

AHFC Rental Survey
2013
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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 - 2013 Rental Market Survey

Alaska Annual Rental Market Survey

Rental Costs and Vacancy Rates

All Units, Selected Boroughs and Census Areas
2013

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Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units Surveyed	Vacant	Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted				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
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
Juneau Borough	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
Sitka Borough	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 CA	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 Borough-Petersburg CA	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

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 - 2013 Rental Market Survey

Single-Family Residences and Apartments Average Rent
 Contract and Adjusted, Selected Boroughs and Census Areas
 2013

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Survey Area	Single-Family Residences		Apartments	
	Contract (\$)	Adjusted (\$)	Contract (\$)	Adjusted (\$)
Municipality of Anchorage	1,736	1,987	1,094	1,199
Fairbanks North Star Borough	1,251	1,743	1,017	1,128
Juneau Borough	1,254	1,494	1,038	1,151
Kenai Peninsula Borough	861	1,148	775	897
Ketchikan Gateway Borough	1,018	1,247	920	1,039
Kodiak Island Borough	1,465	1,908	1,186	1,284
Matanuska-Susitna Borough	1,375	1,609	828	909
Sitka Borough	1,127	1,444	852	1,047
Valdez-Cordova CA	1,290	1,583	1,042	1,134
Wrangell Borough-Petersburg CA	619	935	731	887

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 - 2013 Rental Market Survey

Apartment Rental Costs and Vacancy Rates

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Selected Boroughs and Census Areas

2013

Survey Area	Percentage of Units with Utilities Included in Contract Rent													
	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Heat	Light	Hot				
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant				Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage														
0 Bedroom	795	852	812	849	474	18	3.8	99.2	54.0	99.2	49.2	99.2	49.2	99.4
1 Bedroom	1,011	1,109	988	1,090	3,232	105	3.2	82.1	35.4	83.0	35.0	99.3	35.0	96.5
2 Bedroom	1,177	1,291	1,150	1,287	3,288	113	3.4	76.7	9.9	78.3	53.2	98.3	53.4	92.2
3 Bedroom	1,335	1,462	1,348	1,457	540	14	2.6	65.4	10.9	63.9	75.4	85.7	75.4	70.4
Fairbanks North Star Borough														
0 Bedroom	655	669	623	641	141	14	9.9	100.0	80.9	100.0	100.0	93.6	99.3	29.1
1 Bedroom	889	967	925	1,009	1,016	100	9.8	99.4	16.9	95.1	98.2	94.9	98.5	82.9
2 Bedroom	1,091	1,215	1,130	1,239	1,142	98	8.6	95.9	9.2	88.1	96.3	90.6	94.9	90.4
3 Bedroom	1,320	1,548	1,250	1,499	258	28	10.9	87.2	8.1	58.9	88.0	70.2	86.0	77.1
Juneau Borough														
0 Bedroom	824	875	865	898	107	0	0.0	76.6	12.1	85.0	100.0	100.0	100.0	89.7
1 Bedroom	919	994	950	1,006	294	4	1.4	69.4	30.6	71.4	99.7	99.7	99.7	88.4
2 Bedroom	1,100	1,249	1,100	1,250	301	12	4.0	50.8	18.9	40.9	99.0	96.3	98.7	81.1
3 Bedroom	1,471	1,671	1,500	1,707	76	3	3.9	59.2	18.4	40.8	100.0	84.2	98.7	50.0
Kenai Peninsula Borough														
0 Bedroom	546	554	530	530	34	0	0.0	100.0	88.2	94.1	100.0	100.0	100.0	100.0
1 Bedroom	667	758	670	743	132	8	6.1	77.3	15.2	80.3	94.7	96.2	95.5	94.7
2 Bedroom	778	909	775	890	432	10	2.3	72.7	13.0	67.4	95.4	91.4	95.1	90.0
3 Bedroom	980	1,142	938	1,079	86	6	7.0	74.4	9.3	75.6	95.3	89.5	95.3	96.5
Ketchikan Gateway Borough														
0 Bedroom	628	680	635	680	42	4	9.5	92.9	64.3	97.6	61.9	61.9	61.9	97.6
1 Bedroom	731	834	737	827	99	2	2.0	81.8	31.3	69.7	47.5	38.4	46.5	74.7
2 Bedroom	966	1,092	933	1,120	141	17	12.1	85.1	28.4	66.7	39.7	30.5	38.3	56.0
3 Bedroom	1,237	1,389	1,200	1,350	71	8	11.3	84.5	19.7	64.8	31.0	26.8	29.6	67.6
Kodiak Island Borough														
0 Bedroom	727	784	689	767	45	1	2.2	100.0	2.2	55.6	100.0	100.0	100.0	91.1
1 Bedroom	914	970	920	975	65	3	4.6	96.9	15.4	95.4	100.0	100.0	100.0	89.2
2 Bedroom	1,295	1,401	1,250	1,369	131	4	3.1	88.5	4.6	85.5	99.2	99.2	100.0	78.6
3 Bedroom	1,552	1,695	1,650	1,733	62	4	6.5	85.5	4.8	80.6	98.4	98.4	98.4	71.0
Matanuska-Susitna Borough														
0 Bedroom	538	538	515	515	17	1	5.9	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Bedroom	783	837	785	843	258	15	5.8	92.2	13.6	86.0	99.6	98.1	99.6	96.5
2 Bedroom	809	907	795	896	275	14	5.1	64.7	8.0	58.9	98.2	92.4	96.0	90.9
3 Bedroom	1,113	1,235	1,100	1,235	67	3	4.5	58.2	7.5	56.7	91.0	76.1	91.0	83.6
Sitka Borough														
0 Bedroom	651	760	675	779	19	2	11	79	21	90	16	84	84	90
1 Bedroom	731	874	800	924	87	7	8.0	67.8	16.1	77.0	23.0	41.4	41.4	90.8
2 Bedroom	930	1,160	900	1,149	93	10	10.8	38.7	10.8	34.4	11.8	10.8	10.8	58.1
3 Bedroom	1,129	1,423	1,000	1,411	25	3	12.0	20.0	12.0	20.0	12.0	12.0	16.0	60.0
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	954	986	800	905	35	4	11.4	97.1	74.3	91.4	91.4	91.4	91.4	94.3
2 Bedroom	1,042	1,150	950	1,103	64	7	10.9	95.3	32.8	70.3	87.5	87.5	87.5	95.3
3 Bedroom	1,146	1,275	1,200	1,260	24	1	4.2	87.5	20.8	79.2	95.8	95.8	95.8	95.8
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	646	755	629	712	26	2	7.7	76.9	26.9	57.7	50.0	61.5	50.0	50.0
2 Bedroom	750	896	800	861	61	3	4.9	63.9	1.6	62.3	54.1	54.1	47.5	68.9
3 Bedroom	792	1,027	800	982	21	0	0.0	42.9	4.8	42.9	57.1	42.9	52.4	47.6
Balance of State														
0 Bedroom	1,210	1,210	1,284	1,284	19	3	15.8	94.7	0.0	94.7	94.7	94.7	94.7	94.7
1 Bedroom	1,020	1,020	950	950	63	8	12.7	55.6	9.5	60.3	68.3	65.1	69.8	55.6
2 Bedroom	1,477	1,477	1,588	1,588	62	6	9.7	77.4	8.1	79.0	75.8	75.8	75.8	61.3
3 Bedroom	1,747	1,747	1,750	1,750	37	2	5.4	86.5	2.7	73.0	75.7	70.3	75.7	75.7

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 - 2013 Rental Market Survey

Single-Family Residence Rental Costs and Vacancy Rates
Selected Boroughs and Census Areas
2013

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Survey Area	Percentage of Units with Utilities Included in Contract Rent													
	Average Rent (\$)		Median Rent (\$)		Number of Units Surveyed	Vacancy		Heat	Light	Hot				
	Contract	Adjusted	Contract	Adjusted		Vacant	Rate (%)			Water	Water	Garbage	Sewer	Snow
Municipality of Anchorage														
1 Bedroom	852	989	825	947	11	0	0.0	27.3	27.3	27.3	63.6	63.6	63.6	27.3
2 Bedroom	1,289	1,478	1,300	1,508	44	0	0.0	15.9	11.4	11.4	54.5	47.7	54.5	20.5
3 Bedroom	1,669	1,922	1,603	1,890	150	5	3.3	6.7	5.3	7.3	26.7	18.7	26.0	7.3
4 Bedroom	2,066	2,366	2,000	2,317	71	0	0.0	5.6	5.6	5.6	22.5	12.7	18.3	2.8
Fairbanks North Star Borough														
1 Bedroom	766	1,113	775	1,122	51	5	9.8	41.2	9.8	23.5	39.2	23.5	39.2	49.0
2 Bedroom	1,078	1,454	1,100	1,415	77	10	13.0	50.6	7.8	26.0	55.8	31.2	55.8	37.7
3 Bedroom	1,453	2,027	1,500	2,131	117	5	4.3	26.5	8.5	13.7	29.9	19.7	29.9	13.7
4 Bedroom	1,769	2,513	1,800	2,566	23	0	0.0	17.4	0.0	17.4	21.7	17.4	17.4	8.7
Juneau Borough														
1 Bedroom	966	1,100	950	1,076	25	2	8.0	52.0	32.0	48.0	96.0	88.0	92.0	64.0
2 Bedroom	1,231	1,464	1,225	1,542	20	2	10.0	40.0	10.0	25.0	100.0	75.0	95.0	60.0
3 Bedroom	1,544	1,967	1,500	1,950	17	0	0.0	5.9	5.9	5.9	82.4	41.2	82.4	23.5
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
Kenai Peninsula Borough														
1 Bedroom	628	816	600	817	57	3	5.3	29.8	26.3	31.6	54.4	31.6	56.1	43.9
2 Bedroom	783	1,054	763	1,073	74	5	6.8	9.5	9.5	14.9	41.9	23.0	40.5	27.0
3 Bedroom	998	1,338	975	1,352	101	6	5.9	5.0	3.0	7.9	44.6	14.9	41.6	15.8
4 Bedroom	1,131	1,471	1,150	1,569	19	1	5.3	15.8	15.8	15.8	57.9	31.6	63.2	42.1
Ketchikan Gateway Borough														
1 Bedroom	892	1,005	800	1,000	9	2	22.2	44.4	44.4	44.4	77.8	66.7	77.8	44.4
2 Bedroom	817	1,091	785	1,109	10	2	20.0	0.0	0.0	0.0	50.0	30.0	50.0	20.0
3 Bedroom	1,095	1,341	1,050	1,382	10	2	20.0	20.0	30.0	30.0	50.0	50.0	60.0	30.0
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	1,221	1,313	900	1,196	7	1	14.3	71.4	71.4	71.4	100.0	85.7	100.0	42.9
2 Bedroom	1,205	1,594	1,300	1,596	25	1	4.0	4.0	4.0	12.0	88.0	88.0	88.0	40.0
3 Bedroom	1,591	2,105	1,525	2,020	28	0	0.0	3.6	3.6	3.6	64.3	67.9	64.3	3.6
4 Bedroom	1,700	2,351	1,650	2,387	7	1	14.3	0.0	0.0	0.0	85.7	71.4	85.7	14.3
Matanuska-Susitna Borough														
1 Bedroom	739	892	725	889	25	3	12.0	32.0	20.0	28.0	76.0	40.0	72.0	44.0
2 Bedroom	1,023	1,241	950	1,212	39	3	7.7	12.8	12.8	15.4	69.2	15.4	61.5	5.1
3 Bedroom	1,445	1,691	1,495	1,726	133	4	3.0	3.0	3.0	3.8	65.4	3.8	79.7	2.3
4 Bedroom	1,599	1,854	1,625	1,882	58	2	3.4	3.4	1.7	1.7	69.0	8.6	79.3	6.9
Sitka Borough														
1 Bedroom	776	924	800	950	7	1	14.3	57.1	57.1	57.1	42.9	42.9	42.9	42.9
2 Bedroom	1,029	1,333	950	1,300	27	1	3.7	11.1	7.4	7.4	7.4	7.4	7.4	22.2
3 Bedroom	1,267	1,634	1,200	1,628	19	1	5.3	5.3	5.3	5.3	5.3	5.3	5.3	42.1
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
Valdez-Cordova CA														
1 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
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	1,536	1,932	1,500	1,934	14	0	0.0	7.1	7.1	7.1	35.7	28.6	35.7	21.4
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	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
2 Bedroom	685	1,000	675	977	12	0	0.0	0.0	0.0	0.0	8.3	8.3	8.3	25.0
3 Bedroom	625	981	600	1,015	11	0	0.0	0.0	0.0	9.1	9.1	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	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
2 Bedroom	965	965	950	950	13	1	7.7	38.5	38.5	38.5	61.5	38.5	61.5	0.0
3 Bedroom	1,078	1,078	1,050	1,050	8	1	12.5	50.0	37.5	50.0	50.0	50.0	37.5	12.5
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 - 2013 Rental Market S

Occupied vs. Vacant Unit Rental Costs
All Units, Selected Boroughs and Census Areas
2013

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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	1,119	1,229	1,050	1,152	7,627	1,120	1,225	1,065	1,155	259
Fairbanks North Star Borough	1,032	1,181	995	1,098	2,644	1,083	1,223	1,055	1,204	268
Juneau Borough	1,050	1,174	1,000	1,100	903	1,152	1,322	1,025	1,219	33
Kenai Peninsula Borough	791	952	775	900	970	882	1,021	795	900	47
Ketchikan Gateway Borough	922	1,052	850	969	367	975	1,110	1,004	1,207	40
Kodiak Island Borough	1,232	1,401	1,160	1,359	382	1,188	1,422	1,150	1,401	18
Matanuska-Susitna Borough	985	1,109	830	945	869	959	1,088	800	909	47
Sitka Borough	906	1,134	850	1,101	282	908	1,076	850	1,026	26
Valdez-Cordova CA	1,087	1,221	1,000	1,153	146	978	1,073	935	1,025	15
Wrangell Borough-Petersburg CA	719	907	750	861	140	462	642	518	702	12

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 - 2013 Rental Market Survey

Change in Median Adjusted Rent by Bedroom Size

[Index](#)Apartments
2013 vs. 2012

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Municipality of Anchorage	70	47	62
Fairbanks North Star Borough	129	126	90
Juneau Borough	31	37	145
Kenai Peninsula Borough	16	18	0
Ketchikan Gateway Borough	-33	4	27
Kodiak Island Borough	-9	-12	-40
Matanuska-Susitna Borough	7	-8	65
Sitka Borough	39	24	50
Valdez-Cordova CA	70	0	38
Wrangell Borough-Petersburg CA	18	0	0
Balance of State	50	65	-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 - 2013 Rental Market Survey

Change in Median Adjusted Rent by Bedroom Size
 Single-Family Residences
 2013 vs. 2012

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Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Municipality of Anchorage	19	50	66
Fairbanks North Star Borough	32	55	205
Juneau Borough	60	-56	8
Kenai Peninsula Borough	-2	101	93
Ketchikan Gateway Borough	43	4	49
Kodiak Island Borough	188	2	23
Matanuska-Susitna Borough	29	151	50
Sitka Borough	-10	20	17
Valdez-Cordova CA	N/D	N/D	-39
Wrangell Borough-Petersburg CA	N/D	19	-10
Balance of State	N/D	0	50

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 - 2013 Rental Market Survey

40th Percentile Adjusted Rent
All Units, Selected Boroughs and Census Areas
2013

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Survey Area	Adjusted Rent (\$)	Number of Units
Municipality of Anchorage	1,103	7,886
Fairbanks North Star Borough	1,055	2,912
Juneau Borough	1,040	936
Kenai Peninsula Borough	851	1,017
Ketchikan Gateway Borough	933	407
Kodiak Island Borough	1,214	400
Matanuska-Susitna Borough	878	916
Sitka Borough	998	308
Valdez-Cordova CA	1,094	161
Wrangell Borough-Petersburg CA	860	152
Survey Total	1,060	15,314

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 - 2013 Rental Market Survey

Percent of Surveyed Units Using Selected Energy Types

All Units, Selected Boroughs and Census Areas

2013

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	Heat				Hot Water				Cooking			
	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other
Municipality of Anchorage	96.5%	0.0%	3.5%	0.0%	96.1%	0.0%	3.9%	0.0%	5.4%	0.0%	94.6%	0.0%
Fairbanks North Star Borough	5.1%	88.1%	0.2%	6.6%	4.6%	67.9%	20.6%	6.9%	0.8%	0.0%	97.6%	1.6%
Juneau Borough	0.0%	68.2%	31.1%	0.7%	0.0%	47.7%	51.1%	1.2%	0.0%	0.3%	97.6%	2.1%
Kenai Peninsula Borough	61.5%	24.8%	7.6%	6.2%	55.8%	9.5%	32.9%	1.8%	31.7%	0.0%	62.1%	6.2%
Ketchikan Gateway Borough	0.0%	82.3%	15.2%	2.5%	0.0%	48.9%	48.9%	2.2%	0.0%	0.5%	98.3%	1.2%
Kodiak Island Borough	0.0%	99.8%	0.3%	0.0%	0.0%	86.0%	12.8%	1.3%	0.0%	0.3%	94.5%	5.2%
Matanuska-Susitna Borough	89.4%	3.9%	5.8%	0.9%	82.1%	1.8%	15.2%	0.9%	38.0%	0.0%	60.4%	1.6%
Sitka Borough	0.0%	69.2%	30.5%	0.3%	0.0%	39.3%	60.1%	0.6%	0.0%	0.0%	98.1%	1.9%
Valdez-Cordova CA	0.0%	93.2%	0.0%	6.9%	0.0%	75.8%	15.5%	8.7%	0.0%	0.60%	93.8%	5.6%
Wrangell Borough-Petersburg CA	0.0%	40.8%	58.6%	0.7%	0.0%	18.4%	81.6%	0.0%	0.0%	0.0%	94.1%	5.9%

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 - 2013 Rental Market Survey