

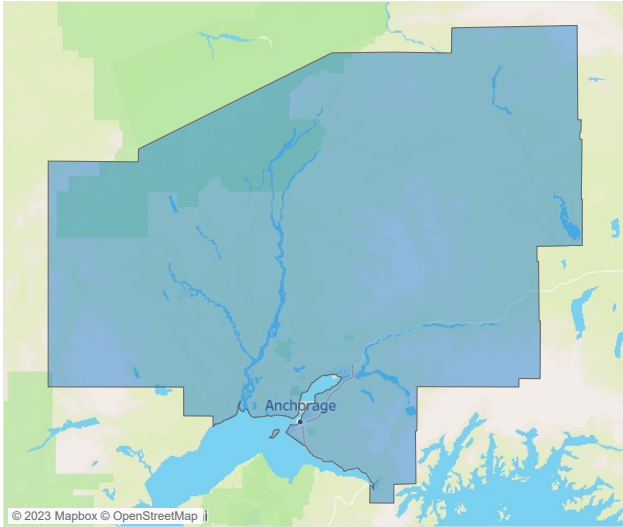


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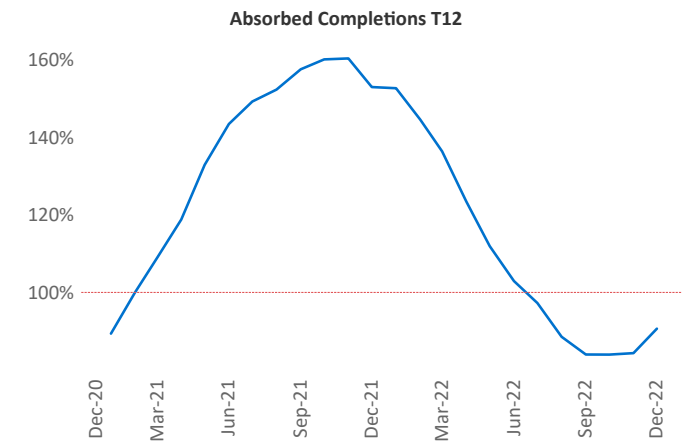
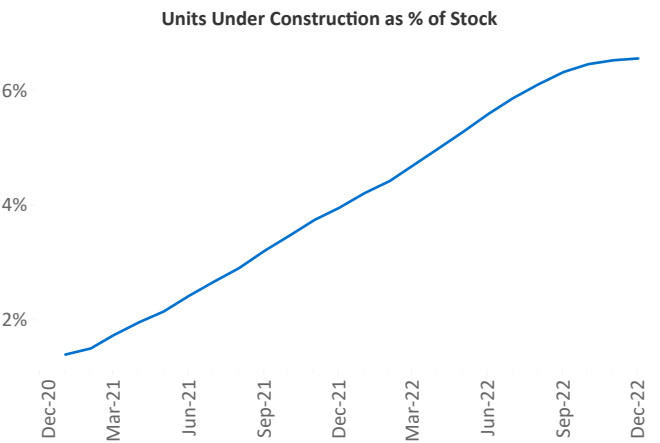
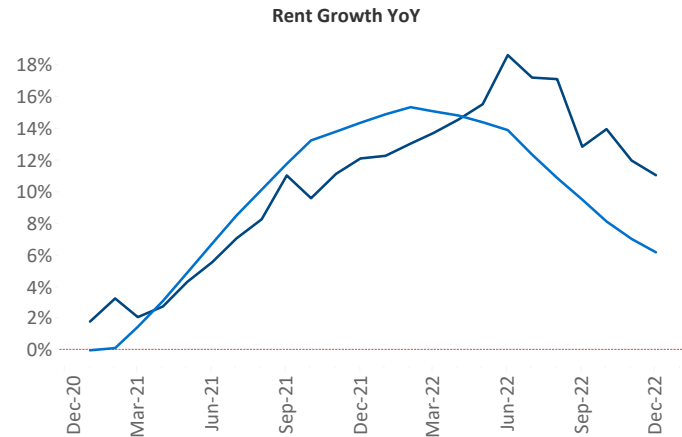
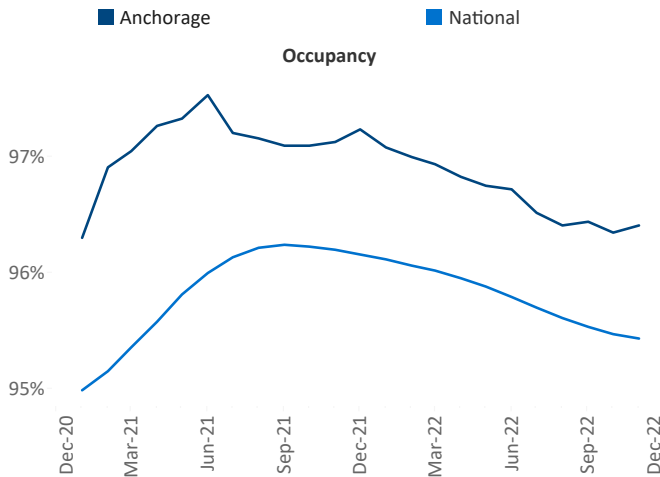


**Anchorage** is the **120th** largest multifamily market with **8,344** completed units and **780** units in development, **0** of which have already broken ground.

New lease asking **rents** are at **\$1,315**, up **11.1%** ▲ from the previous year placing Anchorage at **7th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-41** ▼ net units absorbed over the past twelve months. This is down **-117** ▼ units from the previous year's gain of **76** ▲ absorbed units.

**Employment** in Anchorage has grown by **4.7%** ▲ over the past 12 months, while hourly wages have risen by **9.1%** ▲ YoY to **\$32.84** according to the *Bureau of Labor Statistics*.



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