

ALASKA HOUSING MARKET INDICATORS

Fall 2013

Prepared for:

ALASKA HOUSING FINANCE CORPORATION

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**ALASKA DEPARTMENT OF LABOR
AND WORKFORCE DEVELOPMENT**

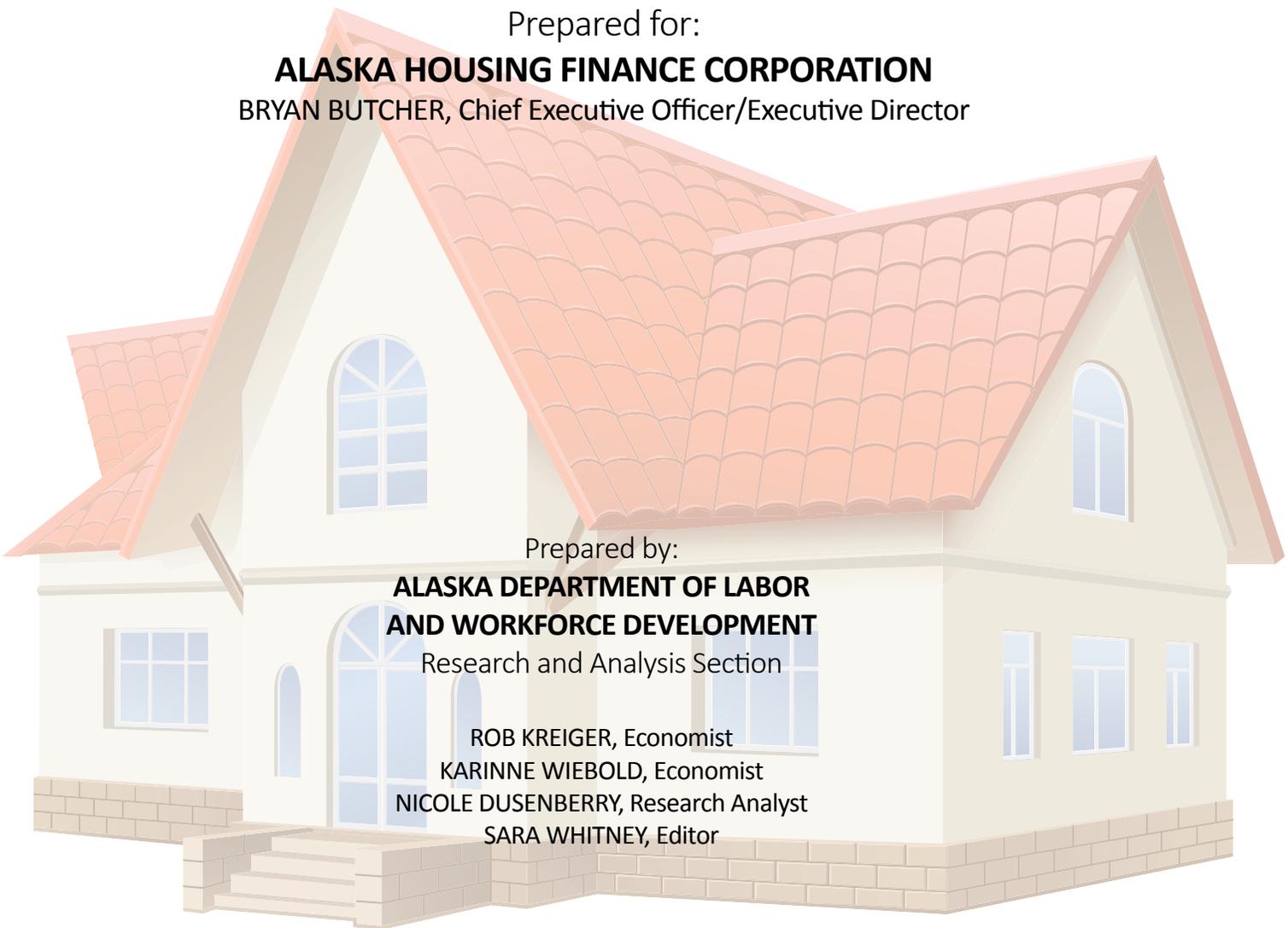
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Acknowledgment

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

Alaska Housing Finance Corporation
Alaska Pacific Bank
Alaska USA Federal Credit Union
Denali State Bank
Denali Federal Credit Union
Federal National Mortgage Association (Fannie Mae)
First Bank of Ketchikan
First National Bank of Alaska
Residential Mortgage
Rural Development (formerly USDA Farmers Home Administration)
Tlingit-Haida Regional Housing Authority
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

Third and Fourth Quarters 2013

Mortgage Interest Rates

30-Year Fixed
4.21%



The average interest rate rose 73 basis points from the second half of 2012.

Number of Loans

Single-Family and Condominium
5,365



The reported number of single-family and condominium loans rose 9 percent year over year but remains slightly below the 10-year average.

Sale Price Appreciation

Single-Family Homes
2.3%



The average sale price for single-family homes rose 2.3 percent.

Alaska Affordability Index

Single-Family Homes
1.33



The index increased 11 basis points from its year-ago level of 1.22.

Lowest 

Highest 

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

Chapter 1: Alaska Quarterly Survey of Mortgage Lending Activity

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 lending 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. Maintaining the distinction is not important for this report. Therefore, references to “lenders” include primary lenders and some secondary purchasers with no distinction unless the difference is critical to the discussion.

Unless otherwise stated, all statistical comparisons measure data from the second half of 2013 against figures from the second half of 2012.

Overall Lending

Overall lending increased statewide in the second half of 2013 compared to one year earlier, including the number of loans, total loan dollar volume, and total sales volume. Average sale prices and loan amounts for all building types remained fairly constant. The average loan to value (LTV) ratio rose 0.2 percentage points over the year to 89.2.

Statewide nominal wages rose 2.2 percent but were overtaken by inflation, based on a 3.5 percent increase in the Anchorage Consumer Price Index (CPI). The average mortgage interest rate was up 73 basis points over the year. Affordability declined as interest rates rose, no longer compensating for the rising cost of single-family homes and fairly flat wages.

- Statewide, the average sale price for all surveyed building types combined rose just \$92 to \$297,057. Single-family and condo average sale prices rose modestly (2 percent), while multi-family average sale price fell by 23 percent.
- The City and Borough of Juneau had the state’s highest average sale price for all building types combined at \$332,785, down half a percent. The Municipality of Anchorage was second at \$324,811, down 1 percent.
- The state’s lowest average sale price for all building types was in the Bethel Census Area at

\$227,200, but due to the small sample size and dramatic decrease in average price from a year prior, the low average price is likely an anomaly rather than indicative of a trend. The Kenai Peninsula Borough had the second-lowest average at \$245,543; the Fairbanks North Star Borough was close behind with an average of \$245,572.

- Average sales prices for all building types combined increased in half the survey areas: the Matanuska-Susitna Borough, Fairbanks, Kenai, and Ketchikan.
- The total loan dollar volume for all building types combined statewide rose 8 percent, or \$107 million, to \$1.4 billion. The average loan amount, based on 5,467 total loans, rose 0.2 percent to \$ 264,916.
- The loan dollar volume rose over the year in five of eight survey areas.
- The average LTV ratio for all building types statewide was 89.2 percent, up from 89.0 percent in the second half of 2012.
- Over half the state's loan dollar volume — 59 percent — was in Anchorage. The Matanuska-Susitna Borough had the second-largest share at 15 percent, and the Fairbanks North Star Borough had 9 percent. Together, these areas accounted for 83 percent of lending.

Single-Family Homes

- Four of every five loans were for single-family properties: 4,640 out of 5,467. The number of single-family loans rose 10 percent from 4,217 in the second half of 2012.
- The total dollar amount of single-family home loans statewide increased 12 percent, or \$134 million, to \$1.3 billion. The average loan amount increased 2 percent to \$273,700.
- Statewide, the average sale price for single-family homes increased 2 percent, from \$299,621 to \$306,487.
- The state's highest average sales price for single-family homes was in Juneau at \$357,253, 2 percent higher than in the second half of 2012. Anchorage was second most expensive at \$352,450, also 2 percent higher than the year before.
- The Bethel Census Area had the state's lowest average sale price for single-family homes at \$227,200. The Kenai Peninsula Borough was next-lowest at \$239,124.
- Average sale prices for single-family homes fell over the year in three survey areas: Kenai Peninsula Borough, Kodiak Island Borough, and Bethel Census Area. The greatest drop was in the Bethel Census Area, where single-family sale prices fell 19 percent. Bethel has the smallest loan volume of the surveyed areas, resulting in more volatile statistics.
- Five surveyed areas had higher average sale prices than the year before. The Ketchikan Gateway Borough's increase was largest at 13 percent, but it had relatively little activity — just 1 percent of the total volume — which leads to greater volatility. The next-largest price increase was in the Mat-Su Borough at 4 percent.

- The average LTV ratio for single-family homes statewide was 89.3 percent, down from 89.9 percent in the second half of 2012. LTV went down in five of the surveyed areas. LTV decreases when the average loan for an area grows less (or contracts less) than its corresponding average sale price.
- Anchorage was home to over half the dollar value of single-family loans, at 56 percent. An additional 16 percent came from the Mat-Su Borough, and the Fairbanks North Star Borough followed with 9 percent.

Condominiums

- Statewide, condominium loans were up 3 percent, increasing from 704 loans in the second half of 2012 to 725 in the second half of 2013. Anchorage dominated condominium sales with 92 percent of the state's total loan volume.
- The statewide average sale price of condominiums rose \$3,359 over the year, or 2 percent, to \$207,568.
- Anchorage had the highest average sale price for condos at \$212,173, a 2 percent increase from 2012.
- The lowest average sale price for a condo was in the Fairbanks North Star Borough, where it rose 3 percent to \$121,262.
- The total dollar volume of condominium loans statewide rose 5 percent, to \$134 million. The average loan amount grew 2 percent, to \$185,046.
- The average LTV ratio for condominiums statewide was 89.1 percent, up from 88.6 percent in the second half of 2012.

Multi-Family Homes

- Statewide, multi-family lending was down 32 percent, falling from 150 loans in the second half of 2012 to 102 loans in the second half of 2013. The number of units financed decreased by 58 percent, from 1,233 units to 520 units.
- The statewide average sale price for multi-family properties fell 23 percent, to \$504,158.
- The average LTV for multi-family properties rose from 79.0 percent to 85.9 percent as buyers put down smaller down payments.

Mortgage Interest Rates

- The weighted average interest rate for 30-year conventional fixed rate mortgages was 4.21 percent, 73 basis points higher than a year earlier.

- Compared to other lenders, AHFC offered loans with lower interest rates. AHFC's average interest rate for 30-year conventional fixed rate mortgages was 3.97 percent; all other lenders collectively averaged 4.27 percent.
- Interest rates for loans in the AHFC rural portfolio had lower average interest rates than those in the urban portfolio, at 3.66 and 3.99 percent respectively.
- Nationally, interest rates averaged 4.39 percent, up 78 basis points from 3.61 percent one year earlier.
- On the national level, interest rates fluctuated during the second half of during 2013 as the market reacted to the possibility the Federal Reserve would scale back on bond purchases.

New vs. Existing Construction

In the Quarterly Survey of Mortgage Lending Activity, new construction is any residential housing built 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 for new construction of all building types combined rose \$23 million, or 16 percent, to \$169 million. Total sales also rose 16 percent, to \$191 million. The average sale price rose 7 percent, to \$350,052.
- Twelve percent of the total statewide dollar volume of loans went toward new construction.
- In the Matanuska-Susitna Borough, 30 percent of the area's total loan volume was for new construction — two and a half times the statewide average.
- Statewide, the average sale price for new construction was 20 percent higher than for existing construction.
- The average sale price for new construction of all building types combined was highest in Anchorage at \$406,096.
- Six of eight surveyed areas reported average prices over \$300,000; Kenai came in at \$286,392, and Bethel didn't report any new construction lending.
- The statewide LTV ratio for new construction remained at 88.7 percent in the second half of 2013, the same as the year before.
- In surveyed areas with more than 25 newly built single-family homes, prices averaged \$458,809 in Anchorage, \$307,072 in Fairbanks, \$297,240 in Mat-Su, and

\$263,528 in Kenai.

Existing Construction

- Statewide, the total loan dollar volume of existing construction rose by \$84 million, or 7 percent, to top \$1.3 billion. Total sales also rose 7 percent, to \$1.4 billion.
- The number of loans for existing construction rose 8 percent, to 4,922.
- Six of eight surveyed areas reported increased lending for existing construction.
- The largest percentage increases took place in the Kodiak Island Borough and Bethel Census Area, at 38 percent and 17 percent respectively.
- The largest percentage decrease was in the Ketchikan Gateway Borough, where the number of loans fell 7 percent. In the Fairbanks North Star Borough, the number of loans fell 5 percent.
- All surveyed areas had an average sale price over \$225,000 for existing single-family homes. The state's lowest average was in the Bethel Census Area at \$227,200. The highest was in Juneau at \$357,223.
- A buyer would expect to pay an average of 15 percent more for a newly constructed single-family home than for an existing home. A new condo cost an average of 38 percent more than an existing one.
- The average LTV ratio for existing single-family homes was 89.4, compared to 88.8 for new construction.

Employment¹ and Wages

- The average monthly unemployment rate in Alaska was 6.0 percent in the second half of 2013, a decrease from 6.4 percent in the second half of 2012.
- The average monthly labor force in Alaska was 366,298 in the second half of 2013, down from 367,209 in 2012.
- Statewide, the average monthly wage rose 2.2 percent over the year, from \$4,176 to \$4,199.
- Of the eight surveyed areas, Anchorage had the highest average monthly wage at \$4,408, up 1.7 percent over the year. Anchorage was the only surveyed area with wages above the statewide average. Average monthly wages in Juneau and the Fairbanks North Star Borough were \$4,052 and \$4,020 respectively.

¹This report uses unemployment and labor force statistics that are not seasonally adjusted. Unemployment and labor force statistics are subject to frequent revision.

- Of all surveyed areas, wages were lowest in the Bethel Census Area at \$3,184 per month.
- The surveyed area with the largest wage growth was the Kenai Peninsula Borough, where average monthly wages grew 6.7 percent to \$3,788.

Alaska Affordability

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

- Statewide, housing became less affordable compared to one year earlier with an index value of 1.33, up from 1.22. A 2.3 percent increase in the average price of a single-family home and rising interest rates overtook the 2.2 percent increase in statewide average wages.
- The Ketchikan Gateway Borough was the least affordable of the surveyed areas with an index value of 1.62, up from 1.31 in the second half of 2012. Juneau was next at 1.57 (up from 1.50), followed by Kodiak at 1.56 (up from 1.35). Ketchikan's large jump in index value could be partly due to a small number of high priced homes selling in what is a very small market.
- The Kenai Peninsula Borough had the state's most affordable index value at 1.11, down from 1.12. The Fairbanks North Star Borough was the second most affordable area with an index value of 1.15, up from 1.05 a year ago.
- The index value for a Mat-Su household with a job in Anchorage was 1.11, up from 0.98 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 indicates 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. An increase in this index means a household is more able to afford a home.

Nationally, housing became less affordable in the second half of 2013 as the index value dropped from 197 to 165. The decrease in affordability was driven by rising interest rates and an increase in median sale price despite modest gains in median family income.

Chapter 2: New 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 units that don't require permits. Communities throughout Alaska provide monthly permit information for single-family homes, multi-family units, and mobile homes.

The Matanuska-Susitna and Fairbanks North Star boroughs report all of their new housing units for the year as fourth-quarter statistics available in May or June of the year following. Palmer, Wasilla, North Pole, and the City of Fairbanks report new housing units quarterly. For this reason, while the cities listed above are included in the following analysis, the balance of the two boroughs is not.

Unless otherwise stated, all statistical comparisons measure data from the second half of 2013 against figures from the second half of 2012.

Overall New Housing Units

- Statewide, 503 residential housing units were authorized during the second half of 2013, a 3 percent increase from 487 units the year before.
- There were 351 new buildings, the same number as the year prior.
- Twenty-nine out of 160 surveyed communities reported new housing units, up from 26 the prior year.
- The reported value of all new housing units² was \$70 million compared to \$95 million during the second half of 2012. The reported value of all new housing units decreased by 27 percent from the previous year.
- Anchorage recorded 241 new housing units in the second half of 2013, accounting for 48 percent of the state's total new units. Juneau was a distant second with 77 new units, followed by Fairbanks with 27 new units.

New Single-Family Units

- The number of new single-family units statewide increased 1 percent, to 264.
- The total value of new single-family units statewide was \$64 million, down from \$67 million the prior year.

²Not all survey participants are able to provide the value of new housing units, so this number likely understates the value of new construction in the state.

- The statewide average value³ of a new single-family home was \$277,079, which was 8 percent lower than in 2012.
- In Anchorage, 126 new single-family housing units were authorized, down 14 units from the same period last year, or 10 percent.
- The average reported value for new single-family units in Anchorage for the second half of 2013 was \$338,194, compared to \$346,845 in 2012.
- Statewide, single-family structures made up 52 percent of all new housing units, down from 54 percent the prior year.
- Anchorage, Juneau, and Kenai each reported the creation of 10 or more single-family units in the second halves of 2013 and 2012.
- Single-family construction increased by more than 50 percent in Juneau, Homer, and Ketchikan.

New Multi-Family Units

- Statewide, construction of multi-family (two or more units) housing increased by 13 units.
- Units in multi-family structures accounted for 46 percent of all new housing units in the state, on par with the previous year when these units represented 45 percent of all construction.
- The total number of multi-family buildings increased 22 percent, from 64 to 78. Projects with three or more units in the building increased from 16 in the second half of 2012 to 23 in the second half of this year.
- The average price per multi-family unit was \$173,887, down 0.5 percent from 2012 (\$174,702).
- The average price per multi-family building decreased 20 percent, from \$655,132 in 2012 to \$524,297 in 2013. Part of the decrease in multi-family building values could be attributed to the shrinking number of units per building; in 2013, new multi-family buildings averaged 3.0 units compared to 3.4 in 2012.
- Ten places reported multi-family construction; there were eight during the same period last year. Anchorage accounted for 50 percent of new multi-family housing units compared to 45 percent in the second half of 2012.
- The number of new multi-family housing units in the Anchorage area rose 17 percent, from 98 to 115. In the municipality, the average number of units per multi-family building remained at 2.7.

³This calculation excludes areas that were not able to provide the value of new housing units.

Appendix A: Quarterly Survey Tables and Charts

4th Quarter 2013

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

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Volume (\$)	Loan-To-Value Ratio (%)
Total Single-Family and Condominium Residences										
4Q13	9,319	2,463	-439	28	257,271	633,658,637	12,483,658	288,522	710,628,820	89.2
3Q13	6,856	2,902	528	416	265,496	770,469,624	128,638,422	297,022	861,958,827	89.4
2Q13	3,954	2,374	794	200	262,782	623,843,818	71,947,904	290,362	689,318,720	90.5
1Q13	1,580	1,580	-855	226	250,500	395,790,560	74,365,232	279,012	440,839,192	89.8
4Q12	8,449	2,435	-51	623	255,103	621,174,979	166,646,571	284,026	691,604,268	89.8
3Q12	6,014	2,486	312	329	258,178	641,831,202	119,300,668	287,876	715,660,298	89.7
2Q12	3,528	2,174	820	228	253,862	551,895,914	74,710,054	280,815	610,490,931	90.4
1Q12	1,354	1,354	-458	-81	237,389	321,425,328	-20,995,417	265,414	359,370,484	89.4
4Q11	7,350	1,812	-345	-259	250,843	454,528,408	-48,393,474	269,723	488,737,418	93.0
3Q11	5,538	2,157	211	-259	242,249	522,530,534	-49,908,498	270,546	583,566,679	89.5
2Q11	3,381	1,946	210	-658	245,214	477,185,860	-140,952,707	272,996	531,250,118	89.8
1Q11	1,435	1,435	-636	-301	238,621	342,420,745	-58,195,582	267,345	383,640,416	89.3
4Q10	8,827	2,071	-345	-413	242,840	502,921,882	-63,546,015	271,154	561,560,335	89.6
3Q10	6,756	2,416	-188	-427	236,937	572,439,032	-98,860,563	265,258	640,862,282	89.3
2Q10	4,340	2,604	868	466	237,380	618,138,567	119,603,075	266,908	695,028,978	88.9
1Q10	1,736	1,736	-748	213	230,770	400,616,327	51,873,882	261,161	453,375,391	88.4
4Q09	8,988	2,484	-359	333	228,047	566,467,896	79,195,861	257,604	639,888,890	88.5
3Q09	6,504	2,843	705	162	236,124	671,299,595	48,213,624	265,678	755,323,485	88.9
2Q09	3,661	2,138	615	-342	233,178	498,535,492	-69,617,515	264,865	566,281,994	88.0
1Q09	1,523	1,523	-628	-288	228,984	348,742,445	-42,988,237	258,674	393,959,921	88.5
4Q08	9,123	2,151	-530	-321	226,533	487,272,036	-47,453,139	255,765	550,150,651	88.6
3Q08	6,972	2,681	201	-436	232,408	623,085,971	-58,779,992	261,987	702,385,829	88.7
2Q08	4,291	2,480	669	-100	229,094	568,153,007	-137,627,838	261,604	648,777,900	87.6
1Q08	1,811	1,811	-793	-655	216,306	391,730,682	-121,036,255	247,388	448,019,425	87.4
4Q07	11,290	2,472	-645	-554	216,313	534,725,175	-81,327,532	248,320	613,846,160	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	187,630	594,600,460	-1,692,888	229,482	727,229,896	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	9,371	3,603	377	-297	169,235	608,232,367	-12,550,618	200,168	719,405,121	84.5

Single-Family and Condominium New Loan Activity in Alaska, Including AHFC (cont.)

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Volume (\$)	Loan-To-Value Ratio (%)
Total Single-Family and Condominium Residences (continued)										
2Q03	5,768	3,226	684	473	163,938	528,864,507	113,196,850	195,431	630,460,589	83.9
1Q03	2,542	2,542	-500	-150	166,920	424,311,607	-2,217,946	192,562	489,492,311	86.7
4Q02	12,387	3,042	-858	-149	162,303	493,726,556	17,509,901	183,747	558,957,253	88.3
3Q02	9,345	3,900	1,147	500	159,175	620,782,985	108,000,953	186,268	726,445,234	85.5
2Q02	5,445	2,753	61	89	150,987	415,667,657	13,494,070	175,143	482,167,641	86.2
1Q02	2,692	2,692	-499	711	158,443	426,529,553	139,491,147	183,050	492,771,837	86.6
4Q01	11,236	3,191	-209	1,043	149,237	476,216,655	165,047,875	174,132	555,654,152	85.7
3Q01	8,045	3,400	736	1,254	150,818	512,782,032	205,595,465	175,590	597,007,443	85.9
2Q01	4,645	2,664	683	763	150,966	402,173,587	132,194,548	175,189	466,703,860	86.2
1Q01	1,981	1,981	-167	346	144,896	287,038,406	62,206,167	170,249	337,262,767	85.1
4Q00	7,830	2,148	2	-214	144,864	311,168,780	-11,577,073	164,864	354,128,664	87.9
3Q00	5,682	2,146	245	-663	143,144	307,186,567	-77,433,319	165,081	354,264,609	86.7
2Q00	3,536	1,901	266	-266	142,019	269,979,039	-38,766,063	165,966	315,501,869	85.6
1Q00	1,635	1,635	-727	-1,091	137,512	224,832,239	-159,926,924	158,272	258,775,433	86.9
4Q99	10,064	2,362	-447	-194	136,641	322,745,853	-31,304,877	156,657	370,023,846	87.2
3Q99	7,702	2,809	642	163	136,924	384,619,886	21,506,654	154,387	433,673,092	88.7
2Q99	4,893	2,167	-559	136	142,476	308,745,102	32,464,658	162,346	351,803,093	87.8
1Q99	2,726	2,726	170	634	141,144	384,759,163	105,079,912	164,023	447,127,516	86.1
4Q98	9,325	2,556	-90	236	138,518	354,050,730	47,299,331	159,563	407,843,748	86.8
3Q98	6,769	2,646	615	248	137,231	363,113,232	48,209,347	157,653	417,149,513	87.0
2Q98	4,123	2,031	-61	202	136,032	276,280,444	32,804,522	157,138	319,147,247	86.6
1Q98	2,092	2,092	-228	559	133,690	279,679,251	91,050,292	153,215	320,525,095	87.3
4Q97	8,080	2,320	-78	586	132,220	306,751,399	80,369,357	151,725	352,002,279	87.1
3Q97	5,760	2,398	569	548	131,319	314,903,885	82,031,806	149,585	358,704,745	87.8
2Q97	3,362	1,829	296	60	133,120	243,475,922	17,585,869	156,036	285,389,281	85.3
1Q97	1,533	1,533	-201	-211	123,046	188,628,959	-29,501,151	144,933	222,182,882	84.9
4Q96	7,097	1,734	-116	-303	130,555	226,382,042	-29,819,817	151,906	263,404,787	85.9
3Q96	5,363	1,850	81	-605	125,877	232,872,079	-69,892,357	146,507	271,038,334	85.9
2Q96	3,513	1,769	25	44	127,694	225,890,053	8,280,066	148,522	262,734,727	86.0
1Q96	1,744	1,744	-293	466	125,075	218,130,110	65,735,200	143,918	250,993,345	86.9
4Q95	7,495	2,037	-418	438	125,774	256,201,859	67,577,329	145,768	296,929,088	86.3
3Q95	5,458	2,455	730	689	123,326	302,764,436	98,488,036	144,656	355,130,815	85.3
2Q95	3,003	1,725	447	-262	126,151	217,609,987	-13,313,079	146,547	252,793,903	86.1
1Q95	1,278	1,278	-321	-944	119,245	152,394,910	-106,949,049	138,098	176,488,927	86.3
4Q94	7,574	1,599	-167	-1,197	117,964	188,624,530	-129,509,233	135,213	216,205,651	87.2
3Q94	5,975	1,766	-221	-1,065	115,672	204,276,400	-121,042,721	133,565	235,876,220	86.6
2Q94	4,209	1,987	-235	-463	116,217	230,923,066	-41,803,881	132,219	262,719,510	87.9
1Q94	2,222	2,222	-574	-23	116,716	259,343,959	4,424,342	133,338	296,277,028	87.5
4Q93	10,322	2,796	-35	234	113,782	318,133,763	37,011,365	130,147	363,892,310	87.4
3Q93	7,526	2,831	381	455	114,913	325,319,121	58,596,196	131,814	373,164,611	87.2
2Q93	4,695	2,450	205	-183	111,317	272,726,947	-24,093,283	128,636	315,157,143	86.5
1Q93	2,245	2,245	-317	318	113,550	254,919,617	48,893,316	137,495	308,675,901	82.6
4Q92	9,498	2,562	186	N/A	109,728	281,122,398	N/A	129,836	332,638,617	84.5
3Q92	6,936	2,376	-257	N/A	112,257	266,722,925	N/A	130,802	310,786,636	85.8
2Q92	4,560	2,633	706	N/A	112,731	296,820,230	N/A	137,779	362,773,390	81.8
1Q92	1,927	1,927	N/A	N/A	106,916	206,026,301	N/A	130,794	252,040,533	81.7

Single-Family and Condominium New Loan Activity in Alaska, Including AHFC (cont.)

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Volume (\$)	Loan-To-Value Ratio (%)
Single-Family Residences										
4Q13	7,993	2,101	-438	43	269,301	565,802,021	12,380,597	302,087	634,683,994	89.1
3Q13	5,892	2,539	519	380	277,341	704,167,613	121,956,526	310,129	787,416,565	89.4
2Q13	3,353	2,020	687	224	275,536	556,582,752	73,450,500	303,829	613,734,108	90.7
1Q13	1,333	1,333	-725	158	264,056	351,986,090	61,727,186	293,362	391,050,888	90.0
4Q12	7,188	2,058	-101	459	268,912	553,421,424	137,218,711	298,923	615,183,785	90.0
3Q12	5,130	2,159	363	295	269,667	582,211,087	109,889,377	300,286	648,317,679	89.8
2Q12	2,971	1,796	621	133	269,005	483,132,252	56,190,251	297,441	534,203,371	90.4
1Q12	1,175	1,175	-424	-36	247,029	290,258,904	-13,812,236	276,902	325,360,018	89.2
4Q11	6,337	1,599	-265	-180	260,289	416,202,713	-38,704,386	278,280	444,968,932	93.5
3Q11	4,738	1,864	201	-178	253,391	472,321,710	-35,297,780	281,424	524,574,905	90.0
2Q11	2,874	1,663	242	-464	256,730	426,942,001	-109,226,408	285,723	475,158,011	89.9
1Q11	1,211	1,211	-568	-210	251,091	304,071,140	-44,138,991	281,345	340,708,277	89.2
4Q10	7,369	1,779	-263	-263	255,709	454,907,099	-37,191,070	285,602	508,085,684	89.5
3Q10	5,590	2,042	-85	-346	248,589	507,619,490	-85,037,559	278,836	569,383,859	89.2
2Q10	3,548	2,127	706	332	252,077	536,168,409	97,968,617	284,413	604,946,496	88.6
1Q10	1,421	1,421	-621	215	245,046	348,210,131	58,179,797	277,941	394,954,548	88.2
4Q09	7,431	2,042	-346	325	240,988	492,098,169	80,424,385	272,152	555,734,402	88.5
3Q09	5,389	2,388	593	233	248,181	592,657,049	62,830,375	278,805	665,787,285	89.0
2Q09	3,001	1,795	589	-172	244,122	438,199,792	-42,063,440	277,460	498,040,004	88.0
1Q09	1,206	1,206	-511	-205	240,489	290,030,334	-32,112,976	272,418	328,535,871	88.3
4Q08	7,250	1,717	-438	-272	239,763	411,673,785	-41,869,759	272,293	467,526,993	88.1
3Q08	5,533	2,155	188	-393	245,859	529,826,674	-56,023,019	278,009	599,109,529	90.3
2Q08	3,378	1,967	556	-627	244,160	480,263,232	-118,427,008	280,451	551,646,225	87.1
1Q08	1,411	1,411	-710	-590	228,309	322,143,310	-117,393,931	261,986	369,662,842	87.1
4Q07	9,132	1,989	-559	-471	228,026	453,543,544	-75,814,838	263,751	524,601,076	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	8,094	3,115	313	-285	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

Single-Family and Condominium New Loan Activity in Alaska, Including AHFC (cont.)

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Volume (\$)	Loan-To-Value Ratio (%)
Single-Family Residences (continued)										
2Q02	4,538	2,265	-8	-51	159,008	360,789,300	-8,676,940	185,787	421,551,733	85.6
1Q02	2,273	2,273	-413	602	167,591	380,933,697	123,001,650	194,435	441,950,296	86.2
4Q01	9,529	2,686	-170	791	158,548	425,859,676	138,092,655	185,895	499,314,191	85.3
3Q01	6,843	2,856	540	942	159,785	456,345,024	169,466,333	186,883	533,737,895	85.5
2Q01	3,987	2,316	645	630	159,528	369,466,240	118,201,500	185,106	428,706,184	86.2
1Q01	1,671	1,671	-224	216	154,358	257,932,047	48,617,117	182,153	304,377,369	84.7
4Q00	6,950	1,895	-19	-216	151,856	287,767,021	-13,774,478	173,070	327,968,199	87.7
3Q00	5,055	1,914	228	-593	149,884	286,878,691	-72,736,868	173,000	331,121,205	86.6
2Q00	3,141	1,686	231	-245	149,030	251,264,740	-36,487,852	175,010	295,066,273	85.2
1Q00	1,455	1,455	-656	-1,055	144,876	208,331,978	-158,581,798	167,208	240,444,856	86.6
4Q99	9,059	2,111	-396	-276	142,843	301,541,499	-38,666,128	164,303	346,843,081	86.9
3Q99	6,948	2,507	576	147	143,445	359,615,559	27,887,017	161,970	406,059,514	88.6
2Q99	4,441	1,931	-579	69	149,017	287,752,592	25,061,613	169,934	328,143,011	87.7
1Q99	2,510	2,510	123	588	146,181	366,913,776	101,603,500	169,854	426,333,197	86.1
4Q98	8,531	2,387	27	235	142,525	340,207,627	46,779,959	164,547	392,772,621	86.6
3Q98	6,144	2,360	498	145	140,563	331,728,542	31,762,351	162,077	382,501,159	86.7
2Q98	3,784	1,862	-60	155	141,080	262,690,979	29,562,157	163,396	304,243,292	86.3
1Q98	1,922	1,922	-230	472	138,039	265,310,276	82,934,814	158,602	304,832,145	87.0
4Q97	7,524	2,152	-63	515	136,351	293,427,668	74,671,938	156,799	337,430,545	87.0
3Q97	5,372	2,215	508	480	135,425	299,966,191	75,295,981	154,539	342,303,858	87.6
2Q97	3,157	1,707	257	67	136,572	233,128,822	16,786,103	159,756	272,703,393	85.5
1Q97	1,450	1,450	-187	-179	125,776	182,375,462	-27,037,969	148,444	215,243,118	84.7
4Q96	6,641	1,637	-98	-283	133,632	218,755,730	-28,405,548	155,764	254,986,366	85.8
3Q96	5,004	1,735	95	-591	129,493	224,670,210	-68,676,960	150,855	261,733,371	85.8
2Q96	3,269	1,640	11	29	131,916	216,342,719	6,796,638	153,705	252,075,428	85.8
1Q96	1,629	1,629	-291	423	128,553	209,413,431	62,183,627	147,942	240,997,488	86.9
4Q95	7,063	1,920	-406	391	128,730	247,161,278	63,208,258	149,455	286,953,165	86.1
3Q95	5,143	2,326	715	654	126,117	293,347,170	95,433,259	148,129	344,547,804	85.1
2Q95	2,817	1,611	405	-272	130,072	209,546,081	-12,490,271	151,289	243,726,354	86.0
1Q95	1,206	1,206	-323	-928	122,081	147,229,804	-105,505,877	141,446	170,583,747	86.3
4Q94	7,218	1,529	-143	-1,169	120,309	183,953,020	-127,498,769	137,882	210,821,273	87.3
3Q94	5,689	1,672	-211	-1,081	118,370	197,913,911	-121,692,166	136,622	228,432,710	86.6
2Q94	4,017	1,883	-251	-455	117,916	222,036,352	-43,479,005	134,247	252,787,379	87.8
1Q94	2,134	2,134	-564	-27	118,433	252,735,681	3,878,122	135,276	288,678,729	87.5
4Q93	9,950	2,698	-55	243	115,438	311,451,789	38,798,236	131,902	355,870,489	87.5
3Q93	7,252	2,753	415	489	116,094	319,606,077	63,286,715	133,152	366,566,829	87.2
2Q93	4,499	2,338	177	-200	113,565	265,515,357	-23,020,281	131,260	306,886,028	86.5
1Q93	2,161	2,161	-294	285	115,159	248,857,559	46,390,808	139,579	301,629,406	82.5
4Q92	9,133	2,455	191	N/A	111,061	272,653,553	N/A	131,685	323,285,501	84.3
3Q92	6,678	2,264	-274	N/A	113,215	256,319,362	N/A	132,314	299,558,526	85.6
2Q92	4,414	2,538	662	N/A	113,686	288,535,638	N/A	139,267	353,458,812	81.6
1Q92	1,876	1,876	N/A	N/A	107,925	202,466,751	N/A	131,705	247,079,277	81.9

Single-Family and Condominium New Loan Activity in Alaska, Including AHFC (cont.)

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Volume (\$)	Loan-To-Value Ratio (%)
Condominium Residences										
4Q13	1,326	362	-1	-15	187,449	67,856,616	103,061	209,792	75,944,826	89.3
3Q13	964	363	9	36	182,650	66,302,011	6,681,896	205,351	74,542,262	88.9
2Q13	601	354	107	-24	190,003	67,261,066	-1,502,596	213,516	75,584,612	89.0
1Q13	247	247	-130	68	177,346	43,804,470	12,638,046	201,572	49,788,304	88.0
4Q12	1,261	377	50	164	179,718	67,753,555	29,427,861	202,707	76,420,483	88.7
3Q12	884	327	-51	84	182,325	59,620,115	9,411,291	205,941	67,342,619	88.5
2Q12	557	378	199	95	181,914	68,763,662	18,519,803	201,819	76,287,560	90.1
1Q12	179	179	-34	-45	174,114	31,166,424	-7,183,181	190,003	34,010,466	91.6
4Q11	1,013	213	-80	-79	179,933	38,325,694	-9,689,088	205,486	43,768,486	87.6
3Q11	800	293	10	-81	171,361	50,208,824	-14,610,718	201,337	58,991,775	85.1
2Q11	507	283	-32	-194	177,540	50,243,859	-31,726,299	198,205	56,092,107	89.6
1Q11	224	224	-68	-91	171,204	38,349,605	-14,056,591	191,661	42,932,140	89.3
4Q10	1,458	292	-82	-150	164,434	48,014,782	-26,354,945	183,132	53,474,651	89.8
3Q10	1,166	374	-103	-81	173,314	64,819,542	-13,823,004	191,119	71,478,423	90.7
2Q10	792	477	162	134	171,845	81,970,158	21,634,458	188,852	90,082,482	91.0
1Q10	315	315	-127	-2	166,369	52,406,196	-6,305,915	185,463	58,420,843	89.7
4Q09	1,557	442	-13	8	168,257	74,369,727	-1,228,524	190,395	84,154,488	94.6
3Q09	1,115	455	112	-71	172,841	78,642,546	-14,616,751	196,783	89,536,200	87.8
2Q09	660	343	26	-170	175,906	60,335,700	-27,554,075	198,956	68,241,990	88.4
1Q09	317	317	-117	-83	185,212	58,712,111	-10,875,261	206,385	65,424,050	89.7
4Q08	1,873	434	-92	-49	174,190	75,598,251	-5,583,380	190,377	82,623,658	91.5
3Q08	1,439	526	13	-43	177,299	93,259,297	-2,756,973	196,343	103,276,300	90.3
2Q08	913	513	113	-128	171,325	87,889,775	-19,200,830	189,340	97,131,675	90.5
1Q08	400	400	-83	-65	173,968	69,587,372	-3,642,324	195,891	78,356,583	88.8
4Q07	2,158	483	-86	-83	168,078	81,181,631	-5,512,694	184,772	89,245,084	91.0
3Q07	1,675	569	-72	-120	168,746	96,016,270	-9,051,362	189,681	107,928,575	89.0
2Q07	1,106	641	176	0	167,068	107,090,605	8,208,009	191,861	122,983,105	87.1
1Q07	465	465	-101	-117	157,483	73,229,696	-16,230,046	189,426	88,082,974	83.1
4Q06	2,478	566	-123	-146	153,170	86,694,325	-17,627,502	176,816	100,077,666	86.6
3Q06	1,912	689	48	67	152,493	105,067,632	11,102,293	181,336	124,940,184	84.1
2Q06	1,223	641	59	32	154,263	98,882,596	2,680,510	188,866	121,063,051	81.7
1Q06	582	582	-130	104	153,711	89,459,742	15,594,322	180,300	104,934,814	85.3
4Q05	2,421	712	90	97	146,519	104,321,827	17,740,515	161,850	115,237,005	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

Single-Family and Condominium New Loan Activity in Alaska, Including AHFC (cont.)

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Volume (\$)	Loan-To-Value Ratio (%)
Condominium Residences (continued)										
4Q01	1,707	505	-39	252	99,717	50,356,979	26,955,220	111,564	56,339,961	89.4
3Q01	1,202	544	196	312	103,745	56,437,008	38,481,502	116,304	63,269,548	89.2
2Q01	658	348	38	133	94,683	32,949,547	14,235,248	109,965	38,267,676	86.1
1Q01	310	310	57	130	93,891	29,106,359	13,589,050	106,082	32,885,398	88.5
4Q00	880	253	21	2	92,497	23,401,759	2,197,405	103,401	26,160,465	89.5
3Q00	627	232	17	-70	86,325	17,955,506	-2,417,018	97,834	20,349,504	88.2
2Q00	395	215	35	-21	87,043	18,714,299	-2,278,211	95,049	20,435,596	91.6
1Q00	180	180	-71	-36	86,207	15,517,309	-2,328,078	94,152	16,947,343	91.6
4Q99	1,005	251	-51	82	84,479	21,204,354	7,361,251	92,354	23,180,765	91.5
3Q99	754	302	66	16	67,459	20,372,524	-11,012,166	73,523	22,203,926	91.8
2Q99	452	236	20	67	88,951	20,992,510	7,403,045	100,255	23,660,082	88.7
1Q99	216	216	47	46	82,618	17,845,387	3,476,412	96,270	20,794,319	85.8
4Q98	794	169	-117	1	81,912	13,843,103	519,372	89,178	15,071,127	91.9
3Q98	625	286	117	103	109,737	31,384,690	16,446,996	121,148	34,648,354	90.6
2Q98	339	169	-1	47	80,411	13,589,465	3,242,365	88,189	14,903,955	91.2
1Q98	170	170	2	87	84,523	14,368,975	8,115,478	92,311	15,692,950	91.6
4Q97	556	168	-15	71	79,308	13,323,731	5,697,419	86,737	14,571,784	91.4
3Q97	388	183	61	68	81,627	14,937,694	6,735,825	89,622	16,400,887	91.1
2Q97	205	122	39	-7	84,812	10,347,100	799,766	103,983	12,685,888	81.6
1Q97	83	83	-14	-32	75,343	6,253,497	-2,463,182	83,612	6,939,764	90.1
4Q96	456	97	-18	-20	78,622	7,626,312	-1,414,269	86,788	8,418,421	90.6
3Q96	359	115	-14	-14	71,321	8,201,869	-1,215,397	80,913	9,304,963	88.1
2Q96	244	129	14	15	74,010	9,547,334	1,483,428	82,630	10,659,299	89.6
1Q96	115	115	-2	43	75,797	8,716,679	3,551,573	86,920	9,995,857	87.2
4Q95	432	117	-12	47	77,270	9,040,581	4,369,071	85,264	9,975,923	90.6
3Q95	315	129	15	35	73,002	9,417,266	3,054,777	82,039	10,583,011	89.0
2Q95	186	114	42	10	70,736	8,063,906	-822,808	79,540	9,067,549	88.9
1Q95	72	72	2	-16	71,738	5,165,106	-1,443,172	82,016	5,905,180	87.5
4Q94	356	70	-24	-28	66,736	4,671,510	-2,010,464	76,920	5,384,378	86.8
3Q94	286	94	-10	16	67,686	6,362,489	649,445	79,186	7,443,510	85.5
2Q94	192	104	16	-8	85,449	8,886,714	1,675,124	95,501	9,932,131	89.5
1Q94	88	88	-10	4	75,094	6,608,278	546,220	86,344	7,598,299	87.0
4Q93	372	98	20	-9	68,183	6,681,974	-1,786,871	81,855	8,021,821	83.3
3Q93	274	78	-34	-34	73,244	5,713,044	-4,690,519	84,587	6,597,782	86.6
2Q93	196	112	28	17	64,389	7,211,590	-1,073,002	73,849	8,271,115	87.2
1Q93	84	84	-23	33	72,167	6,062,058	2,502,508	83,887	7,046,495	86.0
4Q92	365	107	-5	N/A	79,148	8,468,845	N/A	87,412	9,353,116	90.5
3Q92	258	112	17	N/A	92,889	10,403,563	N/A	100,251	11,228,110	92.7
2Q92	146	95	44	N/A	87,206	8,284,592	N/A	98,048	9,314,578	88.9
1Q92	51	51	N/A	N/A	69,795	3,559,550	N/A	97,280	4,961,256	71.7

Notes: Based on the quarterly Survey of Lenders' Activity, a survey of private and public mortgage lenders. Some of the increased lending activity in the 2nd quarter of 2012 may be attributed to the inclusion of a new lender in the survey sample. Refinanced mortgages are excluded from this series. Historical series were revised 2nd quarter 1999 to exclude refinances from Fannie Mae and AHFC data. Fannie Mae data excluding refinances were not available for the 1st, 2nd, and 3rd quarters of 1992 and the 1st quarter of 1993. AHFC data for the 1st and 2nd quarters of 1992 were not revised. AHFC assumed rural loans from DCRA in the 3rd quarter of 1992. AHFC's urban portfolio for 2nd quarter 1992 did not include any refinances. Original data from the 1st quarter 1992 lender survey was not available for comparison. Beginning 2nd quarter 1999, Fannie Mae data are included in the single-family and condominium categories as appropriate. Previously, all Fannie Mae data were recorded as single family. Beginning 2nd quarter 1999, an adjustment reduces double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or overstate differences in activity. Beginning 4th quarter 2008, an adjustment reduces double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or overstate differences in activity.

*Revised 4th quarter 2008

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

Single-Family Loan Activity in Alaska Including AHFC, Total

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	3,940	536	1,051	-184	69	\$304,863	\$320,411,212	\$16,085,190	56.6	\$343,540	\$361,060,191	56.9
Mat-Su	1,469	180	422	-18	33	240,478	101,481,833	11,743,810	17.9	260,953	110,122,361	17.4
Fairbanks North Star	898	-98	227	-76	-35	217,291	49,325,055	-8,838,009	8.7	241,069	54,722,572	8.6
Kenai Peninsula	699	60	173	-56	-4	210,478	36,412,673	-51,022	6.4	242,764	41,998,209	6.6
Juneau	387	76	81	-48	-13	301,814	24,446,958	-4,881,170	4.3	357,023	28,918,900	4.6
Ketchikan Gateway	69	-10	14	-8	-5	283,094	3,963,318	-523,815	0.7	338,602	4,740,432	0.7
Kodiak Island	116	22	23	-21	-5	294,044	6,763,020	240,677	1.2	323,717	7,445,500	1.2
Bethel Census Area	33	9	11	1	6	202,061	2,222,675	775,617	0.4	228,291	2,511,198	0.4
Rest of State	382	30	99	-28	-3	209,851	20,775,277	-2,170,681	3.7	233,986	23,164,631	3.6
Statewide Total	7,993	805	2,101	-438	43	\$269,301	\$565,802,021	\$12,380,597	100.0	\$302,087	\$634,683,994	100.0

Notes: Based on the quarterly Survey of Lenders' activity, a survey of private and public mortgage lenders. Total may not sum due to rounding.

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

Single-Family Loan Activity in Alaska Including AHFC, New Construction

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	276	58	80	7	6	\$401,520	\$32,121,598	\$763,257	42.0	\$462,773	\$37,021,854	43.2
Mat-Su	343	11	117	24	13	284,705	33,310,520	6,869,574	43.5	304,857	35,668,280	41.7
Fairbanks North Star	47	-13	13	0	-1	243,662	3,167,612	-457,087	4.1	297,299	3,864,884	4.5
Kenai Peninsula	75	-4	20	-3	6	222,069	4,441,373	1,229,575	5.8	263,711	5,274,220	6.2
Juneau	5	-10	3	3	0	309,778	929,334	-106,117	1.2	359,300	1,077,900	1.3
Ketchikan Gateway	2	0	0	-1	-1	N/A	0	-90,000	0.0	N/A	0	0.0
Kodiak Island	4	0	2	2	0	382,210	764,420	148,670	1.0	370,000	740,000	0.9
Bethel Census Area	0	-2	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	28	-9	8	-3	-2	225,314	1,802,515	-704,683	2.4	248,383	1,987,061	2.3
Statewide Total	780	31	243	29	21	\$314,969	\$76,537,372	\$7,653,189	100.0	\$352,404	\$85,634,199	100.0

Notes: Based on the quarterly Survey of Lenders' activity, a survey of private and public mortgage lenders. Beginning 2nd quarter 1999, an adjustment reduces double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or overstate differences in activity.

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

Single-Family Loan Activity in Alaska Including AHFC, Existing Housing

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	3,664	478	971	-191	63	\$296,900	\$288,289,614	\$15,321,933	58.9	\$333,716	\$324,038,337	59.0
Mat-Su	1,126	169	305	-42	20	223,513	68,171,313	4,874,236	13.9	244,112	74,454,081	13.6
Fairbanks North Star	851	-85	214	-76	-34	215,689	46,157,443	-8,380,922	9.4	237,653	50,857,688	9.3
Kenai Peninsula	624	64	153	-53	-10	208,963	31,971,300	-1,280,597	6.5	240,026	36,723,989	6.7
Juneau	382	86	78	-51	-13	301,508	23,517,624	-4,775,053	4.8	356,936	27,841,000	5.1
Ketchikan Gateway	67	-10	14	-7	-4	283,094	3,963,318	-433,815	0.8	338,602	4,740,432	0.9
Kodiak Island	112	22	21	-23	-5	285,648	5,998,600	92,007	1.2	319,310	6,705,500	1.2
Bethel Census Area	33	11	11	1	6	202,061	2,222,675	775,617	0.5	228,291	2,511,198	0.5
Rest of State	354	39	91	-25	-1	208,492	18,972,762	-1,465,998	3.9	232,721	21,177,570	3.9
Statewide Total	7,213	774	1,858	-467	22	\$263,329	\$489,264,649	\$4,727,408	100.0	\$295,506	\$549,049,795	100.0

Notes: Based on the quarterly Survey of Lenders' activity, a survey of private and public mortgage lenders. Beginning 2nd quarter 1999, an adjustment reduces double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or overstate differences in activity.

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

Condominium Loan Activity in Alaska Including AHFC, Total

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	1,175	64	331	13	-4	\$190,139	\$62,935,952	\$1,839,927	92.7	\$213,294	\$70,600,326	93.0
Mat-Su	25	-15	3	-5	-11	146,268	438,805	-1,662,937	0.6	152,333	457,000	0.6
Fairbanks North Star	27	-4	6	-1	1	123,075	738,450	230,925	1.1	137,083	822,500	1.1
Kenai Peninsula	13	-5	5	2	3	146,861	734,304	391,150	1.1	167,900	839,500	1.1
Juneau	70	13	14	-6	-7	168,186	2,354,605	-1,350,504	3.5	177,893	2,490,500	3.3
Ketchikan Gateway	6	4	1	-1	1	130,000	130,000	130,000	0.2	145,000	145,000	0.2
Kodiak Island	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel Census Area	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	10	8	2	-3	2	262,250	524,500	524,500	0.8	295,000	590,000	0.8
Statewide Total	1,326	65	362	-1	-15	\$187,449	\$67,856,616	\$103,061	100.0	\$209,792	\$75,944,826	100.0

Notes: Based on the quarterly Survey of Lenders' activity, a survey of private and public mortgage lenders. Total may not sum due to rounding.

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

Condominium Loan Activity in Alaska Including AHFC, New Construction

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	126	7	36	6	4	\$263,558	\$9,488,072	\$1,343,235	92.5	\$296,356	\$10,668,802	92.7
Mat-Su	8	4	0	-4	-2	N/A	0	-309,183	0.0	N/A	0	0.0
Fairbanks North Star	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Kenai Peninsula	6	4	3	2	3	146,346	439,039	439,039	4.3	161,833	485,500	4.2
Juneau	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Ketchikan Gateway	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Kodiak Island	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel Census Area	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	3	2	1	0	1	332,500	332,500	332,500	3.2	350,000	350,000	3.0
Statewide Total	143	17	40	4	6	\$256,490	\$10,259,611	\$1,805,591	100.0	\$287,608	\$11,504,302	100.0

Notes: Based on the quarterly Survey of Lenders' activity, a survey of private and public mortgage lenders. Beginning 2nd quarter 1999, an adjustment reduces double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or overstate differences in activity.

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

Condominium Loan Activity in Alaska Including AHFC, Existing Housing

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Sales Price	Total Sales Volume	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	1,049	57	295	7	-8	\$181,179	\$53,447,880	\$496,692	92.8	\$203,158	\$59,931,524	93.0
Mat-Su	17	-19	3	-1	-9	146,268	438,805	-1,353,754	0.8	152,333	457,000	0.7
Fairbanks North Star	27	-4	6	-1	1	123,075	738,450	230,925	1.3	137,083	822,500	1.3
Kenai Peninsula	7	-9	2	0	0	147,633	295,265	-47,889	0.5	177,000	354,000	0.5
Juneau	70	13	14	-6	-7	168,186	2,354,605	-1,350,504	4.1	177,893	2,490,500	3.9
Ketchikan Gateway	6	4	1	-1	1	130,000	130,000	130,000	0.2	145,000	145,000	0.2
Kodiak Island	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel Census Area	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	7	6	1	-3	1	192,000	192,000	192,000	0.3	240,000	240,000	0.4
Statewide Total	1,183	48	322	-5	-21	\$178,873	\$57,597,005	-\$1,702,530	100.0	\$200,126	\$64,440,524	100.0

Notes: Based on the quarterly Survey of Lenders' activity, a survey of private and public mortgage lenders. Beginning 2nd quarter 1999, an adjustment reduces double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or overstate differences in activity.

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

Refinancing Activity in Alaska Including AHFC, Total Single-Family

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Appraised Value	Total Appraised Value	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	3,371	-3,313	278	-272	-1,673	\$226,937	\$63,088,352	-\$435,905,217	54.7	\$358,485	\$99,658,967	56.2
Mat-Su	1,110	-791	78	-94	-474	181,499	14,156,905	-94,626,328	12.3	246,810	19,251,187	10.9
Fairbanks North Star	628	-653	62	-42	-271	163,961	10,165,555	-56,164,225	8.8	235,894	14,625,415	8.2
Kenai Peninsula	788	-553	77	-60	-236	163,098	12,558,527	-43,597,891	10.9	242,811	18,696,420	10.5
Juneau	348	-277	30	-21	-140	206,018	6,180,553	-36,157,719	5.4	368,149	11,044,458	6.2
Ketchikan Gateway	87	-57	1	-17	-34	189,000	189,000	-7,054,943	0.2	210,000	210,000	0.1
Kodiak Island	110	-121	7	-16	-60	283,629	1,985,400	-11,350,633	1.7	484,286	3,390,000	1.9
Bethel Census Area	25	-25	7	3	-7	146,957	1,028,697	-2,188,812	0.9	236,900	1,658,299	0.9
Rest of State	280	-227	33	-30	-82	183,100	6,042,290	-15,699,463	5.2	267,633	8,831,890	5.0
Statewide Total	6,747	-6,017	573	-549	-2,977	\$201,388	\$115,395,279	-\$702,745,231	100.0	\$309,540	\$177,366,636	100.0

Notes: Based on the quarterly Survey of Lenders' Activity, a survey of private and public mortgage lenders. Refinancing activity was first collected during 3rd quarter 2005. Not all participating lenders are able to report refinancing activity.

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

Refinancing Activity in Alaska Including AHFC, Total Condominium

4th Quarter 2013

Location	YTD	Chg	Number of Loans	Chg	Chg	Average Loan	Total Loans	Chg	% Loan Volume	Average Appraised Value	Total Appraised Value	% Total Market Value
		Prv YTD		Prv Qtr	Prv Yr			Prv Yr				
Anchorage	580	-440	45	-45	-239	\$147,392	\$6,632,653	-\$40,706,820	88.3	\$188,308	\$8,473,858	88.0
Mat-Su	16	-9	1	0	-11	140,000	140,000	-1,333,899	1.9	220,000	220,000	2.3
Fairbanks North Star	13	-21	1	-1	-9	79,685	79,685	-1,142,415	1.1	118,850	118,850	1.2
Kenai Peninsula	7	-13	1	-1	-7	168,800	168,800	-1,022,448	2.2	214,000	214,000	2.2
Juneau	36	-1	3	-3	-10	138,482	415,446	-1,738,545	5.5	170,500	511,500	5.3
Ketchikan Gateway	3	2	1	0	0	78,035	78,035	-75,057	1.0	95,225	95,225	1.0
Kodiak Island	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Bethel Census Area	0	0	0	0	0	N/A	0	0	0.0	N/A	0	0.0
Rest of State	0	-5	0	0	-1	N/A	0	-80,000	0.0	N/A	0	0.0
Statewide Total	655	-487	52	-50	-277	\$144,512	\$7,514,619	-\$46,099,184	100.0	\$185,258	\$9,633,433	100.0

Notes: Based on the quarterly Survey of Lenders' Activity, a survey of private and public mortgage lenders. Refinancing activity was first collected during 3rd quarter 2005. Not all participating lenders are able to report refinancing activity.

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

Multi-Family Loan Activity in Alaska Including AHFC, Total

4th Quarter 2013

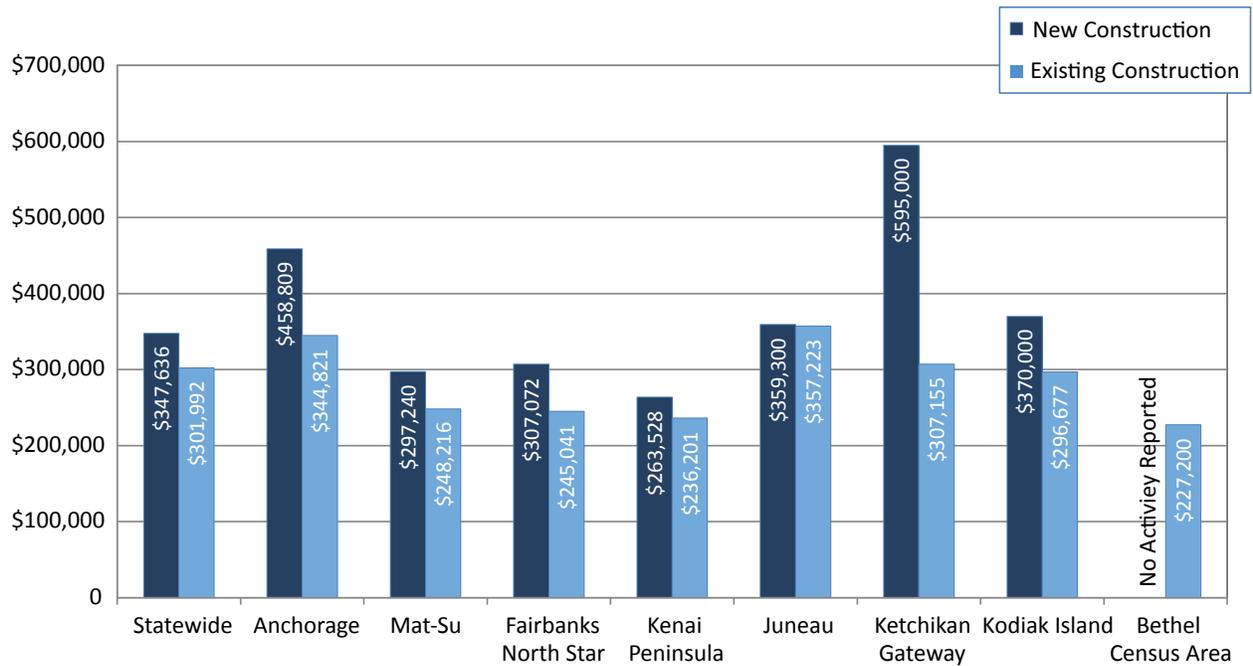
Location	YTD	Chg	Number	Chg	Chg	Average	Total Loans	Chg	% Loan	Average	Total	% Total	Units
		Prv YTD	of Loans	Prv Qtr	Prv Yr	Loan			Prv Yr	Volume	Sales Price	Sales Volume	
Anchorage	131	-58	18	-16	-48	\$418,088	\$7,525,581	-\$36,502,058	37.0	\$507,222	\$9,130,000	37.3	91
Mat-Su	52	20	14	1	5	574,651	8,045,113	5,226,935	39.6	679,831	9,517,639	38.9	84
Fairbanks North Star	15	7	2	-2	2	290,874	581,747	581,747	2.9	293,500	587,000	2.4	8
Kenai Peninsula	31	11	10	5	6	418,295	4,182,951	2,802,339	20.6	522,500	5,225,000	21.4	69
Juneau	5	2	0	-2	-1	N/A	0	-1,200,000	0.0	N/A	0	0.0	0
Ketchikan Gateway	1	-1	0	0	-1	N/A	0	-348,570	0.0	N/A	0	0.0	0
Kodiak Island	1	-3	0	0	0	N/A	0	0	0.0	N/A	0	0.0	0
Bethel Census Area	0	-3	0	0	-3	N/A	0	-1,062,932	0.0	N/A	0	0.0	0
Rest of State	2	2	0	0	0	N/A	0	0	0.0	N/A	0	0.0	0
Statewide Total	238	-23	44	-14	-40	\$462,168	\$20,335,392	-\$30,502,539	100.0	\$555,901	\$24,459,639	100.0	252

Notes: Based on the quarterly Survey of Lenders' activity, a survey of private and public mortgage lenders. Total may not sum due to rounding. Total in number of units column may not sum because some lenders don't report units by area.

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

New Construction vs. Existing Housing

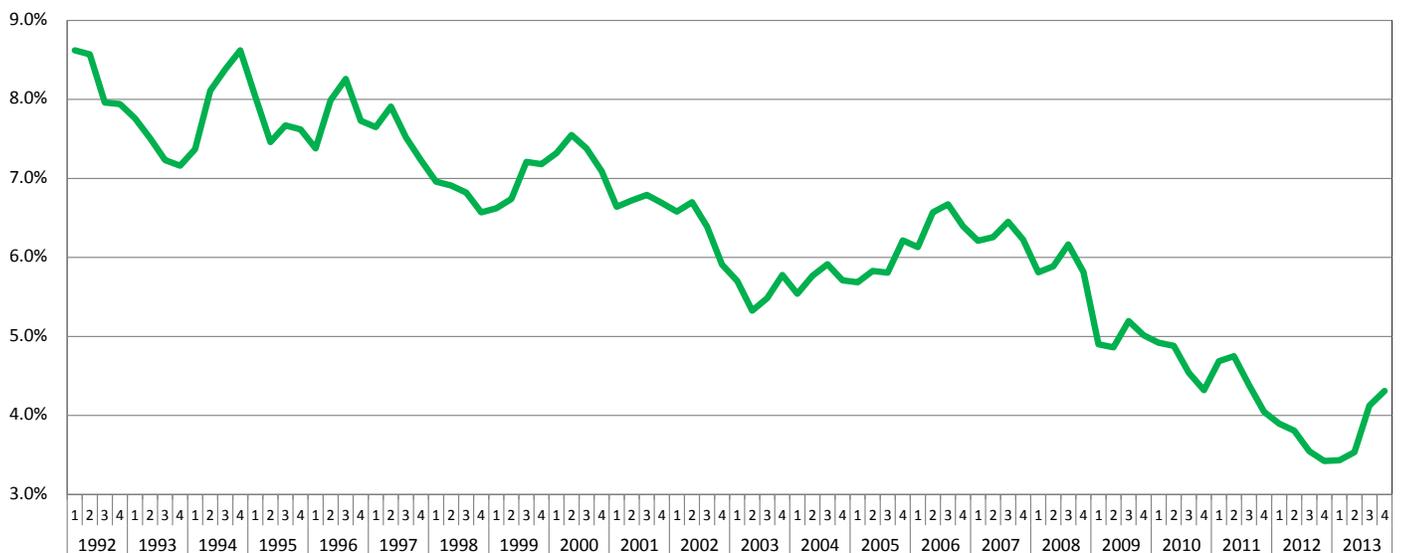
Average Sales Price, Single-Family Homes, 2nd half 2013



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

Quarterly Interest Rate Weighted by Loan Volume

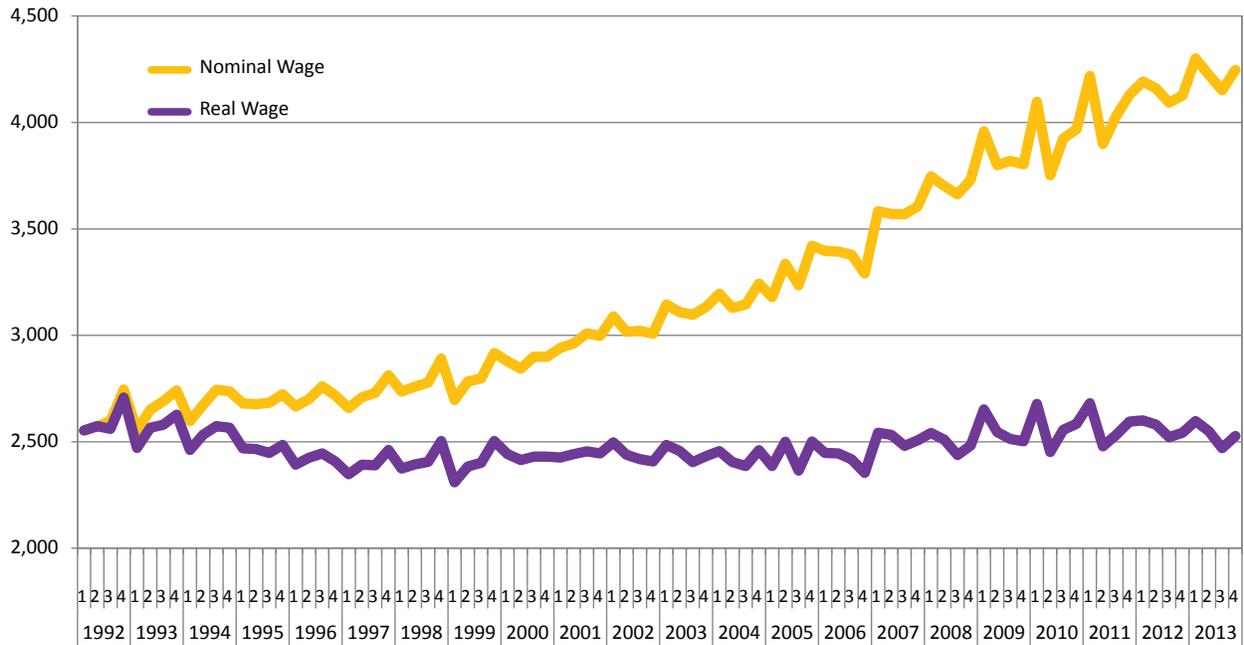
All Types of Housing, Statewide, 1st Quarter 1992 to 4th Quarter 2013



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

Average Monthly Wage

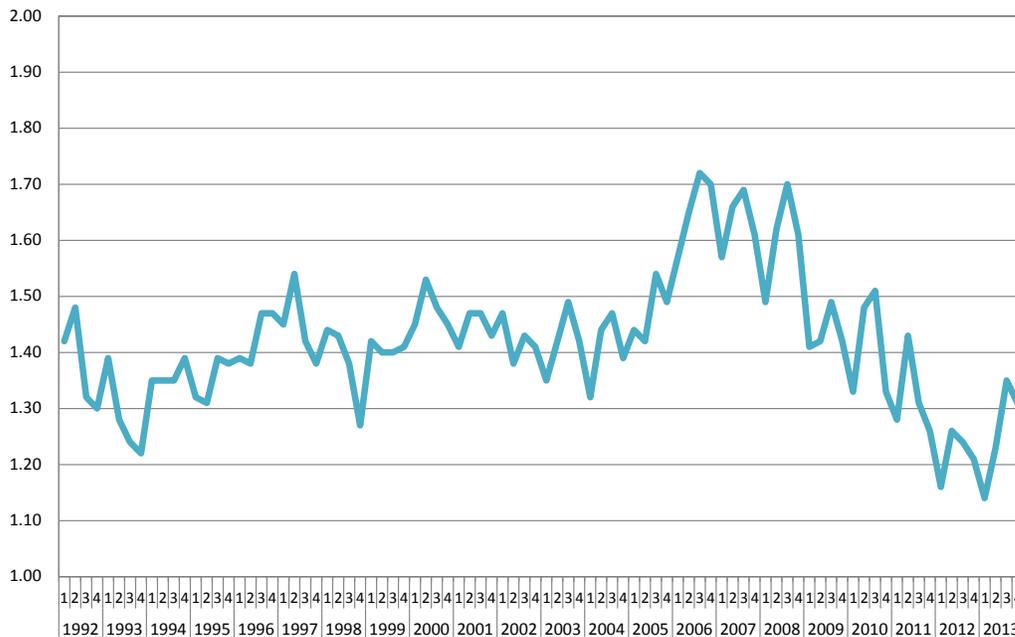
Statewide, 1st Quarter 1992 to 4th Quarter 2013



Note: Quarter wages are preliminary. Real wages are determined by factoring in the Anchorage Consumer Price Index with a base year of 1992.
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Alaska Affordability Index

Single-Family Homes, Private and Public Agency Lenders, 1st Quarter 1992 to 4th Quarter 2013



Note: The Alaska Affordability Index measures the number of average incomes required to afford the average single-family home.
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Appendix B: New Alaska Housing Units

4th Quarter 2013

New Housing Units by Type of Structure

4th Quarter 2013 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
	'13	'12	'13	'12	'13	'12	'13	'12	'13	'12	'13	'12	'13	'12	'13	'12
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	0	0	0	0	0	0	0	0	0	0	0	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	NR	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0
St. George	NR	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	1	0	13	2	1	0	3	0	0	0	10	2	0	0	0	0
Anchorage, Municipality of																
Anchorage Municipality	93	79	533	532	45	49	308	303	48	30	225	229	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	6	0	0	0	6	0	0	0	0	0	0	0	0
Aniak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Atmautluak	0	0	0	0	0	0	0	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	4	0	0	0	4	0	0	0	0	0	0	0	0	0
Chuathbaluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crooked Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eek	0	0	0	0	0	0	0	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	4	0	4	0	4	0	4	0	0	0	0	0	0	0	0
Kasigluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kipnuk CDP	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0
Kongiganak	0	0	0	9	0	0	0	9	0	0	0	0	0	0	0	0
Kwethluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kwigillingok	0	0	0	4	0	0	0	4	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	0	0	0	0	0	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	2	0	0	0	2	0	0	0	0	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	8	0	0	0	8	0	0	0	0	0	0	0	0
Tununak	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0
Umkumiut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Kalskag	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bristol Bay Borough																
Bristol Bay Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Housing Units by Type of Structure, continued

4th Quarter 2013 Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family*				Multi-Family**				Mobile Home			
	2Qtr '13	2Qtr '12	YTD '13	YTD '12	2Qtr '13	2Qtr '12	YTD '13	YTD '12	2Qtr '13	2Qtr '12	YTD '13	YTD '12	2Qtr '13	2Qtr '12	YTD '13	YTD '12
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	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dillingham	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Ekwok	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manokotak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Togiak	NR	0	0	1	0	0	0	1	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	1	43	40	43	1	8	24	8	0	34	16	34	0	1	0	1
North Pole	0	5	0	5	0	5	0	5	0	0	0	0	0	0	0	0
Haines Borough																
Haines Borough	1	0	23	0	1	0	12	0	0	0	11	0	0	0	0	0
Hoonah-Angoon Census Area																
Angoon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hoonah	1	0	2	0	1	0	2	0	0	0	0	0	0	0	0	0
Pelican	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenakee Springs	NR	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Juneau Borough																
Juneau Borough	16	14	132	55	11	14	61	31	2	0	65	24	3	0	6	0
Kenai Peninsula Borough																
Homer	11	2	41	19	7	2	30	17	4	0	11	2	0	0	0	0
Kenai	4	2	33	22	4	2	28	21	0	0	0	0	0	0	5	1
Seldovia	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Seward	1	0	2	3	1	0	2	3	0	0	0	0	0	0	0	0
Soldotna	2	0	16	14	2	0	10	5	0	0	6	8	0	0	0	1
Ketchikan Gateway Borough																
Ketchikan Gateway Borough	4	1	41	17	4	1	23	15	0	0	18	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	34	17	49	0	2	13	10	2	32	4	39	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	1	0	0	0	1	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	1	11	9	16	1	7	7	10	0	4	2	6	0	0	0	0
Wasilla	5	3	23	23	3	1	9	19	2	2	14	4	0	0	0	0
Nome Census Area																
Diomedea	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Koyuk	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
Nome	1	0	6	4	1	0	4	1	0	0	2	3	0	0	0	0
Savoonga	0	NR	0	4	0	0	0	4	0	0	0	0	0	0	0	0
Shaktolik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shishmaref	0	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stebbins	NR	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

New Housing Units by Type of Structure, continued

4th Quarter 2013 Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family*				Multi-Family**				Mobile Home			
	2Qtr '13	2Qtr '12	YTD '13	YTD '12	2Qtr '13	2Qtr '12	YTD '13	YTD '12	2Qtr '13	2Qtr '12	YTD '13	YTD '12	2Qtr '13	2Qtr '12	YTD '13	YTD '12
North Slope Borough																
Anaktuvuk Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Atkasuk	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0
Barrow	0	0	0	0	0	0	0	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	1	0	0	0	1	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	2	0	0	0	2	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	NR	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Buckland	NR	NR	0	0	0	0	0	0	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	NR	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	NR	1	1	1	0	1	1	1	0	0	0	0	0	0	0	0
Noorvik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selawik	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shungnak	0	NR	0	5	0	0	0	5	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Petersburg	1	0	4	3	1	0	4	1	0	0	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	3	0	5	0	3	0	5	0	0	0	0	0	0	0	0	0
Hydaburg	0	0	5	0	0	0	5	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	4	5	0	1	4	4	0	0	0	0	0	0	0	1
Thorne Bay	NR	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Sitka Borough																
Sitka Borough	5	7	24	22	2	6	9	16	2	0	12	0	1	1	3	6
Skagway, Municipality of																
Skagway	2	0	16	18	1	0	3	3	0	0	12	15	1	0	1	0
Southeast Fairbanks Census Area																
Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valdez-Cordova Census Area																
Cordova	1	1	9	6	1	1	5	6	0	0	4	0	0	0	0	0
Valdez	0	0	6	3	0	0	6	3	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	8	0	0	0	8	0	0	0	0	0	0	0	0	0
Kotlik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marshall	0	0	0	0	0	0	0	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

New Housing Units by Type of Structure, continued

4th Quarter 2013 Compared to Prior Year, for places reporting data

Place	Total New Units				Single Family*				Multi-Family**				Mobile Home			
	4Qtr '13	4Qtr '12	YTD '13	YTD '12	4Qtr '13	4Qtr '12	YTD '13	YTD '12	4Qtr '13	4Qtr '12	YTD '13	YTD '12	4Qtr '13	4Qtr '12	YTD '13	YTD '12
Wrangell Borough																
Wrangell	1	1	3	1	0	1	2	1	0	0	0	0	1	0	1	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	NR	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	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Galena	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grayling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hughes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Huslia	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Koyukuk	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
McGrath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nenana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nikolai	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nulato	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Ruby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shageluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tanana	0	0	2	1	0	0	0	1	0	0	2	0	0	0	0	0
Total Reported	160	211	1,036	918	94	107	606	538	60	102	414	370	6	2	16	10

Notes: Based on the quarterly Alaska Housing Unit Survey, a survey of local governments and housing agencies. NR denotes communities that did not respond to the survey.

*Single-family includes attached units.

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

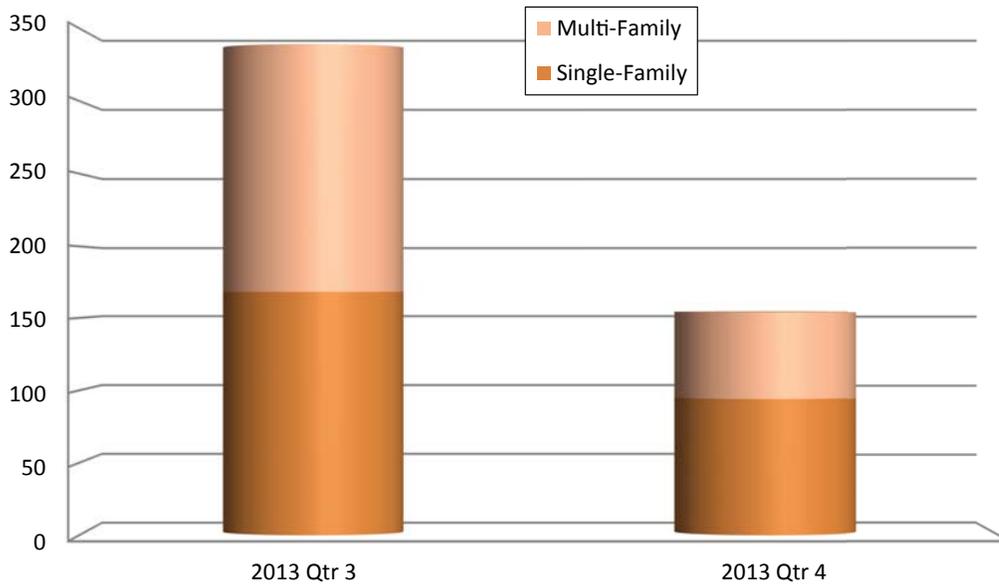
***As of January 2007, Fairbanks and North Pole city data are reportedly independent from the rest of the Fairbanks North Star Borough. Data for the balance of the borough, representing 97.6 percent of the borough's land area, are reported annually in the fourth quarter. Current data supersede previous reported figures.

****All new housing units in the balance of borough for Mat-Su (except for Wasilla and Palmer) are reported annually in the fourth quarter, which overstates the fourth quarter total. This means quarter-to-quarter comparisons are not possible (e.g., 3rd quarter 2002 to 4th quarter 2002); however, it is possible to make year-to-year comparisons (e.g., 4th quarter 2001 to 4th quarter 2002).

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

New Housing Units Authorized

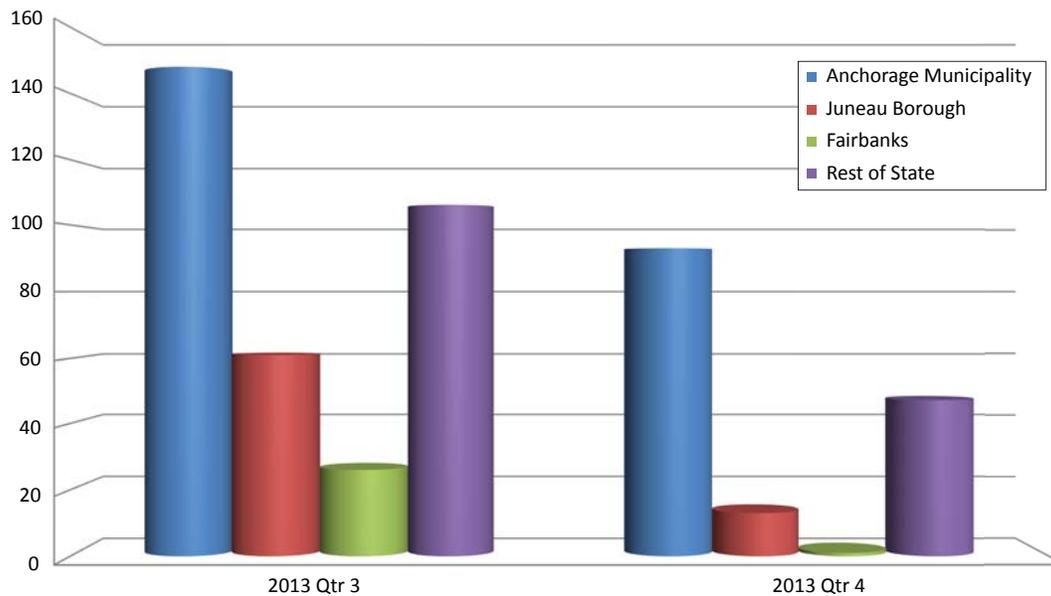
Statewide Totals by Housing Type, 2nd Half 2013



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

New Housing Units Authorized

Housing Unit Totals by Area, 2nd Half 2013



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

Appendix C: Notes on Tables and Charts

Quarterly Survey of Lenders Tables, including Single Family, Multi-family, Condominium, and Refinance Data

- The Quarterly Survey of Lenders data is determined from a survey of private and public mortgage lenders.
- Refinanced mortgages are excluded from historical data series. Historical series revised were revised in the second quarter of 1999 to exclude refinances from Fannie Mae and AHFC data.
- Fannie Mae data excluding refinances were not available for the first, second, and third quarters of 1992 and the first quarter of 1993.
- AHFC data for the first and second quarters of 1992 were not revised. AHFC assumed rural loans from DCRA in the third quarter of 1992.
- AHFC's urban portfolio for second quarter 1992 did not include any refinances. Original data from the first quarter 1992 lender survey was not available for comparison.
- Beginning second quarter 1999, Fannie Mae data are included in both the single-family and condominium categories as appropriate. Previously, all Fannie Mae data were recorded as single family.
- Adjustments reduce double counting loans reported by both primary and secondary lenders.
- Tracking of refinance activity started in the first quarter of 2005.
- Increased lending activity in the second quarter of 2012 may be attributed to the inclusion of a new lender to the survey sample.
- Multi-family residences are dwelling quarters with more than three attached units.
- The Quarterly Survey of Lenders is produced by the Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Quarterly Survey of Lenders Charts

- *Average Monthly Wage Statewide:* Wages for the most recent quarter are preliminary. Real wages are determined by factoring in the Anchorage Consumer Price Index with a base year of 1992.
- *Alaska Affordability Index Single Family Homes, Private and Public Agency Lenders:* The Alaska Affordability Index measures the number of average incomes required to afford the average single-family home.

Alaska New Housing Unit Survey

- "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 percent 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 (e.g., 3Qtr 2002 to 4Qtr 2002); however, it is possible to make year-to-year comparisons (e.g., 4Qtr 2001 to 4Qtr 2002).
- Alaska New Housing Unit Survey is produced by the Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Alaska New Housing Units Survey Charts

- *New Housing Units, Statewide Totals by Housing Type:* Excludes mobile homes.
- *New Housing Units Authorized, Housing Unit Totals By Area:* Excludes mobile homes. The Fairbanks North Star Borough reports new units on an annual basis and results are not available for inclusion in this chart.