

Alaska Housing Market Indicators Spring 2010

Prepared for

Alaska Housing Finance Corporation

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Alaska Housing Finance Corporation

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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 Home Mortgage
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
GMAC
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.

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Alaska Housing Market Scorecard

1st Half 2010

Mortgage Interest Rates
30-Year Fixed
4.88%



The average interest rate remained unchanged from the first half of 2009. The rate continues to be lower than the 10-year average of 5.8 percent.

Number of Loans
Single-Family and Condo
4,340



The reported number of single-family and condominium loans increased 18.5 percent year-over-year, but remains below the 10-year average

Sales Price Appreciation
Single-Family Homes
3.3%



The average sales price for single-family homes rose 3.3 percent, pointing toward a possibly rebound in the housing market.

Alaska Affordability Index
Single-Family Homes
1.45



The index rose 1.4 percent from its year-ago level of 1.38, which was the lowest value of the decade.

Lowest: 

Highest: 

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

SECTION ONE

Results of the Survey of Alaska Lenders

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 rose statewide in the first half of 2010 compared to one year earlier. This includes the number, loan dollar volume, and sales volume of loans.

The average sales price for single-family homes rose, while the average price for condos and multi-family buildings fell. The average loan-to-value (LTV) ratio increased 0.5 percentage points over the year, as increases in the average sales prices of single-family homes and condos did not quite keep up with the growth in average loan amounts.

Statewide wages fell in the first half of 2010 compared to the prior year, while the inflation rate was 2.5 percent, based on Anchorage’s Consumer Price Index (CPI). The average mortgage interest rate was essentially unchanged over the year. Affordability fell slightly during the first half of 2010, as wages fell and housing prices increased.

- Statewide, in the first half of 2010, the average sales price for all surveyed building types combined rose 2 percent year-over-year to \$271,646. The average price of single-family homes also rose 2 percent, while condo prices fell 7 percent and multi-family buildings fell 19 percent.
- The Anchorage Municipality had the state’s highest average sales price in the first half of 2010 at \$291,865, up 2 percent from the first half of 2009. The Kodiak Island Borough was second at \$288,264, down slightly from the first half of 2009.
- The state’s lowest average sales price was in the Kenai Peninsula Borough in the first half of 2010. The average there was \$225,941. The Mat-Su Borough had the second-lowest average at \$241,215.
- Average sales prices fell in two of eight survey areas.

- Prices in the Fairbanks North Star Borough rose 9 percent and in the Bethel Census Area by 8 percent. These areas had the most significant growth.
- The total loan dollar volume for all building types combined statewide increased 25.4 percent, or \$220 million, to \$1.1 billion in the first half of 2010. The average loan amount, based on a total of 4,548 loans, rose 3 percent to \$238,991.
- The average LTV ratio for all building types combined statewide was 88.0 percent, up from 87.6 percent in the first half of 2010. As a percentage, buyers are putting down smaller down payments in five of the eight surveyed areas than they were in the previous year.
- Over half—58 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 16 percent, and 10 percent of loans were in the Fairbanks North Star Borough. Together, these areas had 83.6 percent of lending activity in the first half of 2010.

Single-Family Homes

- Nearly four out of every five loans in the first half of 2010 were for single-family properties – 3,548 out of 4,548. Overall, the number of single-family loans grew 18 percent from the first half of 2009 level of 3,001.
- Statewide, in the first half of 2010, the average sales price for single-family homes increased 2.3 percent year-over-year from \$275,433 to \$281,821.
- The state's highest average sales price for single-family homes was in the Municipality of Anchorage at \$326,853, 3 percent higher than the average price from the first half of 2009. The Juneau Borough was second most expensive at \$307,069, which was 4 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 2010 with an average of \$226,442, which was 2 percent higher than one year earlier. The Fairbanks North Star Borough was next at \$234,150, which was 1 percent higher than the previous year.
- The only area with a lower average sales price over the year was Kodiak, which fell 2 percent.
- The other seven surveyed areas saw higher average sales prices in the first half of 2010 compared to a year before. The Ketchikan Gateway Borough saw the largest increase in average sales price, at 5 percent.
- The total dollar volume of single-family home loans statewide grew 21 percent, or \$156 million, to \$884 million in the first half of 2010. The average loan amount increased 3 percent to \$249,261.
- The average LTV ratio for single-family homes statewide was 88.4 percent, up from 88.1 percent in the first half of 2009. Six 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 18 percent of loan volume was from the Mat-Su Borough, and the Fairbanks North Star Borough was next with 11 percent.

Condominiums

- Statewide, condominium loan activity was up 20 percent, increasing from 660 loans in the first half of 2009 to 792 in the first half of 2010. The Anchorage Municipality dominated condominium sales with 93 percent of the state's total loan volume.
- The statewide average sales price of condominiums fell \$15,000 in the first half of 2010 to \$187,504.

- The Anchorage Municipality was home to the highest average condominium sales price in the second half of 2009 at \$191,542. (Note: No condominium sales were reported in Bethel Census Area.) This figure is 8 percent lower than the year-earlier value.
- The average condo price in Fairbanks North Star Borough fell 12 percent to \$99,231 in the first half of 2010, making Fairbanks condos the least expensive in the state.
- The total dollar volume of condominium loans statewide increased 13 percent, or \$15 million, to \$134 million in the first half of 2010. The average loan amount fell 6 percent to \$169,667.
- The average LTV ratio for condominiums statewide was 90.5 percent, up from 89.1 percent in the first half of 2009.

Multi-Family Activity

- Statewide, multi-family loan activity increased 265 percent, jumping from 57 loans in the first half of 2009 to 208 loans in the first half of 2010. The number of units financed also grew, from 301 units to 777 units, an increase of 158 percent.
- The statewide average sales price of multi-family properties fell 19 percent to \$418,475, but the average price per unit rose 15 percent to \$14,321.
- The average LTV for multi-family properties rose in the first half of 2010, from 66.3 percent to 78.3 percent.

Mortgage Interest Rates

- The weighted average interest rate for 30-year conventional fixed rate mortgages in the first half of 2010 was 4.88 percent, which was the same in the first half of 2009.
- 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 4.67 percent; all other lenders collectively averaged 4.95 percent.
- Interest rates for loan products in the AHFC rural portfolio had higher interest rates, on average, compared to those in the urban portfolio in the first half of 2010. The average AHFC urban interest rate was 4.66 percent, while the average AHFC rural interest rate was 4.79 percent.
- The Federal Reserve cut interest rates most recently for the seventh time in 2008 on December 16th, lowering the federal funds rate between 75 and 100 basis points to between 0.00 and 0.25 percent.
- Nationally, interest rates averaged 5.08 percent during the first half of 2010, barely 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 rose \$29 million, or 29.6 percent, from one year earlier to \$128 million. Total sales rose 24 percent to \$154 million. The average sales price fell 1 percent to \$307,704.

- Of the total statewide dollar volume of loans, 12 percent went toward new construction during the first half of 2010. The Matanuska-Susitna Borough's comparable rate was close to double the statewide rate at 23 percent.
- For all building types combined, the statewide average sales price for new construction was 15 percent higher than existing construction during the first half of 2010.
- The average sales price for new construction of all building types was highest in the Fairbanks North Star Borough, which fell 105 percent from the first half of 2009 to \$517,145. The average sales price for new construction single family homes was highest in Juneau, at \$549,000, 90 percent higher than year-ago.
- The state's least expensive new construction was found in the Kenai Peninsula Borough in the first half of 2010, where the average price was \$238,419. There were no new construction loans in the Bethel Census Area in the first half of 2010.
- Overall, the statewide LTV ratio for new construction was 83.0 percent in the first half of 2010, compared to 79.7 percent in the first half of 2009.

Existing Construction

- Statewide, loan dollar volume of existing construction rose \$191 million, or 25 percent, from one year earlier to \$959 million. Total sales also rose 25 percent to \$1.1 billion.
- The number of existing construction loans increased 23 percent to 4,048 in the first half of 2010.
- The number of loans originated for existing construction rose in six of the eight surveyed areas. The largest percentage increase occurred in Ketchikan Gateway Borough, where the number of loans increased 63 percent from 19 to 31.
- The number of existing construction loans fell by the largest percentage in the Bethel Census Area. There were 4 loans originated there in the first half of 2010, down from 11 a year earlier.
- 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 \$224,393. The highest average cost for an existing construction single-family home was in Anchorage at \$319,935.
- The price premium on a new construction single-family home compared to an existing construction single-family home was 9 percent statewide in the first half of 2010. The comparable value for a condo was 33 percent.
- The average LTV ratio for existing construction homes was 88.7, compared to 83.0 for new construction homes.

Employment and Wages

- The average monthly unemployment rate in Alaska was 8.7 percent in the first half of 2010, an increase from 8.1 percent unemployment in the first half of 2009.
- The average monthly labor force in Alaska was 363,054 in the first half of 2010. This value is 1 percent over the comparable number in 2009 – 358,688.
- Statewide, the average monthly wage rose 1 percent over the year from \$3,879 to \$3,925 in the first half of 2010.

- Of the eight surveyed areas, the Municipality of Anchorage had the highest average monthly wage, at \$4,182, up 2 percent over the year. Anchorage was the only surveyed area with wages above the state-wide average. Fairbanks North Star Borough and Juneau Borough's average monthly wages were \$3,666 and \$3,616 respectively.
- Four of eight surveyed areas had average monthly wages between \$3,000 and \$3,500: Ketchikan Gateway Borough, Kenai Peninsula Borough, Kodiak Island Borough and Bethel Census Area.
- The lowest average wage of all surveyed areas was in the Mat-Su Borough. The average monthly wage there was \$2,976. It was the only surveyed area with an average monthly wage below \$3,000.
- The surveyed area with the largest year-over-year wage growth was the Bethel Census Area, where average monthly wages grew 7 percent to \$3,022. The only surveyed area where wages fell was the Mat-Su Borough, where wages fell less than 1 percent from the first half of 2009 to the first half of 2010.

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 less affordable in the first half of 2010 compared to one year earlier. A 1 percent increase in the average price of a single-family home contributed to the increase in the Alaska Affordability Index, from 1.38 to 1.40.
- The Kodiak Island Borough was the least affordable of the surveyed areas with an index value of 1.80, up barely from 1.79 in the first half of 2009. The Juneau Borough was next at 1.65 (up from 1.60), followed by the Mat-Su Borough at 1.63 (up from 1.57). The Bethel Census Area is often the least affordable surveyed area, but in the first half of 2010 was in the middle of the pack.
- The Kenai Peninsula Borough had the state's lowest Alaska Affordability Index value in the first half of 2010 at 1.26, up from 1.24 in the first half of 2009. Fairbanks North Star Borough was the second most affordable area in the first half of 2010, with an index value of 1.30, up from 1.28 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 1.16 in the first half of 2010, up from 1.14 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 affordability stayed about the same during the first half of 2010 as the index value fell from 172 to 170. This small drop was driven by slight increase in the median sales price of single-family homes and a slight decrease in median family income.
- The first half of 2010 was the first time in three years that the national affordability index has fallen.

SECTION TWO

New Alaska Housing Units

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 2010 against figures from the first half of 2009.

Overall

- Statewide, demand for new housing in the first half of 2010 slowed to 450 new units. This figure represents a 10 percent decrease in units permitted from the same period in 2009.
- In the first half of 2010, the total number of new buildings reached 360. This is an increase of 36 percent over the first half of 2009.
- Thirty-five out of the 160 surveyed communities reported new housing unit activity during the first half of 2010.
- The reported value of all new housing units was \$93.6 million during the first half of 2010 compared to \$86.9 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 241 new housing units in the first half of 2010, accounting for 54 percent of the state's total new units. Soldotna reported the second highest number in the state with a total of 29 new units, followed closely by Ketchikan, with 24.

New Single-Family Units

- In the first half of 2010, there were 312 new units reported statewide, up 30 percent from the 240 units in the first half of 2009.
- In Anchorage, the number of single-family housing permits issued in the first half of 2010 was 149, up 35 percent from the 110 permits issued in the same period last year.
- The total value of single-family units permitted during the first half of 2010 was \$70.6 million; up from last year's 52.8 million.
- The statewide average value of a single-family home permitted during the first half of 2010 was \$265,531, which is four percent lower than 2009's value. (Note: Areas that weren't able to provide the valuation of the newly permitted housing units were excluded from this calculation.)
- The average valuation for single-family units in Anchorage for the first half of 2010 was \$301,848, compared to \$314,278 in the first half of 2009.

- Statewide, the percentage of single-family units made up 69 percent of all housing units permitted during the first half of 2010 compared to 48 percent of all units during the first half of 2009.
- Excluding Anchorage, there were six individual communities with new construction of more than 10 new units in the first half of 2010, compared to only two communities in the first half of 2009.
- The most notable activity in the southeast region was in Juneau. The count of single-family units grew to 13 in the first half of 2010, compared to five units in the first half of 2009, exhibiting a 62 percent increase.

New Multi-Family Units

- Statewide construction in the multi-family (two or more units) housing sector decreased in the first half of 2010. The total number of multi-family units (136) comprised 30 percent of all statewide housing units in the first half of 2010. This is a significant drop from the first half of 2009, where multi-family units (256) comprised 51 percent of all building activity.
- In the category of duplex (two-unit) housing, the number permitted in the first half of 2010 exceeded last year's number by 154 percent. Alternately, projects with three or more units in the building decreased 66 percent.
- The average price per multi-family unit increased 62 percent during the first half of 2010 to \$220,650. The average price per multi-family building decreased 68 percent; from \$1,796,462, to \$573,694.
- Other than Anchorage, eight communities reported activity in the multi-family sector during the first half of 2010, compared to only three communities during the same period last year.
- In the Municipality of Anchorage, the ratio of units per building in the multi-family category changed significantly from the first half of 2009. The average number of units per new multi-family building was 2.7, compared to 13.8 in the first half of 2009.
- Multi-family permits in the Anchorage area fell 63 percent, from 248 in the first half of 2009 to 92 in the first half of 2010.
- Of the nine communities with multi-family permit activity in the first half of 2010, the Municipality of Anchorage accounted for 68 percent of permits, compared to 97 percent in the first half of 2009.

Appendix A - Quarterly Survey of Lenders Tables and Charts

Single Family and Condominium New Loan Activity in Alaska

Total Single Family and Condominums Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv. Qtr	Average	Total Loans (\$)	Chg Previous Year	Average Sales price (\$)	Total Sales Price (\$)	Loan to Value Ratio (%)
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
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

Single Family and Condominium New Loan Activity in Alaska

Total Single Family Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv. Qtr	Average	Total Loans (\$)	Chg Previous Year	Average Sales price (\$)	Total Sales Price (\$)	Loan to Value Ratio (%)
1Q10	3,548	2,127	706	332	252,077	536,168,409	97,968,617	284,413	604,946,496	88.6
2Q10	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
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

Single Family and Condominium New Loan Activity in Alaska

Total Condominiums

Quarter	YTD	Num- ber of Loans	Chg Prv Qtr	Chg Prv. Qtr	Average	Total Loans (\$)	Chg Previous Year	Average Sales price (\$)	Total Sales Price (\$)	Loan to Value Ratio (%)
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
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

Loan Activity By Region Including AHFC Loans - Condominiums 2nd Qtr 2010

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	716	439	162	145	\$176,495	\$77,481,193	\$23,111,075	94.5	\$193,296	\$84,856,985	94.2
Mat-Su	15	9	3	-3	105,663	950,971	-484,881	1.2	121,056	1,089,500	1.2
Fairbanks	13	6	-1	-8	69,308	415,850	-1,040,494	0.5	88,167	529,000	0.6
Kenai	7	3	-1	-6	147,143	441,428	-630,952	0.5	177,500	532,500	0.6
Juneau	35	16	-3	3	140,355	2,245,676	355,870	2.7	163,500	2,615,997	2.9
Ketchikan	4	4	4	4	108,760	435,040	435,040	0.5	114,625	458,500	0.5
Kodiak	1	0	-1	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	-1	-1	N/A	0	-111,200	0.0	N/A	0	0.0
Statewide Total	792	477	162	134	171,845	81,970,158	21,634,458	100.0	188,852	90,082,482	100.0

Loan Activity By Region Including AHFC Loans - Single Family Residence 2nd Qtr 2010

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	1,609	994	379	170	\$290,354	\$288,612,303	\$58,175,887	53.8	\$331,777	\$329,786,023	54.5
Mat-Su	743	434	125	98	219,641	95,324,051	23,665,156	17.8	239,317	103,863,469	17.2
Fairbanks	463	293	123	38	214,216	62,765,245	8,868,059	11.7	234,490	68,705,498	11.4
Kenai	342	180	18	5	188,584	33,945,097	571,325	6.3	220,422	39,675,882	6.6
Juneau	171	95	19	8	266,997	25,364,718	3,497,041	4.7	301,911	28,681,530	4.7
Ketchikan	28	17	6	6	231,064	3,928,089	1,591,186	0.7	273,524	4,649,900	0.8
Kodiak	53	27	1	-22	232,464	6,276,533	-6,097,400	1.2	261,694	7,065,729	1.2
Bethel	3	3	3	-1	211,433	634,299	-291,523	0.1	243,333	730,000	0.1
Rest of State	136	84	32	30	229,977	19,318,074	7,988,886	3.6	259,386	21,788,466	3.6
Statewide Total	3,548	2,127	706	332	252,077	536,168,409	97,968,617	100.0	284,413	604,946,496	100.0

Loan Activity By Region Including AHFC Loans - Multifamily 2nd Qtr 2010

Location	Number of Units	Number of Loans	Average Loan	Total Loans	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	327	87	\$338,954	\$29,489,019	70.0	\$426,232	\$37,082,200	72.7
Mat-Su	64	20	310,686	6,213,728	14.7	334,870	6,697,400	13.1
Fairbanks	32	9	266,911	2,402,197	5.7	268,444	2,416,000	4.7
Kenai	9	3	188,854	566,562	1.3	248,333	745,000	1.5
Juneau	10	5	292,803	1,464,015	3.5	396,800	1,984,000	3.9
Ketchikan	0	0	N/A	0	0.0	N/A	0	0.0
Kodiak	9	4	327,162	1,308,646	3.1	338,750	1,355,000	2.7
Bethel	0	0	N/A	0	0.0	N/A	0	0.0
Rest of State	6	3	232,040	696,121	1.7	252,333	757,000	1.5
Statewide Total	461	131	321,677	42,139,688	100.0	389,595	51,036,900	100.0

New Construction Loan Activity - Condominiums 2nd Qtr 2010

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	105	63	21	25	\$217,988	\$13,733,227	\$4,365,516	98.7	240,950	15,179,835	98.9
Mat-Su	2	0	-2	-2	N/A	\$0	-\$308,785	-	N/A	0	-
Fairbanks	0	0	0	0	N/A	\$0	\$0	-	N/A	0	-
Kenai	3	1	-1	-3	\$175,000	\$175,000	-\$508,540	1.3	175,000	175,000	1.1
Juneau	1	0	-1	0	N/A	\$0	\$0	-	N/A	0	-
Ketchikan	0	0	0	0	N/A	\$0	\$0	-	N/A	0	-
Kodiak	1	0	-1	0	N/A	\$0	\$0	-	N/A	0	-
Bethel	0	0	0	0	N/A	\$0	\$0	-	N/A	0	-
Rest of State	0	0	0	0	N/A	\$0	\$0	-	N/A	0	-
Statewide Total	112	64	16	20	\$217,316	\$13,908,227	\$3,548,191	100.0	\$239,919	\$15,354,835	100.0

New Construction Loan Activity - Single Family Residence 2nd Qtr 2010

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	124	77	30	30	\$343,640	\$26,460,269	\$9,878,280	45.6	420,647	32,389,850	48.5
Mat-Su	171	100	29	29	\$226,417	\$22,641,691	\$8,107,827	39.0	240,613	24,061,295	36.1
Fairbanks	32	12	-8	-5	\$215,813	\$2,589,754	-\$1,271,115	4.5	224,658	2,695,900	4.0
Kenai	39	22	5	4	\$185,780	\$4,087,154	\$139,020	7.0	226,808	4,989,768	7.5
Juneau	1	0	-1	-1	N/A	\$0	-\$256,691	-	N/A	0	-
Ketchikan	1	0	-1	-1	N/A	\$0	-\$253,000	-	N/A	0	-
Kodiak	3	2	1	0	\$344,296	\$688,591	\$188,591	1.2	372,500	745,000	1.1
Bethel	0	0	0	0	N/A	\$0	\$0	-	N/A	0	-
Rest of State	12	5	-2	-3	\$305,183	\$1,525,913	-\$330,539	2.6	372,026	1,860,130	2.8
Statewide Total	383	218	53	53	\$266,025	\$57,993,372	\$16,202,373	100.0	\$306,156	\$66,741,943	100.0

Existing Housing Loan Activity - Condominiums 2nd Qtr 2010

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	611	376	141	120	\$169,542	\$63,747,966	\$18,745,559	93.7	185,312	69,677,150	93.2
Mat-Su	13	9	5	-1	\$105,663	\$950,971	-\$176,096	1.4	121,056	1,089,500	1.5
Fairbanks	13	6	-1	-8	\$69,308	\$415,850	-\$1,040,494	0.6	88,167	529,000	0.7
Kenai	4	2	0	-3	\$133,214	\$266,428	-\$122,412	0.4	178,750	357,500	0.5
Juneau	34	16	-2	3	\$140,355	\$2,245,676	\$355,870	3.3	163,500	2,615,997	3.5
Ketchikan	4	4	4	4	\$108,760	\$435,040	\$435,040	0.6	114,625	458,500	0.6
Kodiak	0	0	0	0	N/A	\$0	\$0	-	N/A	0	-
Bethel	0	0	0	0	N/A	\$0	\$0	-	N/A	0	-
Rest of State	1	0	-1	-1	N/A	\$0	-\$111,200	-	N/A	0	-
Statewide Total	680	413	146	114	\$164,799	\$68,061,931	\$18,086,267	100.0	\$180,939	\$74,727,647	100.0

Existing Housing Loan Activity - Single Family Residence 2nd Qtr 2010

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	1,485	917	349	140	\$285,880	\$262,152,034	\$48,297,607	54.8	324,314	297,396,173	55.3
Mat-Su	572	334	96	69	\$217,612	\$72,682,360	\$15,557,329	15.2	238,929	79,802,174	14.8
Fairbanks	431	281	131	43	\$214,148	\$60,175,491	\$10,139,173	12.6	234,910	66,009,598	12.3
Kenai	303	158	13	1	\$188,974	\$29,857,943	\$432,305	6.2	219,532	34,686,114	6.4
Juneau	170	95	20	9	\$266,997	\$25,364,718	\$3,753,732	5.3	301,911	28,681,530	5.3
Ketchikan	27	17	7	7	\$231,064	\$3,928,089	\$1,844,186	0.8	273,524	4,649,900	0.9
Kodiak	50	25	0	-22	\$223,518	\$5,587,942	-\$6,285,991	1.2	252,829	6,320,729	1.2
Bethel	3	3	3	-1	\$211,433	\$634,299	-\$291,523	0.1	243,333	730,000	0.1
Rest of State	124	79	34	33	\$225,217	\$17,792,161	\$8,319,425	3.7	252,257	19,928,336	3.7
Statewide Total	3,165	1,909	653	279	\$250,485	\$478,175,037	\$81,766,244	100.0	\$281,930	\$538,204,553	100.0

Refinance Loan Activity - Condominiums 2nd Qtr 2010

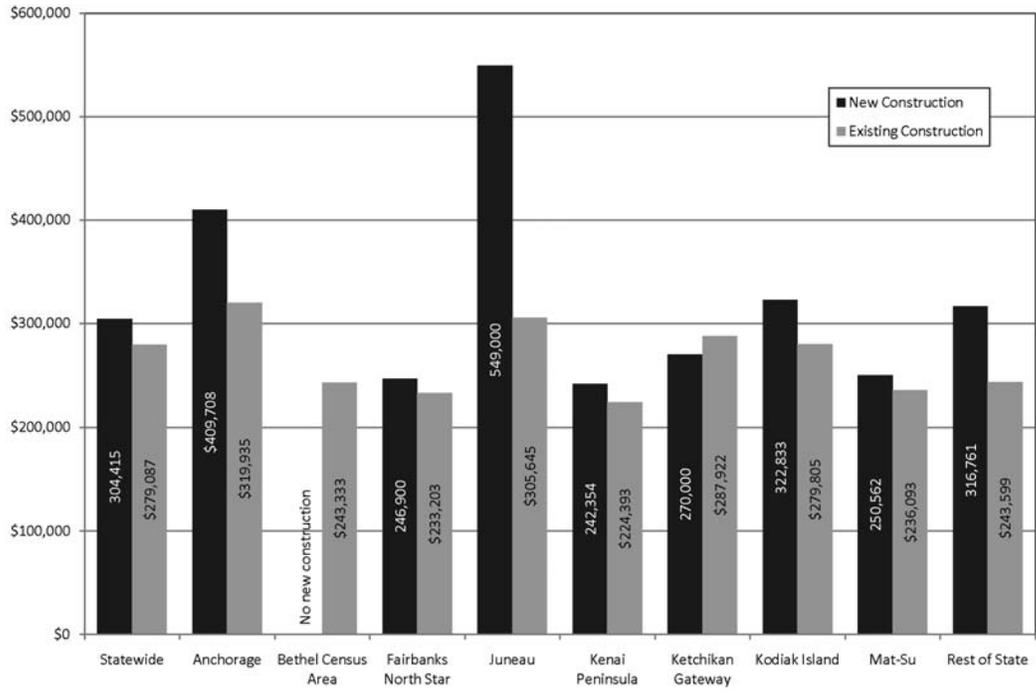
Location	YTD	Number of Loans	Chg Prv. Qtr.	Chg Prv. Yr.	Average Loan	Total Loans	Chg Prv Yr.	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
Anchorage	202	92	-18	-232	\$154,973	\$14,257,501	-\$40,557,833	94.6	\$205,248	\$18,882,800	94.6
Mat-Su	3	2	1	-3	106,950	213,900	-461,944	1.4	158,100	316,200	1.6
Fairbanks	4	2	0	-3	85,500	171,000	-540,850	1.1	115,000	230,000	1.2
Kenai	2	2	2	0	152,625	305,250	-11,100	2.0	160,000	320,000	1.6
Juneau	8	1	-6	-16	125,000	125,000	-2,546,999	0.8	215,000	215,000	1.1
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	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Statewide Total	219	99	-21	-254	152,249	15,072,651	-44,118,726	100.0	201,657	19,964,000	100.0

Refinance Loan Activity - Single Family Residence 2nd Qtr 2010

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	1,772	775	-222	-2,118	\$239,468	\$185,587,493	-\$538,728,697	57.7	\$359,194	\$278,375,109	59.6
Mat-Su	582	255	-72	-437	187,914	47,918,075	-96,269,984	14.9	256,289	65,353,819	14.0
Fairbanks	243	94	-55	-268	179,884	16,909,132	-54,178,780	5.3	238,036	22,375,340	4.8
Kenai	434	170	-94	-310	172,548	29,333,140	-58,951,623	9.1	235,375	40,013,681	8.6
Juneau	217	87	-43	-205	226,855	19,736,342	-51,862,258	6.1	334,347	29,088,214	6.2
Ketchikan	38	16	-6	-13	201,822	3,229,153	-3,750,891	1.0	268,887	4,302,187	0.9
Kodiak	73	27	-19	-20	199,118	5,376,185	-5,236,892	1.7	289,523	7,817,116	1.7
Bethel	14	8	2	-1	197,877	1,583,015	-614,870	0.5	278,569	2,228,555	0.5
Rest of State	133	67	1	-27	179,021	11,994,379	-7,240,826	3.7	265,604	17,795,448	3.8
Statewide Total	3,506	1,499	-508	-3,399	214,588	321,666,914	-816,834,821	100	311,774	467,349,469	100

New Construction vs. Existing Housing

Average Sales Price, Single-Family and Condo
2nd Half 2010



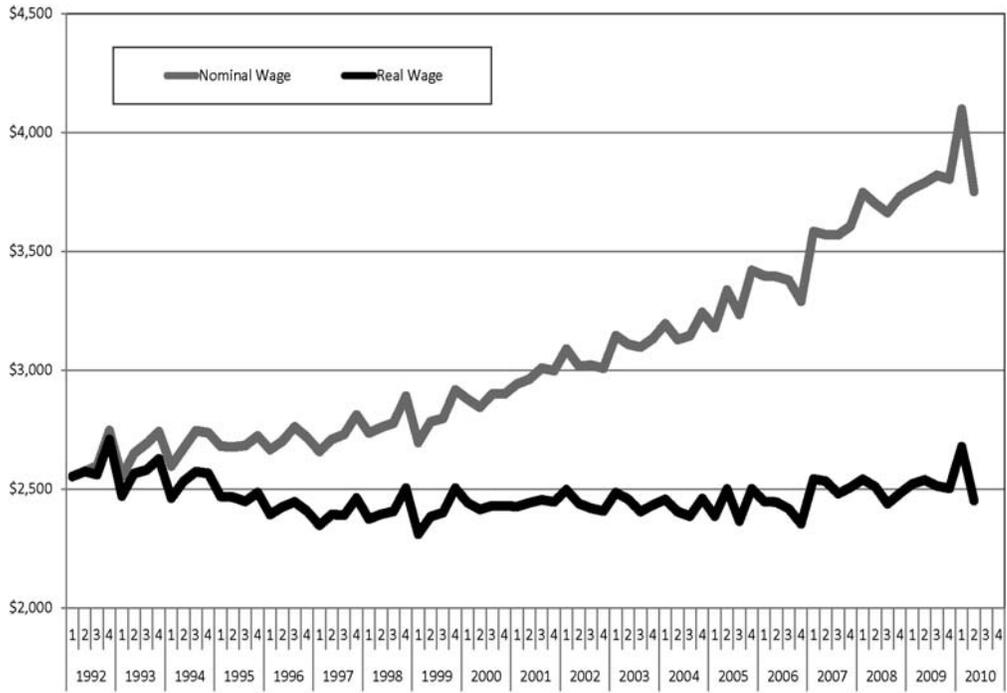
Quarterly Interest Rate Weighted By Loan Volume

All Types of Housing, Statewide
1st Qtr 1992 - 2nd Qtr 2010

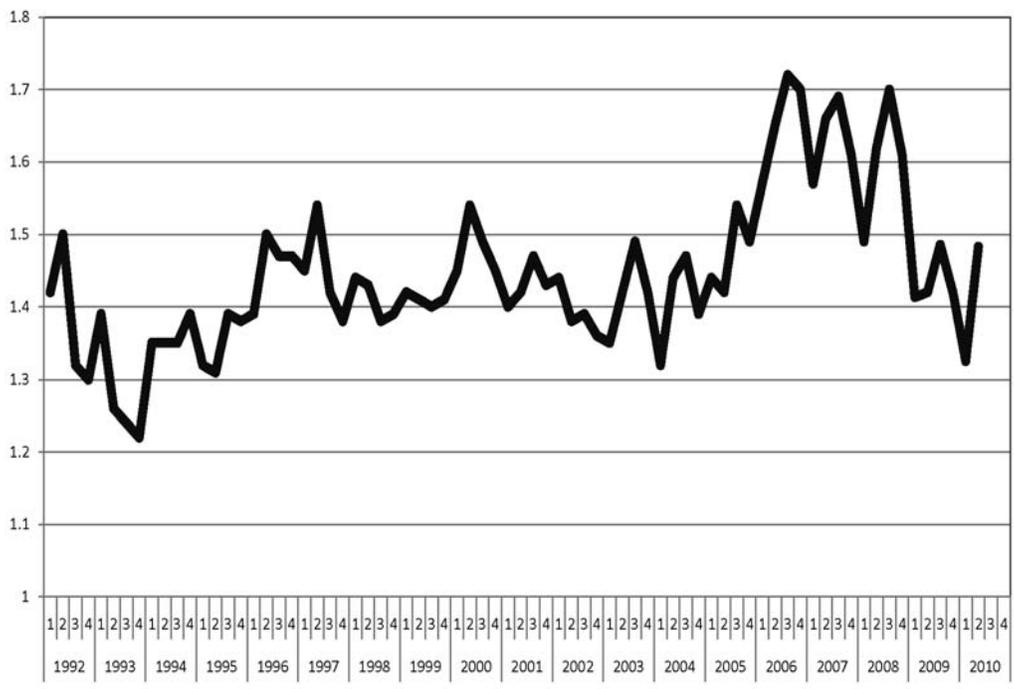


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Average Monthly Wage
Statewide
1st Qtr 1992 - 2nd Qtr 2010



Alaska Affordability Index
Single Family Homes, Private and Public Lending Agencies
1st Qtr 1992 - 2nd Qtr 2010



Appendix B - New Housing Units By Type of Structure Tables and Charts

New Housing Units By Type of Structure 2nd Qtr and YTD, For Places Reporting Structures

Place	Total New Units				Single Family				Multi-Family**				Mobile Homes			
	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09
Aleutians East Borough																
Akutan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cold Bay	0	0	0	0	0	0	0	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	5	0	5	0	1	0	1	0	4	0	4	0	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	2	0	0	0	2	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	3	1	3	1	3	1	3	1	0	0	0	0	0	0	0	0
Anchorage, Municipality of	180	313	241	358	102	75	149	110	78	238	92	248	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	2	0	2	0	2	0	2	0	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	4	0	4	0	4	0	4	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	2	0	2	0	2	0	2	0	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	4	0	4	0	4	0	4	0	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	1	0	0	0	1	0	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	2	0	2	0	2	0	2	0	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
Napakiak	0	0	3	0	0	0	0	0	0	0	3	0	0	0	0	0
Napaskiak	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	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
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

New Housing Units By Type of Structure

2nd Qtr and YTD, For Places Reporting Structures

Place	Total New Units				Single Family				Multi-Family**				Mobile Homes			
	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09
Bethel Census Area																
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	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Bristol Bay Borough																
	0	0	1	0	0	0	1	0	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	2	0	2	0	1	0	1	0	0	0	0	0	1	0	1	0
Ekwok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manakotak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Togiak	0	0	0	0	0	0	0	0	0	0	0	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	2	3	5	3	2	3	5	3	0	0	0	0	0	0	0	0
North Pole	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Haines Borough																
Haines Borough	5	6	5	10	5	6	5	6	0	0	0	4	0	0	0	0
Hoonah-Angoon Census Area																
Angoon	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hoonah	0	7	0	7	0	7	0	7	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	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
Juneau Borough																
	12	4	13	5	12	4	13	5	0	0	0	0	0	0	0	0
Kenai Peninsula Borough																
Homer	11	12	13	14	11	12	13	14	0	0	0	0	0	0	0	0
Kenai	11	7	11	7	9	5	9	5	2	2	2	2	0	0	0	0
Seldovia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seward	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Soldotna	29	5	29	6	18	5	18	6	11	0	11	0	0	0	0	0
Ketchikan Gateway Borough																
	22	5	24	9	4	5	6	9	18	0	18	0	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	6	3	10	6	6	3	10	6	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
Mat-Su Borough																
Balance of Mat-Su	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Palmer	5	4	8	6	5	4	6	6	0	0	2	0	0	0	0	0
Wasilla	11	12	14	15	11	10	12	13	0	2	2	2	0	0	0	0

New Housing Units By Type of Structure

2nd Qtr and YTD, For Places Reporting Structures

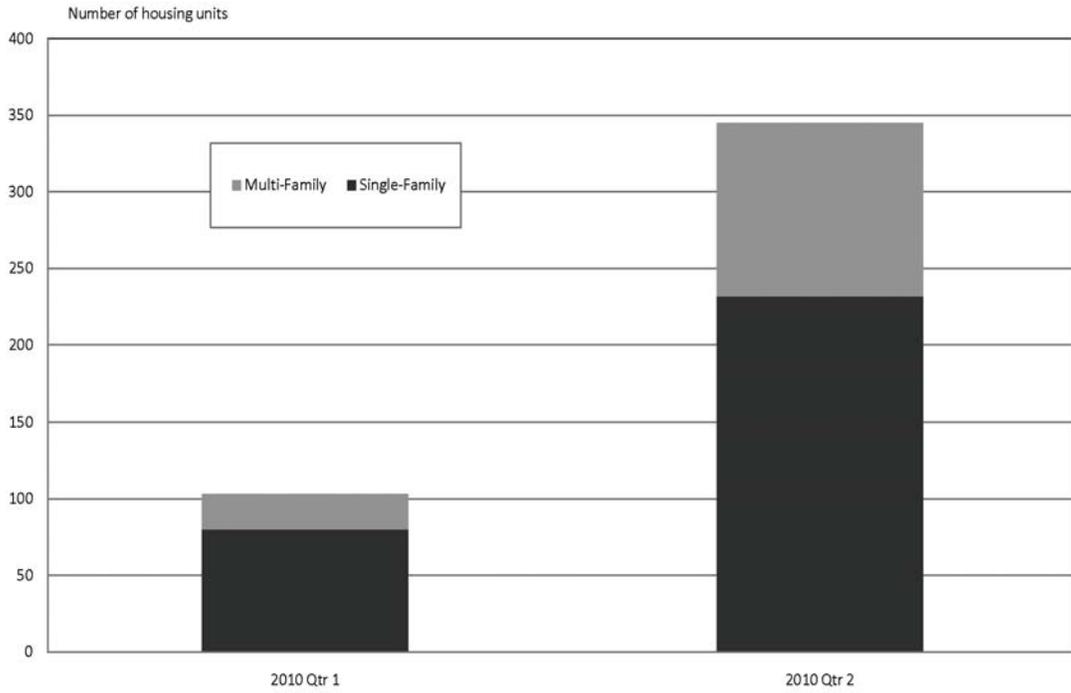
Place	Total New Units				Single Family				Multi-Family**				Mobile Homes			
	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09
Nome Census Area																
Diomedede	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Koyuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nome	1	2	1	2	1	2	1	2	0	0	0	0	0	0	0	0
Savoonga	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaktolik	0	1	0	4	0	1	0	4	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	1	0	1	0	1	0	1	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	8	0	17	0	8	0	17	0	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	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
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	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Noorvik	0	5	0	5	0	5	0	5	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	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
Petersburg	2	3	2	3	2	3	2	3	0	0	0	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	0	2	0	1	0	2	0	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	5	3	5	1	5	1	5	0	0	2	0	0	0	1	0
Thorne Bay	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Sitka Borough	3	6	4	7	2	4	3	5	0	0	0	0	1	2	1	2
Skagway, Municipality of	1	0	2	0	1	0	2	0	0	0	0	0	0	0	0	0
Southeast Fairbanks Census Area																
Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Housing Units By Type of Structure

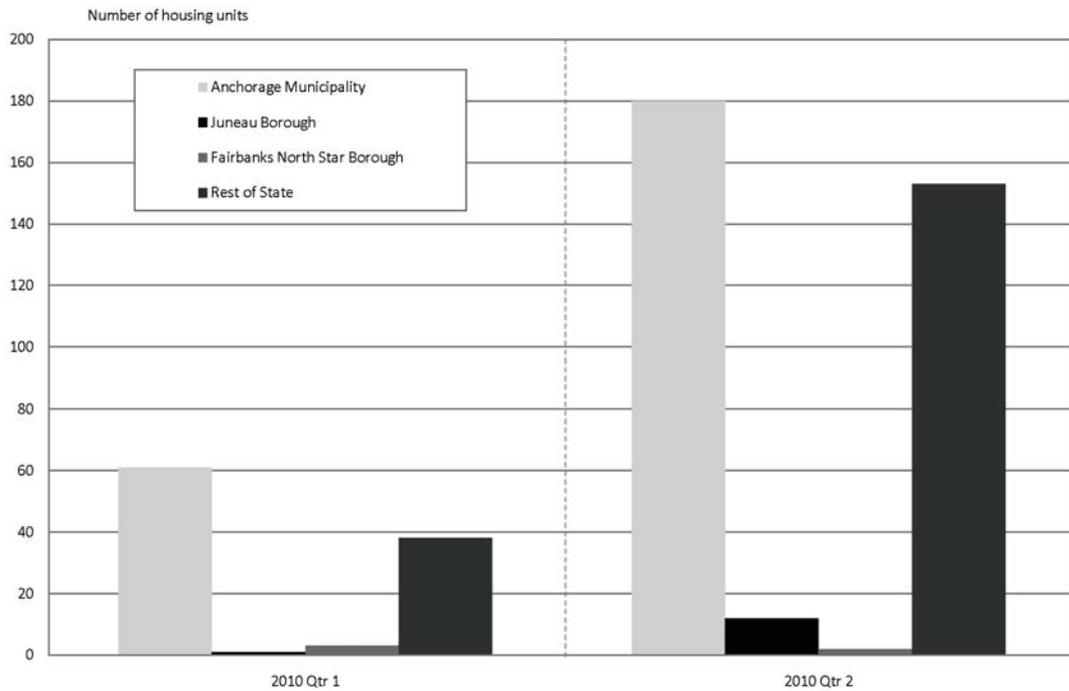
2nd Qtr and YTD, For Places Reporting Structures

Place	Total New Units				Single Family				Multi-Family**				Mobile Homes			
	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09	2Q 10	2Q 09	YTD 10	YTD 09
Valdez-Cordova Census Area																
Cordova	1	7	2	8	1	6	2	7	0	0	0	0	0	1	0	1
Valdez	9	6	9	6	9	6	9	6	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	0	0	0	0	0	0	0	0	0	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	4	0	0	0	4	0	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
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wrangell Borough																
Wrangell	0	1	0	1	0	1	0	1	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	NR	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	NR	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	3	0	0	0	3	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	NR	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	NR	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	347	427	450	502	232	182	312	243	113	242	136	256	2	3	3	3

New Housing Units Authorized Statewide Totals By Housing Type 1st Half 2010



New Housing Units Authorized Housing Unit Totals By Borough 1st Half 2010



Appendix C - Tables and Chart Notes

Notes:

Quarterly Survey of Lenders:

1. Quarterly Survey of Lenders Based on the quarterly Survey of Lenders' Activity, a survey of private and public mortgage lenders.
2. Refinanced mortgages are excluded from this 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.
7. Previously, all Fannie Mae data were recorded as single family.
8. Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
9. Comparisons with earlier quarters will under- or over-state differences in activity.
10. Beginning 4th quarter 2008, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
11. Comparisons with earlier quarters will under- or over-state differences in activity.
12. * Revised 4th Quarter 2008
13. 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. Based on the quarterly Alaska Housing Unit Survey, a survey of local governments and housing agencies.
2. "NR" denotes communities that did not respond to the survey.
3. *Single-family includes attached units.
4. **Multi-family includes properties with two or more dwellings.
5. ***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.
6. ****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).