

Anchorage Average Sales Prices and Affordability, 2002-2023

Year	Anchorage Average Sales Price, Single- Family	Anchorage Average Affordability Index
2002	\$219,583	1.52
2003	\$235,432	1.44
2004	\$257,768	1.49
2005	\$285,600	1.54
2006	\$307,607	1.71
2007	\$315,103	1.74
2008	\$318,445	1.71
2009	\$318,347	1.52
2010	\$327,850	1.47
2011	\$328,748	1.43
2012	\$340,053	1.33
2013	\$347,552	1.35
2014	\$360,965	1.41
2015	\$371,423	1.37
2016	\$383,830	1.39
2017	\$375,424	1.41
2018	\$391,828	1.48
2019	\$389,477	1.36
2020	\$410,381	1.22
2021	\$436,577	1.20
2022	\$468,843	1.48
2023	\$490,596	1.80

1.47 Historical average since 2002

Anchorage Average Affordability Scenarios

	From (2023):	To (average affordability since 2002):	Change Required	Percent Change Required
If only average interest rate changed:	6.33%	4.5%	-1.8%	NA
If only average sales price changed:	\$490,596	\$400,445	(\$90,151)	-18.4%
If only average wages changed:	\$5,831	\$7,143	\$1,313	22.5%

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