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## ***Anchorage Area Market Statistics - July, 2008***

The following statistical information was taken from the Alaska Real Estate MLS data base and reflects the broader Anchorage bowl. The color map of Anchorage breaks down the Anchorage bowl into the grid system used by the Anchorage MLS service. Take the time to locate your area of interest.

As a professional I want to know how many months of supply our current market has on hand. Knowing this allows me to communicate to my buying or selling client current market conditions and correctly present ideas as to how to best to achieve their buying or selling goals.

A marketing strategy is dictated through our understanding of our market's "**Absorption Rate**." (How many months to sell inventory)

Market Note:

- ❖ Seller's Market = 1-2 months to sell inventory.
- ❖ Neutral Market = 3 months to sell inventory.
- ❖ Buyer's Market = 4+ months to sell inventory.

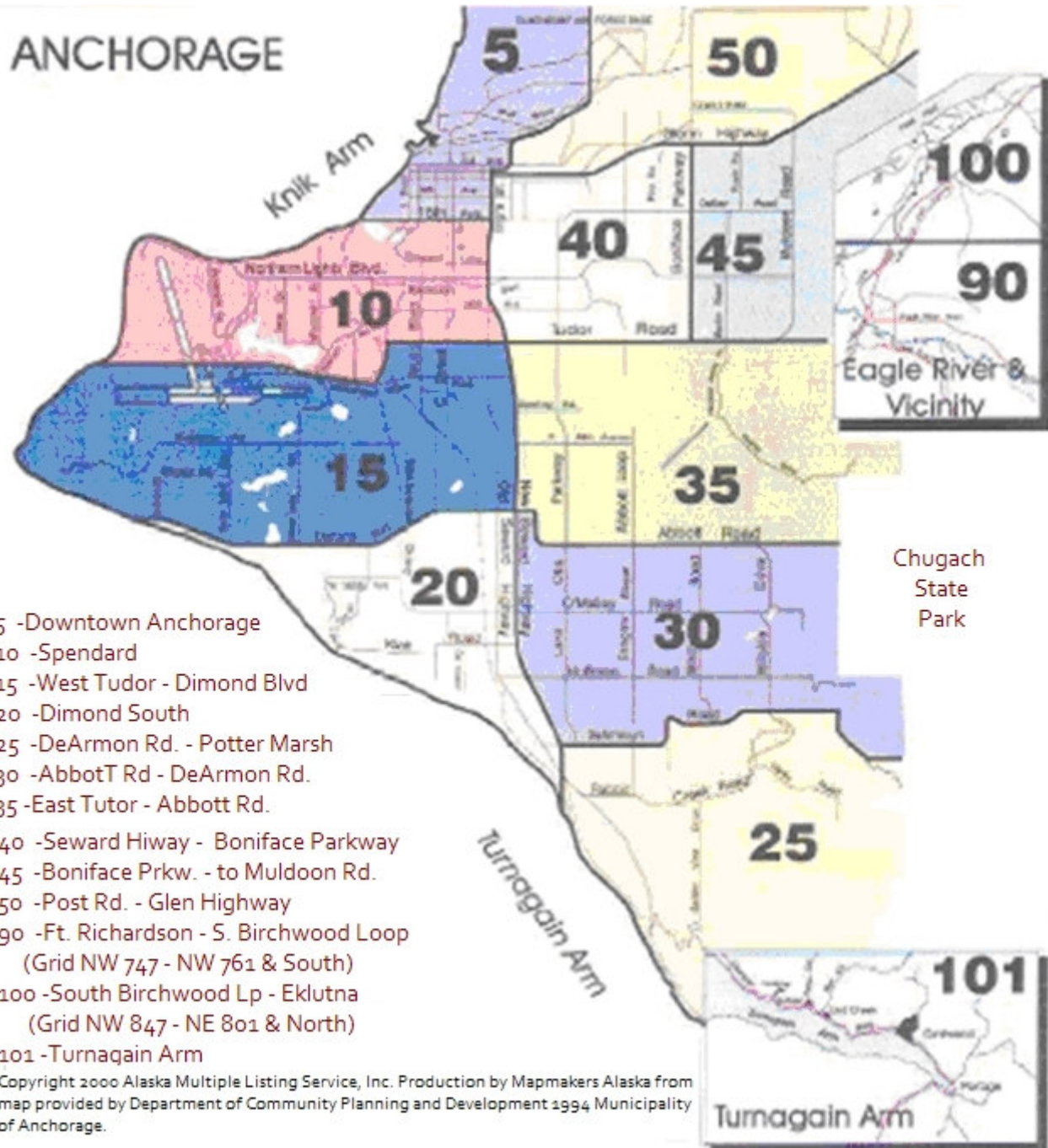
The following page {My Market – inventory} is a chart that shows active listing, sold listing, new listings and months of inventory on hand. Immediately following the graph is a monthly break down of all pertinent market information that goes back about 2 years.

This information tells us that we are in a "Sellers Market" or "Buyers Market" or somewhere in between. With this information in hand we fashion together our game plan, a game plan that will assist you in achieving your stated goals!

Doing the homework will pay you huge rewards...



# ANCHORAGE



- 5 -Downtown Anchorage
- 10 -Seward
- 15 -West Tudor - Dimond Blvd
- 20 -Dimond South
- 25 -DeArmon Rd. - Potter Marsh
- 30 -Abbot Rd - DeArmon Rd.
- 35 -East Tudor - Abbott Rd.
- 40 -Seward Hiway - Boniface Parkway
- 45 -Boniface Prkw. - to Muldoon Rd.
- 50 -Post Rd. - Glen Highway
- 90 -Ft. Richardson - S. Birchwood Loop  
(Grid NW 747 - NW 761 & South)
- 100 -South Birchwood Lp - Eklutna  
(Grid NW 847 - NE 801 & North)
- 101 -Turnagain Arm

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Search Parameters: Property type Residential; Borough/Census Area of '1A - Anchorage Municipality'.



	New Listings	Active Listings	Sold Listings	Months Inventory
Jun/2008	438	1,200	278	4.32
May/2008	499	1,130	223	5.07
Apr/2008	407	1,083	216	5.01
Mar/2008	371	992	172	5.77
Feb/2008	324	981	170	5.77
Jan/2008	285	1,027	142	7.23
Dec/2007	151	1,095	175	6.26
Nov/2007	212	1,230	206	5.97
Oct/2007	310	1,378	229	6.02
Sep/2007	337	1,446	219	6.60
Aug/2007	494	1,474	315	4.68
Jul/2007	503	1,395	275	5.07
Jun/2007	571	1,302	307	4.24
May/2007	543	1,173	260	4.51
Apr/2007	505	1,028	239	4.30
Mar/2007	457	976	223	4.38
Feb/2007	356	921	161	5.72
Jan/2007	372	935	153	6.11
Dec/2006	200	1,031	229	4.50
Nov/2006	268	1,141	234	4.88
Oct/2006	391	1,228	253	4.85
Sep/2006	494	1,298	286	4.54
Aug/2006	595	1,254	334	3.75
Jul/2006	575	1,108	284	3.90

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