

Rental Costs and Vacancy Rates

By Building Type and Area

2018

	Average Contract Rent	Adjusted Contract Rent	Median Contract Rent	Median Adjusted Rent	Vacancy Rate (%)	Percent of Units Including Utilities with Rent					
						Heat	Light	Hot Water	Water	Garbage	Sewer
Single-Family House											
Anchorage, Municipality	\$1,743	\$2,070	\$1,795	\$2,099	8.8	7.1	5.5	6.3	23.9	22.7	23.1
Fairbanks North Star Borough	\$1,345	\$1,867	\$1,400	\$1,845	8.8	43.3	10.3	23.8	52.0	27.6	51.1
Juneau, City and Borough	\$1,593	\$1,865	\$1,600	\$1,867	6.8	25.7	17.6	23.0	97.3	62.2	89.2
Kenai Peninsula Borough	\$1,006	\$1,348	\$1,000	\$1,369	5.6	16.9	15.7	18.1	57.0	23.3	49.0
Ketchikan Gateway Borough	\$976	\$1,200	\$863	\$1,079	15.4	26.9	11.5	19.2	61.5	46.2	69.2
Kodiak Island Borough	\$1,537	\$1,856	\$1,500	\$1,862	2.2	11.1	10.0	17.8	82.2	82.2	74.4
Matanuska-Susitna Borough	\$1,365	\$1,636	\$1,395	\$1,669	8.6	11.2	6.7	12.3	77.3	58.7	39.4
Sitka, City and Borough	\$1,314	\$1,707	\$1,250	\$1,636	9.9	14.8	9.9	12.3	9.9	8.6	9.9
Valdez-Cordova CA	\$1,503	\$1,793	\$1,500	\$1,855	2.4	13.3	13.3	15.7	42.2	37.3	43.4
Wrangell-Petersburg CA	\$757	\$1,080	\$650	\$997	17.2	3.4	3.4	3.4	10.3	17.2	10.3
Apartment											
Anchorage, Municipality	\$1,105	\$1,242	\$1,035	\$1,182	6.1	78.0	22.6	81.0	49.4	97.1	49.2
Fairbanks North Star Borough	\$1,016	\$1,140	\$1,000	\$1,123	13.9	97.8	15.8	85.9	96.5	91.6	98.0
Juneau, City and Borough	\$1,151	\$1,289	\$1,100	\$1,251	4.0	57.1	20.4	53.4	99.6	94.9	99.2
Kenai Peninsula Borough	\$869	\$1,002	\$840	\$939	12.4	81.7	24.0	77.3	95.7	92.0	95.1
Ketchikan Gateway Borough	\$1,046	\$1,164	\$1,034	\$1,125	10.6	83.1	40.1	69.9	53.3	52.4	53.6
Kodiak Island Borough	\$1,221	\$1,312	\$1,300	\$1,370	10.7	90.6	5.7	82.5	99.2	99.2	99.2
Matanuska-Susitna Borough	\$996	\$1,136	\$925	\$1,064	7.0	62.1	10.2	60.5	96.8	95.1	87.6
Sitka, City and Borough	\$1,004	\$1,308	\$900	\$1,267	4.6	46.6	9.2	47.1	13.4	23.9	27.3
Valdez-Cordova CA	\$1,154	\$1,264	\$1,100	\$1,250	4.2	83.5	31.6	68.1	94.8	94.2	94.8
Wrangell-Petersburg CA	\$766	\$967	\$700	\$877	11.3	54.8	8.7	38.3	47.0	51.3	47.0

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, 2018 Alaska Rental Market Survey and Alaska Housing Finance Corporation

NOTE: Contract rent is the amount paid to the landlord each month. The utilities included in the contract rent can vary widely, making comparisons across areas problematic. Adding the estimated costs of any utilities not already included in the contract rent, called adjusted rent, makes rents more comparable.