

AHFC Rental Survey
2012
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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 - 2012 Rental Market Survey

Alaska Annual Rental Market Survey

Rental Costs and Vacancy Rates
All Units, Selected Boroughs and Census Areas
2012

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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		Hot						
								Heat	Light	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
Juneau Borough	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
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
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
Sitka Borough	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 CA	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 Borough-Petersburg CA	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

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 - 2012 Rental Market Survey

Alaska Annual Rental Market Survey

Single-Family Residences and Apartments Average Rent
 Contract and Adjusted, Selected Boroughs and Census Areas
 2012

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Survey Area	Single-Family Residences		Apartments	
	Contract (\$)	Adjusted (\$)	Contract (\$)	Adjusted (\$)
Municipality of Anchorage	1,602	1,851	1,057	1,154
Fairbanks North Star Borough	1,206	1,609	992	1,059
Juneau Borough	1,330	1,620	1,015	1,110
Kenai Peninsula Borough	832	1,082	755	862
Ketchikan Gateway Borough	1,001	1,234	910	1,013
Kodiak Island Borough	1,378	1,840	1,151	1,255
Matanuska-Susitna Borough	1,272	1,489	837	921
Sitka Borough	1,156	1,443	842	1,018
Valdez-Cordova CA	1,411	1,723	1,023	1,122
Wrangell Borough-Petersburg CA	618	932	700	850

Note: Areas or bedroom sizes for which six units or less 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 - 2012 Rental Market Survey

Apartment Rental Costs and Vacancy Rates

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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		Hot						
								Heat	Light	Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage														
0 Bedroom	785	845	795	812	506	25	4.9	93.3	47.0	93.3	54.0	98.6	99.0	95.5
1 Bedroom	951	1,032	940	1,020	3,120	53	1.7	88.3	38.0	87.5	48.2	99.7	99.8	93.7
2 Bedroom	1,153	1,265	1,105	1,240	3,373	82	2.4	75.6	11.7	77.4	57.5	93.5	94.0	85.8
3 Bedroom	1,298	1,421	1,300	1,395	568	27	4.8	66.9	11.8	66.7	77.6	81.5	88.4	64.3
Fairbanks North Star Borough														
0 Bedroom	632	644	650	650	102	5	4.9	100.0	51.0	100.0	100.0	92.2	99.0	98.0
1 Bedroom	850	888	840	880	924	108	11.7	98.6	13.6	92.7	97.9	93.0	97.0	79.9
2 Bedroom	1,036	1,103	1,050	1,113	1,227	87	7.1	95.5	9.7	87.3	96.2	91.4	95.4	88.2
3 Bedroom	1,300	1,467	1,238	1,409	288	18	6.3	85.4	8.3	59.4	87.5	71.2	85.4	79.9
Juneau Borough														
0 Bedroom	780	816	850	868	125	2	1.6	78.4	22.4	84.8	100.0	100.0	100.0	89.6
1 Bedroom	907	969	950	975	310	2	0.6	69.0	36.5	70.0	100.0	100.0	100.0	87.1
2 Bedroom	1,097	1,221	1,100	1,213	306	10	3.3	57.5	19.3	48.0	97.7	95.8	97.7	88.6
3 Bedroom	1,415	1,610	1,450	1,562	82	2	2.4	53.7	17.1	39.0	96.3	82.9	95.1	45.1
Kenai Peninsula Borough														
0 Bedroom	513	520	472	472	33	1	3.0	100.0	90.9	93.9	100.0	100.0	100.0	100.0
1 Bedroom	662	743	664	727	145	9	6.2	80.7	23.4	82.1	97.2	95.9	95.9	97.9
2 Bedroom	776	889	775	872	368	16	4.3	76.6	20.7	75.3	97.3	91.0	97.3	89.7
3 Bedroom	905	1,075	900	1,079	69	4	5.8	66.7	10.1	73.9	95.7	88.4	95.7	100.0
Ketchikan Gateway Borough														
0 Bedroom	629	654	600	628	50	0	0.0	94.0	56.0	98.0	90.0	90.0	90.0	98.0
1 Bedroom	753	835	750	860	113	8	7.1	84.1	33.6	79.6	61.1	59.3	61.1	82.3
2 Bedroom	971	1,083	995	1,116	148	17	11.5	85.1	33.1	70.9	49.3	48.0	48.0	63.5
3 Bedroom	1,198	1,339	1,180	1,323	78	6	7.7	87.2	23.1	61.5	33.3	30.8	32.1	64.1
Kodiak Island Borough														
0 Bedroom	719	783	689	780	47	0	0.0	100.0	4.3	57.4	100.0	100.0	100.0	87.2
1 Bedroom	911	985	920	984	65	3	4.6	93.8	9.2	92.3	100.0	100.0	100.0	84.6
2 Bedroom	1,268	1,382	1,200	1,381	123	3	2.4	90.2	2.4	87.0	98.4	98.4	100.0	79.7
3 Bedroom	1,512	1,648	1,650	1,773	57	0	0.0	93.0	0.0	80.7	100.0	100.0	100.0	84.2
Matanuska-Susitna Borough														
0 Bedroom	535	535	495	495	20	1	5.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Bedroom	812	868	785	836	235	10	4.3	91.1	13.6	85.5	99.1	97.9	99.1	95.7
2 Bedroom	811	907	785	904	314	15	4.8	66.9	7.3	63.4	98.4	90.4	96.2	92.0
3 Bedroom	1,103	1,238	1,075	1,170	62	3	4.8	45.2	11.3	45.2	88.7	72.6	88.7	80.6
Sitka Borough														
0 Bedroom	639	722	675	753	21	3	14	76	24	91	24	81	81	91
1 Bedroom	721	851	725	885	91	8	8.8	65.9	15.4	76.9	23.1	39.6	39.6	90.1
2 Bedroom	916	1,134	853	1,125	88	5	5.7	38.6	11.4	33.0	12.5	11.4	12.5	53.4
3 Bedroom	1,158	1,416	1,100	1,361	27	2	7.4	29.6	14.8	29.6	14.8	11.1	14.8	51.9
Valdez-Cordova CA														
0 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
1 Bedroom	915	946	763	835	36	2	5.6	97.2	75.0	91.7	91.7	91.7	91.7	94.4
2 Bedroom	1,051	1,170	950	1,103	62	2	3.2	90.3	33.9	64.5	88.7	88.7	88.7	96.8
3 Bedroom	1,133	1,268	1,100	1,222	23	0	0.0	87.0	17.4	78.3	95.7	95.7	95.7	95.7
Wrangell Borough-Petersburg CA														
0 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
1 Bedroom	610	705	583	694	28	1	3.6	85.7	25.0	64.3	57.1	71.4	57.1	57.1
2 Bedroom	730	874	800	861	60	1	1.7	63.3	1.7	61.7	56.7	56.7	50.0	68.3
3 Bedroom	776	1,011	750	982	21	1	4.8	42.9	4.8	42.9	57.1	42.9	52.4	47.6
Balance of State														
0 Bedroom	1,028	1,028	1,195	1,195	24	2	8.3	79.2	0.0	79.2	79.2	79.2	79.2	79.2
1 Bedroom	966	966	900	900	69	9	13.0	60.9	5.8	60.9	63.8	59.4	66.7	62.3
2 Bedroom	1,381	1,381	1,523	1,523	75	17	22.7	70.7	2.7	69.3	74.7	69.3	70.7	64.0
3 Bedroom	1,706	1,706	1,847	1,847	36	1	2.8	88.9	2.8	75.0	77.8	75.0	77.8	83.3

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 - 2012 Rental Market Survey

Single-Family Residence Rental Costs and Vacancy Rates
Selected Boroughs and Census Areas
2012

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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 Bedroom	850	954	813	928	18	0	0.0	55.6	38.9	55.6	66.7	55.6	72.2	38.9
2 Bedroom	1,205	1,394	1,200	1,458	49	1	2.0	14.3	10.2	14.3	57.1	51.0	61.2	24.5
3 Bedroom	1,619	1,875	1,550	1,824	131	7	5.3	5.3	3.1	6.9	23.7	20.6	20.6	7.6
4 Bedroom	1,938	2,238	1,900	2,217	65	3	4.6	4.6	4.6	4.6	24.6	18.5	20.0	4.6
Fairbanks North Star Borough														
1 Bedroom	779	1,068	750	1,090	65	4	6.2	41.5	15.4	26.2	49.2	33.8	44.6	56.9
2 Bedroom	1,029	1,368	1,000	1,360	93	5	5.4	43.0	9.7	24.7	57.0	36.6	58.1	43.0
3 Bedroom	1,379	1,855	1,450	1,926	133	6	4.5	29.3	6.0	17.3	34.6	27.8	31.6	17.3
4 Bedroom	1,769	2,284	1,800	2,142	36	7	19.4	16.7	0.0	16.7	52.8	47.2	50.0	8.3
Juneau Borough														
1 Bedroom	926	1,040	900	1,016	26	1	3.8	53.8	38.5	46.2	100.0	92.3	88.5	65.4
2 Bedroom	1,326	1,637	1,300	1,598	21	3	14.3	14.3	0.0	4.8	90.5	52.4	71.4	42.9
3 Bedroom	1,598	2,015	1,550	1,942	22	2	9.1	4.5	4.5	81.8	54.5	72.7	18.2	
4 Bedroom	2,141	2,696	2,150	2,722	8	1	12.5	0.0	0.0	0.0	75.0	37.5	50.0	12.5
Kenai Peninsula Borough														
1 Bedroom	607	787	600	819	46	4	8.7	23.9	21.7	26.1	50.0	37.0	50.0	45.7
2 Bedroom	765	994	750	972	69	5	7.2	14.5	11.6	20.3	52.2	29.0	46.4	37.7
3 Bedroom	975	1,271	950	1,259	81	2	2.5	7.4	6.2	11.1	53.1	12.3	45.7	17.3
4 Bedroom	1,083	1,422	1,075	1,518	12	0	0.0	0.0	0.0	0.0	75.0	41.7	58.3	41.7
Ketchikan Gateway Borough														
1 Bedroom	936	1,052	800	957	7	3	43	43	29	29	86	71	71	43
2 Bedroom	807	1,084	785	1,105	10	0	0	10	0	0	30	10	40	10
3 Bedroom	1,065	1,312	1,050	1,333	10	1	10.0	20.0	10.0	10.0	40.0	40.0	50.0	20.0
4 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
Kodiak Island Borough														
1 Bedroom	1,044	1,241	825	1,008	8	1	13	38	38	38	100	88	88	38
2 Bedroom	1,232	1,635	1,300	1,594	21	1	4.8	4.8	9.5	9.5	76.2	81.0	81.0	33.3
3 Bedroom	1,434	1,961	1,435	1,997	28	1	3.6	3.6	3.6	3.6	53.6	64.3	53.6	10.7
4 Bedroom	1,553	2,139	1,515	2,181	10	0	0.0	10.0	10.0	10.0	70.0	90.0	80.0	50.0
Matanuska-Susitna Borough														
1 Bedroom	760	906	713	860	28	2	7.1	32.1	21.4	28.6	71.4	42.9	67.9	42.9
2 Bedroom	922	1,090	850	1,061	57	1	1.8	36.8	15.8	38.6	75.4	40.4	71.9	36.8
3 Bedroom	1,385	1,616	1,400	1,676	125	1	0.8	3.2	3.2	4.0	64.8	7.2	79.2	2.4
4 Bedroom	1,545	1,809	1,500	1,816	51	0	0.0	2.0	2.0	2.0	66.7	7.8	74.5	5.9
Sitka Borough														
1 Bedroom	787	922	825	960	8	1	12.5	62.5	50.0	50.0	37.5	37.5	37.5	37.5
2 Bedroom	1,033	1,306	1,000	1,280	27	2	7.4	11.1	7.4	11.1	11.1	11.1	11.1	18.5
3 Bedroom	1,325	1,659	1,250	1,611	19	1	5.3	5.3	5.3	5.3	5.3	5.3	5.3	42.1
4 Bedroom	1,770	2,195	1,750	2,192	5	1	20	0	0	0	0	0	0	20
Valdez-Cordova CA														
1 Bedroom	560	610	600	600	5	0	0	80	80	80	100	80	80	80
2 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
3 Bedroom	1,622	1,970	1,550	1,973	16	0	0.0	18.8	18.8	18.8	37.5	37.5	37.5	25.0
4 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
Wrangell Borough-Petersburg CA														
1 Bedroom	517	725	500	740	6	0	0.0	33.3	0.0	33.3	33.3	33.3	33.3	50.0
2 Bedroom	643	955	650	958	13	1	7.7	7.7	0.0	7.7	15.4	7.7	15.4	30.8
3 Bedroom	633	987	600	1,025	12	1	8.3	0.0	0.0	8.3	8.3	0.0	0.0	0.0
4 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
Balance of State														
1 Bedroom	1	740	740	700	700	5	0.0	0.0	80.0	0.0	60.0	20.0	20.0	80.0
2 Bedroom	2	1,079	1,079	950	950	7	0.0	0.0	28.6	14.3	14.3	14.3	14.3	14.3
3 Bedroom	3	919	919	1,000	1,000	9	0.0	0.0	11.1	0.0	11.1	44.4	11.1	22.2
4 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D

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 - 2012 Rental Market

Occupied vs. Vacant Unit Rental Costs
 All Units, Selected Boroughs and Census Areas
 2012

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Survey Area	Occupied Units					Vacant Units				
	Average Rent (\$)		Median Rent (\$)		# Units Surveyed	Average Rent (\$)		Median Rent (\$)		# Units Surveyed
	Contract	Adjusted	Contract	Adjusted		Contract	Adjusted	Contract	Adjusted	
Municipality of Anchorage	1,075	1,178	995	1,109	7,705	1,104	1,200	995	1,079	205
Fairbanks North Star Borough	1,008	1,119	975	1,038	2,717	1,059	1,131	1,025	1,055	245
Juneau Borough	1,035	1,149	980	1,057	977	1,160	1,327	1,025	1,253	32
Kenai Peninsula Borough	772	912	750	865	853	748	851	700	836	50
Ketchikan Gateway Borough	909	1,024	850	950	401	989	1,078	1,000	1,060	36
Kodiak Island Borough	1,194	1,373	1,145	1,364	376	1,147	1,317	1,100	1,164	9
Matanuska-Susitna Borough	962	1,084	850	1,010	907	875	963	850	883	33
Sitka Borough	899	1,103	850	1,045	289	951	1,107	810	1,015	24
Valdez-Cordova CA	1,083	1,228	1,000	1,150	156	1,180	1,235	1,300	1,300	5
Wrangell Borough-Petersburg CA	685	869	694	861	151	479	708	535	718	7

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 - 2012 Rental Market Survey

Change in Median Adjusted Rent by Bedroom Size

[Index](#)Apartments
2012 vs. 2011

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Municipality of Anchorage	35	38	51
Fairbanks North Star Borough	101	117	-23
Juneau Borough	25	31	12
Kenai Peninsula Borough	16	25	121
Ketchikan Gateway Borough	88	48	15
Kodiak Island Borough	81	150	186
Matanuska-Susitna Borough	13	33	98
Sitka Borough	0	0	-4
Valdez-Cordova CA	35	124	87
Wrangell Borough-Petersburg CA	0	0	13
Balance of State	-100	0	-97

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 - 2012 Rental Market Survey

Change in Median Adjusted Rent by Bedroom Size
 Single-Family Residences
 2012 vs. 2011

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Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Municipality of Anchorage	31	77	43
Fairbanks North Star Borough	50	-30	-12
Juneau Borough	74	282	60
Kenai Peninsula Borough	44	55	77
Ketchikan Gateway Borough	N/D	-32	-42
Kodiak Island Borough	N/D	186	244
Matanuska-Susitna Borough	-14	-54	81
Sitka Borough	7	76	0
Valdez-Cordova CA	100	N/D	160
Wrangell Borough-Petersburg CA	21	66	66
Balance of State	-240	-150	0

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

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40th Percentile Adjusted Rent
 All Units, Selected Boroughs and Census Areas
 2012

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<u>Survey Area</u>	<u>Adjusted Rent (\$)</u>	<u>Number of Units</u>
Municipality of Anchorage	1,054	7,910
Fairbanks North Star Borough	988	2,962
Juneau Borough	1,000	1,009
Kenai Peninsula Borough	812	903
Ketchikan Gateway Borough	932	437
Kodiak Island Borough	1,209	385
Matanuska-Susitna Borough	910	940
Sitka Borough	979	313
Valdez-Cordova CA	1,102	161
Wrangell Borough-Petersburg CA	840	158
Survey Total	1,005	15,417

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 - 2012 Rental Market Survey

Percent of Surveyed Units Using Selected Energy Types

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All Units, Selected Boroughs and Census Areas

2012

	Heat				Hot Water				Cooking			
	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other
Municipality of Anchorage	96.0%	0.0%	4.0%	0.0%	96.0%	0.0%	4.0%	0.0%	6.0%	0.0%	94.0%	0.0%
Fairbanks North Star Borough	9.0%	90.0%	0.0%	0.0%	9.0%	68.0%	23.0%	1.0%	1.0%	0.0%	98.0%	1.0%
Juneau Borough	0.0%	70.0%	30.0%	0.0%	0.0%	50.0%	50.0%	1.0%	0.0%	0.0%	98.0%	2.0%
Kenai Peninsula Borough	66.0%	22.0%	7.0%	5.0%	64.0%	10.0%	25.0%	2.0%	33.0%	0.0%	60.0%	6.0%
Ketchikan Gateway Borough	0.0%	85.0%	13.0%	2.0%	0.0%	53.0%	46.0%	0.0%	0.0%	0.0%	99.0%	1.0%
Kodiak Island Borough	0.0%	100.0%	0.0%	0.0%	0.0%	85.0%	15.0%	1.0%	0.0%	0.0%	97.0%	3.0%
Matanuska-Susitna Borough	88.0%	4.0%	6.0%	1.0%	83.0%	1.0%	16.0%	1.0%	36.0%	0.0%	60.0%	4.0%
Sitka Borough	0.0%	69.0%	31.0%	0.0%	0.0%	42.0%	58.0%	0.0%	0.0%	0.0%	98.0%	2.0%
Valdez-Cordova CA	4.0%	94.0%	0.0%	2.0%	6.0%	78.0%	14.0%	2.0%	0.0%	0.0%	95.0%	5.0%
Wrangell Borough-Petersburg CA	0.0%	47.0%	53.0%	1.0%	0.0%	22.0%	77.0%	1.0%	1.0%	0.0%	94.0%	5.0%

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes. Totals may not sum to 100 due to rounding.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2012 Rental Market Survey