

Spouses Selling Houses



FAIRBANKS & INTERIOR ALASKA

REAL ESTATE MARKET REPORT

3RD QUARTER 2007



www.The-Spouses.com

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This report was created by **JESSE & KATHY CLIFTON**; full service Realtors®
Jesse & Kathy can be reached at jesse@the-spouses.com or **907.699.6024**

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ABOUT THIS REPORT

The Fairbanks and Interior Alaska Real Estate Market Report is a quarterly publication from The-Spouses.com and Jesse & Kathy Clifton, REALTORS®. The report is aimed at providing an in-depth look at how the real estate market is shifting at the local level. Drawing on data from the local multiple listing system, the report offers settlement information that would otherwise be unavailable.

This report utilizes data from the Greater Fairbanks Board of REALTORS® Multiple Listings Service®.

ABOUT THE-SPOUSES.COM

The-Spouses.com is the creation of Jesse & Kathy Clifton, REALTORS®. Frustrated with the limitations on most websites available to our customers, we created the website in order to give not just our customers, but all of Interior Alaska, a great real estate experience.

The most differentiating aspect of The-Spouses.com is that we make it easy to find the properties and information that you want. Our goal is to provide the most real estate information to the Fairbanks community - even to those people who may never choose to use our services.

We don't believe that you should have to fill out long registration forms just to find out what is on the market. Nor do we believe that just because you want to know how much that house down the street is listed for, you should be harassed by some agent you've never met and don't want to talk to.

The-Spouses.com is built around a belief in good customer service and non-pushy sales. To that extent, we have created a company whose sole objective is to help serve clients who decide that they are ready to buy or sell their home.

Openness, honesty, and great customer service are the hallmarks of our practice.

In short, The-Spouses.com is about having a great real estate experience, whether you are buying and selling, or just browsing to see what's out there.

Jesse & Kathy

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AVERAGE SALES PRICE BY AREA

3RD QUARTER 2007

NEIGHBORHOOD	AVERAGE PRICE	GROWTH	NUMBER SOLD
North Fairbanks	\$246,168	+34%	89
NW Rural Fairbanks	\$187,764	+7.6%	32
East Fairbanks	\$211,351	+8.1%	58
East Rural Fairbanks	\$213,225	-14%	45
West Fairbanks	\$211,331	-2.3%	63
SW Rural Fairbanks	\$275,129	+20%	47
South Fairbanks	\$144,650	-19%	54
Rural Fairbanks	\$234,229	+8.4%	55
Parks Highway South	\$172,666	-20.1%	1
Chena Hot Springs	\$188,436	-14.8%	85
Badger & Rural North Pole	\$218,023	-3.5%	45
City of North Pole	\$201,992	+5.4%	50
Salcha	\$148,833	+16.8%	44

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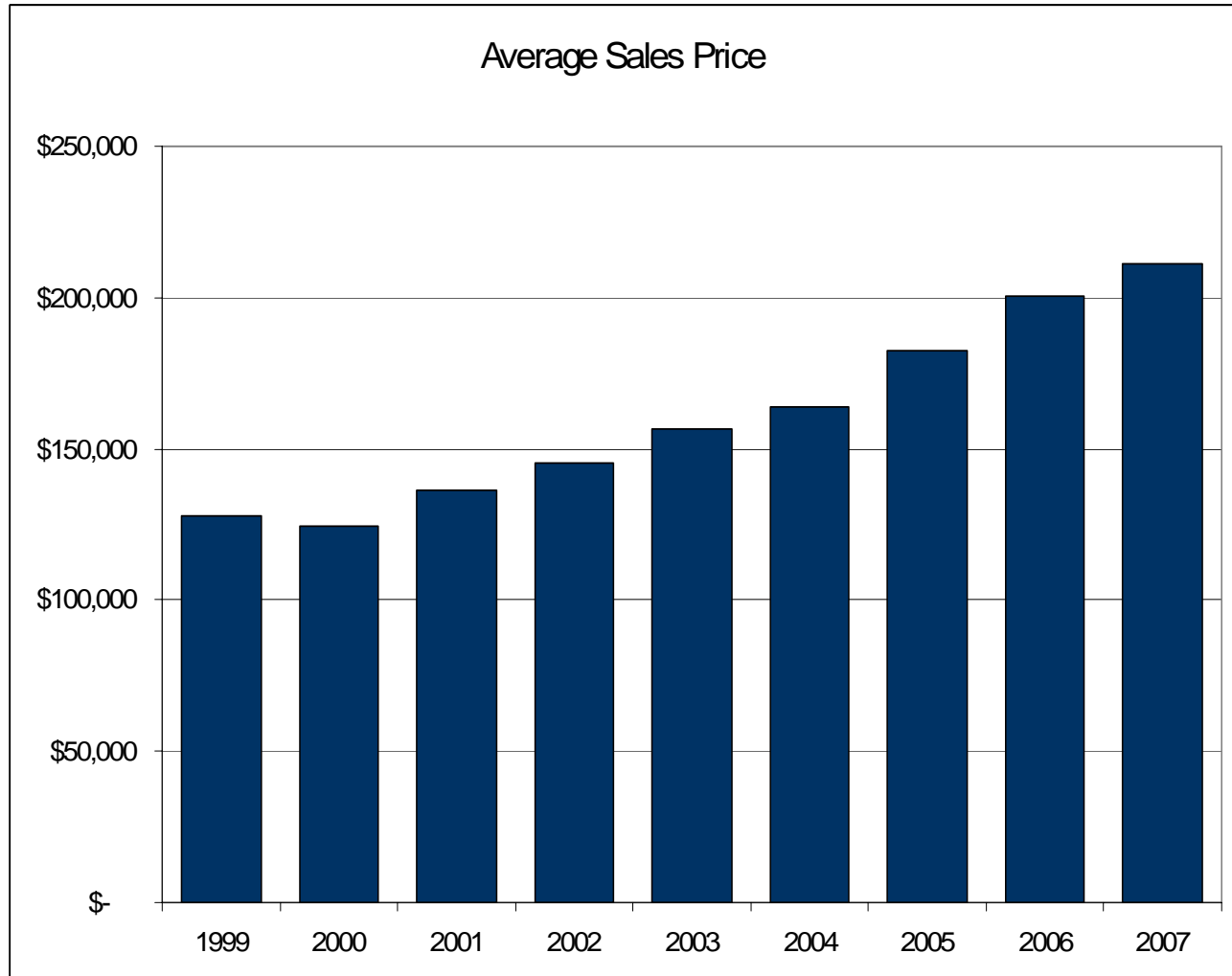


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AVERAGE SALES PRICE BY YEAR 3RD QUARTER 2007



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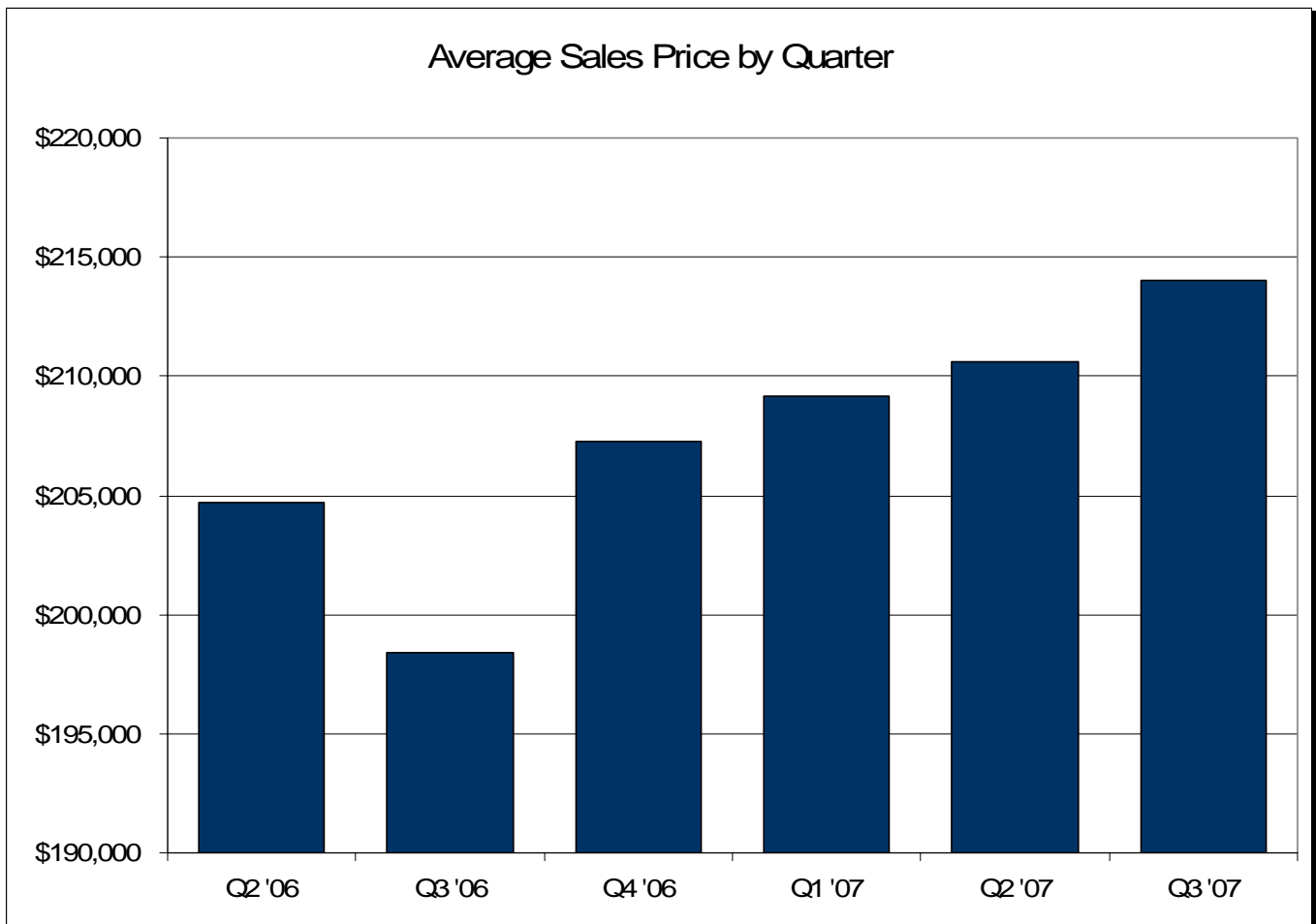


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AVERAGE SALES PRICE BY QUARTER 3RD QUARTER 2007



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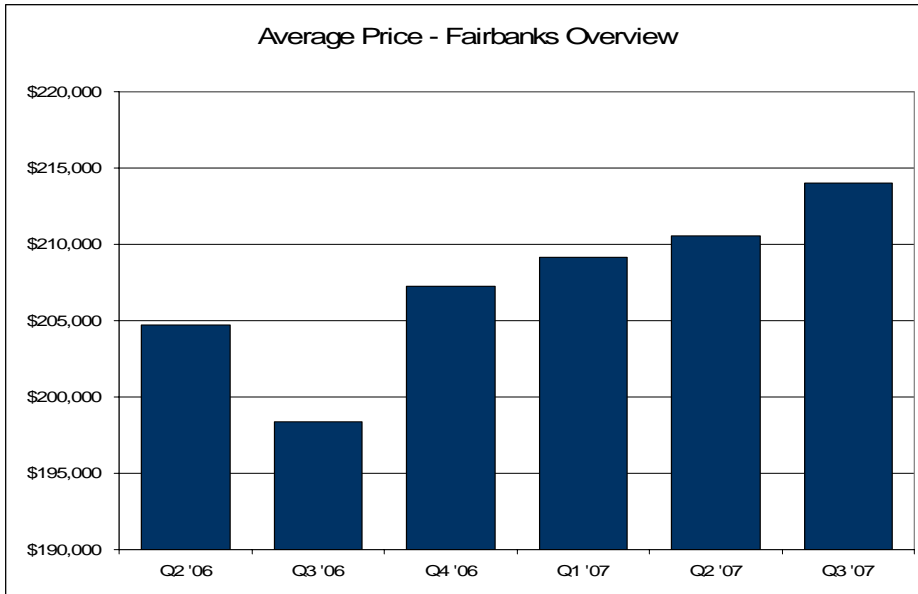
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FAIRBANKS OVERVIEW

3rd Quarter 2007



AVERAGE SALES PRICE

	Q2 '07	Q3 '07
↑ +1.6%	\$210,583	\$214,011
	2006	2007
↑ +5.3%	\$200,232	\$210,927

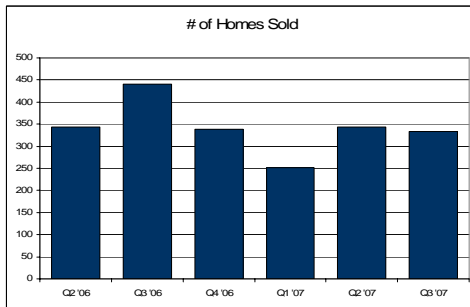
COMPOSITION

New Construction	14.4%
Condominium	4.9%

APPRECIATION

1 Year	↑ +5.3%
3 Year	↑ +28.6%
5 Year	↑ +45.2%

NUMBER OF HOMES SOLD



Q2 2007

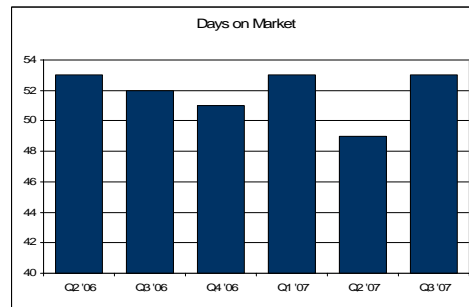
Q3 2007

↓ -3.2%

344

333

DAYS ON MARKET



Q2 2007

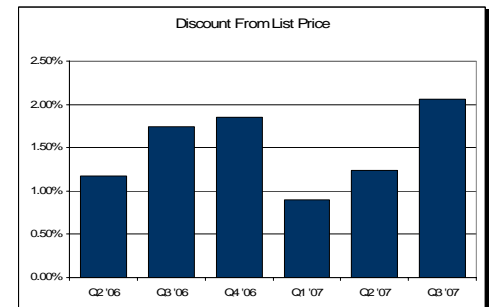
Q3 2007

↑ +8.2%

49

53

DISCOUNT FROM LIST PRICE



Q2 2007

Q3 2007

↑ +6.6%

1.24%

2.06%

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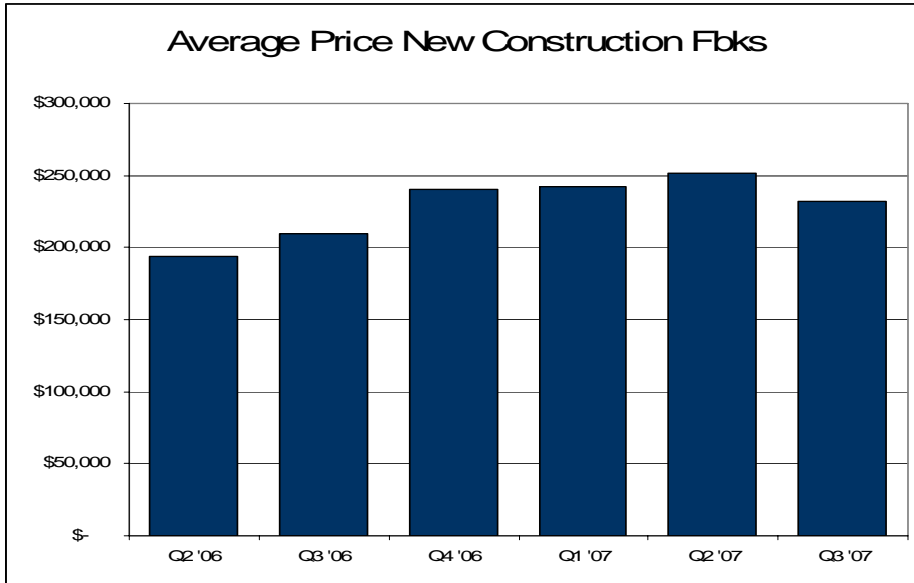
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NEW CONSTRUCTION - FAIRBANKS

3rd Quarter 2007



AVERAGE SALES PRICE

	Q2 '07	Q3 '07
Change		↓ -7.8%
Q2 '07 Price	\$251,632	
Q3 '07 Price		\$231,886

	2006	2007
Change		↑ +12.9%
2006 Price	\$212,641	
2007 Price		\$240,064

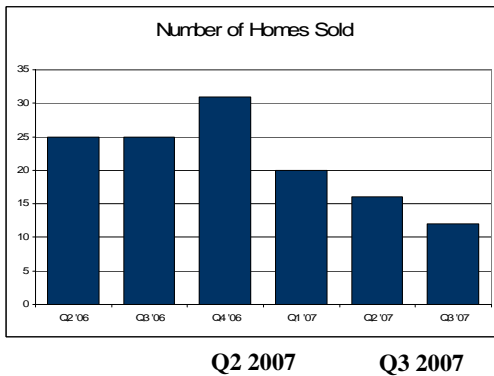
COMPOSITION

New Construction	100%
Condominium	0%

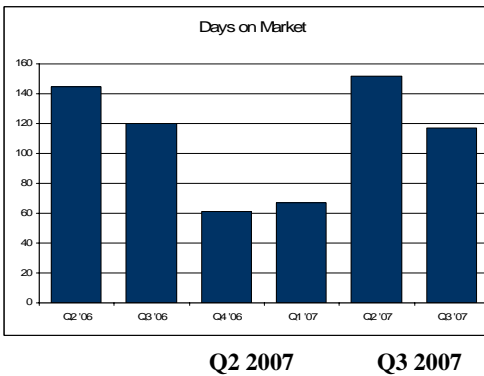
APPRECIATION

1 Year	↑ +12.9%
3 Year	↑ +12.6%
5 Year	↑ +23.5%

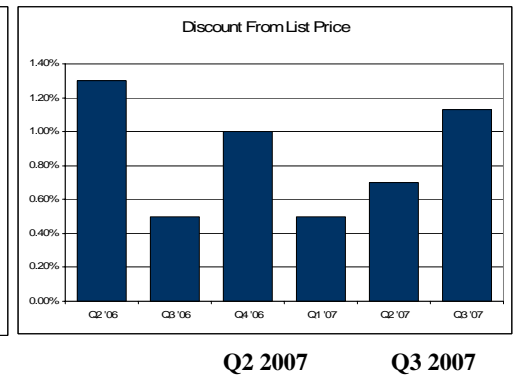
NUMBER OF HOMES SOLD



DAYS ON MARKET



DISCOUNT FROM ASKING PRICE



↓ -25%

16

12

↓ -23%

152

117

↑ +61.4%

.7%

1.13%

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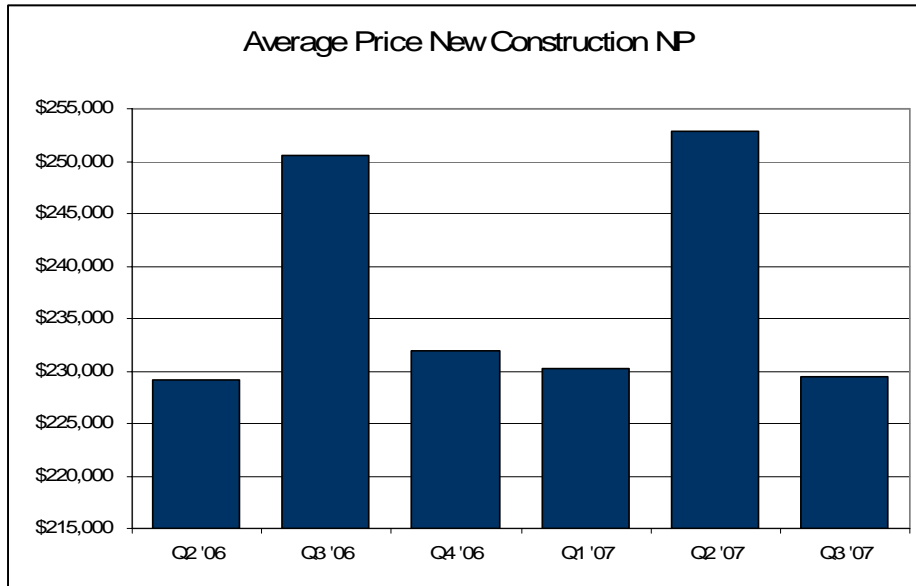
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NEW CONSTRUCTION – NORTH POLE

3rd Quarter 2007



AVERAGE SALES PRICE

	Q2 '07	Q3 '07
Change	↓ -9.2%	\$229,490

	2006	2007
Change	↑ +1.9%	\$237,741

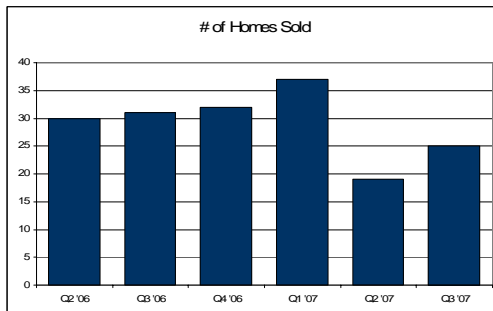
COMPOSITION

New Construction	100%
Condominium	0%

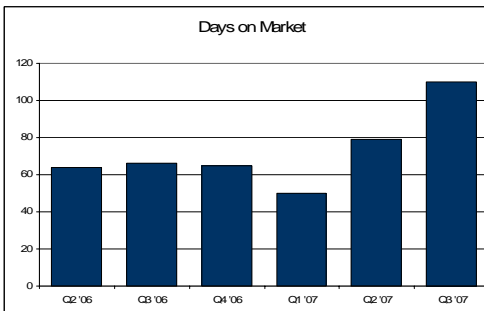
APPRECIATION

1 Year	↑ +1.9%
3 Year	↑ +24.9%
5 Year	↑ +37.9%

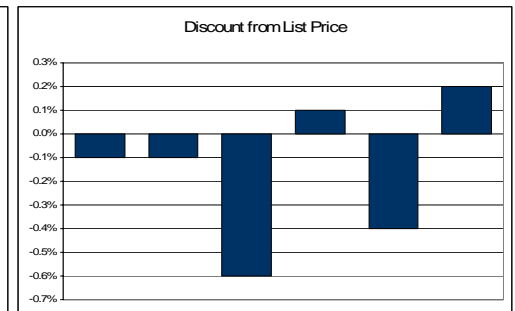
NUMBER OF HOMES SOLD



DAYS ON MARKET



DISCOUNT FROM ASKING PRICE



Q2 2007

Q3 2007

Q2 2007

Q3 2007

Q2 2007

Q3 2007

↓ -49%

19

25

↑ +58%

79

110

↑ +200%

-0.4%

0.2%

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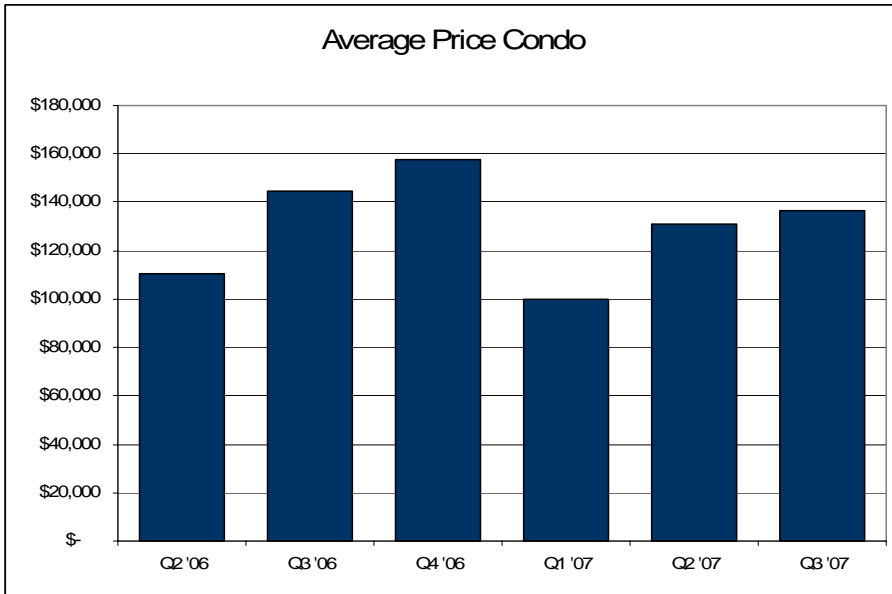
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CONDOMINIUM

3rd Quarter 2007



AVERAGE SALES PRICE

	Q2 '07	32 '07
↑ +4.1%	\$130,943	\$136,319
	2006	2007
↓ -10.7%	\$140,238	\$125,230

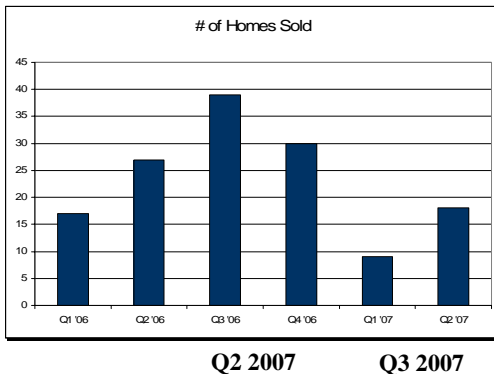
COMPOSITION

New Construction	0%
Condominium	100%

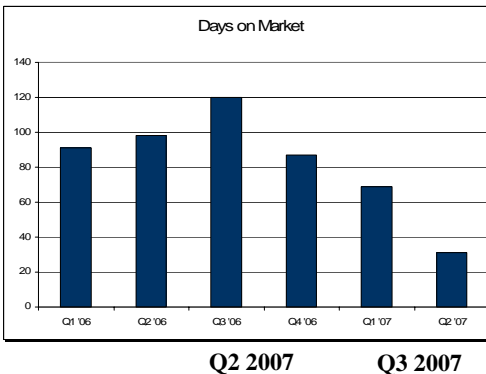
APPRECIATION

1 Year	↓ -10.7%
3 Year	↑ +29.1%
5 Year	↑ +49.2%

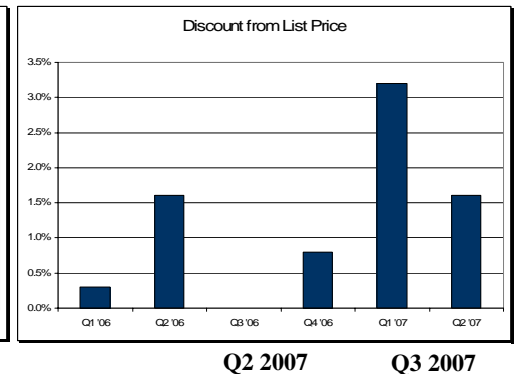
NUMBER OF HOMES SOLD



DAYS ON MARKET



DISCOUNT FROM ASKING PRICE



↑ +5.6%

18

19

↑ +83.9%

31

57

↑ +62.5%

1.6%

2.6%

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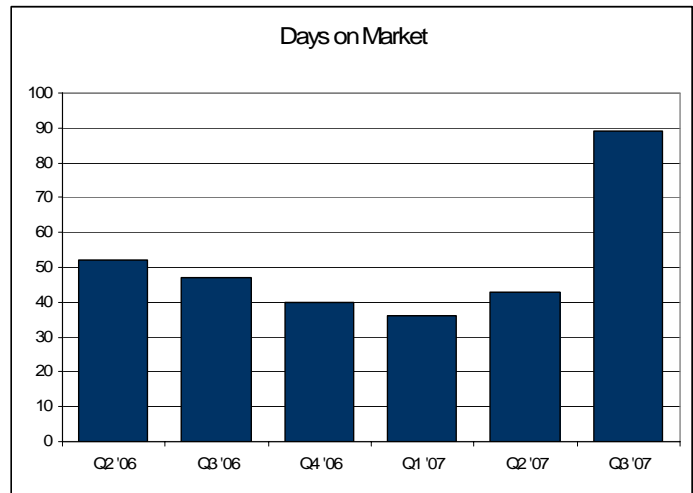
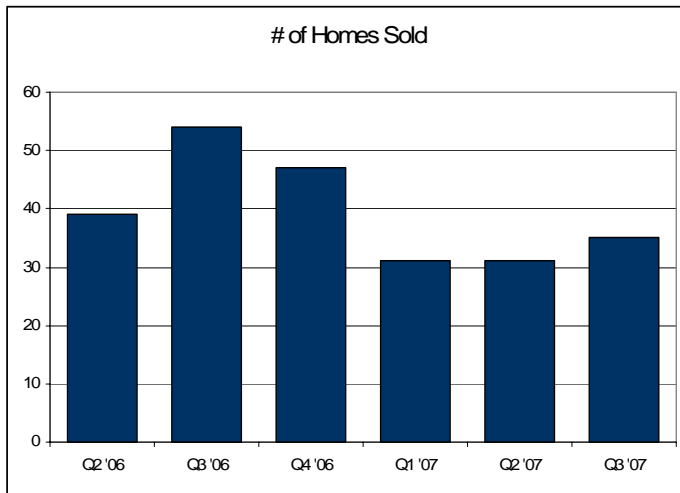
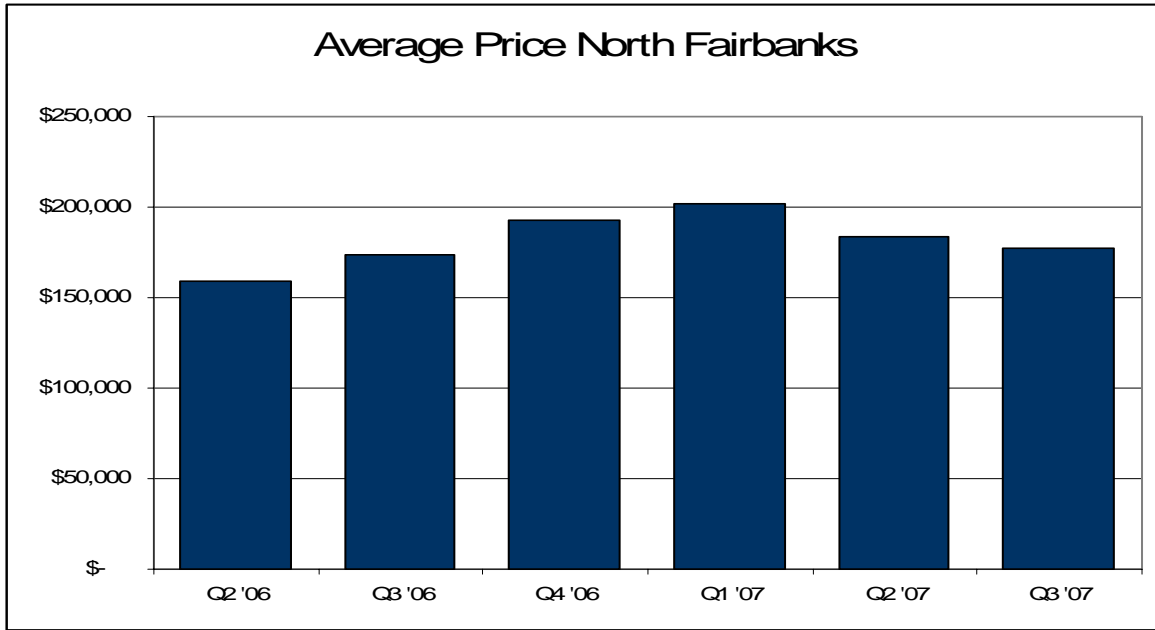
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NORTH FAIRBANKS

3rd Quarter 2007



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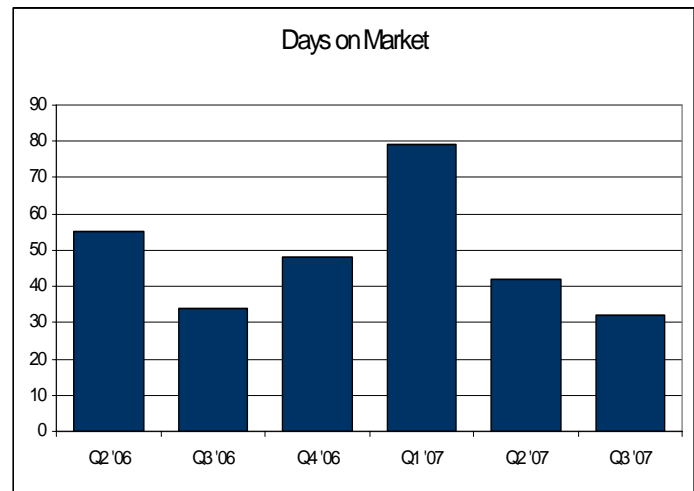
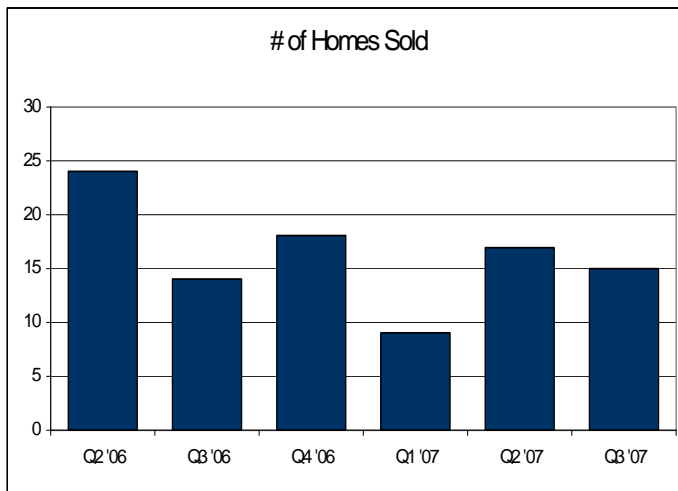
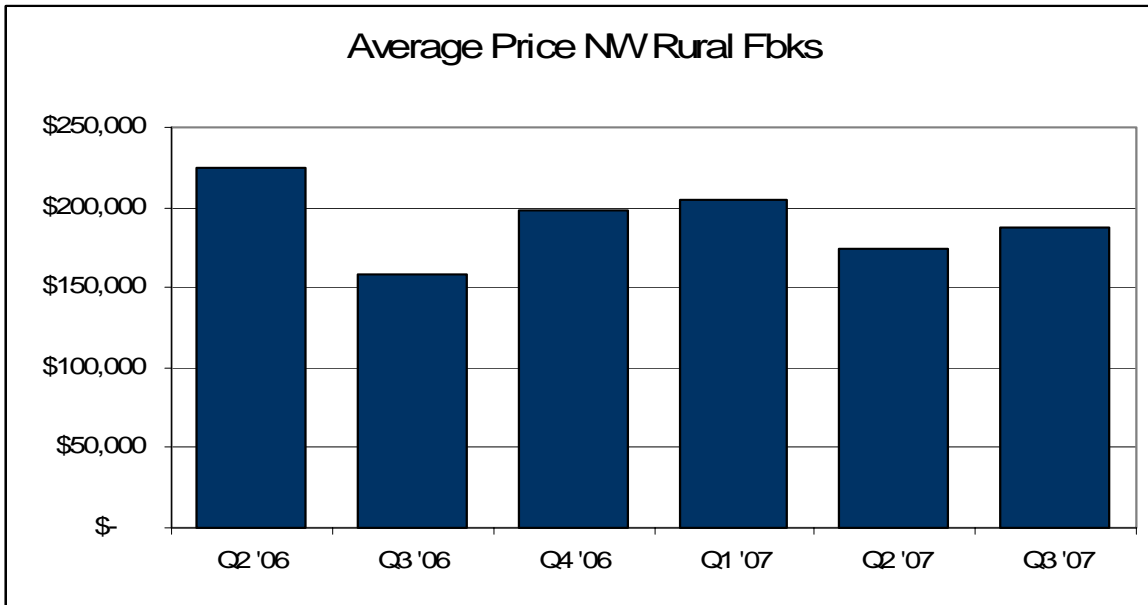
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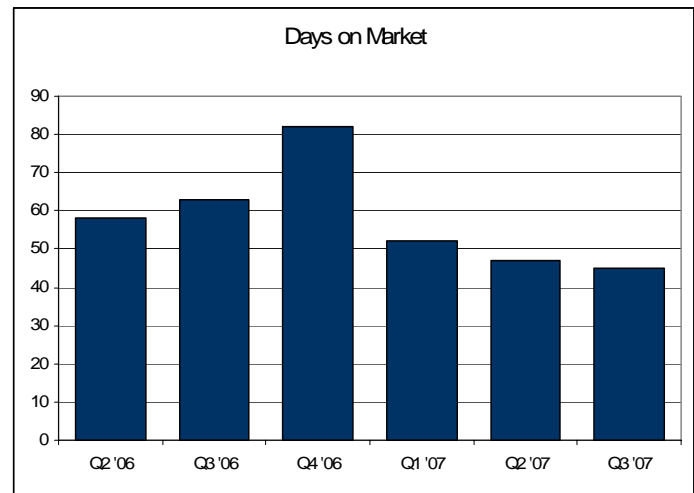
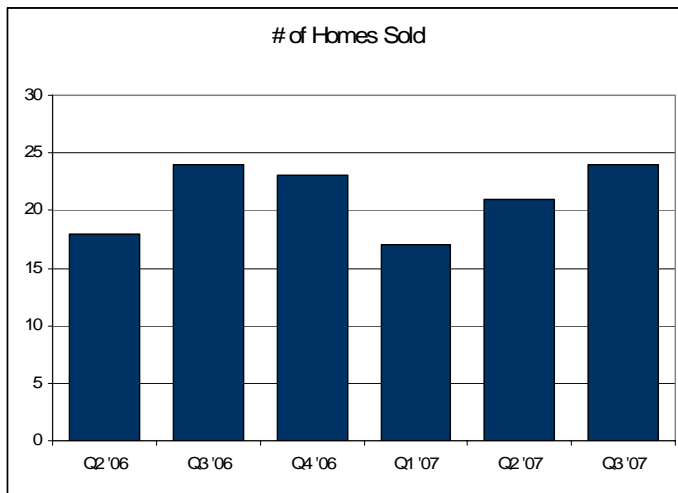
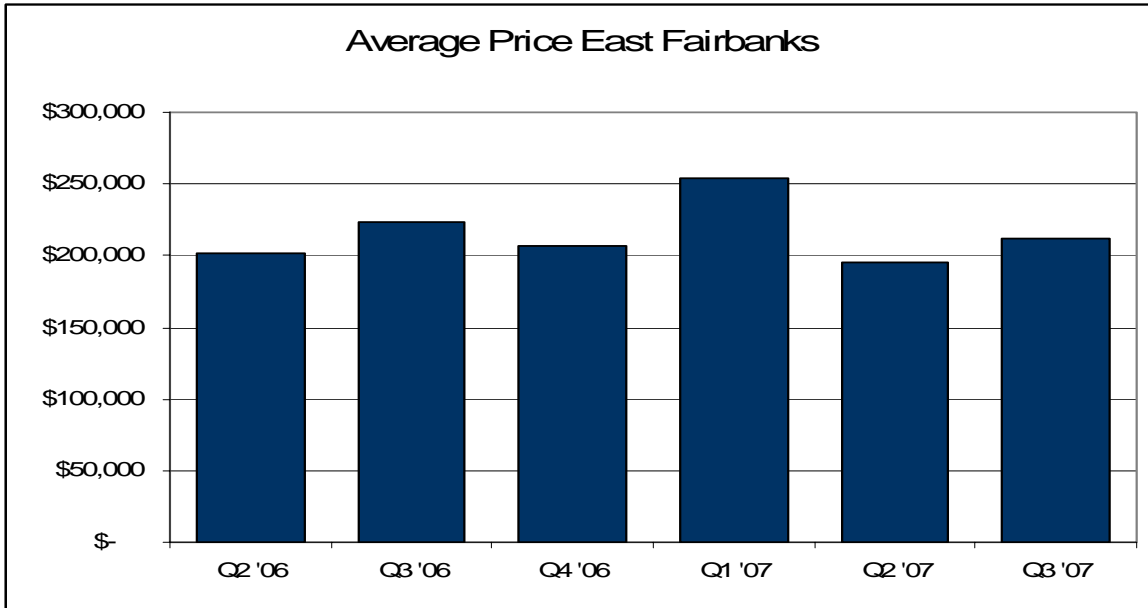
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EAST FAIRBANKS

3rd Quarter 2007



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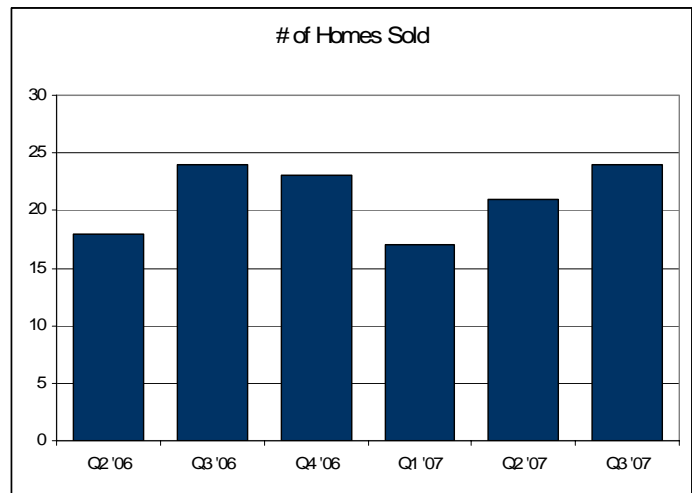
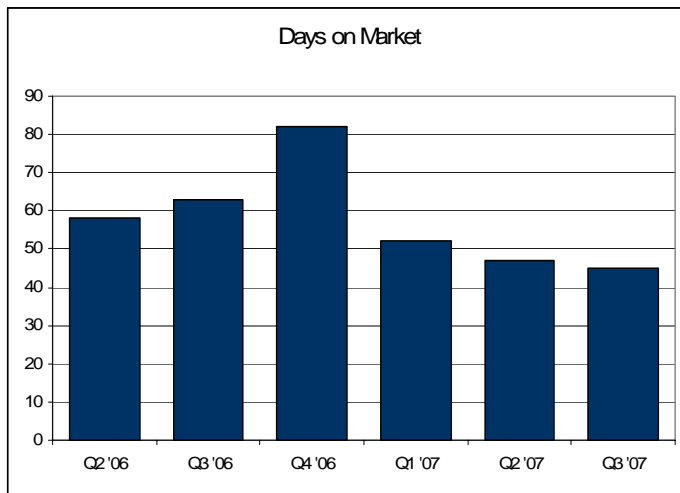
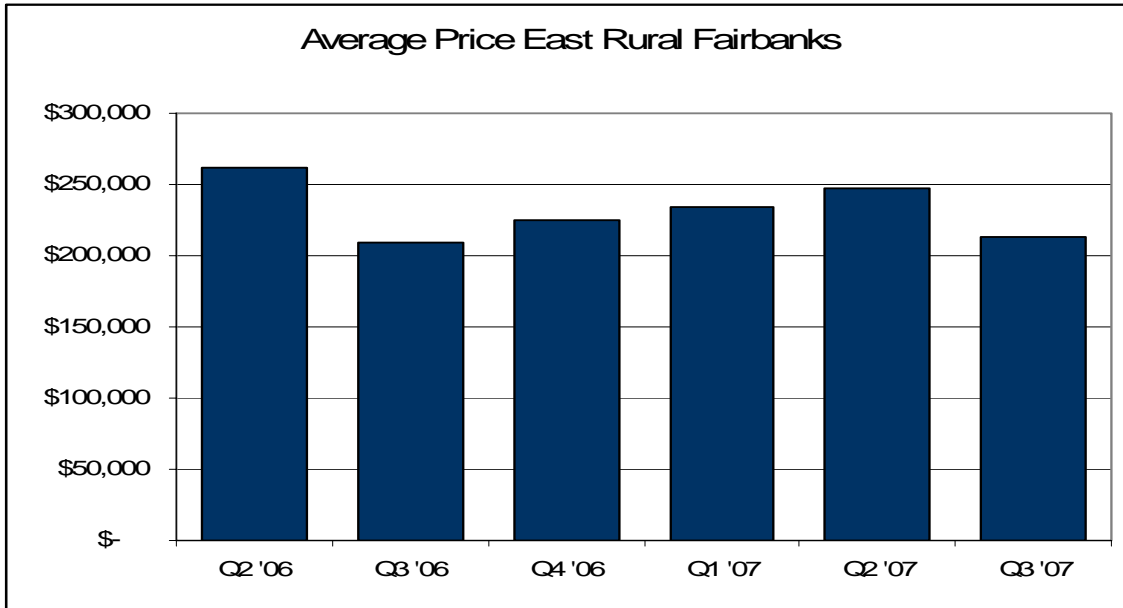
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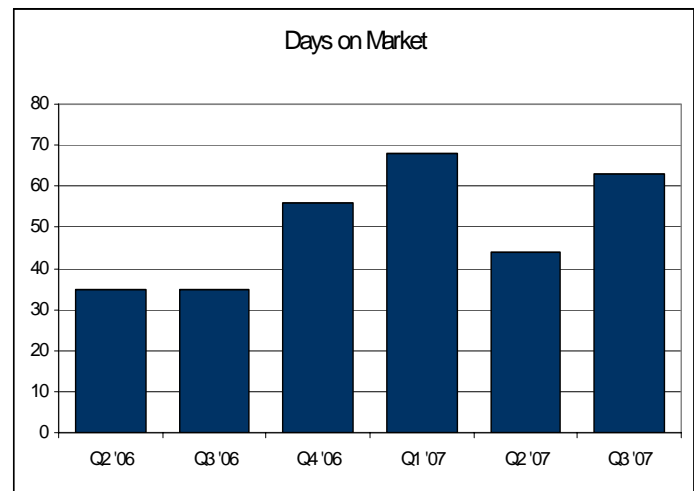
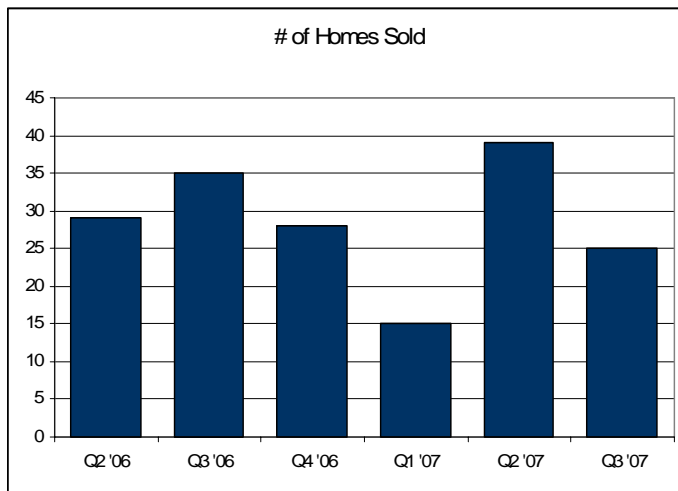
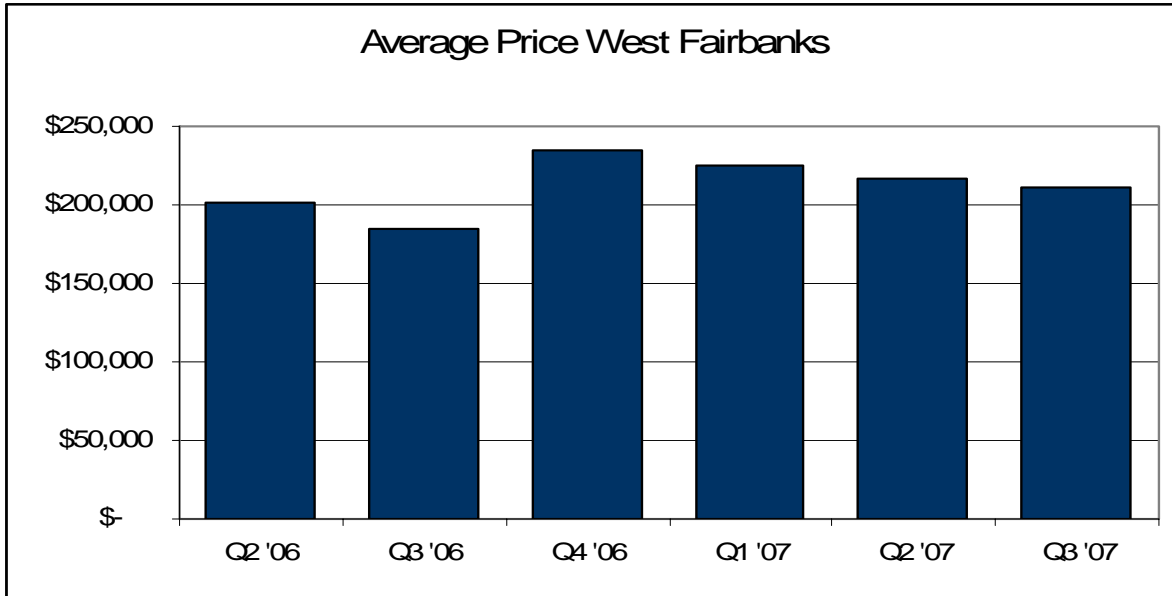
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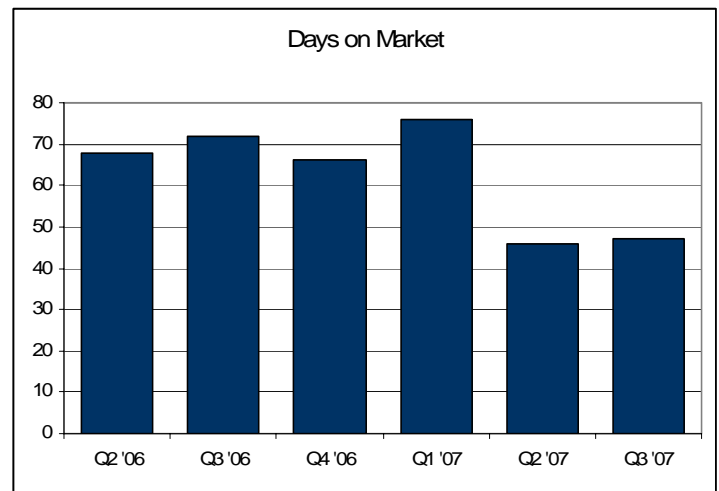
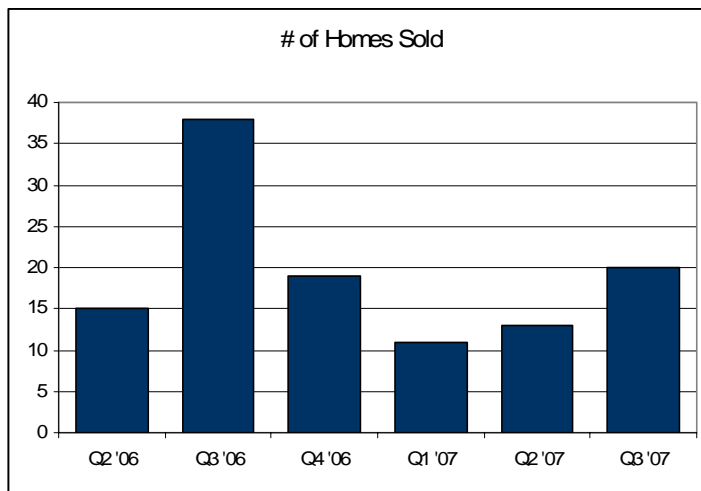
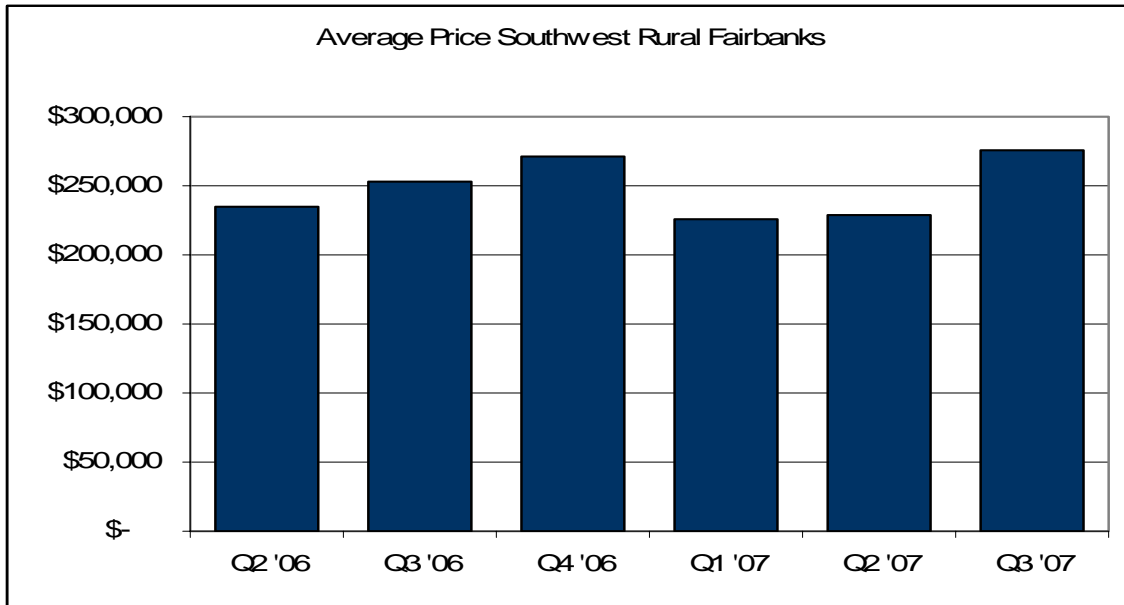
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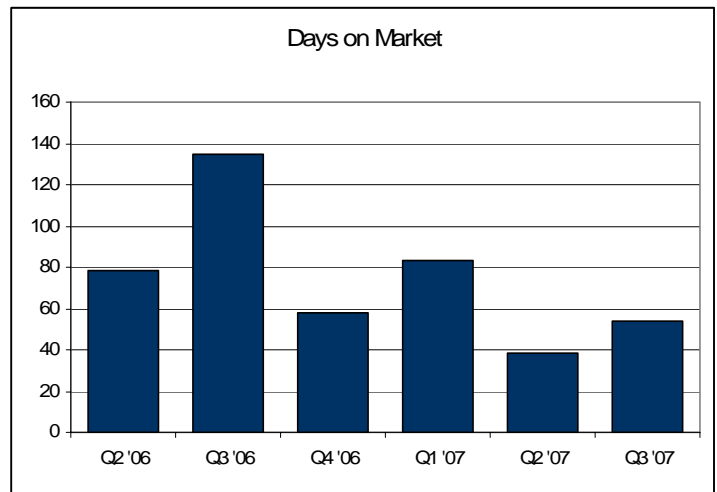
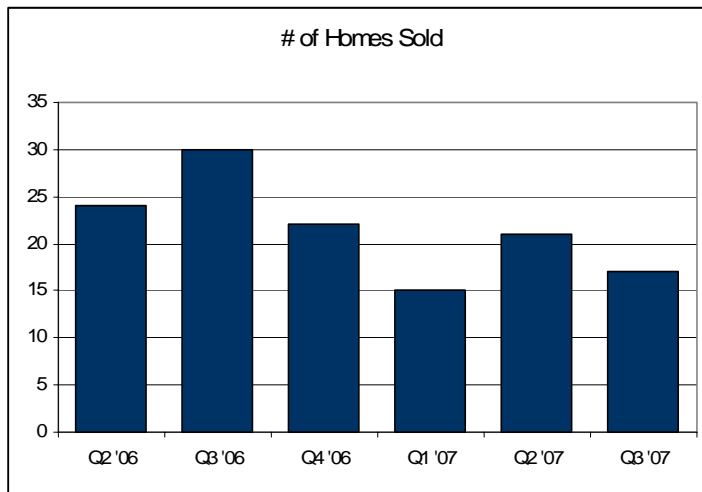
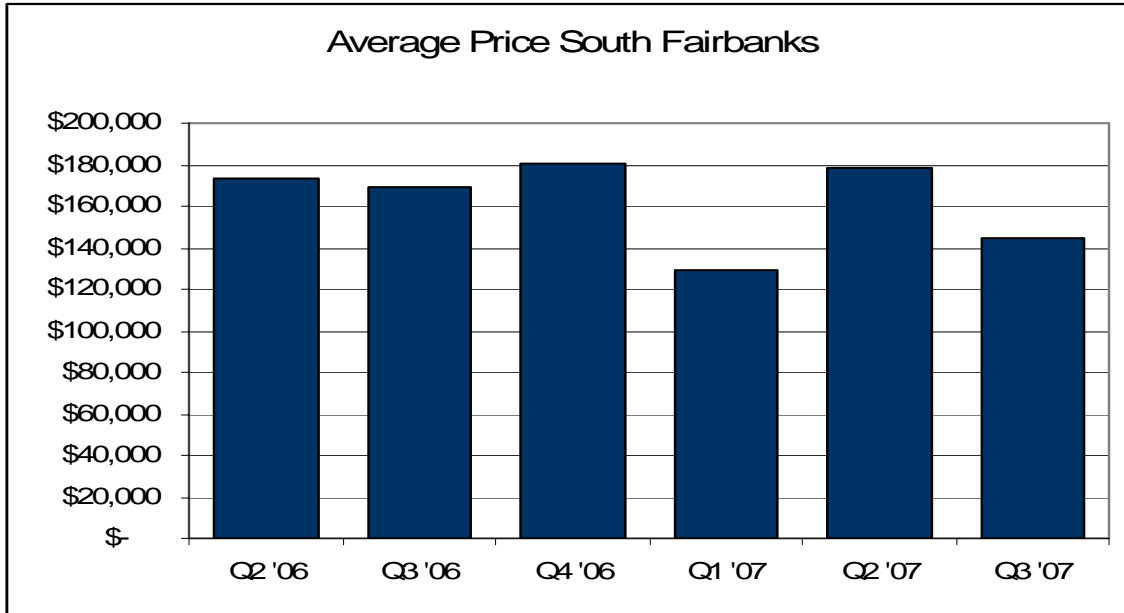
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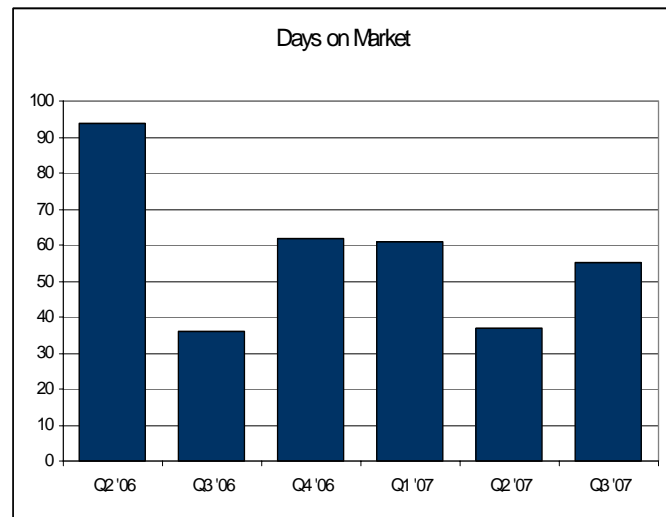
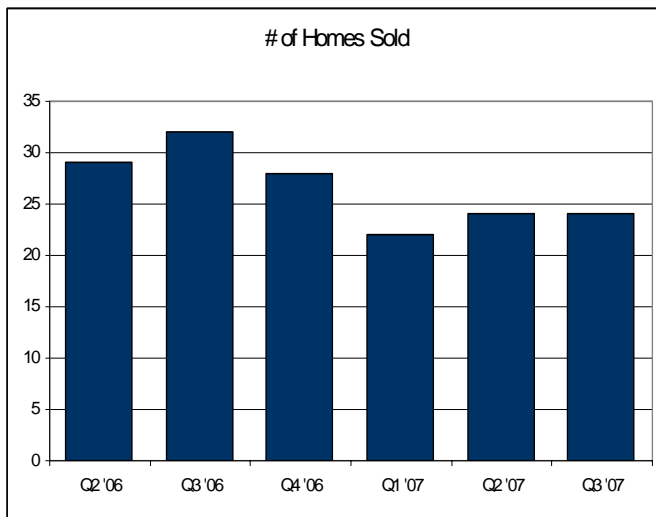
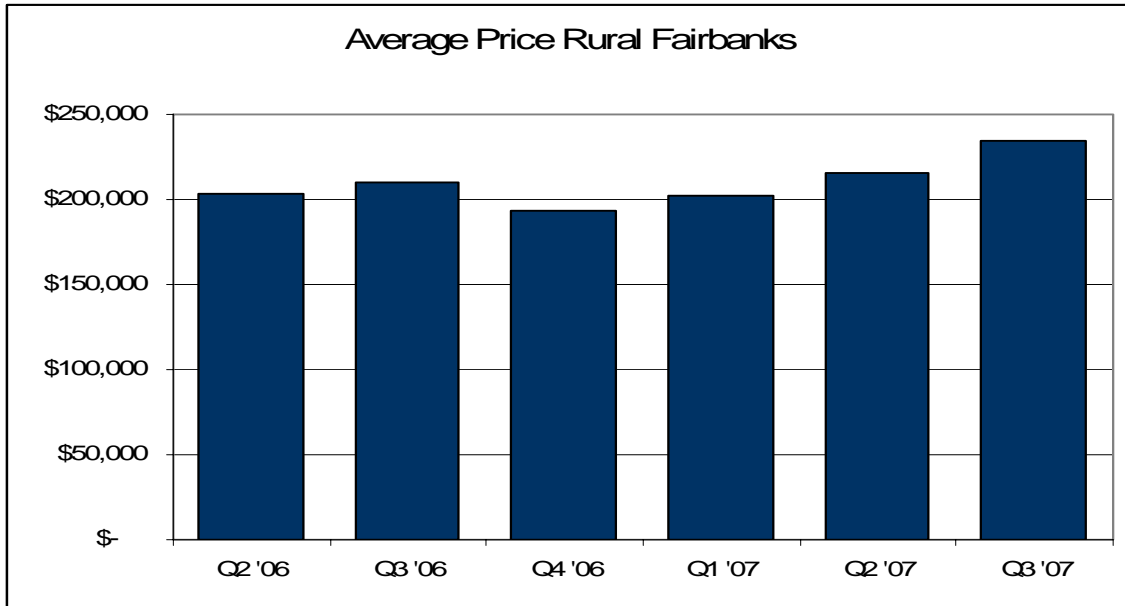
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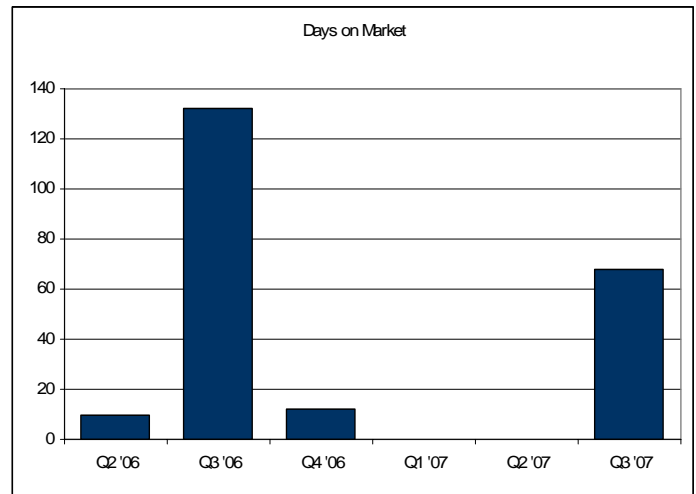
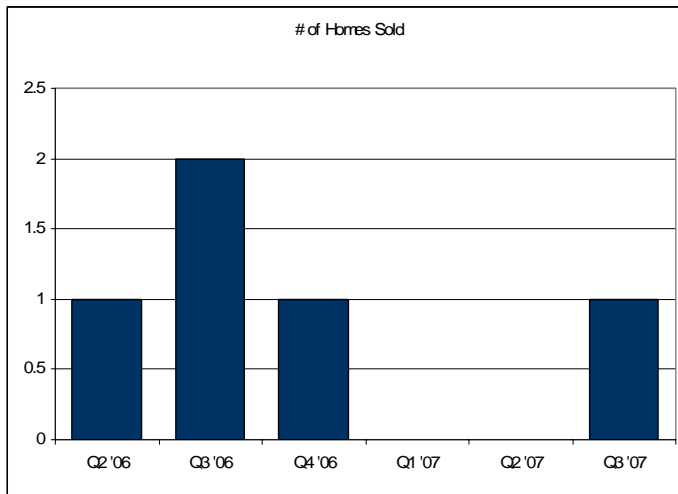
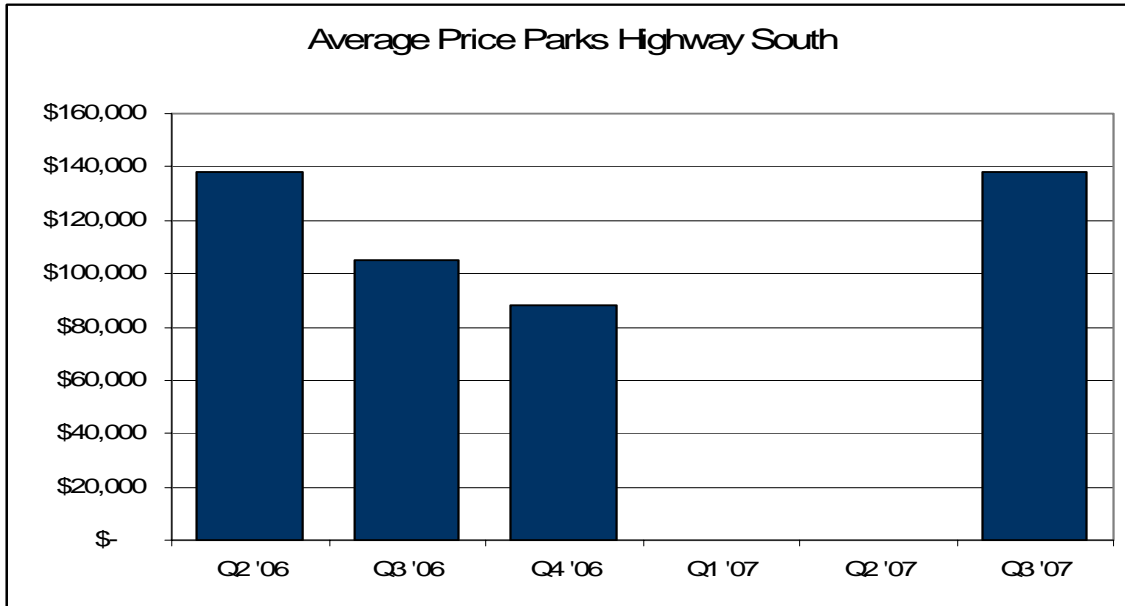
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Spouses Selling Houses

PARKS HIGHWAY SOUTH

3rd Quarter 2007



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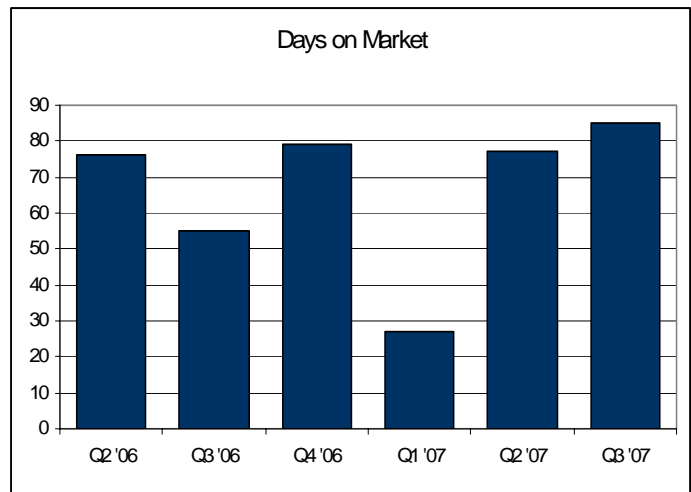
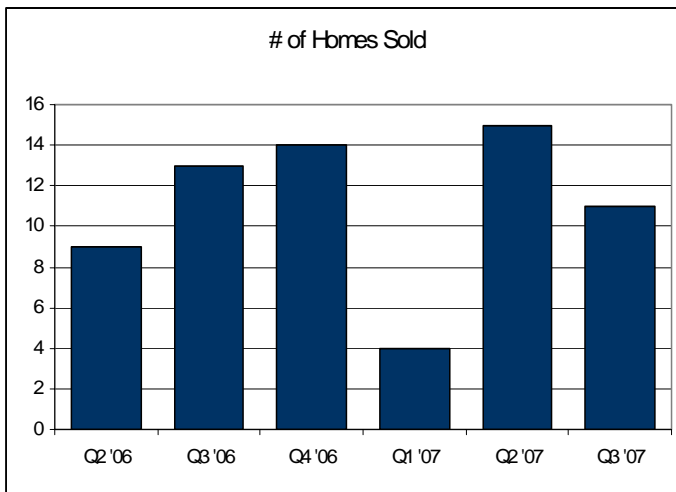
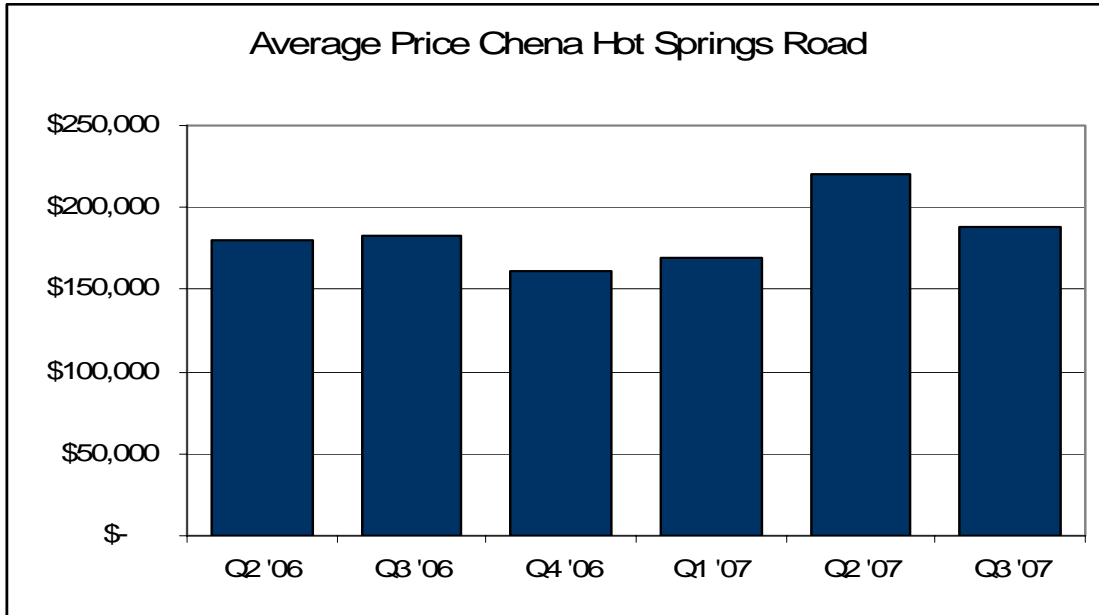
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CHENA HOT SPRINGS ROAD

3rd Quarter 2007



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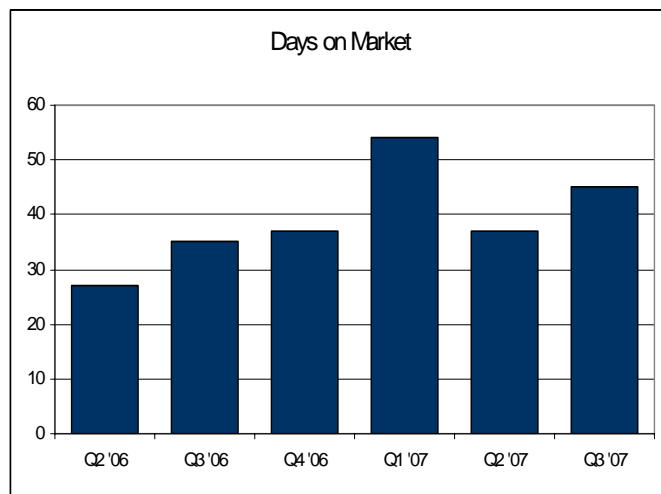
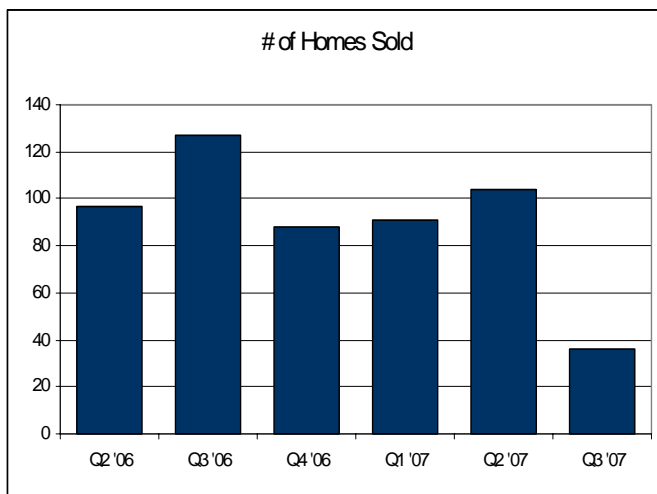
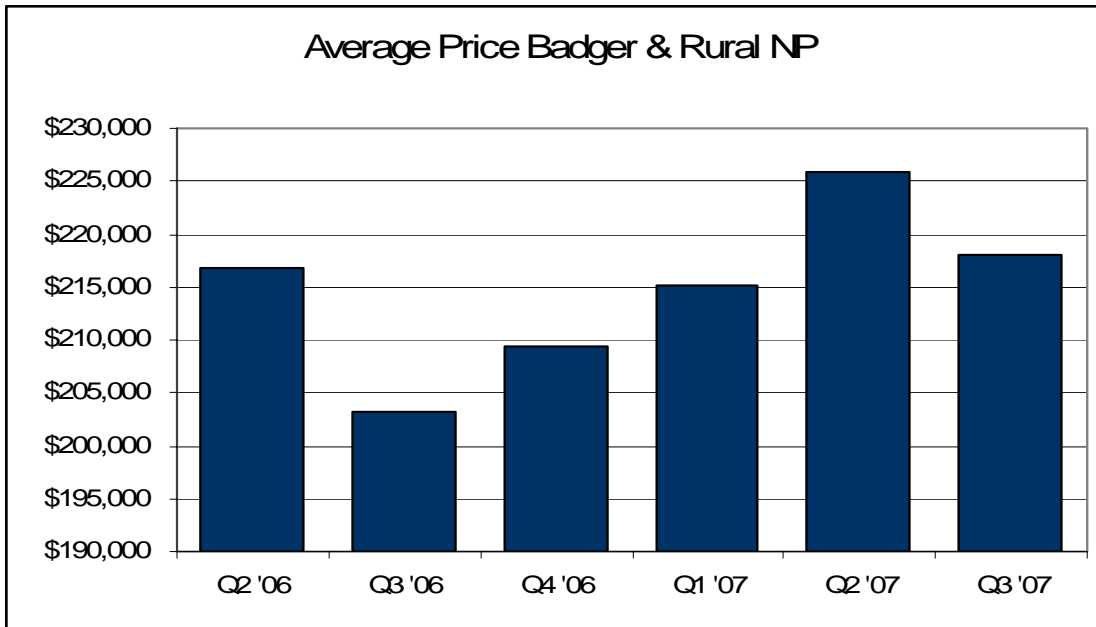
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BADGER & RURAL NORTH POLE

3rd Quarter 2007



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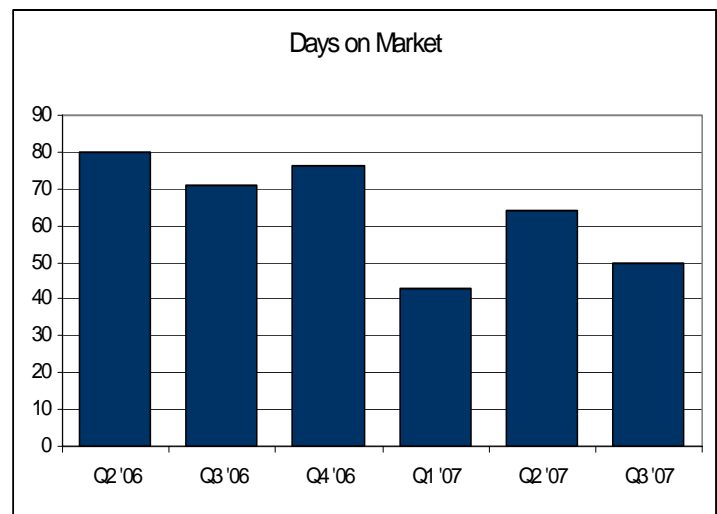
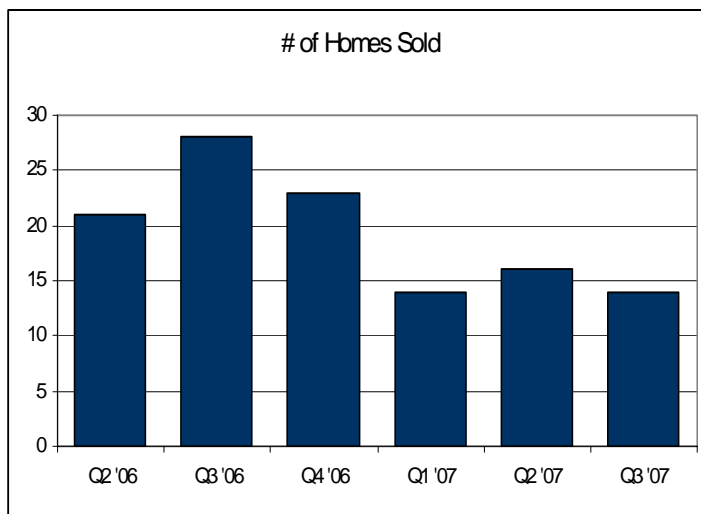
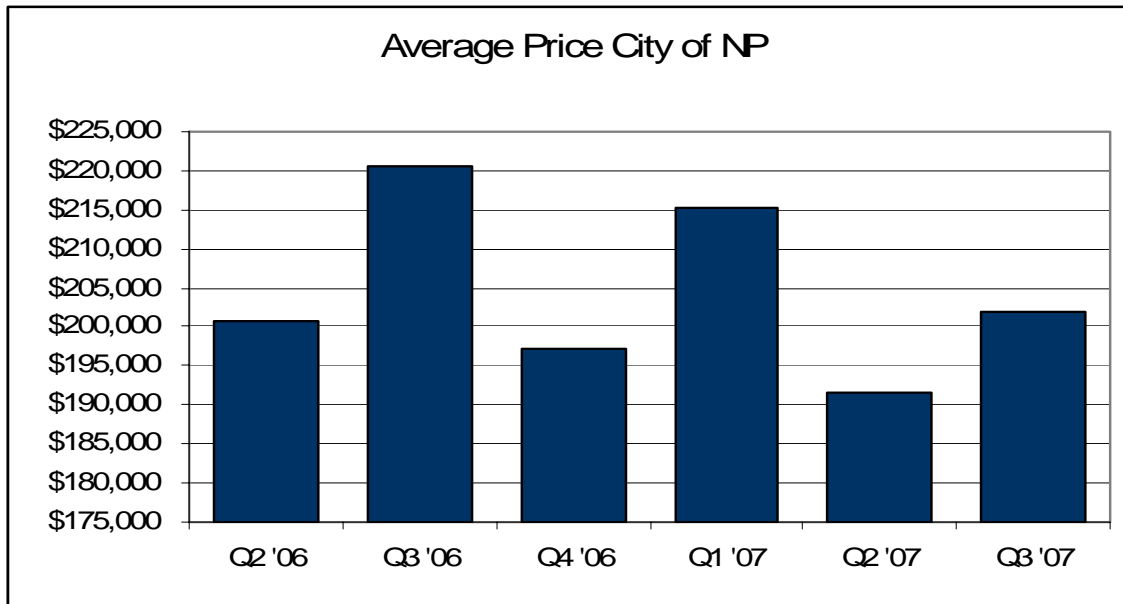
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Spouses Selling Houses

CITY OF NORTH POLE

3rd Quarter 2007



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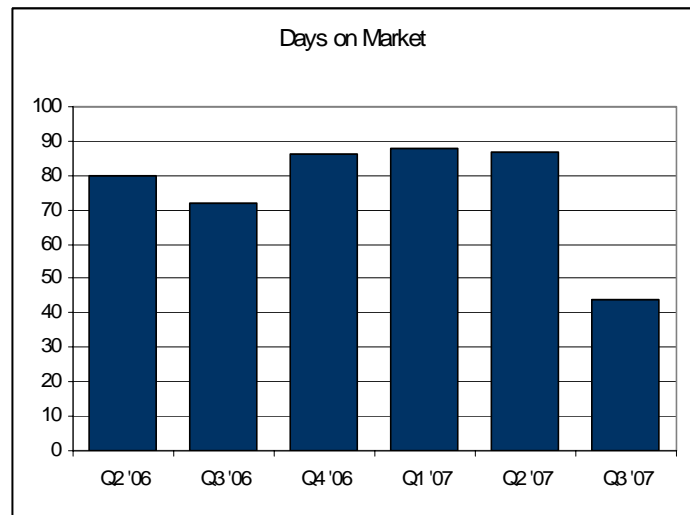
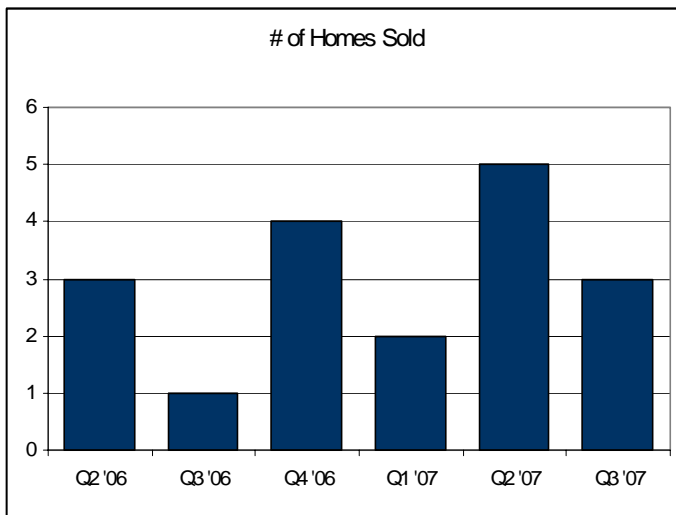
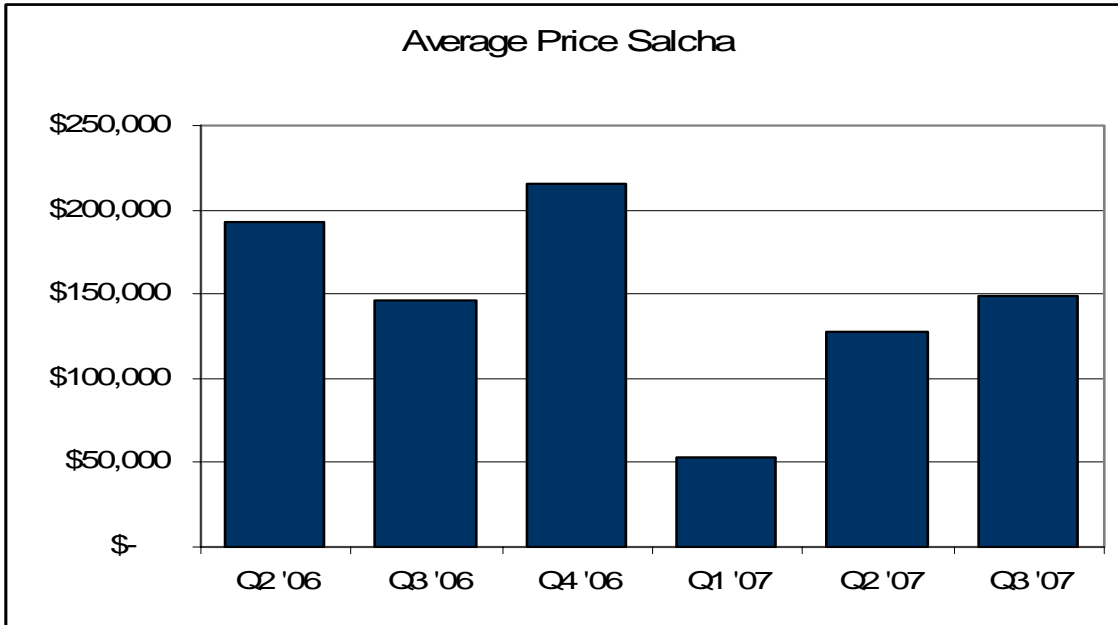


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SALCHA
2nd Quarter 2007



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