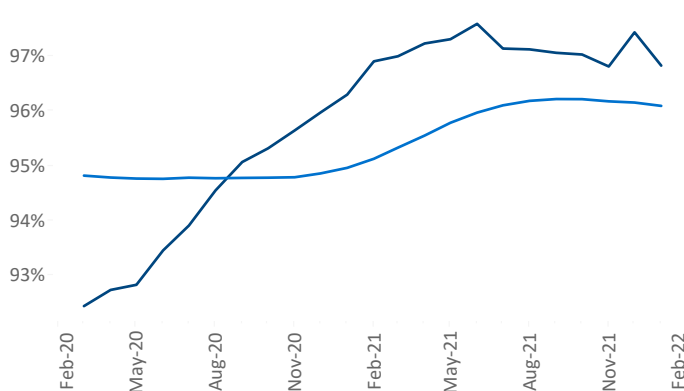


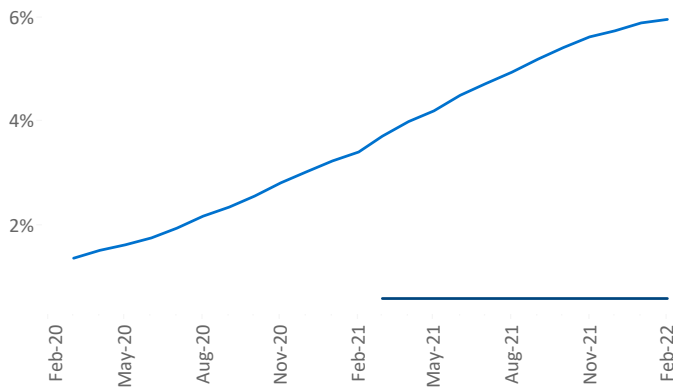
■ Anchorage

■ National

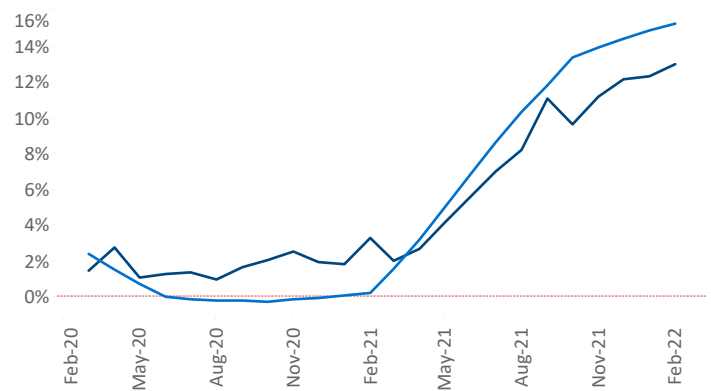
Occupancy



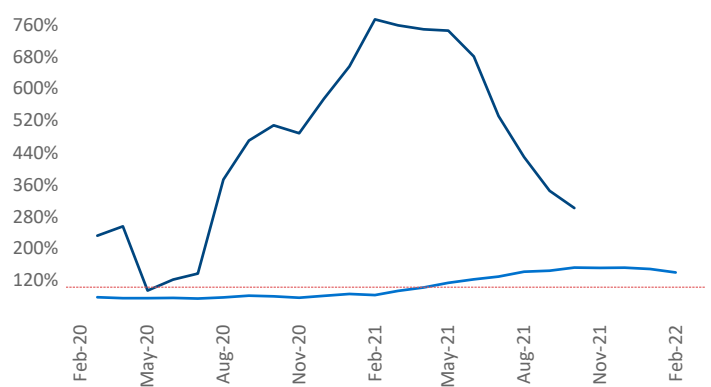
Units Under Construction as % of Stock



Rent Growth YoY



Absorbed Completions T12



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Anchorage

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Anchorage is the **121st** largest multifamily market with **8,294** completed units and **830** units in development, **50** of which have already broken ground.

New lease asking **rents** are at **\$1,206**, up **13%▲** from the previous year placing Anchorage at **55th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **30▲** net units absorbed over the past 12 months. This is down **-357▼** units from the previous year's gain of **387▲** absorbed units.

Employment in Anchorage has grown by **2.4%▲** over the past 12 months, while hourly wages have risen by **0.9%▲** YoY to **\$30.69** according to the *Bureau of Labor Statistics*.