

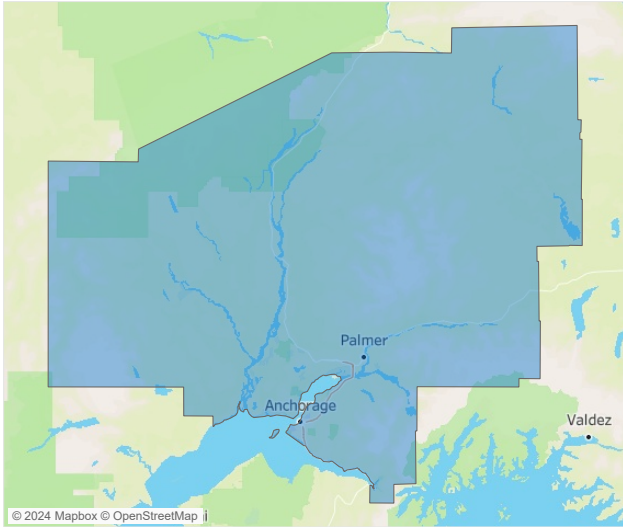


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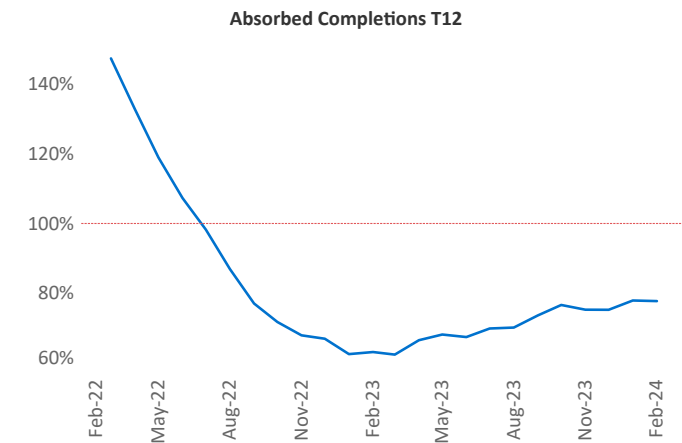
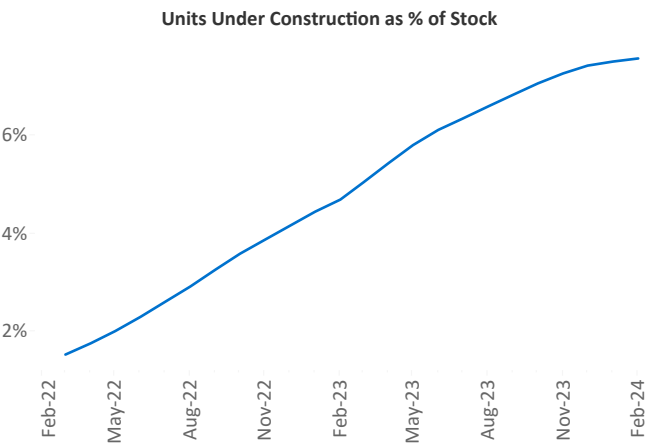
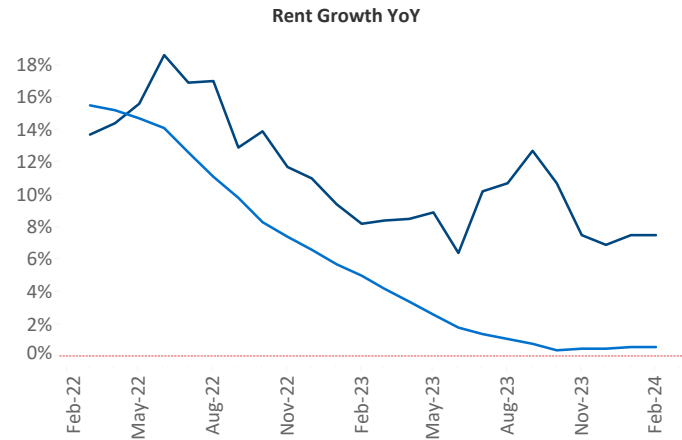
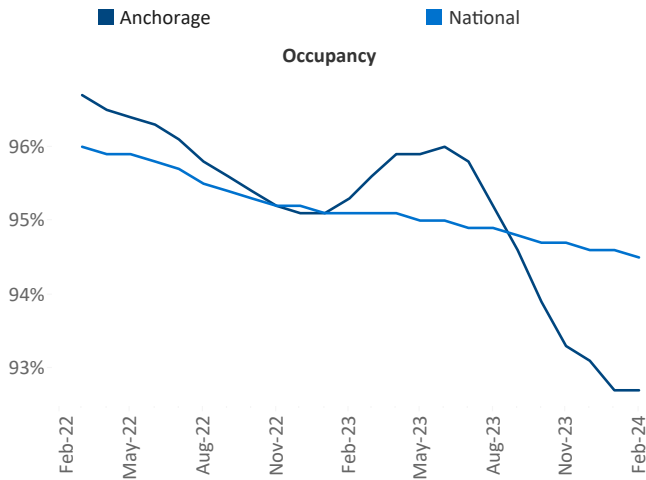


**Anchorage** is the **120th** largest multifamily market with **8,319** completed units and **962** units in development, **0** of which have already broken ground.

New lease asking **rents** are at **\$1,422**, up **7.5%** ▲ from the previous year placing Anchorage at **1st** 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 **-93** ▼ units from the previous year's loss of **-55** ▼ absorbed units.

**Employment** in Anchorage has grown by **2.8%** ▲ over the past 12 months, while hourly wages have risen by **2.2%** ▲ YoY to **\$33.28** according to the *Bureau of Labor Statistics*.



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