

Unrestricted Rental Costs and Vacancy Rates 2025

All Units, Selected Boroughs, Census Areas, and Cities

SURVEY AREA	Median Rent		Number of Units		Vacancy Rate	Percentage of Units with Utilities Included in the Rent						
	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Sewer	Refuse	Snow Plowing
ANCHORAGE MUNICIPALITY*	\$1,404	\$1,565	8,423	472	5.6%	74.4%	19.8%	77.1%	45.2%	45.0%	92.3%	89.5%
<i>ANCHORAGE</i>	\$1,390	\$1,557	8,028	446	5.6%	74.6%	20.6%	77.3%	45.2%	45.1%	92.6%	89.9%
<i>EAGLE RIVER</i>	\$1,675	\$1,890	338	23	6.8%	66.9%	2.7%	70.4%	37.6%	36.4%	86.1%	81.1%
BETHEL*	\$1,500	\$1,884	181	22	12.2%	85.1%	11.6%	71.3%	64.1%	68.5%	69.6%	80.7%
CHUGACH CENSUS AREA*	\$1,200	\$1,375	291	18	6.2%	79.7%	33.3%	68.4%	85.2%	85.2%	82.8%	81.8%
<i>VALDEZ</i>	\$1,200	\$1,375	195	0	0.0%	77.9%	31.3%	66.2%	93.3%	94.4%	93.3%	83.6%
FAIRBANKS NORTH STAR BOROUGH*	\$1,500	\$1,643	3,544	479	13.5%	87.4%	12.7%	81.7%	89.1%	83.4%	72.9%	67.5%
<i>FAIRBANKS</i>	\$1,475	\$1,617	2,825	413	14.6%	91.1%	13.4%	85.8%	90.9%	89.2%	75.3%	66.7%
<i>NORTH POLE</i>	\$1,650	\$1,846	692	62	9.0%	74.0%	10.1%	68.1%	83.4%	59.8%	66.0%	72.4%
JUNEAU CITY & BOROUGH*	\$1,500	\$1,554	968	39	4.0%	54.8%	23.6%	54.2%	98.8%	98.0%	93.1%	82.6%
<i>DOUGLAS</i>	\$1,400	\$1,600	151	5	3.3%	37.7%	15.2%	23.8%	98.7%	98.7%	96.7%	83.4%
<i>JUNEAU</i>	\$1,515	\$1,554	793	34	4.3%	56.6%	25.3%	58.6%	98.7%	97.9%	92.2%	82.0%
KENAI PENINSULA BOROUGH*	\$1,059	\$1,200	1,152	62	5.4%	66.0%	23.4%	64.2%	84.9%	84.9%	76.6%	82.1%
<i>HOMER</i>	\$1,040	\$1,327	265	13	4.9%	43.0%	15.5%	37.4%	67.9%	67.5%	65.3%	71.7%
<i>KENAI</i>	\$1,000	\$1,100	419	20	4.8%	86.6%	23.9%	86.9%	95.9%	95.7%	90.0%	90.9%
<i>SOLDOTNA</i>	\$1,150	\$1,270	307	15	4.9%	62.2%	16.3%	61.6%	88.9%	90.9%	80.8%	85.3%
KETCHIKAN BOROUGH*	\$1,203	\$1,402	412	29	7.0%	65.8%	36.7%	58.5%	55.6%	55.8%	52.7%	71.6%
KODIAK BOROUGH*	\$1,325	\$1,408	399	20	5.0%	80.2%	28.1%	73.7%	98.0%	97.0%	97.2%	65.2%
MAT-SU BOROUGH*	\$1,300	\$1,445	1,025	44	4.3%	47.5%	12.3%	47.8%	90.3%	83.2%	77.9%	72.0%
<i>PALMER</i>	\$1,350	\$1,521	155	7	4.5%	45.8%	11.6%	41.9%	76.8%	72.3%	59.4%	54.2%
<i>WASILLA</i>	\$1,350	\$1,445	828	32	3.9%	47.3%	12.3%	48.6%	93.1%	85.9%	82.1%	75.6%
PETERSBURG & WRANGELL BOROUGH*	\$950	\$1,178	178	6	3.4%	48.3%	12.4%	37.6%	55.6%	57.3%	60.1%	60.7%
SITKA*	\$1,150	\$1,474	342	21	6.1%	34.5%	13.2%	33.6%	14.0%	23.4%	13.7%	53.2%
SURVEY TOTAL	\$1,400	\$1,554	17,098	1,226	7.17%	72.9%	18.8%	71.9%	64.8%	63.3%	83.0%	80.6%

*These lines show the total survey results for each Borough or Census Area.

Italics - These are sub-areas of each Borough or Census Area, and contain 100 or more survey responses. Sub-area responses are included in the respective Borough or Census Area Total.