

Alaska Housing Market Indicators

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Alaska Housing Finance Corporation
Alaska Pacific Bank
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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

2nd Half 2010

Mortgage Interest Rates

30-Year Fixed
4.43%



The average interest rate fell 67 basis points from the second half of 2009 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 16 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 2.3 percent, pointing toward a possible rebound in the housing market.

Alaska Affordability Index

Single-Family Homes
1.34



The index fell 12 basis points from its year-ago level of 1.45. The current index value of 1.34 is the lowest in the decade.

Lowest:



Highest



The score for the current quarter is based on the ratio of the current value to the his-

Alaska Quarterly Survey of Lenders 2nd Half 2010

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 second 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 and multi-family homes rose, while the average price for condos fell. The average loan-to-value (LTV) ratio increased 0.7 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 rose in the second half of 2010 compared to the prior year, while the inflation rate was 1.0 percent, based on Anchorage's Consumer Price Index (CPI). The average mortgage interest rate for a single-family home was down 67 basis points over the year. Affordability increased slightly during the second half of 2010, as wage increases and low interest rates made up for an increase in the price of a single-family home.

- Statewide, in the second half of 2010, the average sales price for all surveyed building types combined rose 4 percent year-over-year to \$276,519. The average price of single-family homes rose 2 percent and the average price of multi-family homes rose 8 percent, while condo prices fell 3 percent.
- The Kodiak Island Borough had the state's highest average sales price in the second half of 2010 at \$313,131, up 22 percent from the second half of 2009. The Municipality of Anchorage was second at \$307,517, up 6 percent from the second half of 2009.
- The state's lowest average sales price was in the Bethel Census Area in the second half of 2010. The average there was \$221,750. The Fairbanks North Star Borough had the second-lowest average at \$233,168.
- Average sales prices fell in only one of eight survey areas.
- The total loan dollar volume for all building types combined statewide fell 10 percent, or \$220 million, to \$1.1 billion in the second half of 2010. The average loan amount, based on a total of 4,690 loans, rose 4 percent to \$244,006.
- The average LTV ratio for all building types combined statewide was 88.2 percent, down from 88.4 percent in the second half of 2009.
- 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 13 percent of loan volume was in the Fairbanks North Star Borough. Together, these areas had 84 percent of lending activity in the second half of 2010.

Single-Family Homes

- Four out of every five loans in the second half of 2010 were for single-family properties – 3,821 out of 4,690. Overall, the number of single-family loans fell 14 percent from the second half of 2009 level of 4,430.
- Statewide, in the second half of 2010, the average sales price for single-family homes increased 2.3 percent year-over-year from \$275,729 to \$281,986.

- The state's highest average sales price for single-family homes was in the Municipality of Anchorage at \$328,789, 3 percent higher than the average price from the second half of 2009. The Kodiak Island Borough was second most expensive at \$312,822, which was 22 percent higher than the year-earlier level.
- The Bethel Census Area had the state's least expensive single-family homes in the second half of 2010 with an average of \$221,750, which was 11 percent lower than one year earlier. The Kenai Peninsula Borough was next at \$232,389, which was 6 percent higher than the previous year.
- The only area with a lower average sales price over the year was Bethel.
- The other seven surveyed areas saw higher average sales prices in the second half of 2010 compared to a year before. The Ketchikan Gateway Borough saw the largest increase in average sales price, at 16 percent.
- The total dollar volume of single-family home loans statewide fell 11 percent, or \$122 million, to \$963 million in the second half of 2010. The average loan amount increased 3 percent to \$251,904.
- The average LTV ratio for single-family homes statewide was 89.1 percent, up from 88.1 percent in the second 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 51 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 15 percent.

Condominiums

Statewide, condominium loan activity was down 26 percent, falling from 897 loans in the second half of 2009 to 666 in the second half of 2010. The Anchorage Municipality dominated condominium sales with 90 percent of the state's total loan volume.

- The statewide average sales price of condominiums fell \$6,018 in the second half of 2010 to \$169,421.

- The Anchorage Municipality was home to the highest average condominium sales price in the second half of 2010 at \$192,801. (Note: No condominium sales were reported in Bethel Census Area or Kodiak Island Borough.) This figure is 3 percent lower than the year-earlier value.
- The average condo price in Ketchikan Gateway Borough fell 33 percent to \$85,750 in the second half of 2010, making Ketchikan condos the least expensive in the state.
- The total dollar volume of condominium loans statewide fell 26 percent, or \$40 million, to \$113 million in the second half of 2010. The average loan amount fell 1 percent to \$169,421.
- The average LTV ratio for condominiums statewide was 90.3 percent, up from 88.1 percent in the second half of 2009.

Multi-Family Activity

- Statewide, multi-family loan activity increased 81 percent, jumping from 112 loans in the second half of 2009 to 203 loans in the second half of 2010. The number of units financed also grew, from 497 units to 883 units, an increase of 78 percent.
- The statewide average sales price of multi-family properties rose 8 percent to \$465,286, and the average price per unit rose 10 percent to \$106,968.
- The average LTV for multi-family properties fell in the second half of 2010 from 79.2 percent to 73.1 percent.

Mortgage Interest Rates

- The weighted average interest rate for 30-year conventional fixed rate single-family mortgages in the second half of 2010 was 4.43 percent, which was 67 basis points lower than a year earlier.
- AHFC offered loan products with higher interest rates compared to other lenders. AHFC's average interest rate for 30-year conventional fixed rate mortgages was 4.45 percent; all other lenders collectively averaged 4.43 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 4.46 percent, while the average AHFC rural interest rate was 4.45 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 4.70 percent during the second half of 2010, down from 5.18 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 \$22 million, or 14 percent, from one year earlier to \$134 million. Total sales fell 8 percent to \$163 million. The average sales price rose 18 percent to \$341,530.
- Of the total statewide dollar volume of loans, 12 percent went toward new construction during the second half of 2010. The Matanuska-Susitna Borough's comparable rate was over twice that, at 28 percent.
- For all building types combined, the statewide average sales price for new construction was 27 percent higher than existing construction during the second half of 2010.
- The average sales price for new construction of all building types was highest in the Municipality of Anchorage, which rose 30 percent from the second half of 2009 to \$470,784. The average sales price for new construction single family homes was highest in Anchorage as well, at \$409,834, which was 4 percent lower than year-ago.
- The state's least expensive new construction was found in the Fairbanks North Star Borough in the second half of 2010, where the average price was \$245,412. There were no new construction loans in the Ketchikan Gateway Borough in the second half of 2010.
- Overall, the statewide LTV ratio for new construction was 82.1 percent in the second half of 2010, compared to 87.2 percent in the second half of 2009.
- Overall, the statewide LTV ratio for new construction was 82.1 percent in the second half of 2010, compared to 87.2 percent in the second half of 2009.

Existing Construction

- Statewide, loan dollar volume of existing construction fell \$110 million, or 10 percent, from one year earlier to \$1.0 billion. Total sales also fell 11 percent to \$1.1 billion.
- The number of existing construction loans fell 13 percent to 4,213 in the second half of 2010.
- The number of loans originated for existing construction fell in six of the eight surveyed areas. The largest percentage decrease occurred in Juneau, where the number of loans fell 23 percent from 220 to 169.
- The number of existing construction loans grew by the largest percentage in the Ketchikan Gateway Borough. There were 33 loans originated there in the second half of 2010, up from 30 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 Bethel Census Area at \$207,692. The highest average cost for an existing construction single-family home was in Anchorage at \$323,642.
- The price premium on a new construction single-family home compared to an existing construction single-family home was 10 percent statewide in the second half of 2010. The comparable value for a condo was 27 percent.
- The average LTV ratio for existing construction homes was 89.5, compared to 88.9 for new construction homes.

Employment and Wages

- The average monthly unemployment rate in Alaska was 7.4 percent in the second half of 2010, a decrease from 7.6 percent unemployment in the second half of 2009.
- The average monthly labor force in Alaska was 362,981 in the second half of 2010. This value is 1 percent over the comparable number in 2009 – 360,786.
- Statewide, the average monthly wage rose 3.5 percent over the year from \$3,812 to \$3,946 in the second half of 2010.
- Of the eight surveyed areas, the Municipality of Anchorage had the highest average monthly wage, at \$4,199, unchanged 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 \$3,855 and \$3,627 respectively.
- All other surveyed areas had average wages between \$3,000 and \$3,500 in the second half of 2010.

- The surveyed area with the largest year-over-year wage growth was the Mat-Su Borough, where average monthly wages grew 6 percent to \$3,161. The only surveyed area where wages fell was the Ketchikan Gateway Borough, where wages fell 4 percent from the second half of 2009 to the second 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 more affordable in the second half of 2010 compared to one year earlier. A 2 percent increase in the average price of a single-family home was offset by a 3.5 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 1.73, down from 1.83 in the second half of 2009. The Juneau Borough was next at 1.54 (down from 1.63), followed by Ketchikan at 1.50 (up from 1.44). The Bethel Census Area is often the least affordable surveyed area, but in the second half of 2010 was in the middle of the pack.
- The Fairbanks North Star Borough had the state's lowest Alaska Affordability Index value in the second half of 2010 at 1.19, down from 1.27 in the second half of 2009. Kenai Peninsula Borough was the second most affordable area in the second half of 2010, with an index value of 1.23, down from 1.32 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 second half of 2010, 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 affordability rose slightly in the second half of 2010 as the index value climbed from 166 to 177. This small increase was driven by flat median sales price of single-family homes, a 1 percent increase in median family income and low interest rates.

Alaska New Housing Unit Survey 2nd Half 2010

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: The Matanuska-Susitna Borough and the Balance of Fairbanks North Star Borough report a yearly total of new housing units during May of the following year. This understates activity for the state until data for those locations are received. The cities of Palmer, Wasilla, Fairbanks, and North Pole, however, report new housing units each quarter.

Unless otherwise stated, all statistical comparisons measure data from the second half of 2010 against figures from the second half of 2009.

Overall

- Statewide, the number of residential housing units authorized during the second half of 2010 fell to 402. This is a five percent decrease from the 421 units permitted during the same period in 2009.
- The total number of new buildings in the second half of 2010 dropped to 304, a decrease of 34 from the second half of last year.
- Twenty-seven of the 160 surveyed communities reported new housing unit activity during the second half of 2010 compared to 32 communities reporting activity during the second half of 2009. Eight of these jurisdictions reported more than 10 permits in the second half of 2010 compared to nine during the same period in 2009.
- The total reported value of new housing units was \$81.8 million during the second half of 2010 compared to \$82.0 million during the second half of 2009. (Note: Not all survey participants reported the valuation of newly permitted housing units.)
- The Municipality of Anchorage outpaced the other boroughs and census areas

with a total of 224 units, accounting for 56 percent of the state's total new units. The Juneau Borough reported the second highest number in the state with a total of 42 new units.

- Juneau's permit activity in the second half of 2010 resulted in the largest figure since 2006 and a 76 percent increase over the second half of 2009.
- Soldotna, in contrast, experienced a 100 percent decrease in new housing activity in the second half of 2010, as there were no units reported. There were 14 new units during second half of 2009.

New Single-Family Units

- The number of new single-family units slid to 250 during the second half of 2010, 33 less than the second half of 2009.
- The total value of single-family units permitted during the second half of 2010 was \$ 54.2 million, a decrease from the year ago total of \$59.1 million.
- The statewide average value of a single-family home permitted in the second half of 2010 was \$250,111, which is six percent lower than 2009's value. (Note: Those areas that weren't able to provide the valuation of the newly permitted housing units were excluded from this calculation.)
- Statewide, single-family units made up 63 percent of all housing units permitted during the second half of 2010 compared to 67 percent of all units during the second half of 2009.
- Excluding Anchorage, three individual communities permitted new single-family construction of more than 10 new units in the second half of 2010; Juneau (27), Homer (14), and Palmer (11).

New Multi-Family Units

- Multi-family units made up 37 percent of building permits throughout the state during the second half of 2010, compared to 31 percent in the second half of 2009.
- The statewide number of new multi-family buildings (two or more units) fell to 47; down by two from the prior year. The average number of units per new multi-family building rose to 3.1 in the second half of 2010 from 2.7 in the previous year.
- The statewide average price per multi-family unit was \$204,113 compared to 2009's price of \$177,895.

- A total of 8 communities contributed to the multi-family housing total in the second half of 2010 compared to 10 in 2009.
- The number of multi-family units in the Municipality of Anchorage rose to 98, up 13 percent from the second half of 2009. The number of multi-family buildings in 2010 (31), in contrast, narrowly missed 2009's total of 33.
- In Anchorage, the average number of units per new multi-family building was 3.2 in the second half of 2010 compared to 2.6 in the second half of 2009. The average price per unit during the second half of 2010 was \$169,451 and the average price per building was \$535,683. These figures compare to 2009's prices of \$171,403 and \$451,881, respectively.

Appendix C: Quarterly Survey of Lenders Tables and Charts 2nd Qtr 2010

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

Single Family and Condominium Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Prv Chg Prv Yr	Average Total		Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan-To-Value Ratio (%)
					Loan(\$)	Loans (\$)				
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	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Total		Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan-To- Value Ratio (%)
					Loan(\$)	Loans (\$)				
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

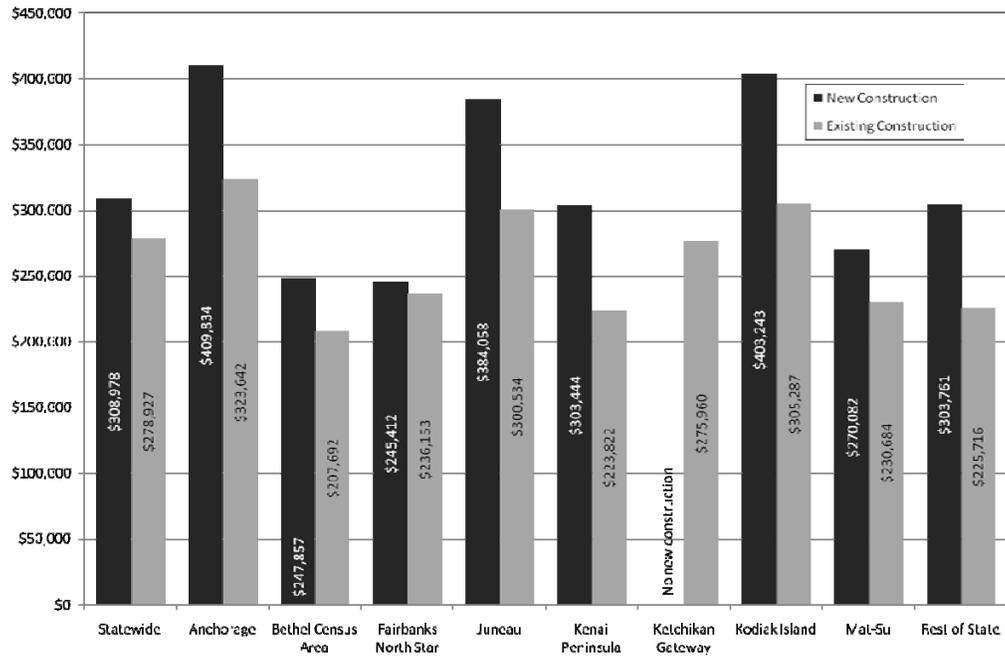
Single-Family and Condominium New Loan Activity in Alaska Including AHFC

Condominium Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Total		Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan-To- Value Ratio (%)
					Loan(\$)	Loans (\$)				
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

New Construction vs. Existing Housing

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



Quarterly Interest Rate Weighted by Loan Volume

All Types of Housing, Statewide

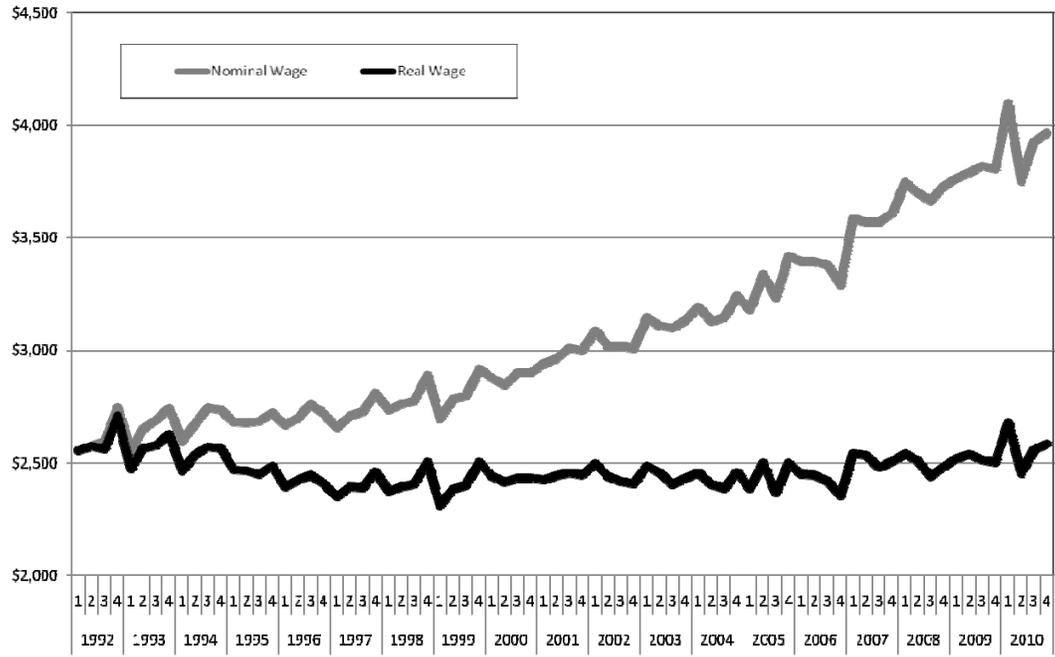
1st Quarter 1992 – 4th Quarter 2010



Average Monthly Wage

Statewide

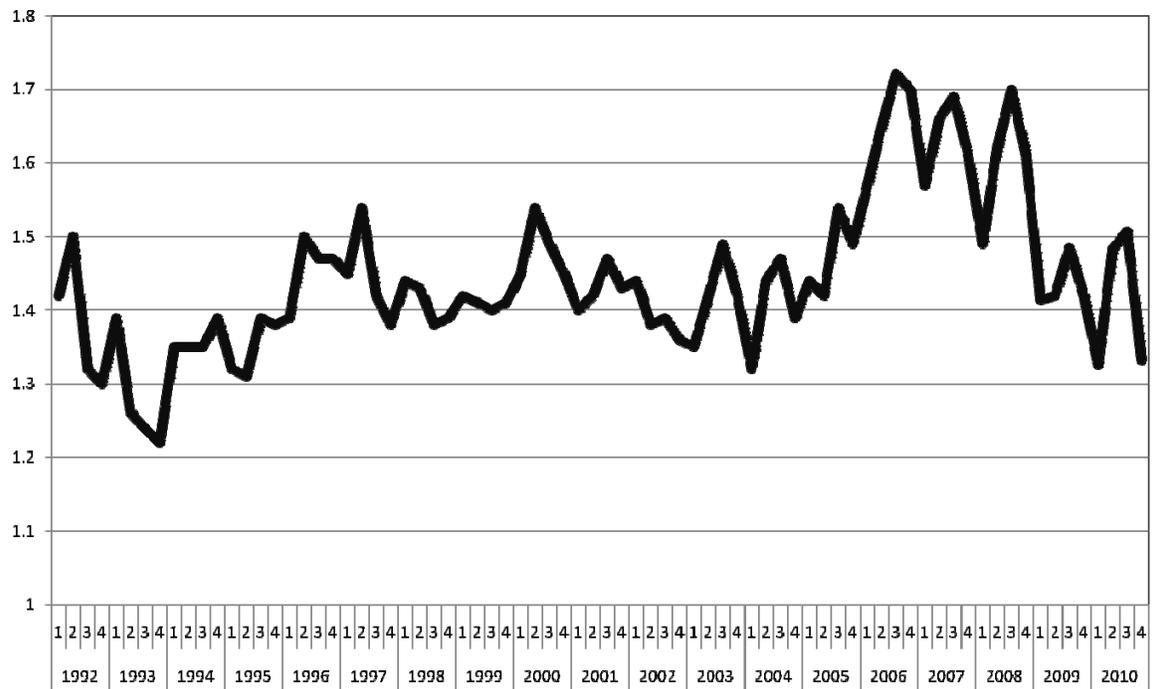
1st Quarter 1992 – 4th Quarter 2010



Alaska Affordability Index

Single Family Homes, Private and Public Agency Lenders

1st Quarter 1992 – 4th Quarter 2010



Appendix B: New Alaska Housing Units Tables and Charts 2nd Qtr 2010

New Housing Units by Type of Structure

4th 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			
	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD
	10	09	10	09	10	09	10	09	10	09	10	09	10	09	10	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	2	0	0	0	0	0	0	0	2	0	0	0	0	0
King Cove	0	0	5	0	0	0	1	0	0	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	0	0	6	2	0	0	6	2	0	0	0	0	0	0	0	0
Anchorage, Municipality of																
Anchorage Municipality	42	60	465	564	28	40	275	229	14	20	190	335	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
Atmaulluak	0	0	2	0	0	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	0	0	4	0	0	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	0	0	2	0	0	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	0	0	4	0	0	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	0	0	2	0	0	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

New Housing Units by Type of Structure

4th 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			
	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD
	10	09	10	09	10	09	10	09	10	09	10	09	10	09	10	09
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	4	0	0	0	4	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	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0
Bristol Bay Borough																
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	0	0	5	4	0	0	4	4	0	0	0	0	0	0	1	0
Ekwok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manokotak	0	9	0	9	0	1	0	1	0	8	0	8	0	0	0	0
Togiak	0	5	0	5	0	1	0	1	0	4	0	4	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	1	14	12	2	1	12	11	0	0	2	0	0	0	0	1
North Pole	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0
Haines Borough																
Haines Borough	0	2	6	19	0	2	6	15	0	0	0	4	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	7	0	0	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	2	0	1	0	2	0	0	0	0	0	0	0	0	0
Juneau Borough																
Juneau Borough	11	17	57	30	11	2	40	13	0	14	17	16	0	1	0	1
Kenai Peninsula Borough																
Homer	7	6	27	38	7	6	27	31	0	0	0	6	0	0	0	1
Kenai	1	1	20	11	1	1	17	9	0	0	2	2	0	0	1	0
Seldovia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seward	1	1	2	2	1	1	2	2	0	0	0	0	0	0	0	0
Soldotna	0	0	29	20	0	0	18	17	0	0	11	3	0	0	0	0

New Housing Units by Type of Structure

4th 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			
	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD
	10	09	10	09	10	09	10	09	10	09	10	09	10	09	10	09
Ketchikan Gateway Borough																
Ketchikan Gateway Borough	4	8	36	20	4	8	16	18	0	0	20	2	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	2	5	18	19	2	3	17	17	0	2	0	2	0	0	1	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	6	2	19	19	6	2	17	19	0	0	2	0	0	0	0	0
Wasilla	10	6	26	33	4	4	18	29	6	2	8	4	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	0	1	3	0	0	1	3	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	4	0	0	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	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
Atkasuk	0	0	7	0	0	0	7	0	0	0	0	0	0	0	0	0
Barrow	2	2	20	4	2	2	20	4	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	1	0	0	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

New Housing Units by Type of Structure

4th 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			
	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD
	10	09	10	09	10	09	10	09	10	09	10	09	10	09	10	09
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	0	0	2	5	0	0	2	5	0	0	0	0	0	0	0	0
Noorvik	0	0	0	5	0	0	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	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Petersburg	0	2	2	8	0	0	2	6	0	2	0	2	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	0	1	2	2	0	1	2	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	0	1	3	8	0	0	1	7	0	0	2	0	0	1	1	1
Thorne Bay	0	0	2	1	0	0	2	1	0	0	0	0	0	0	0	0
Sitka Borough																
Sitka Borough	1	8	16	21	1	6	6	17	0	0	8	0	0	2	2	4
Skagway, Municipality of																
Skagway	0	2	2	2	0	2	2	2	0	0	0	0	0	0	0	0
Southeast Fairbanks Census Area																
Eagle	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
Valdez-Cordova Census Area																
Cordova	1	1	3	10	1	1	3	9	0	0	0	0	0	0	0	1
Valdez	0	1	13	11	0	1	13	11	0	0	0	0	0	0	0	0
Whittier	0	0	0	2	0	0	0	2	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	12	0	12	0	0	0	0	0	12	0	12	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

New Housing Units by Type of Structure

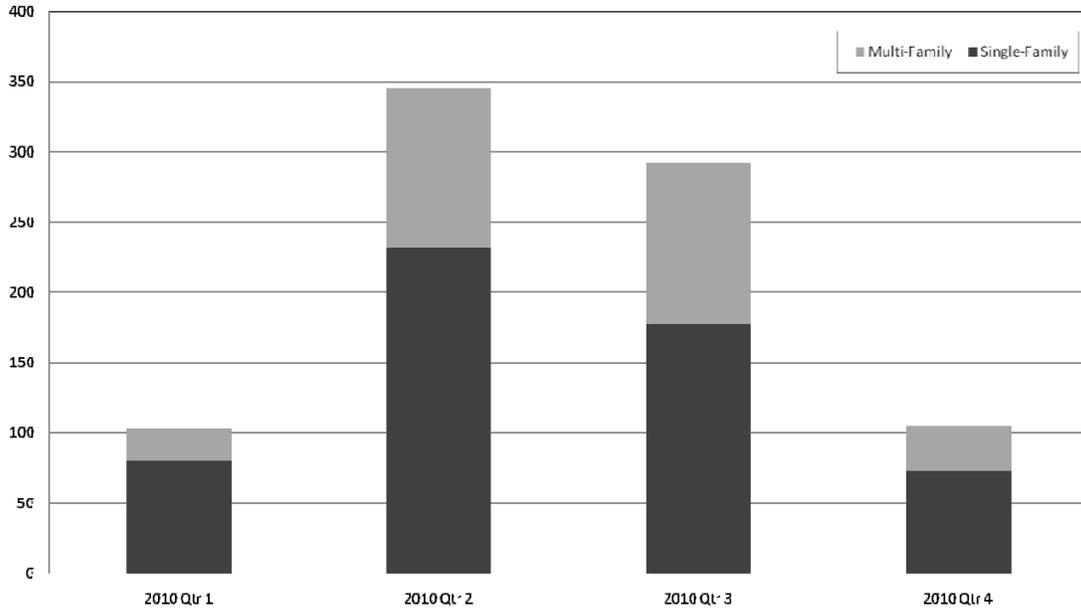
4th Quarter 2010 Compared to Prior Year, for places reporting data 4th Quarter 2010
Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD	4Qtr	4Qtr	YTD	YTD
	10	09	10	09	10	09	10	09	10	09	10	09	10	09	10	09
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wrangell Borough																
Wrangell	0	0	0	2	0	0	0	2	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	1	0	1	0	1	0	1	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	1	0	2	0	0	0	0	0	0	0	0	0	1	0	2	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	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Shageluk	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Tanana	0	2	1	2	0	2	1	2	0	0	0	0	0	0	0	0
Total Reported	106	145	852	923	73	89	562	526	32	52	283	388	1	4	8	9

New Housing Units Authorized

Statewide totals by housing type

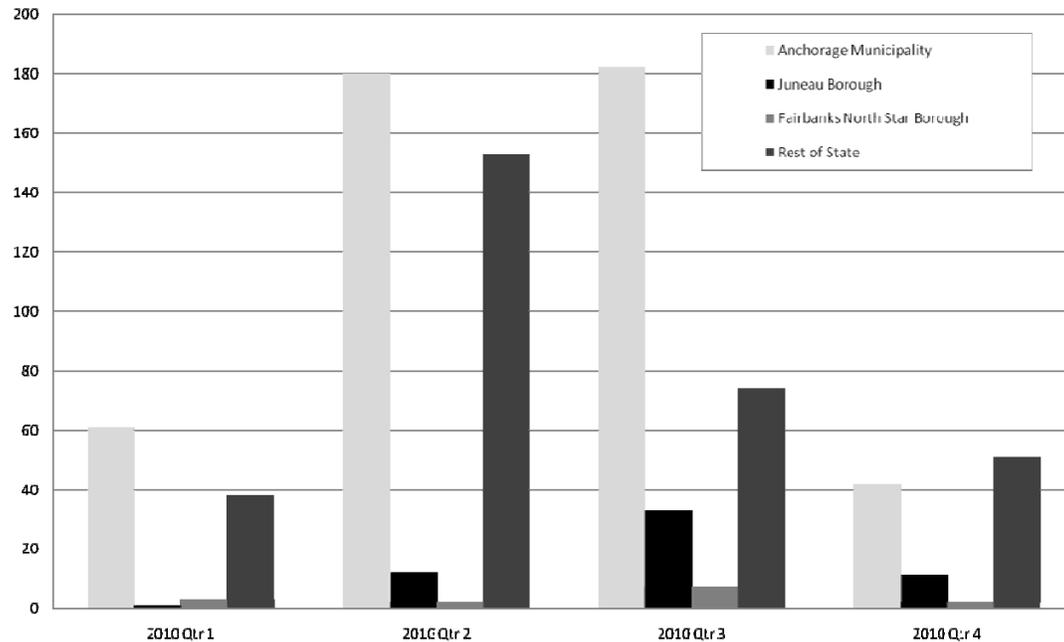
2010



New Housing Units Authorized

Housing unit totals by borough

2010



Appendix C

Tables and Charts

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

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

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

*Single-family includes attached units.

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

***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.

****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).