

Unrestricted Rental Costs and Vacancy Rates 2026

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*	\$1,495	\$1,634	8,332	411	4.9%	72.7%	19.6%	75.3%	43.3%	43.2%	90.3%	88.8%
<i>ANCHORAGE</i>	\$1,460	\$1,629	7,930	391	4.9%	73.3%	20.5%	75.5%	43.5%	43.4%	90.9%	89.3%
<i>EAGLE RIVER</i>	\$1,850	\$2,067	362	20	5.5%	60.2%	1.9%	70.2%	36.5%	35.9%	80.9%	78.5%
BETHEL*	\$1,550	\$1,890	137	11	8.0%	89.1%	2.2%	85.4%	70.1%	70.1%	68.6%	90.5%
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	\$1,400	194	5	2.6%	80.1%	34.9%	69.3%	86.6%	85.8%	84.3%	80.5%
FAIRBANKS NORTH STAR BOROUGH*	\$1,535	\$1,676	3,337	331	9.9%	87.2%	8.8%	80.9%	89.3%	85.4%	69.4%	70.9%
<i>FAIRBANKS</i>	\$1,503	\$1,639	2,734	287	10.5%	92.1%	8.1%	85.8%	91.9%	90.4%	74.4%	72.3%
<i>NORTH POLE</i>	\$1,710	\$2,066	577	42	7.3%	65.3%	12.3%	60.7%	79.2%	62.4%	48.5%	65.3%
JUNEAU CITY & BOROUGH*	\$1,600	\$1,711	937	38	4.1%	57.1%	22.5%	55.4%	99.1%	97.1%	93.9%	84.4%
<i>DOUGLAS</i>	\$1,500	\$1,656	130	2	1.5%	39.2%	14.6%	31.5%	98.5%	97.7%	96.2%	85.4%
<i>JUNEAU</i>	\$1,650	\$1,751	782	32	4.1%	58.7%	23.9%	57.9%	99.2%	96.9%	93.4%	83.8%
KENAI PENINSULA BOROUGH*	\$1,175	\$1,351	1,217	71	5.8%	57.4%	16.8%	56.1%	74.8%	74.4%	67.0%	71.9%
<i>HOMER</i>	\$1,175	\$1,441	241	5	2.1%	40.2%	19.1%	34.0%	67.6%	67.2%	60.6%	69.7%
<i>KENAI</i>	\$1,100	\$1,191	469	30	6.4%	74.6%	18.3%	75.7%	83.8%	83.4%	78.3%	78.9%
<i>SOLDOTNA</i>	\$1,250	\$1,431	396	25	6.3%	54.8%	13.4%	54.3%	73.2%	73.2%	67.7%	71.0%
KETCHIKAN BOROUGH*	\$1,325	\$1,500	415	35	8.4%	62.4%	37.3%	63.4%	56.6%	57.1%	54.0%	60.2%
KODIAK BOROUGH*	\$1,450	\$1,572	450	35	7.8%	80.0%	28.9%	72.7%	98.0%	97.3%	97.1%	66.9%
MAT-SU BOROUGH*	\$1,400	\$1,584	950	34	3.6%	46.4%	13.2%	48.7%	87.3%	82.4%	73.9%	72.1%
<i>PALMER</i>	\$1,300	\$1,451	113	6	5.3%	44.2%	14.2%	41.6%	77.9%	77.0%	69.0%	62.8%
<i>WASILLA</i>	\$1,403	\$1,611	784	26	3.3%	47.1%	12.0%	50.4%	90.3%	84.9%	77.3%	73.7%
PETERSBURG & WRANGELL BOROUGH*	\$950	\$1,148	186	2	1.1%	49.5%	16.1%	43.5%	49.5%	50.5%	53.8%	57.5%
SITKA*	\$1,250	\$1,556	346	20	5.8%	42.2%	14.2%	43.4%	21.1%	30.9%	21.1%	53.8%
SURVEY TOTAL	\$1,450	\$1,625	16,757	1,010	6.03%	71.5%	17.6%	70.9%	63.0%	61.9%	80.7%	80.1%

*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 Cenus Area Total.