

AHFC Rental Survey

2010

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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 - 2010 Rental Market Survey

Alaska Annual Rental Market Survey

1. Rental Costs and Vacancy Rates

All Units, Selected Boroughs and Census Areas

2010

Survey Area	<u>Average Rent (\$)</u>		<u>Median Rent (\$)</u>		<u>Number of Units</u>		Vacancy Rate (%)	<u>Percentage of Units with Utilities Included in Contract Rent</u>							
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Hot					Garbage	Sewer	Snow
								Heat	Light	Water	Water				
Anchorage, Municipality of	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	5.0	89.0	17.9	78.5	91.7	82.8	88.8	78.3	
Juneau Borough	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	12.0	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	
Sitka Borough	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 CA	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 Borough-Petersburg CA	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	

2. Single-Family Residences and Apartments Average RentContract and Adjusted, Selected Boroughs and Census Areas
2010

Survey Area	Single-Family Residences		Apartments	
	Contract (\$)	Adjusted (\$)	Contract (\$)	Adjusted (\$)
Anchorage, Municipality of	1,535	1,780	989	1,081
Fairbanks North Star Borough	1,126	1,486	958	1,058
Juneau Borough	1,270	1,486	1,029	1,115
Kenai Peninsula Borough	816	1,026	736	846
Ketchikan Gateway Borough	986	1,222	871	992
Kodiak Island Borough	1,160	1,542	1,165	1,257
Matanuska-Susitna Borough	1,141	1,348	796	887
Sitka Borough	1,138	1,403	837	1,038
Valdez-Cordova CA	1,256	1,525	978	1,047
Wrangell Borough-Petersburg CA	609	916	650	802

Alaska Annual Rental Market Survey

3. Apartment Rental Costs and Vacancy Rates

Selected Boroughs and Census Areas
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
Anchorage, Municipality of														
0 Bedroom	728	786	715	784	515	22	4.3	92.0	46.0	92.0	54.0	99.0	99.0	95.3
1 Bedroom	879	955	870	944	3,107	43	1.4	87.5	38.5	88.0	47.7	99.7	99.7	94.2
2 Bedroom	1,091	1,197	1,030	1,127	3,257	58	1.8	76.2	12.2	76.7	57.6	94.4	94.6	86.3
3 Bedroom	1,211	1,333	1,200	1,337	593	7	1.2	62.1	11.5	63.4	82.3	87.0	92.9	66.4
Fairbanks North Star Borough														
0 Bedroom	568	588	595	595	100	8	8.0	100.0	70.0	100.0	100.0	91.0	100.0	95.0
1 Bedroom	821	891	800	879	866	51	5.9	99.0	23.7	92.5	98.4	92.5	96.8	85.8
2 Bedroom	991	1,093	975	1,091	1,338	71	5.3	97.5	12.9	88.7	98.4	91.3	95.8	86.4
3 Bedroom	1,246	1,433	1,200	1,428	310	11	3.5	88.1	11.6	61.9	90.0	74.5	84.2	71.6
Juneau Borough														
0 Bedroom	747	783	815	843	126	15	11.9	81.0	26.2	84.9	100.0	100.0	100.0	96.8
1 Bedroom	879	936	900	925	315	11	3.5	69.8	36.8	69.8	100.0	100.0	99.0	93.0
2 Bedroom	1,063	1,172	1,050	1,155	363	9	2.5	57.9	23.7	48.2	97.0	96.1	96.7	88.2
3 Bedroom	1,365	1,532	1,400	1,528	100	4	4.0	56.0	15.0	34.0	97.0	84.0	94.0	42.0
Kenai Peninsula Borough														
0 Bedroom	590	608	550	550	11	0	0.0	100.0	72.7	81.8	100.0	100.0	100.0	100.0
1 Bedroom	653	722	655	705	152	7	4.6	83.6	27.6	87.5	96.7	98.0	98.0	97.4
2 Bedroom	741	860	750	846	394	33	8.4	75.9	12.4	70.1	92.6	86.8	90.4	90.1
3 Bedroom	837	991	850	995	79	7	8.9	67.1	6.3	67.1	93.7	86.1	89.9	89.9
Ketchikan Gateway Borough														
0 Bedroom	523	578	527	600	51	6	11.8	100.0	51.0	98.0	54.9	54.9	90.2	60.8
1 Bedroom	718	819	737	861	118	15	12.7	89.0	18.6	68.6	43.2	42.4	49.2	69.5
2 Bedroom	952	1,087	952	1,117	148	20	13.5	85.1	14.2	57.4	34.5	32.4	35.1	59.5
3 Bedroom	1,171	1,318	1,160	1,306	71	6	8.5	87.3	18.3	54.9	28.2	28.2	25.4	60.6
Kodiak Island Borough														
0 Bedroom	678	703	650	690	8	0	0.0	100.0	37.5	100.0	100.0	100.0	100.0	25.0
1 Bedroom	826	880	830	884	40	0	0.0	90.0	32.5	92.5	100.0	100.0	97.5	75.0
2 Bedroom	1,202	1,292	1,190	1,267	99	1	1.0	88.9	6.1	87.9	100.0	100.0	100.0	70.7
3 Bedroom	1,354	1,473	1,300	1,480	69	1	1.4	84.1	5.8	84.1	97.1	97.1	97.1	75.4
Matanuska-Susitna Borough														
0 Bedroom	566	566	525	525	15	0	0.0	100.0	100.0	100.0	100.0	100.0	93.3	100.0
1 Bedroom	717	778	725	777	232	14	6.0	90.5	12.5	84.5	100.0	98.3	100.0	97.4
2 Bedroom	782	888	764	865	308	24	7.8	66.6	7.8	62.3	94.2	89.9	92.2	85.7
3 Bedroom	1,039	1,157	1,050	1,177	84	2	2.4	61.9	10.7	61.9	90.5	84.5	86.9	79.8
Sitka Borough														
0 Bedroom	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1 Bedroom	681	829	700	834	70	7	10.0	55.7	20.0	68.6	21.4	7.1	8.6	85.7
2 Bedroom	860	1,079	850	1,119	81	7	8.6	35.8	6.2	37.0	8.6	7.4	8.6	40.7
3 Bedroom	1,148	1,437	1,100	1,408	31	6	19.4	16.1	6.5	12.9	9.7	6.5	9.7	38.7
Valdez-Cordova CA														
0 Bedroom	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1 Bedroom	888	916	725	890	39	2	5.1	94.9	71.8	87.2	84.6	84.6	84.6	89.7
2 Bedroom	968	1,050	900	971	70	5	7.1	91.4	28.6	68.6	82.9	80.0	81.4	92.9
3 Bedroom	1,119	1,207	1,025	1,124	24	0	0.0	91.7	16.7	83.3	95.8	95.8	95.8	100.0
Wrangell Borough-Petersburg CA														
0 Bedroom	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1 Bedroom	552	664	535	694	34	1	2.9	85.3	14.7	61.8	47.1	58.8	47.1	58.8
2 Bedroom	680	822	650	711	67	0	0.0	71.6	0.0	68.7	55.2	55.2	49.3	73.1
3 Bedroom	713	961	650	968	22	0	0.0	45.5	0.0	45.5	54.5	40.9	40.9	50.0
Balance of State														
0 Bedroom	1,023	1,023	1,100	1,100	38	12	31.6	100.0	50.0	100.0	97.4	97.4	97.4	100.0
1 Bedroom	908	908	775	775	68	12	17.6	88.2	32.4	83.8	83.8	83.8	85.3	80.9
2 Bedroom	1,295	1,295	1,339	1,339	92	5	5.4	83.7	6.5	85.9	81.5	83.7	81.5	80.4
3 Bedroom	1,651	1,651	1,850	1,850	36	1	2.8	83.3	11.1	80.6	80.6	77.8	75.0	80.6

5. Occupied vs. Vacant Unit Rental Costs

All Units, Selected Boroughs and Census Areas

2010

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	
Anchorage, Municipality of	1,017	1,117	950	1,042	7,799	959	1,045	870	932	145
Fairbanks North Star Borough	971	1,108	950	1,050	2,952	1,015	1,125	1,010	1,100	155
Juneau Borough	1,051	1,155	990	1,069	1,111	939	1,015	988	1,036	48
Kenai Peninsula Borough	756	895	725	846	875	752	874	725	818	82
Ketchikan Gateway Borough	876	1,009	850	996	383	892	986	917	1,043	52
Kodiak Island Borough	1,161	1,321	1,190	1,368	293	938	1,097	850	1,144	4
Matanuska-Susitna Borough	888	1,012	795	865	852	775	874	725	828	48
Sitka Borough	912	1,130	850	1,063	270	927	1,149	900	1,141	23
Valdez-Cordova CA	1,033	1,152	950	1,084	176	1,126	1,186	1,025	1,025	12
Wrangell Borough-Petersburg CA	638	825	650	786	173	581	708	570	682	8

6. Change in Median Adjusted Rent by Bedroom Size

Apartments

2010 vs. 2009

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Anchorage, Municipality of	38	35	36
Fairbanks North Star Borough	49	41	41
Juneau Borough	0	-11	6
Kenai Peninsula Borough	25	1	76
Ketchikan Gateway Borough	70	127	2
Kodiak Island Borough	-19	139	-6
Matanuska-Susitna Borough	-8	-30	-13
Sitka Borough	0	34	5
Valdez-Cordova CA	-47	-154	-1
Wrangell Borough-Petersburg CA	-9	5	116
Balance of State	-175	-111	25

7. Change in Median Adjusted Rent by Bedroom Size

Single-Family Residences

2010 vs. 2009

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Anchorage, Municipality of	83	59	89
Fairbanks North Star Borough	38	42	-29
Juneau Borough	-14	-33	-5
Kenai Peninsula Borough	13	-2	-85
Ketchikan Gateway Borough	32	-166	44
Kodiak Island Borough	-72	50	27
Matanuska-Susitna Borough	67	112	138
Sitka Borough	-123	-16	-21
Valdez-Cordova CA	-150	-47	14
Wrangell Borough-Petersburg CA	-33	23	22
Balance of State	-25	0	50

8. 40th Percentile Adjusted Rent

All Units, Selected Boroughs and Census Areas

2010

Survey Area	Adjusted Rent (\$)	Number of Units
Anchorage, Municipality of	980	7,944
Fairbanks North Star Borough	996	3,107
Juneau Borough	1,000	1,159
Kenai Peninsula Borough	788	957
Ketchikan Gateway Borough	902	435
Kodiak Island Borough	1,230	297
Matanuska-Susitna Borough	847	900
Sitka Borough	1,000	293
Valdez-Cordova CA	1,000	188
Wrangell Borough-Petersburg CA	715	181
Survey Total	951	15,742

9. Percent of Surveyed Units Using Selected Energy Types

All Units, Selected Boroughs and Census Areas

2010

	Heat				Hot Water				Cooking			
	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other
Municipality of Anchorage	96.2	0.2	3.6	0.0	95.4	0.0	4.6	0.0	6.4	n/a	93.5	0.1
Fairbanks North Star Borough	5.0	94.2	0.7	0.2	4.3	70.5	24.5	0.6	1.1	n/a	97.5	1.4
Juneau Borough	n/a	71.7	27.7	0.6	n/a	50.9	47.5	1.6	n/a	n/a	96.7	3.3
Kenai Peninsula Borough	63.4	25.5	7.3	3.8	58.5	10.9	29.4	1.3	28.3	n/a	65.4	6.3
Ketchikan Gateway Borough	n/a	86.0	11.7	2.3	n/a	52.0	47.4	0.7	n/a	n/a	98.9	1.1
Kodiak Island Borough	n/a	98.7	1.3	0.0	n/a	86.9	12.1	1.0	n/a	n/a	94.6	5.4
Matanuska-Susitna Borough	91.0	3.7	4.7	0.7	85.2	0.9	13.4	0.4	33.2	n/a	64.6	2.2
Sitka Borough	n/a	67.2	32.4	0.3	n/a	35.2	64.2	0.7	n/a	n/a	98.3	1.7
Valdez-Cordova CA	n/a	88.8	3.7	7.4	n/a	74.5	17.6	8.0	n/a	n/a	94.7	5.3
Wrangell Borough-Petersburg CA	n/a	73.5	26.5	0.0	n/a	47.0	53.0	0.0	n/a	n/a	92.3	7.7