Executive Summary:

Community indicators offer a snapshot of our community and how that community has changed in the last decade. Census data, crime statistics, housing information and many other data sources can be used to gain insights into our city and help guide planning efforts for both the municipality and individuals. The resulting profile is an invaluable resource for charting where Anchorage’s future could be. This 2012 Anchorage Indicators Report provides the most comprehensive collection of indicators available for the Anchorage area.

This report is a follow up to the Anchorage Municipality’s set of indicators compiled in 2000. The report was researched and produced by the Anchorage Economic Development Corporation (AEDC) on behalf of the Municipality. While every effort was made to replicate and improve the original report, in some cases, data was not available to recreate every chart from the 2000 report. All changes in this report from 2000 are detailed in the appendix. In all, 242 elements have been updated, 86 are newly added, and 23 have not been replicated or replaced. Sources for this report include:

- Municipality of Anchorage
- Anchorage School District
- AK Court System
- AK Department of Commerce, Community & Economic Development
- AK Department of Education & Early Development
- AK Department of Labor
- AK Department of Health & Social Services
- AK Office of the Governor
- AK Permanent Fund Corporation
- State of Alaska Division of Elections
- Alaska Multiple Listings Service
- Alaska Housing Finance Corporation
- U.S. Census Bureau
- U.S. Department of Commerce
- U.S. Department of Defense
- U.S. Department of Health & Human Services
- U.S. Department of Housing & Urban Development
- U.S. Department of Labor
- U.S. Department of Treasury
- U.S. Office of Personnel Management
- Centers for Disease Control & Prevention
- Washington, D.C. Office of Finance & Revenue
- Federal Reserve Board
- Federal Bureau of Investigations
- Sales & Marketing Magazine

The AEDC has made reasonable efforts to ensure that the accompanying information is up-to-date, accurate, complete, and comprehensive at the time of disclosure. These records reflect data as collected by the AEDC for the reporting periods indicated. However, as this is a compilation of data from sources outside of the AEDC, no guarantee of accuracy is implied. AEDC is not responsible for data that is misinterpreted or altered in any way. Derived conclusions and analyses generated from this data are not to be considered attributable to the AEDC, nor the Municipality of Anchorage.
Table of Contents

General Anchorage Demographics ........................................................................................................ 10
Municipality of Anchorage Vicinity Map .................................................................................................. 11
Anchorage Municipality Population 2000-2011 .................................................................................. 12
Anchorage Area & Alaska Population, 2000-2011 ............................................................................. 12
Annual Population Change, Anchorage 2000-2011 ........................................................................... 13
Components of Population Change for Alaska and Anchorage, 2000-2011 .......................................... 13
Anchorage 2010 Population by Census Tract ...................................................................................... 14
Anchorage 2010 Population Growth by Census Tract, 2000 to 2010 ...................................................... 15
Existing Land Use, Anchorage Bowl, 2010 .......................................................................................... 16
Suitability of Vacant Land for Development, Anchorage Bowl, 2010 .................................................. 16
Developmental Potential of Land by Acreage, Anchorage Bowl by Planning Subarea, 2010 ............... 17
Developmental Potential of Land by %, Anchorage Bowl by Planning Subarea, 2010 ...................... 17
Anchorage Bowl Industrial Land Assessment, 2009 ......................................................................... 18
Acres of Buildable Residential Land, 2010 ....................................................................................... 18

Anchorage Population by Areas ............................................................................................................ 19

Anchorage Population by Planning Areas & Community Councils, 2000-2010 .................................. 20
Anchorage Community Councils Boundary Map .................................................................................. 21
Anchorage Housing Stock, Vacancies, Household & Population by Census Tract, 2010 ..................... 22
Anchorage Census Tracts Map ............................................................................................................. 23
Anchorage Housing Units by Census Tract, 2010 ................................................................................ 24
% of Anchorage Housing Units in Multi-Family Structures by Census Tract, 2010 ......................... 25
% of Housing Units Occupied by Owner, Anchorage Census Tracts, 2010 ........................................ 26
Anchorage Zip Code Boundaries Map ............................................................................................... 27
Population by Zip Code, Anchorage 2010 .......................................................................................... 28
Population & Housing Stock by Zip Code, Anchorage 2010 ............................................................... 28
Anchorage Population’s Gender & Race by Zip Code, 2010 .............................................................. 29
% Age Group by Zip Code, Anchorage 2010 .................................................................................... 29
Population Growth Rates, Anchorage & Selected Cities, 2000-2010 .................................................... 30
Anchorage Population Major Sub-areas 1970, 80, 90, 2000 & 2010 ...................................................... 31

Anchorage Demographics .................................................................................................................... 32

Males Per 100 Females in Anchorage & United States, 1960-2010 ..................................................... 33
Median Age, Anchorage & United States, 1970-2010 ........................................................................ 34
Age Distribution Comparison, U.S. vs. Anchorage, 2010 ............................................................... 34
Median Age of Anchorage Census Tracts, 2010 ............................................................................... 35
Male/ Female Age Distribution, Anchorage 2010 ............................................................................. 36
Adoptions by Parental Status, Anchorage Municipality, 2010 ................................................................. 62
Adoptions in the Anchorage Municipality by Age of Child, 2010 ................................................................. 63
Adoptions by Race of Child’s Mother, Anchorage Municipality, 2010 ............................................................ 64
Total Anchorage Deaths, 2000-2009 ............................................................................................................. 65
Anchorage Resident Deaths by Age, 2000-2010 ............................................................................................ 65
Anchorage & U.S. Crude Death Rates, 2000-2009 ....................................................................................... 66
Anchorage Resident Total Deaths by Sex, 2000-2009 .................................................................................. 66
% of Total Deaths, Anchorage Persons 65 & Older, 2000-2010 ................................................................. 67
Top Five Causes of Death, Anchorage, 2009 ................................................................................................. 67
Accidental Deaths by Race, Anchorage, 2010 ............................................................................................. 68
Homicide Deaths by Race, Anchorage, 2010 ............................................................................................... 68
Suicide Deaths by Race, Anchorage, 2010 ................................................................................................. 69

Anchorage Marital Status Data .................................................................................................................... 70

Marital Status of Anchorage Residents 15 & Older, 2010 ............................................................................ 71
% Married by Age & Sex, Anchorage Residents 15 & Older, 2010 .......................................................... 71
Total Resident Marriages Anchorage, 1990-2009 ....................................................................................... 72
Marriages Per 1,000 Persons, Anchorage Residents, 1990-2009 ............................................................. 72
Divorces by Type in Anchorage, 2007-2011 ............................................................................................... 73
Anchorage Area Divorce & Dissolution Court Filings, 2007-2010 ........................................................... 73

Military Personnel and Expenditures .......................................................................................................... 74

Anchorage Area Military Personnel, 2000-2009 ....................................................................................... 75
Alaska Military Personnel, 2000-2009 ......................................................................................................... 75
Total Defense Personnel in Alaska by Location, 2009 .............................................................................. 76
Active Duty Military Personnel by Service Branch, Alaska, 2009 ........................................................... 76
Military Retirees Living in the Municipality of Anchorage, by Service Branch, 2012 ................................. 77
Anchorage Military Retiree Population by Zip Code of Residency, 2012 .................................................. 78
Military Expenditures in Alaska, FY 2009 .................................................................................................... 79
Military Expenditures in Anchorage Area, 2000-09 .................................................................................... 79
Military Expenditures in Alaska, 2000-2009 ............................................................................................... 79
Military Expenditures in Anchorage Area, Detailed, 2000-2009 ............................................................ 80
Military Prime Contract Awards in Alaska by Service, 2009 .................................................................. 81
Top 10 Contractors Receiving the Largest $ Volume of Prime Contract Awards in Alaska, 2009 .............. 81

Cost of Living in Anchorage .......................................................................................................................... 82

Anchorage Consumer Price Index for All Urban Consumers, 1983-2011 ...................................................... 83
Anchorage Consumer Price Index, Percent Change From Prior Year, 1983-2011 ........................................ 84
Anchorage Consumer Price Index, Annual Change for All Items for All Urban Consumers .................... 85
Consumer Price Index, Anchorage, 1983-2011 ............................................................................................ 85
Detailed Anchorage Consumer Price Index, All Urban Consumers, 2002-2011 ......................................... 86
Consumer Price Index Major Categories, Anchorage Annual % Change, 2010-2011 .......................................................... 87
Consumer Price Index for Selected Items, Anchorage % Change, 2010-2011 .......................................................... 87
Anchorage Consumer Price Index Semi-Annual % Change from Prior Year, 1999-2012 .......................................................... 88
Anchorage Consumer Price Index Semi-Annual & Annual Averages, 1984-2012 .......................................................... 89
U.S. City Average Consumer Price Index for All Urban consumers Index, 1983-2011 .......................................................... 90
Consumer Price Index for All Items, Average Annual % Change for U.S. & Anchorage, 1999-2011 .......................................................... 91
Relative Importance of CPI Components, U.S. All Urban Consumers, 2010 .......................................................... 91
Cost of Living Index for Select Alaskan Cities, 2007-2011 .......................................................... 92

Employment in Anchorage ........................................................................................................................................... 93

Class of Workers, U.S. & Anchorage Workers 16 & Older, 2010 .................................................................................... 94
Labor Force Participation Rates, Persons 16 & Older, U.S. & Anchorage, 2010 .......................................................... 95
Anchorage Labor Force Participation Rates by Race & Gender, 2010 .......................................................... 96
Anchorage Annual Employment/Unemployment Totals, 1990-2011 .......................................................... 96
Unemployment Rate by Anchorage Census Tract, 2010 .................................................................................... 97
Anchorage Monthly Employment, Jan. 1990-June 2012 .................................................................................... 98
Anchorage Annual Employment by Industry, 2001-2011 .................................................................................... 100
Anchorage Employment by Industry, 2011 .................................................................................... 101
Anchorage Annual Employment, 1990-2011 .................................................................................... 101
Anchorage Annual Total Employment Change, 1990-2011 .................................................................................... 102
Anchorage Oil & Gas Employment, 2001-2011 .................................................................................... 102
Job Gains & Losses by Industry, Anchorage, 2001-2011 .................................................................................... 103
% Non-Resident Workers, Private Sector Workers in Selected Alaska Areas, 2010 .................................................................................... 104
Private Sector Workers & Earnings by Residency Status, Anchorage 2010 .................................................................................... 105
Annual Unemployment Rate, U.S., Alaska & Anchorage, 1990-2011 .................................................................................... 106

Labor Force Transportation Statistics .......................................................................................................................... 107

Means of Transportation to Work by Age, Anchorage, 2010 .................................................................................... 108
Means of Transportation to Work by Age, Mat-Su Borough, 2010 .................................................................................... 108
% Of Anchorage Workers using Public Transportation as Means to Work by Census Tract, 2010 .................................................................................... 109
Means of Transportation to Work, by Race & Ethnicity, Anchorage, 2010 .................................................................................... 110
Means of Transportation to Work, by Earnings, Anchorage, 2010 .................................................................................... 110
Means of Transportation to Work, by Earnings, Mat-Su Borough, 2010 .................................................................................... 111
Means of Transportation to Work, by Place of Work, Mat-Su Borough, 2010 .................................................................................... 111
Travel Time to Work, by Means of Transportation, Anchorage, 2010 .................................................................................... 112
Travel Time to Work, by Means of Transportation, Mat-Su Borough, 2010 .................................................................................... 112
% of Labor Force With A 20 Minute or More Commute To Work, by Census Tract, Anchorage, 2010 .................................................................................... 113
Vehicle Availability for the Labor Force, by Means of Transportation to Work, Anchorage 2010 .................................................................................... 114
Anchorage Students & Schools

Anchorage School District Elementary School Enrollment, 2006/7-2017/18
ASD Elementary School Capacity Used, 2011-12
Projected ASD Elementary School Capacity Usage, 2016-17
Student Race/Ethnicity, by Elementary School, ASD, 2011-12
Non-White Student Population %, ASD Elementary Schools, 2011-12
Standard Based Assessment Levels, Anchorage School District Elementary Schools, 2010-11
% Advanced or Proficient in Reading, ASD Elementary Schools, 2010-11
% Advanced or Proficient in Writing, ASD Elementary Schools, 2010-11
% Advanced or Proficient in Mathematics, ASD Elementary Schools, 2010-11
% Advanced or Proficient in Science, ASD Elementary Schools, 2010-11
Anchorage School District Middle School Enrollment, 2006/7-2017-18
Student Race/Ethnicity, by Middle School, ASD, 2011-12
ASD Middle School Capacity Usage, 2011-12
Projected ASD Middle School Capacity Usage, 2016-17
Non-White Student Population %, ASD Middle Schools, 2011-12
Standard Based Assessment Levels, Anchorage School District Middle Schools, 2010-11
% Advanced or Proficient in Reading, ASD Middle Schools, 2010-11
% Advanced or Proficient in Writing, ASD Middle Schools, 2010-11
% Advanced or Proficient in Mathematics, ASD Middle Schools, 2010-11
% Advanced or Proficient in Science, ASD Middle Schools, 2010-11
Anchorage School District High School Enrollment, 2006/7-2017-18
Student Race/Ethnicity, by High School, ASD, 2011-12
ASD High School Capacity Usage, 2011-12
Projected ASD High School Capacity Usage, 2016-17
Non-White Student Population %, ASD High Schools, 2011-12
Standard Based Assessment Levels, Anchorage School District High Schools, 2010-11
Dropout & Graduation Rates, Anchorage School District High Schools, 2006/7-2010/11
% Advanced or Proficient in Reading, ASD High Schools, 2010-11
% Advanced or Proficient in Writing, ASD High Schools, 2010-11
% Advanced or Proficient in Mathematics, ASD High Schools, 2010-11
% Advanced or Proficient in Science, ASD High Schools, 2010-11
Anchorage School District Alternative & Charter School Enrollment, 2006/7-2017/18
Student Race/Ethnicity, by Alternate & Charter School, 2011-12
Standard Based Assessment Levels, ASD Alternative & Charter Schools, 2011-12
Dropout & Graduation Rates, ASD Alternative & Charter Schools, 2006/7-2010/11

Anchorage Government

General Government Revenues, Anchorage, 2002-2011 (Table)
Alaskan % of Registered Alaskan Voters Who Voted in the 2010 Permanent Fund Dividend.

Historical Summary of Alaska Permanent Fund Dividend Applications and Payments, 1982-2011

Anchorage Municipal Per Capita Expenditures, 2002-2011

General Government Operating Budget & Personnel by Dept., Municipality of Anchorage, 2011

General Municipal Budget by Department, Anchorage, 2011

General Obligation Bond Proposals, by Type, Municipality of Anchorage, 2005-2012

Personnel by Department (FT, PT, Seasonal & Temp), Anchorage Municipality, 2011

Municipality of Anchorage, Full Time Equivalency Employees, 2003-2011

Municipality of Anchorage Employees by Bargaining Unit, 2012 (Chart)

Municipality of Anchorage Employees by Bargaining Unit, 2012 (Graph)

Average Annual Government Employment, Anchorage 2001-2011

% of Anchorage Total Employment That Is Government Employment, by Type, 2001-2011

% Government of Total Employment Anchorage, AK, King County, WA & U.S., 2011

Average Monthly Wage for Government & Private Sectors, Anchorage 2011


State University & Government Employment, Anchorage vs. Other AK Cities, 2011


Assessed Value of Taxable Property, Anchorage, 1996-2011

Area Wide Property Tax Rate (Excluding Service Area Taxes) Anchorage, 1996-2011

Top Ten Anchorage Taxpayers Assessed Valuation, 2011

Senior Citizen & Disabled Veteran Property Tax Exemption Summary, Anchorage, 2000-2011

Alaska Property Tax Mill Rates, Major communities, 2012

Alaska Sales Tax Rates, Major Communities, 2012

Estimated Burden of Major Taxes for a Family of Three, Anchorage & U.S., 2010

Est. State & Local taxes for a Family of Three w/$50,000 Annual Income, Selected Cities, 2010

Est. Burden of Major Taxes for a Family of 3 w/$50,000 Annual H.H. Inc., Selected Cities 2010

2010 Tax Comparison, Anchorage, AK vs. Los Angeles, CA, Family of 3 w/ $75,000 H.H. Income

Est. State & Local Taxes for a Family of Three w/$75,000 Annual Income, Selected Cities, 2010

Federal Funds for State Government Alaska, 2001-2011

Alaska Permanent Fund Dividend Annual Per Capita Payment, 1982-2011

Historical Summary of Alaska Permanent Fund Dividend Applications and Payments, 1982-2011

Permanent Fund Dividend Payments in Alaska, 1982-2011

% of Registered Alaskan Voters Who Voted in the 2010 Alaska General Election, by Age

Alaskan Registered Voters by Age, March 2012
### Housing in Anchorage

- Alaska Multiple Listing Service (MLS) Real Estate Region Map
- Total Residential Property Sales & Volume, 2000-2012, Anchorage Municipality
- Total Single-Family Residential Sales & Volume, 2000-2012, Anchorage Municipality
- Total Condominium Sales & Volume, 2000-2012, Anchorage Municipality
- Condos & Single Family Homes for Sale by Area, Anchorage MLS Listings, 11/2/2012
- Average Anchorage Residential Home Sales Price, 2003-2011
- Anchorage Condominium Average Sales Price and % Change, 2003-2011
- Average Sales Price of Anchorage Single Family Homes by Area, 2010 & 2011
- Average Sales Price of Anchorage Condominiums by Area, 2010 & 2011
- Total Anchorage Residential Units Sold, 1998-2011
- Total Anchorage Condominium Units Sold, 2008-2011
- Total Alaska MLS Residential Listings, July 2002 - July 2012
- Total Alaska MLS Condominium Listings, March 2002 - March 2012
- Alaska MLS Active Anchorage Residential Listing Inventory, Jan. 1998 - July 2012
- Single Family Homes for Sale by Price Range, Alaska MLS, 11/2/2012
- Condos for Sale by Price Range, Alaska MLS, 11/2/2012
- Single Family Homes Listed for Sale on Alaska MLS, Range & Average Prices, 11/2/2012
- Condos Listed for Sale on Alaska MLS, Range & Average Prices, 11/2/2012
- Average Market Time for Anchorage Properties Sold, 1998-2009
- Anchorage Residential Properties Sold by Price Range, July 2011 - July 2012
- Anchorage Condominium Properties Sold by Price Range, July 2011 - July 2012
- Average Sale Price of New & Existing Anchorage Single Family Homes, 1998-2009
- Average Sale Price of New & Existing Anchorage Condominiums, 1998-2009
- Anchorage Single Family Homes Sold by Area, 2009
- Anchorage Condominiums Sold by Area, 2009
- Real Estate Professionals Active in Anchorage as of Nov. 2012
- Anchorage’s Largest Real Estate Firms by Total Employees, 2011
- Anchorage Population & Rental Vacancy Rate, 2000-2011
- Average Monthly Contract Rent for Apartments & Homes, Anchorage 2011
- Average Anchorage Apartment Contract Rents 2000-2011 (Nominal Dollars)
Income Statistics

Anchorage Average Monthly Wage by Industry, 2002-2011 .................................................. 228
Average Monthly Wage, Anchorage, 2002-2011 ................................................................. 228
Annual % Change in Average Wage, Anchorage, 2003-2011 .............................................. 228
Average Monthly Wage by Industry, Anchorage, 2011 ...................................................... 229
Per Capita Personal Income, Anchorage, Alaska & U.S. 2000-2010 ..................................... 229
Per Capita Personal Income, Selected Metropolitan Areas, 2000, 2005 & 2010 .................. 230
% Anchorage Per Capita Personal Income is Above U.S. 1969-2010 .................................... 231
Per Capita Personal Income Comparisons, Anchorage & U.S. Metropolitan Areas, 2010 .... 231
Anchorage Households & Median Household Income, 2010 .............................................. 232
Median Household Income by Anchorage Census Tract, 2010 ............................................ 233
Households by Income, Anchorage, 2010 ............................................................................ 234
Household Income Ranges, Anchorage, 2010 ..................................................................... 234
Median Household Income by Race, Anchorage, 2010 ........................................................ 235
Appendix: Anchorage MSA Social Characteristics

Anchorage Crime Statistics

Census Summary Tables

Appendix: 2000/2012 Report Comparison