

## Rental Costs and Vacancy Rates

By Building Type and Area

2019

	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
<b>Single-Family House</b>											
Anchorage, Municipality	\$1,748	\$2,000	\$1,750	\$1,995	10.7	8.7	7.4	7.4	27.7	22.7	27.7
Fairbanks North Star Borough	\$1,644	\$1,878	\$1,745	\$1,912	13.9	77.5	4.2	69.8	79.9	69.8	79.4
Juneau, City and Borough	\$1,551	\$1,672	\$1,525	\$1,686	10.6	30.3	16.7	28.8	95.5	66.7	92.4
Kenai Peninsula Borough	\$1,000	\$1,287	\$950	\$1,279	8.4	19.0	18.1	21.7	58.8	26.1	51.8
Ketchikan Gateway Borough	\$1,107	\$1,283	\$1,000	\$1,228	15.2	24.2	15.2	18.2	51.5	39.4	57.6
Kodiak Island Borough	\$1,580	\$1,774	\$1,600	\$1,761	14.9	10.6	8.5	17.0	77.7	67.0	78.7
Matanuska-Susitna Borough	\$1,363	\$1,614	\$1,395	\$1,648	2.4	11.8	6.5	13.1	75.1	55.1	42.4
Sitka, City and Borough	\$1,251	\$1,511	\$1,200	\$1,454	10.5	10.5	7.9	7.9	7.9	6.6	7.9
Valdez-Cordova Census Area	\$1,458	\$1,639	\$1,500	\$1,734	3.6	14.3	16.1	16.1	42.9	37.5	44.6
Wrangell-Petersburg	\$739	\$977	\$670	\$922	15.4	3.8	3.8	3.8	7.7	19.2	7.7
<b>Apartment</b>											
Anchorage, Municipality	\$1,091	\$1,214	\$1,035	\$1,162	5.0	77.8	21.6	80.2	48.5	98.2	48.3
Fairbanks North Star Borough	\$1,015	\$1,135	\$1,000	\$1,123	20.4	97.3	17.0	84.1	96.4	90.5	95.9
Juneau, City and Borough	\$1,167	\$1,233	\$1,100	\$1,152	5.7	59.0	22.0	54.7	99.2	93.8	99.3
Kenai Peninsula Borough	\$866	\$988	\$838	\$943	9.5	79.6	24.6	77.5	94.3	91.7	94.5
Ketchikan Gateway Borough	\$1,075	\$1,184	\$1,050	\$1,135	6.5	87.2	41.3	67.8	53.4	52.1	53.7
Kodiak Island Borough	\$1,199	\$1,276	\$1,200	\$1,271	14.6	88.4	14.8	81.5	95.8	95.3	95.8
Matanuska-Susitna Borough	\$968	\$1,075	\$875	\$989	6.9	67.7	15.5	66.2	94.8	93.4	85.5
Sitka, City and Borough	\$993	\$1,237	\$900	\$1,191	7.6	38.6	6.8	41.4	12.7	20.7	24.7
Valdez-Cordova Census Area	\$1,168	\$1,246	\$1,100	\$1,200	6.0	83.5	41.7	71.6	93.1	92.7	93.6
Wrangell-Petersburg	\$754	\$886	\$700	\$861	11.5	59.3	12.4	43.4	56.6	64.6	56.6

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and Alaska Housing Finance Corporation - 2019 Alaska Rental Market Survey

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.