

Cost of Living Indicators



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July 2000

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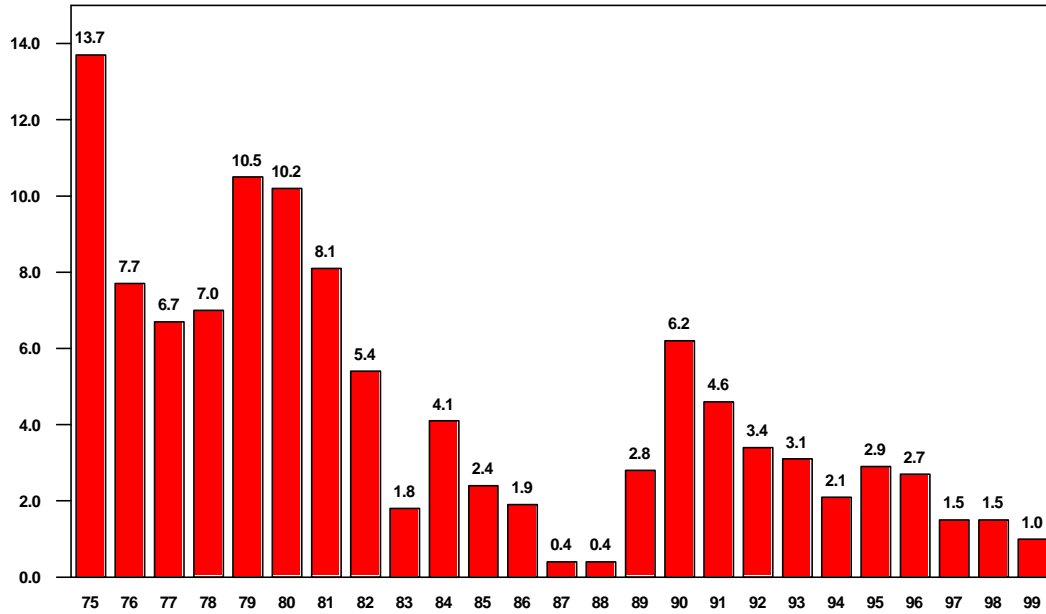
Anchorage Consumer Price Index for All Urban Consumers (CPI-U)

Year	All Items	All Except Shelter	Apparel & Upkeep	Entertainment	Food & Beverage	Housing	Medical Care	Oth Goods & Services	Transportation
INDEX (1982 to 1984 = 100)									
1980	85.5	84.7	89.7	79.0	89.7	85.9	78.8	83.1	82.2
1981	92.4	92.0	94.1	85.9	94.3	92.5	86.9	88.1	92.7
1982	97.4	96.3	96.6	94.7	97.2	98.2	94.8	93.2	96.8
1983	99.2	99.9	101.6	100.6	99.7	99.0	99.7	101.5	98.5
1984	103.3	103.8	101.7	104.6	103.2	102.7	105.5	105.3	104.6
1985	105.8	107.5	105.8	108.9	106.2	103.0	110.9	114.2	108.2
1986	107.8	111.2	109.0	112.4	110.8	102.6	127.8	123.2	107.8
1987	108.2	115.1	116.6	116.4	113.1	97.5	137.0	132.2	111.3
1988	108.6	117.8	119.1	120.1	113.8	95.4	145.8	138.1	113.0
1989	111.7	122.3	125.0	128.2	117.2	96.3	154.4	143.7	116.7
1990	118.6	128.0	127.7	141.9	123.7	103.9	161.2	155.7	120.7
1991	124.0	131.9	126.6	148.8	127.7	111.2	173.5	166.9	121.7
1992	128.2	134.6	130.2	151.0	130.3	116.6	183.0	175.2	123.3
1993	132.2	137.9	131.2	157.9	131.2	121.1	189.6	177.9	128.8
1994	135.0	140.3	128.9	166.6	131.9	122.9	197.8	171.6	136.9
1995	138.9	144.6	130.0	171.3	138.5	124.9	211.6	163.3	143.8
1996	142.7	148.4	128.7	177.1	143.4	127.9	231.1	164.6	147.2
1997	144.8	150.6	127.0	180.3	145.8	129.4	248.9	171.3	147.0
1998	146.9	152.6	125.6	N/A	147.3	131.0	255.7	188.2	144.9
1999	148.4	153.5	125.8	N/A	148.4	132.7	260.8	204.2	143.7
PERCENT CHANGE FROM PRIOR YEAR									
1980	10.2%	10.0%	9.8%	6.0%	6.8%	10.1%	14.0%	8.1%	15.3%
1981	8.1%	8.6%	4.9%	8.7%	5.1%	7.7%	10.3%	6.0%	12.8%
1982	5.4%	4.7%	2.7%	10.2%	3.1%	6.2%	9.1%	5.8%	4.4%
1983	1.8%	3.7%	5.2%	6.2%	2.6%	0.8%	5.2%	8.9%	1.8%
1984	4.1%	3.9%	0.1%	4.0%	3.5%	3.7%	5.8%	3.7%	6.2%
1985	2.4%	3.6%	4.0%	4.1%	2.9%	0.3%	5.1%	8.5%	3.4%
1986	1.9%	3.4%	3.0%	3.2%	4.3%	-0.4%	15.2%	7.9%	-0.4%
1987	0.4%	3.5%	7.0%	3.6%	2.1%	-5.0%	7.2%	7.3%	3.2%
1988	0.4%	2.3%	2.1%	3.2%	0.6%	-2.2%	6.4%	4.5%	1.5%
1989	2.9%	3.8%	5.0%	6.7%	3.0%	0.9%	5.9%	4.1%	3.3%
1990	6.2%	4.7%	2.2%	10.7%	5.5%	7.9%	4.4%	8.4%	3.4%
1991	4.6%	3.0%	-0.9%	4.9%	3.2%	7.0%	7.6%	7.2%	0.8%
1992	3.4%	2.0%	2.8%	1.5%	2.0%	4.9%	5.5%	5.0%	1.3%
1993	3.1%	2.5%	0.7%	4.6%	0.7%	3.9%	3.6%	1.5%	4.4%
1994	2.1%	1.7%	-1.8%	5.5%	0.5%	1.5%	4.3%	-3.5%	6.4%
1995	2.9%	3.1%	0.9%	2.8%	5.0%	1.6%	7.0%	-4.8%	5.0%
1996	2.7%	2.6%	-1.0%	3.4%	3.5%	2.4%	9.2%	0.8%	2.4%
1997	1.5%	1.5%	-1.3%	1.8%	1.7%	1.2%	7.7%	4.1%	-0.1%
1998	1.5%	1.3%	-1.1%	N/A	1.0%	1.2%	2.7%	9.9%	-1.4%
1999	1.0%	0.6%	0.2%	N/A	0.7%	1.3%	2.0%	8.5%	-0.8%

Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 6/21/2000)

Anchorage Consumer Price Index (CPI-U)

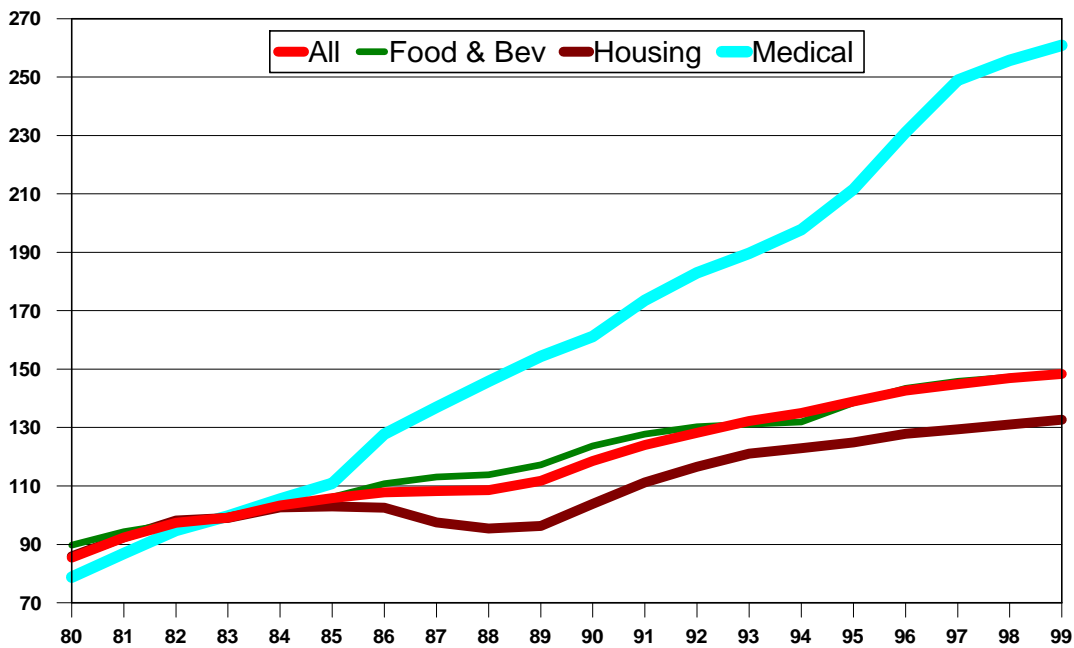
Annual Change for All Items for All Urban Consumers



Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 6/23/2000)

Consumer Price Index (CPI-U)

Anchorage - 1980 to 1999



Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 2/18/2000)

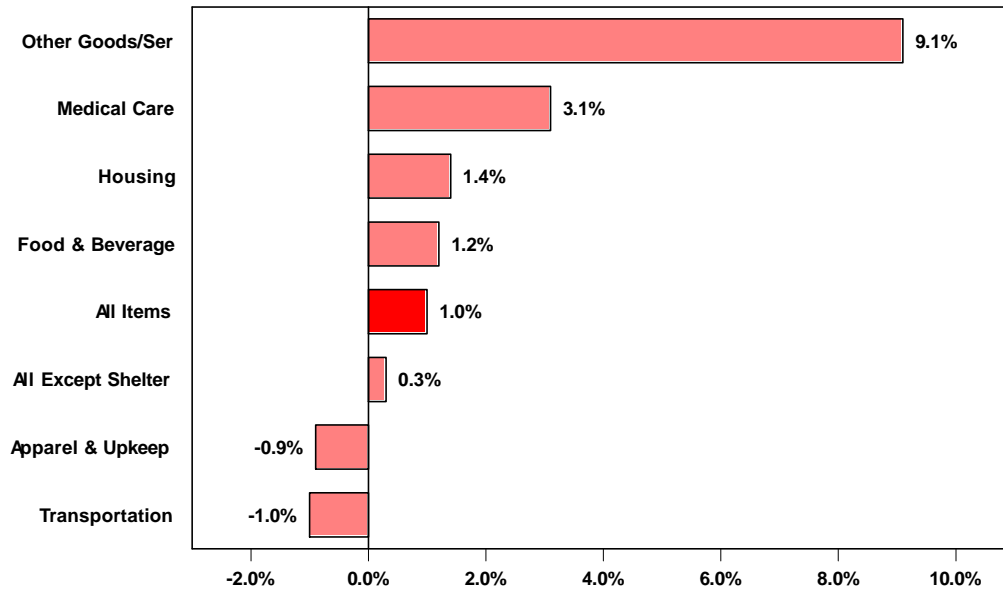
Detailed Anchorage Consumer Price Index (1982-84=100) - All Urban Consumers

Expenditure category	Average Annual Index					Percentage Change				
	95	96	97	98	99	94-95	95-96	96-97	97-98	98-99
All items	138.9	142.7	144.8	146.9	148.3	2.9	2.7	1.5	1.5	1.0
All items (October 1967=100)	370.7	380.9	388.2	392.0	395.8	-	-	-	-	-
Food and beverages	138.5	143.4	145.8	147.3	149.0	5.0	3.5	1.7	1.0	1.2
Food	138.0	143.6	146.3	147.5	149.2	5.7	4.1	1.9	0.8	1.2
Food at home	143.8	148.2	149.8	151.5	153.4	6.2	3.1	1.1	1.1	1.3
Cereals and bakery products	147.2	149.4	144.2	N/A	N/A	4.3	1.5	-3.5	N/A	N/A
Meats, poultry, fish and eggs	134.8	133.5	136.4	N/A	N/A	3.0	-1.0	2.2	N/A	N/A
Meats, poultry, and fish	135.4	133.2	136.5	N/A	N/A	3.1	-1.6	2.5	N/A	N/A
Dairy products	129.5	133.4	132.5	N/A	N/A	0.7	3.0	-0.7	N/A	N/A
Fruits and vegetables	198.4	216.2	223.4	N/A	N/A	17.4	9.0	3.3	N/A	N/A
Other food at home	123.4	126.0	127.1	N/A	N/A	3.4	2.1	0.9	N/A	N/A
Food away from home	129.7	136.3	141.0	141.0	143.0	4.3	5.1	3.4	0.0	1.4
Alcoholic beverages	140.8	141.5	141.9	145.7	146.3	0.9	0.5	0.3	2.7	0.4
Housing	124.9	127.9	129.4	131.0	132.8	1.6	2.4	1.2	1.2	1.4
Shelter	124.7	128.6	130.4	132.4	135.6	2.2	3.1	1.4	1.5	2.4
Renters' cost 1/	148.4	152.4	156.2	N/A	N/A	3.1	2.7	2.5	N/A	N/A
Rent, residential	115.3	117.4	118.8	120.4	123.9	1.5	1.8	1.2	1.3	2.9
Other renters' costs	269.3	280.7	294.1	N/A	N/A	6.0	4.2	4.8	N/A	N/A
Homeowners' costs 1/	126.0	129.8	131.3	N/A	N/A	1.9	3.0	1.2	N/A	N/A
Owners' equivalent rent 1/	125.8	129.7	131.2	132.8	135.4	1.9	3.1	1.2	1.2	2.0
Fuel and other utilities	141.8	141.2	146.4	148.4	134.5	-0.8	-0.4	3.7	1.4	-9.4
Fuel	138.5	136.8	143.4	146.0	139.7	-2.1	-1.2	4.8	1.8	-4.3
Fuel oil & Other household fuel com.	92.9	99.6	106.0	N/A	N/A	-	7.2	6.4	N/A	N/A
Fuel Oil	95.7	104.7	109.3	N/A	N/A	-	9.4	4.4	N/A	N/A
Gas (piped) and electricity	155.5	152.4	159.6	162.9	155.7	-2.0	-2.0	4.7	2.1	-4.4
Electricity	150.9	150.4	154.1	161.0	150.1	-3.3	-0.3	2.5	4.5	-6.8
Utility (piped) gas	159.5	150.9	165.4	163.2	161.4	0.8	-5.4	9.6	-1.3	-1.1
Household furnishings and operation	112.6	113.9	111.2	111.4	109.1	0.7	1.2	-2.4	0.2	-2.1
Apparel and upkeep	130.0	128.7	127.0	125.8	124.7	0.9	-1.0	-1.3	-0.9	-0.9
Apparel commodities	129.0	127.6	125.1	N/A	N/A	0.9	-1.1	-2.0	N/A	N/A
Men's and boys' apparel	165.1	159.8	152.2	N/A	N/A	3.3	-3.2	-4.8	N/A	N/A
Women's and girls' apparel	123.8	126.7	121.3	N/A	N/A	-2.3	2.3	-4.3	N/A	N/A
Footwear	96.0	87.9	89.8	N/A	N/A	-0.5	-8.4	2.2	N/A	N/A
Transportation	143.8	147.2	147.0	144.9	143.4	5.0	2.4	-0.1	-1.4	-1.0
Private transportation	137.1	142.1	143.1	140.4	140.2	3.2	3.6	0.7	-1.9	-0.1
Motor fuel	101.0	110.8	113.7	101.5	107.9	2.2	9.7	2.6	-10.7	6.3
Gasoline	101.4	111.3	113.7	101.3	107.8	2.2	9.8	2.2	-10.9	6.4
Public transportation	186.7	179.1	172.1	N/A	N/A	14.1	-4.1	-3.9	N/A	N/A
Medical care	211.6	231.1	248.9	255.7	263.7	7.0	9.2	7.7	2.7	3.1
Entertainment	171.3	177.1	180.3	N/A	N/A	2.8	3.4	1.8	N/A	N/A
Other goods and services	163.3	164.6	171.3	188.2	205.3	-4.8	0.8	4.1	9.9	9.1
Personal care	131.4	127.5	125.1	N/A	N/A	-1.5	-3.0	-1.9	N/A	N/A
Commodity and services group										
Commodities	133.0	136.6	137.3	138.0	139.7	2.8	2.7	0.5	0.5	1.2
Food and beverages	138.5	143.4	145.8	N/A	N/A	5.0	3.5	1.7	N/A	N/A
Commodities less food and beverages	129.7	132.5	132.2	132.4	134.2	1.6	2.2	-0.2	0.2	1.4
Nondurables less food and beverages	124.5	127.5	128.7	130.6	134.5	0.2	2.4	0.9	1.5	3.0
Durables	136.6	139.3	137.3	135.7	135.0	2.9	2.0	-1.4	-1.2	-0.5
Services	143.9	148.0	151.3	154.5	155.6	2.8	2.8	2.2	2.1	0.7
Medical care services	216.5	238.5	258.7	N/A	N/A	7.4	10.2	8.5	N/A	N/A
Special indexes										
All items less shelter	144.6	148.4	150.6	152.6	153.0	3.1	2.6	1.5	1.3	0.3
All items less medical care	135.7	138.9	140.4	142.3	143.5	2.6	2.4	1.1	1.4	0.8
All items less energy	141.0	144.8	146.8	149.4	150.9	3.0	2.7	1.4	1.8	1.0
Energy	114.4	119.1	123.5	118.3	118.7	0.0	4.1	3.7	-4.2	0.3
Services less medical care	138.5	141.4	143.6	146.7	147.6	2.4	2.1	1.6	2.2	0.6

Source: U.S. Department of Labor, Bureau of Labor Statistics. 1/Indexes on a Nov. 1982=100 base. 2/Indexes on a Dec. 1986=100 base. 3/Indexes on a December 1993=100 base. - Data not available. (Revised 6/23/2000)

Consumer Price Index Major Categories

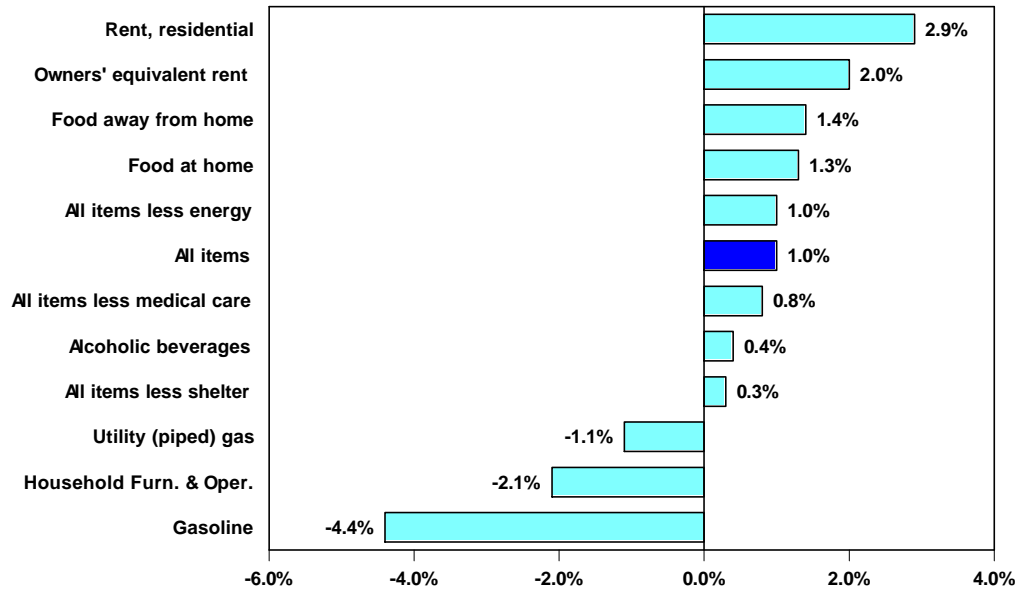
Anchorage - Annual % Change* from 1998-99



Source: U.S. Department of Labor, Bureau of Labor Statistics. *Represents the average annual percent change in each component for 1998, compared to 1997. (Updated 6/23/2000)

Consumer Price Index Selected Items

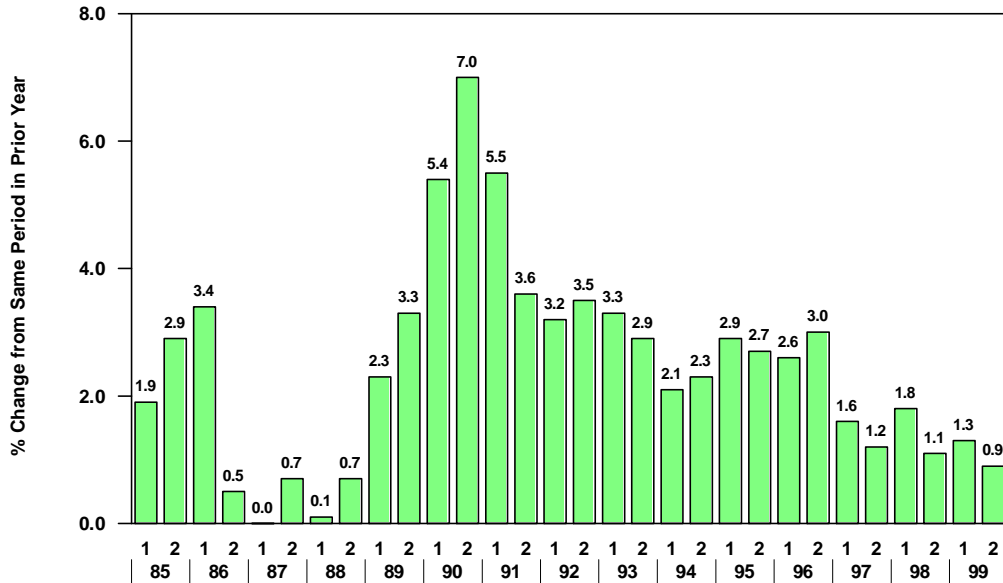
Anchorage - Annual % Change* from 1998-99



Source: U.S. Department of Labor, Bureau of Labor Statistics. *Represents the average annual percent change in each component for 1999, compared to 1998. (Updated 6/23/2000)

Anchorage Consumer Price Index (CPI-U)

Semi-Annual % Change from Prior Year - 1984-1999



Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 2/18/2000)

Anchorage Consumer Price Index for All Urban Consumers (CPI-U) Semi-Annual and Annual Averages - 1984 to 1999

INDEX (1982 TO 1984 = 100)			Percent Change from Prior Year				
Year	First Half	Second Half	Annual Average	Year	First Half	Second Half	Annual Average
1984	102.7	103.9	103.3	1984	-	-	-
1985	104.7	106.9	105.8	1985	1.9%	2.9%	2.4%
1986	108.3	107.4	107.8	1986	3.4%	0.5%	1.9%
1987	108.3	108.1	108.2	1987	0.0%	0.7%	0.4%
1988	108.4	108.9	108.6	1988	0.1%	0.7%	0.4%
1989	110.9	112.5	111.7	1989	2.3%	3.3%	2.9%
1990	116.9	120.4	118.6	1990	5.4%	7.0%	6.2%
1991	123.3	124.7	124.0	1991	5.5%	3.6%	4.6%
1992	127.3	129.1	128.2	1992	3.2%	3.5%	3.4%
1993	131.5	132.8	132.2	1993	3.3%	2.9%	3.1%
1994	134.3	135.8	135.0	1994	2.1%	2.3%	2.1%
1995	138.2	139.5	138.9	1995	2.9%	2.7%	2.9%
1996	141.8	143.7	142.7	1996	2.6%	3.0%	2.7%
1997	144.1	145.4	144.8	1997	1.6%	1.2%	1.5%
1998	146.7	147.0	146.9	1998	1.8%	1.1%	1.5%
1999	148.6	148.3	148.4	1999	1.3%	0.9%	1.0%

Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 2/18/2000)

U.S. City Average Consumer Price Index for All Urban Consumers (CPI-U) - All Items
INDEX (1982 to 1984 = 100)

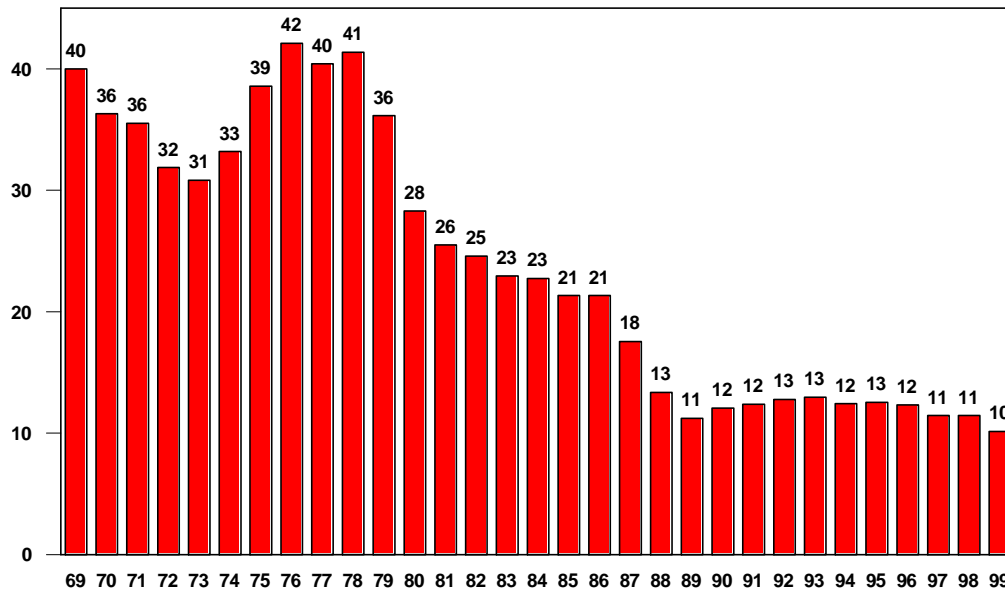
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1979	68.3	69.1	69.8	70.6	71.5	72.3	73.1	73.8	74.6	75.2	75.9	76.7	72.6
1980	77.8	78.9	80.1	81.0	81.8	82.7	82.7	83.3	84.0	84.8	85.5	86.3	82.4
1981	87.0	87.9	88.5	89.1	89.8	90.6	91.6	92.3	93.2	93.4	93.7	94.0	90.9
1982	94.3	94.6	94.5	94.9	95.8	97.0	97.5	97.7	97.9	98.2	98.0	97.6	96.5
1983	97.8	97.9	97.9	98.6	99.2	99.5	99.9	100.2	100.7	101.0	101.2	101.3	99.6
1984	101.9	102.4	102.6	103.1	103.4	103.7	104.1	104.5	105.0	105.3	105.3	105.3	103.9
1985	105.5	106.0	106.4	106.9	107.3	107.6	107.8	108.0	108.3	108.7	109.0	109.3	107.6
1986	109.6	109.3	108.8	108.6	108.9	109.5	109.5	109.7	110.2	110.3	110.4	110.5	109.6
1987	111.2	111.6	112.1	112.7	113.1	113.5	113.8	114.4	115.0	115.3	115.4	115.4	113.6
1988	115.7	116.0	116.5	117.1	117.5	118.0	118.5	119.0	119.8	120.2	120.3	120.5	118.3
1989	121.1	121.6	122.3	123.1	123.8	124.1	124.4	124.6	125.0	125.6	125.9	126.1	124.0
1990	127.4	128.0	128.7	128.9	129.2	129.9	130.4	131.6	132.7	133.5	133.8	133.8	130.7
1991	134.6	134.8	135.0	135.2	135.6	136.0	136.2	136.6	137.2	137.4	137.8	137.9	136.2
1992	138.1	138.6	139.3	139.5	139.7	140.2	140.5	140.9	141.3	141.8	142.0	141.9	140.3
1993	142.6	143.1	143.6	144.0	144.2	144.4	144.4	144.8	145.1	145.7	145.8	145.8	144.5
1994	146.2	146.7	147.2	147.4	147.5	148.0	148.4	149.0	149.4	149.5	149.7	149.7	148.2
1995	150.3	150.9	151.4	151.9	152.2	152.5	152.5	152.9	153.2	153.7	153.6	153.5	152.4
1996	154.4	154.9	155.7	156.3	156.6	156.7	157.0	157.3	157.8	158.3	158.6	158.6	156.9
1997	159.1	159.6	160.0	160.2	160.1	160.3	160.5	160.8	161.2	161.6	161.5	161.3	160.5
1998	161.6	161.9	162.2	162.5	162.8	163.0	163.2	163.4	163.6	164.0	164.0	163.9	163.0
1999	164.3	164.5	165.0	166.2	166.2	166.2	166.7	167.1	167.9	168.2	168.3	168.3	166.6
2000	168.7	169.7	171.1	171.2	171.3								

Percentage Increases from Prior Year

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1980	13.9	14.2	14.8	14.7	14.4	14.4	13.1	12.9	12.6	12.8	12.6	12.5	13.5
1981	11.8	11.4	10.5	10.0	9.8	9.6	10.8	10.8	11.0	10.1	9.6	8.9	10.3
1982	8.4	7.6	6.8	6.5	6.7	7.1	6.4	5.9	5.0	5.1	4.6	3.8	6.2
1983	3.7	3.5	3.6	3.9	3.5	2.6	2.5	2.6	2.9	2.9	3.3	3.8	3.2
1984	4.2	4.6	4.8	4.6	4.2	4.2	4.2	4.3	4.3	4.3	4.1	3.9	4.3
1985	3.5	3.5	3.7	3.7	3.8	3.8	3.6	3.3	3.1	3.2	3.5	3.8	3.6
1986	3.9	3.1	2.3	1.6	1.5	1.8	1.6	1.6	1.8	1.5	1.3	1.1	1.9
1987	1.5	2.1	3.0	3.8	3.9	3.7	3.9	4.3	4.4	4.5	4.5	4.4	3.6
1988	4.0	3.9	3.9	3.9	3.9	4.0	4.1	4.0	4.2	4.2	4.2	4.4	4.1
1989	4.7	4.8	5.0	5.1	5.4	5.2	5.0	4.7	4.3	4.5	4.7	4.6	4.8
1990	5.2	5.3	5.2	4.7	4.4	4.7	4.8	5.6	6.2	6.3	6.3	6.1	5.4
1991	5.7	5.3	4.9	4.9	5.0	4.7	4.4	3.8	3.4	2.9	3.0	3.1	4.2
1992	2.6	2.8	3.2	3.2	3.0	3.1	3.2	3.1	3.0	3.2	3.0	2.9	3.0
1993	3.3	3.2	3.1	3.2	3.2	3.0	2.8	2.8	2.7	2.8	2.7	2.7	3.0
1994	2.5	2.5	2.5	2.4	2.3	2.5	2.8	2.9	3.0	2.6	2.7	2.7	2.6
1995	2.8	2.9	2.9	3.1	3.2	3.0	2.8	2.6	2.5	2.8	2.6	2.5	2.8
1996	2.7	2.7	2.8	2.9	2.9	2.8	3.0	2.9	3.0	3.0	3.3	3.3	2.9
1997	3.0	3.0	2.8	2.5	2.2	2.3	2.2	2.2	2.2	2.1	1.8	1.7	2.3
1998	1.6	1.4	1.4	1.4	1.7	1.7	1.7	1.6	1.5	1.5	1.5	1.6	1.5
1999	1.7	1.6	1.7	2.3	2.1	2.0	2.1	2.3	2.6	2.6	2.6	2.7	2.2
2000	2.7	3.2	3.7	3.0	3.1								

Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 6/21/2000)

%Anchorage Cost of Living is Above U.S. 1969-1999



Sources: Data for 1969-1981 is based on the U.S. Department of Labor, Bureau of Labor Statistics. Estimates for 1982-1998 inflate the 1981 data using annual changes in the Anchorage and U.S. CPI. annual Anchorage and U.S. CPI increases CPI Statistics, "Urban Intermediate Budget for a 4-Person Family." (Updated 2/18/2000)

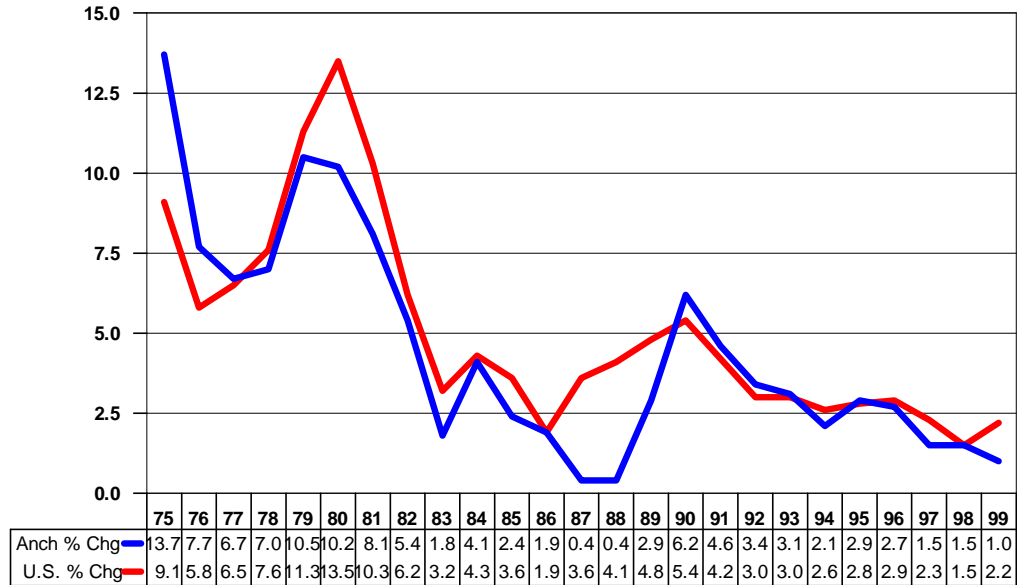
Living Costs for an Urban Intermediate Budget 4-Person Family Anchorage & United States Comparisons - 1969-1999

Year	Anchorage		United States		% Anch Above U.S.	Year	Anchorage		United States		% Anch Above U.S.
	% CPI Increase	\$Family Budget	% CPI Increase	\$Family Budget			% CPI Increase	\$Family Budget	% CPI Increase	\$Family Budget	
1969		14,090		10,064	40.0%	1985	2.4%	36,515	3.6%	30,092	21.3%
1970		14,535		10,664	36.3%	1986	1.9%	37,205	1.9%	30,664	21.3%
1971		14,867		10,971	35.5%	1987	0.4%	37,343	3.6%	31,767	17.6%
1972		15,095		11,446	31.9%	1988	0.4%	37,481	4.1%	33,063	13.4%
1973		16,520		12,626	30.8%	1989	2.9%	38,551	4.8%	34,659	11.2%
1974		19,092		14,333	33.2%	1990	6.2%	40,933	5.4%	36,530	12.1%
1975		21,229		15,318	38.6%	1991	4.6%	42,796	4.2%	38,077	12.4%
1976		23,071		16,236	42.1%	1992	3.4%	44,246	3.0%	39,230	12.8%
1977		24,019		17,106	40.4%	1993	3.1%	45,626	3.0%	40,388	13.0%
1978		26,329		18,622	41.4%	1994	2.1%	46,593	2.6%	41,441	12.4%
1979		27,933		20,517	36.1%	1995	2.9%	47,944	2.8%	42,601	12.5%
1980		29,682		23,134	28.3%	1996	2.7%	49,238	0.029	43,837	12.3%
1981		31,890		25,407	25.5%	1997	1.5%	49,977	2.3%	44,845	11.4%
1982	5.4%	33,616	6.2%	26,982	24.6%	1998	1.5%	50,727	1.5%	45,518	11.4%
1983	1.8%	34,237	3.2%	27,849	22.9%	1999	1.0%	51,234	2.2%	46,519	10.1%
1984	4.1%	35,652	4.3%	29,047	22.7%						

Sources: Data for 1969-1981 is based on the U.S. Department of Labor, Bureau of Labor Statistics, "Urban Intermediate Budget for a 4-Person Family." The estimates for 1982-1998 were made by inflating the Anchorage \$ budget by the increase in the Anchorage CPI. Similarly the U.S. budget was inflated using the U.S. CPI. The results were then compared to estimate the percentage that Anchorage living costs exceed U.S. costs. (Updated 6/21/2000)

Consumer Price Index All Items (CPI-U)

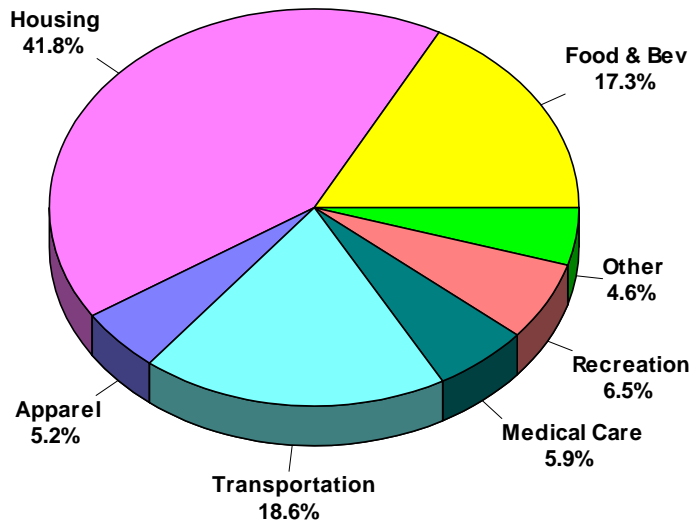
Anchorage & U.S. - Average Annual % Change 1975 to 1999



Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 2/18/2000)

Relative Importance of CPI Components

U.S. - All Urban Consumers - December 1997



Source: U.S. Department of Labor, Bureau of Labor Statistics. (Updated 5/25/99)