

Alaska Rental Costs and Vacancy Rates, All Units, Selected Areas, 2010 – 2020

2020

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,090	1,217	1,000	1,140	7,793	444	5.7	77.1	22.6	79.3	45.8	95.2	45.8	91.3
Fairbanks North Star Borough	1,184	1,362	1,095	1,239	3,351	636	19	88.3	13.7	77.5	88.1	83.4	86.8	64.1
City and Borough of Juneau	1,221	1,305	1,175	1,257	1,116	49	4.4	53.3	19.5	49.2	99.4	93.6	99.3	85.0
Kenai Peninsula Borough	918	1,075	875	1,009	1,076	114	10.6	66.1	23.8	65.8	87.0	75.1	84.8	80.0
Ketchikan Gateway Borough	1,061	1,180	1,005	1,115	517	59	11.4	77.9	32.7	60.7	51.6	48.7	51.8	62.9
Kodiak Island Borough	1,253	1,363	1,200	1,264	476	54	11.3	69.7	13.7	62.6	89.9	89.9	89.7	55.5
Matanuska-Susitna Borough	1,060	1,200	950	1,050	976	48	4.9	53.9	12.4	53.5	91.8	84.0	80.3	71.1
City and Borough of Sitka	1,155	1,401	1,000	1,300	289	40	13.8	24.9	10.7	26.3	14.9	10.0	13.5	46.4
Valdez-Cordova Census Area	1,211	1,321	1,100	1,255	284	21	7.4	70.4	31.3	62.0	82.4	81.0	82.7	81.3
Wrangell-Petersburg	794	943	745	904	154	14	9.1	50.6	9.1	31.8	53.9	58.4	53.9	64.3
Survey Total	1,112	1,250	1,015	1,155	16,219	1,488	9.2	74.1	19.8	71.4	65.5	86.4	64.4	79.8

2019

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,111	1,237	1,045	1,165	8,055	417	5.2	75.7	21.2	78.0	47.9	96.0	47.7	
Fairbanks North Star Borough	1,153	1,298	1,050	1,190	3,126	593	19	93.0	14.2	81.0	92.8	86.0	92.3	
City and Borough of Juneau	1,191	1,260	1,100	1,167	1,087	65	6	57.2	21.7	53.1	99.0	92.2	98.9	
Kenai Peninsula Borough	895	1,053	850	983	1,038	96	9.2	66.4	23.2	65.3	86.6	77.5	85.2	
Ketchikan Gateway Borough	1,078	1,192	1,050	1,149	430	31	7.2	82.3	39.3	64.0	53.3	51.2	54.0	
Kodiak Island Borough	1,270	1,370	1,250	1,366	499	73	14.6	73.7	13.6	69.3	92.4	90.0	92.6	
Matanuska-Susitna Borough	1,058	1,198	950	1,050	1,077	63	5.8	55.0	13.5	54.1	90.3	84.7	75.7	
City and Borough of Sitka	1,053	1,301	950	1,241	327	27	8.3	32.1	7.0	33.6	11.6	17.4	20.8	
Valdez-Cordova Census Area	1,227	1,326	1,100	1,241	274	15	5.5	69.3	36.5	60.2	82.8	81.4	83.6	
Wrangell-Petersburg	751	903	700	874	139	17	12.2	48.9	10.8	36.0	47.5	56.1	47.5	

Survey Total	1,114	1,242	1,035	1,165	16,396	1,413	8.6	74.9	19.5	72.3	67.0	87.9	65.9
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2018

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Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,124	1,266	1,045	1,197	8,210	509	6.2	75.8	22.1	78.7	48.7	94.8	48.4	91.2
Fairbanks North Star Borough	1,048	1,217	1,000	1,133	2,941	402	13.7	91.2	15.6	78.8	91.6	84.0	92.7	78.5
City and Borough of Juneau	1,183	1,330	1,100	1,261	989	41	4.1	54.9	22.1	51.0	99.2	91.9	98.1	81.1
Kenai Peninsula Borough	897	1,074	850	987	1,113	119	10.7	66.2	24.5	62.9	86.4	76.2	84.1	78.7
Ketchikan Gateway Borough	1,043	1,170	1,034	1,125	383	42	11	78.6	38.1	65.8	53.8	51.4	54.6	72.1
Kodiak Island Borough	1,282	1,414	1,300	1,370	502	45	9	75.7	7.4	70.9	96.2	96.2	94.8	65.7
Matanuska-Susitna Borough	1,079	1,248	995	1,139	1,162	85	7.3	50.4	10.6	49.5	92.1	86.3	76.2	70.7
City and Borough of Sitka	1,072	1,399	950	1,300	348	20	5.7	37.4	10.1	36.8	13.5	20.4	23.0	58.3
Valdez-Cordova Census Area	1,230	1,379	1,113	1,300	418	19	4.5	68.4	29.2	57.4	83.0	81.6	83.3	82.1
Wrangell-Petersburg	756	976	700	912	154	20	13	46.1	10.4	33.1	40.3	44.8	40.3	50.6
Survey Total	1,104	1,256	1,030	1,178	16,629	1,318	7.9	73.7	19.7	71.4	66.9	86.9	65.9	83.1

2017

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[2013](#) [2012](#) [2011](#) [2010](#)

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,143	1,269	1,066	1,200	8,306	422	5.1	75.0	21.8	78.9	48.9	94.6	48.9	87.6
Fairbanks North Star Borough	1,066	1,208	1,010	1,120	3,001	367	12.2	89.4	15.1	76.8	91.2	83.5	90.8	77.0
City and Borough of Juneau	1,174	1,305	1,100	1,243	1,003	57	5.7	54.7	21.9	51.8	99.3	93.4	96.6	80.6
Kenai Peninsula Borough	891	1,054	850	987	1,107	125	11.3	66.1	27.8	63.3	86.4	72.7	85.3	74.6
Ketchikan Gateway Borough	1,006	1,110	1,000	1,096	473	47	9.9	79.9	29.2	73.8	47.1	43.1	47.8	73.2
Kodiak Island Borough	1,302	1,433	1,300	1,433	375	26	6.9	76.0	10.4	68.5	96.8	94.4	96.8	65.9
Matanuska-Susitna Borough	1,103	1,253	975	1,105	1,212	92	7.6	51.3	16.5	50.1	89.7	64.8	85.9	70.0
City and Borough of Sitka	1,039	1,319	900	1,227	345	26	7.5	36.2	9.3	36.2	13.3	19.7	22.3	54.5
Valdez-Cordova Census Area	1,179	1,337	1,100	1,252	258	12	4.7	70.2	33.7	60.5	77.5	77.1	77.5	79.5
Wrangell-Petersburg	744	944	700	886	158	20	12.7	44.3	8.9	31.0	41.1	46.2	40.5	52.5
Survey Total	1,111	1,245	1,030	1,157	16,654	1,222	7.3	73.2	20.1	71.6	66.3	84.5	65.9	80.7

2016

2020 2019 2018 2017 2016 2015 2014
2013 2012 2011 2010

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,135	1,259	1,075	1,214	8,215	311	3.8	76.7	22.4	80.1	48.7	95.0	48.7	88.0
Fairbanks North Star Borough	1,049	1,199	1,000	1,115	2,955	330	11.2	89.9	15.8	79.0	92.6	84.6	92.0	80.5
City and Borough of Juneau	1,185	1,333	1,100	1,253	1,062	35	3.3	52.0	19.7	47.5	99.0	90.7	98.1	78.9
Kenai Peninsula Borough	888	1,059	850	992	1,000	88	8.8	67.1	23.5	64.3	86.8	72.6	85.7	76.5
Ketchikan Gateway Borough	990	1,122	984	1,094	389	36	9.3	74.8	33.9	67.6	50.6	48.3	50.6	69.4
Kodiak Island Borough	1,288	1,448	1,250	1,419	363	29	8	75.5	9.1	67.8	97.8	96.7	97.8	67.5
Matanuska-Susitna Borough	1,076	1,224	900	1,072	1,134	41	3.6	47.6	10.6	46.2	90.8	70.9	83.1	70.2
City and Borough of Sitka	979	1,230	900	1,163	276	23	8.3	39.5	8.7	40.6	13.0	22.5	26.1	66.7
Valdez-Cordova Census Area	1,189	1,365	1,100	1,300	237	14	5.9	65.8	34.2	56.1	78.5	75.9	78.5	77.2
Wrangell-Petersburg	700	888	700	865	134	13	9.7	53.0	14.2	44.0	46.3	49.3	43.3	54.5
Survey Total	1,100	1,238	1,050	1,175	16,025	931	5.8	73.8	19.9	72.4	66.9	86.4	66.4	82.1

2015

2020 2019 2018 2017 2016 2015 2014
2013 2012 2011 2010

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,141	1,255	1,091	1,189	8,247	323	3.9	79.1	24.2	79.0	48.7	94.8	48.8	91.2
Fairbanks North Star Borough	1,054	1,217	1,000	1,113	3,034	485	16	88.1	16.6	77.4	91.7	84.2	91.9	79.8
City and Borough of Juneau	1,151	1,300	1,100	1,201	1,084	37	3.4	53.8	21.5	48.8	98.9	91.1	98.0	76.4
Kenai Peninsula Borough	859	992	839	940	1,043	71	6.8	64.0	20.1	61.1	86.6	72.0	84.7	76.6
Ketchikan Gateway Borough	960	1,077	967	1,000	422	56	13.3	79.4	32.9	69.9	50.5	45.5	50.9	70.1
Kodiak Island Borough	1,277	1,446	1,215	1,419	390	18	4.6	73.6	6.7	67.2	97.7	96.9	97.4	65.6
Matanuska-Susitna Borough	1,069	1,214	900	1,044	1,198	40	3.3	47.8	9.8	46.0	90.0	62.2	92.0	69.3
City and Borough of Sitka	965	1,208	890	1,136	298	26	8.7	37.2	8.1	38.9	11.1	20.8	21.1	60.4
Valdez-Cordova Census Area	1,128	1,289	1,100	1,202	236	8	3.4	70.8	32.2	61.0	76.7	75.4	76.3	80.5
Wrangell-Petersburg	685	869	700	853	132	5	3.8	52.3	14.4	46.2	50.8	51.5	45.5	50.8
Survey Total	1,097	1,229	1,030	1,152	16,379	1,096	6.7	74.6	20.6	71.4	67.0	85.2	67.2	83.1

2014

2020 2019 2018 2017 2016 2015 2014
2013 2012 2011 2010

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,135	1,250	1,075	1,178	8,389	269	3.2	78.3	23.5	79.1	49.2	94.6	49.4	89.9
Fairbanks North Star Borough	1,060	1,224	1,000	1,138	2,885	450	15.6	88.3	15.5	77.9	90.0	81.4	89.5	76.2
City and Borough of Juneau	1,117	1,259	1,050	1,173	1,000	34	3.4	57.6	22.1	53.7	98.6	93.6	97.0	78.4
Kenai Peninsula Borough	831	974	795	909	1,022	68	6.7	60.3	19.6	57.8	84.1	69.7	82.7	74.4
Ketchikan Gateway Borough	912	1,044	900	944	394	41	10.4	75.1	29.9	64.0	42.6	37.3	42.9	66.0
Kodiak Island Borough	1,251	1,395	1,200	1,350	349	20	5.7	79.9	7.7	73.4	98.0	97.7	97.7	72.5
Matanuska-Susitna Borough	1,022	1,166	850	1,017	1,018	54	5.3	50.1	11.5	47.2	88.4	65.2	89.9	67.6
City and Borough of Sitka	955	1,203	890	1,136	291	21	7.2	38.8	7.9	38.1	8.9	19.9	19.9	60.8
Valdez-Cordova Census Area	1,120	1,306	1,000	1,202	231	8	3.5	62.8	31.6	54.5	74.9	73.6	74.5	77.5
Wrangell-Petersburg	687	873	700	822	143	8	5.6	56.6	11.9	42.0	44.8	44.8	43.4	44.8
Survey Total	1,082	1,215	1,010	1,146	15,889	988	6.2	74.5	20.4	71.8	65.2	84.8	65.3	81.8

2013

2020 2019 2018 2017 2016 2015 2014
2013 2012 2011 2010

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,119	1,229	1,050	1,154	7,886	259	3.3	76.7	23.2	77.7	46.3	94.8	46.4	89.4
Fairbanks North Star Borough	1,036	1,185	995	1,104	2,912	268	9.2	90.4	15.7	81.4	90.9	83.3	90.1	77.3
City and Borough of Juneau	1,053	1,179	1,000	1,100	936	33	3.5	59.7	23.9	56.9	99.1	94.4	98.6	79.7
Kenai Peninsula Borough	795	955	775	900	1,017	47	4.6	58.9	0.2	0.6	0.8	0.7	0.8	0.8
Ketchikan Gateway Borough	927	1,057	900	995	407	40	9.8	77.9	30.7	64.9	43.7	35.9	42.8	62.9
Kodiak Island Borough	1,230	1,402	1,160	1,365	400	18	4.5	73.0	7.5	67.0	95.3	94.8	95.5	68.5
Matanuska-Susitna Borough	984	1,108	830	940	916	47	5.1	56.0	12.6	52.6	89.1	68.4	90.8	67.5
City and Borough of Sitka	906	1,129	850	1,092	308	26	8.4	42.2	13.3	43.8	15.3	24.4	24.7	64.0
Valdez-Cordova Census Area	1,077	1,207	1,000	1,150	161	15	9.3	80.1	37.9	68.9	80.7	78.3	79.5	83.2
Wrangell-Petersburg	698	886	700	861	152	12	7.9	50.7	9.2	44.7	44.1	42.1	38.8	48.0
Survey Total	1,061	1,187	1,000	1,119	15,314	789	5.2	74.8	20.3	72.4	64.3	85.5	64.3	81.5

2012

2020 2019 2018 2017 2016 2015 2014
2013 2012 2011 2010

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,076	1,178	995	1,109	7,910	205	2.6	78.7	24.5	79.1	54.3	93.0	93.9	84.9
Fairbanks North Star Borough	1,013	1,120	975	1,045	2,962	245	8.3	88.1	12.6	78.6	90.0	82.3	89.0	78.0
City and Borough of Juneau	1,039	1,155	980	1,066	1,009	32	3.2	60.8	26.4	56.3	97.8	93.7	95.9	79.2
Kenai Peninsula Borough	771	908	750	865	903	50	5.5	61.9	24.5	62.7	86.3	74.8	84.6	78.1
Ketchikan Gateway Borough	915	1,029	900	972	437	36	8.2	80.1	31.8	68.4	53.1	50.8	52.9	67.3
Kodiak Island Borough	1,193	1,371	1,145	1,357	385	9	2.3	74.8	5.5	67.0	93.8	95.1	94.5	71.4
Matanuska-Susitna Borough	959	1,080	850	1,004	940	33	3.5	56.5	13.3	54.0	88.8	69.7	90.2	69.0
City and Borough of Sitka	903	1,103	850	1,039	313	24	7.7	43.5	14.4	45.7	17.3	25.2	25.9	61.7
Valdez-Cordova Census Area	1,086	1,228	1,000	1,150	161	5	3.1	78.3	38.5	65.8	80.7	79.5	79.5	83.9
Wrangell-Petersburg	676	862	650	861	158	7	4.4	52.5	8.9	46.2	46.2	44.3	41.8	50.0
Survey Total	1,029	1,141	975	1,065	15,417	676	4.4	75.8	20.8	73.0	68.6	84.9	88.7	79.9

2011

2020 2019 2018 2017 2016 2015 2014
2013 2012 2011 2010

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,059	1,158	975	1,085	7,750	177	2.3	78.6	23.1	77.7	53.3	94.0	94.8	86.5
Fairbanks North Star Borough	988	1,119	950	971	3,206	264	8.2	87.0	23.4	77.2	88.8	81.9	87.1	78.9
City and Borough of Juneau	1,046	1,158	975	1,072	1,141	36	3.2	62.2	29.8	55.3	98.1	94.9	96.1	80.3
Kenai Peninsula Borough	750	873	725	835	804	66	8.2	60.0	20.0	62.4	84.3	73.8	81.6	77.4
Ketchikan Gateway Borough	880	1,007	850	944	408	47	11.5	82.4	31.6	65.9	38.7	37.5	46.3	54.9
Kodiak Island Borough	1,088	1,217	1,045	1,172	343	7	2	81.0	8.2	74.1	94.5	94.8	93.9	73.5
Matanuska-Susitna Borough	923	1,046	850	898	885	43	4.9	56.2	11.3	51.0	88.4	72.0	88.0	69.4
City and Borough of Sitka	878	1,084	800	1,035	304	25	8.2	43.1	14.5	45.1	13.5	23.4	23.7	55.6
Valdez-Cordova Census Area	1,041	1,156	995	1,090	163	2	1.2	79.1	38.0	66.3	78.5	77.3	77.3	80.4
Wrangell-Petersburg	670	846	650	861	162	5	3.1	53.1	8.0	46.9	48.8	46.9	44.4	48.8
Survey Total	1,011	1,123	950	1,042	15,431	678	4.4	76.2	22.6	72.2	68.0	85.4	88.6	80.5

2010

2020 2019 2018 2017 2016 2015 2014
2013 2012 2011 2010

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage	1,016	1,116	950	1,042	7,944	145	1.8	76.9	24.6	77.4	54.2	92.3	93.4	84.4
Fairbanks North Star Borough	974	1,108	950	1,064	3,107	155	5	89.0	17.9	78.5	91.7	82.8	88.8	78.3
City and Borough of Juneau	1,046	1,149	990	1,052	1,159	48	4.1	61.7	29.5	55.5	97.2	93.3	94.5	80.5
Kenai Peninsula Borough	756	893	725	844	957	82	8.6	60.0	17.8	57.3	82.7	72.0	78.7	73.9
Ketchikan Gateway Borough	878	1,006	870	1,000	435	52	12	82.5	21.1	61.1	38.4	37.5	45.1	57.5
Kodiak Island Borough	1,158	1,318	1,190	1,367	297	4	1.3	67.3	10.1	68.0	91.6	91.9	91.2	60.6
Matanuska-Susitna Borough	882	1,004	795	865	900	48	5.3	59.0	11.8	55.8	88.8	73.9	87.9	70.3
City and Borough of Sitka	913	1,132	850	1,069	293	23	7.8	33.1	14.3	37.2	17.1	12.6	13.3	48.1
Valdez-Cordova Census Area	1,039	1,154	963	1,084	188	12	6.4	78.2	36.2	67.0	75.5	73.9	73.9	78.7
Wrangell-Petersburg	636	820	650	780	181	8	4.4	58.6	7.2	51.4	46.4	43.1	40.9	51.4
Survey Total	982	1,096	910	1,035	15,742	614	3.9	75.1	21.7	71.7	68.6	84.1	87.3	79.0

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

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