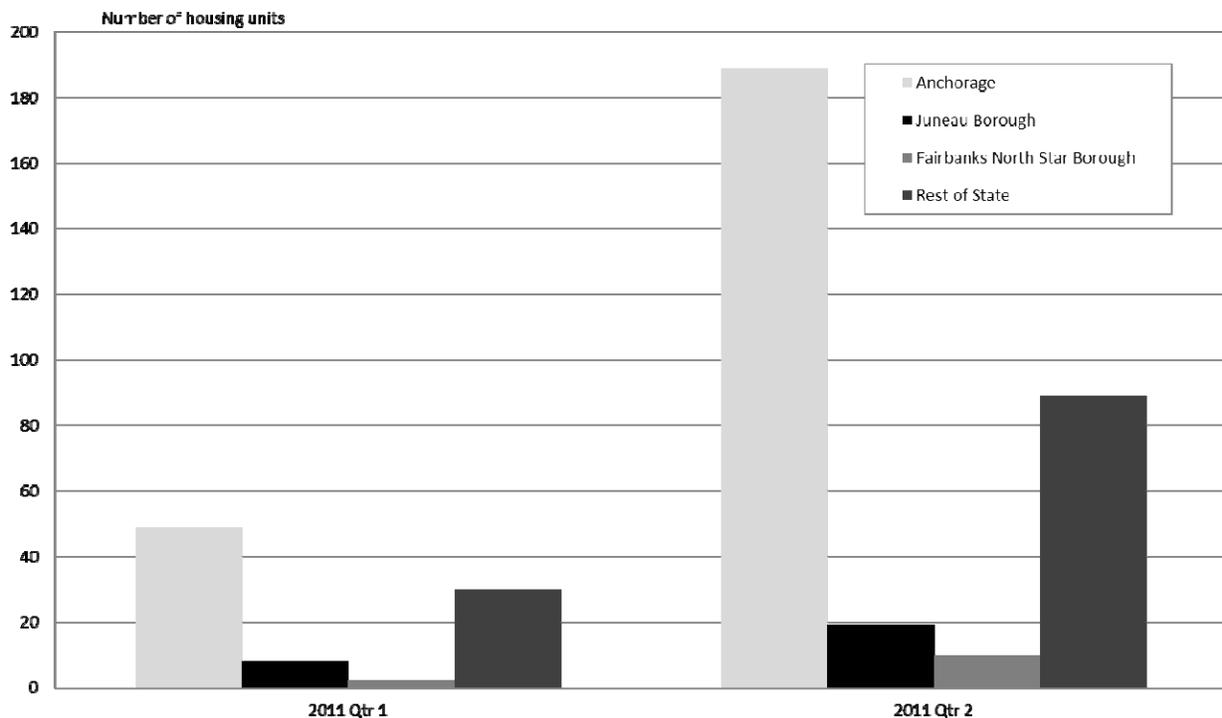
New Housing Units Authorized

Statewide totals by housing type
2011



New Housing Units Authorized

Housing unit totals by borough
2011



Appendix C

Tables and Charts

Notes

Notes:

Quarterly Survey of Lenders:

1. Quarterly Survey of Lenders data is determined from a survey of private and public mortgage lenders.
2. Refinanced mortgages are excluded from historical data series. Historical series revised 2nd quarter of 1999 to exclude refinances from Fannie Mae and AHFC data.
3. Fannie Mae data excluding refinances were not available for the 1st, 2nd & 3rd quarters of 1992 and the 1st quarter of 1993.
4. 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.
5. 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.
6. 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.
8. Adjustments are made to reduce double counting of loans reported by both primary and secondary lenders.
9. Quarterly Survey of Lenders produced by Alaska Department of Labor and Workforce Development, Research and Analysis Section.

New Housing Units By Type of Structure

1. "NR" denotes communities that did not respond to the survey.
2. Single-family includes attached units.
3. Multi-family includes properties with two or more dwellings.
4. ***As of January 2007, Fairbanks and North Pole city data are reported independent from the rest of the Fairbanks North Star Borough. Data for the Balance of FNSB, representing 97.6% of the Borough's land area, are reported annually in the fourth quarter.
5. ****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 are not possible (ex., 3Qtr 2002 to 4Qtr 2002); however, it is possible to make year-to-year comparisons (ex., 4Qtr 2001 to 4Qtr 2002).