

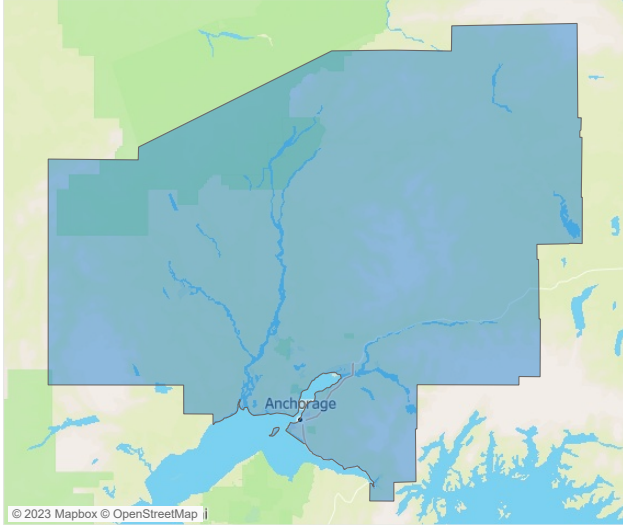


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Anchorage  
February 2023

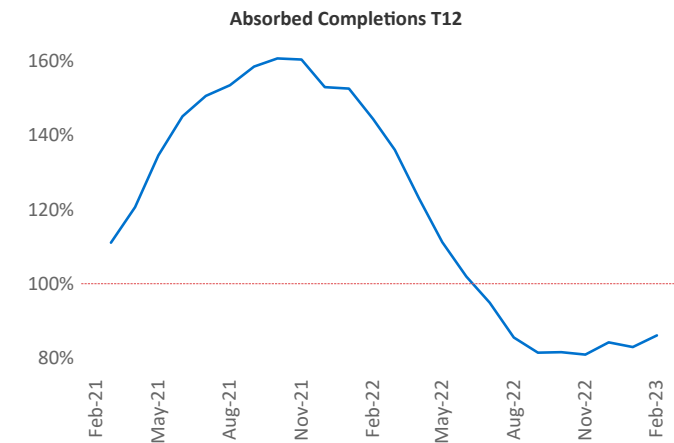
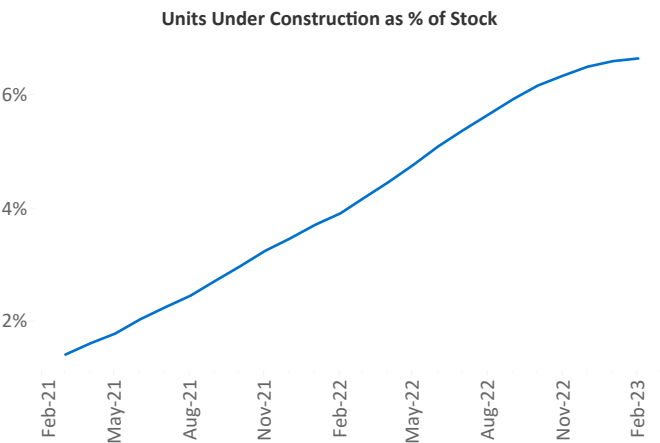
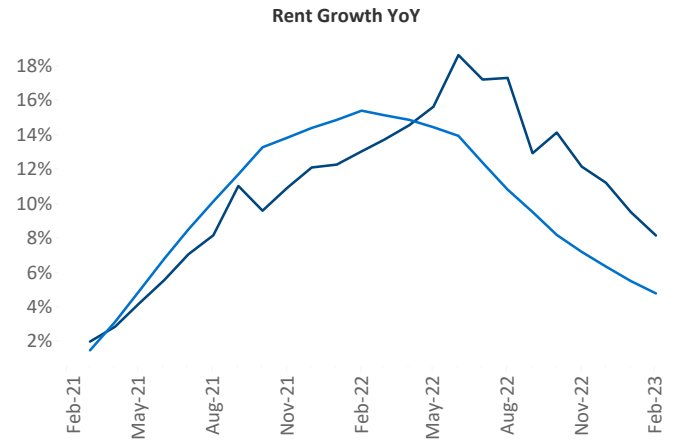
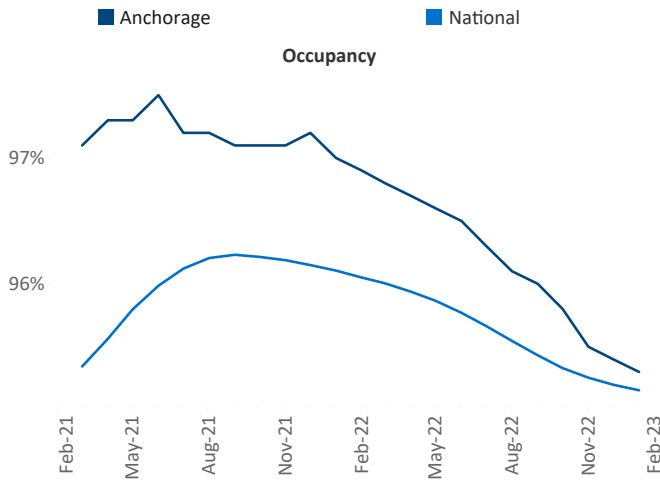


**Anchorage** is the **123rd** largest multifamily market with **8,072** completed units and **530** units in development, **0** of which have already broken ground.

New lease asking **rents** are at **\$1,311**, up **8.1%** ▲ from the previous year placing Anchorage at **26th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-148** ▼ net units absorbed over the past twelve months. This is down **-171** ▼ units from the previous year's gain of **23** ▲ absorbed units.

**Employment** in Anchorage has grown by **3.1%** ▲ over the past 12 months, while hourly wages have risen by **6.5%** ▲ YoY to **\$32.60** according to the *Bureau of Labor Statistics*.



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