

Single-Family Residences and Apartments Average Rent
Contract and Adjusted, Selected Boroughs and Census Areas
2011

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Survey Area	Single-Family Residences		Apartments	
	Contract (\$)	Adjusted (\$)	Contract (\$)	Adjusted (\$)
Fairbanks North Star Borough	1,254	1,663	956	1,008
Juneau Borough	1,240	1,450	1,036	1,134
Kenai Peninsula Borough	808	1,012	736	828
Ketchikan Gateway Borough	993	1,237	875	991
Kodiak Island Borough	1,193	1,582	1,069	1,150
Matanuska-Susitna Borough	1,269	1,493	804	890
Municipality of Anchorage	1,480	1,713	1,045	1,139
Sitka Borough	1,100	1,379	821	1,000
Valdez-Cordova CA	1,284	1,552	987	1,060
Wrangell Borough-Petersburg CA	608	893	697	843

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 - 2011 Rental Market Survey

Apartment Rental Costs and Vacancy Rates**Selected Boroughs and Census Areas**

2011

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
Fairbanks North Star Borough														
0 Bedroom	579	610	595	611	127	13	10.2	100.0	50.4	100.0	100.0	93.7	100.0	96.9
1 Bedroom	820	788	800	779	951	90	9.5	98.7	40.9	92.4	97.4	92.8	96.2	85.8
2 Bedroom	999	1,030	995	996	1,336	122	9.1	95.8	19.4	87.8	96.4	91.1	94.8	88.9
3 Bedroom	1,283	1,509	1,200	1,432	286	17	5.9	84.6	8.8	54.9	85.3	71.7	80.4	74.8
Juneau Borough														
0 Bedroom	776	819	850	883	126	2	1.6	80.2	26.2	84.1	100.0	100.0	100.0	90.5
1 Bedroom	880	953	900	950	322	8	2.5	67.7	35.7	65.8	100.0	100.0	100.0	88.5
2 Bedroom	1,068	1,196	1,050	1,182	365	14	3.8	57.5	23.8	47.4	97.8	96.2	98.1	87.9
3 Bedroom	1,393	1,565	1,400	1,550	96	2	2.1	59.4	17.7	35.4	99.0	89.6	94.8	42.7
Kenai Peninsula Borough														
0 Bedroom	482	484	472	472	29	1	3.4	100.0	96.6	100.0	100.0	100.0	100.0	100.0
1 Bedroom	661	732	650	711	127	7	5.5	81.7	14.3	88.2	96.9	98.4	98.4	99.2
2 Bedroom	756	859	750	847	333	27	8.1	73.9	19.5	76.3	93.7	87.7	92.8	91.6
3 Bedroom	844	968	820	958	60	1	1.7	76.7	5.0	85.0	95.0	83.3	95.0	93.3
Ketchikan Gateway Borough														
0 Bedroom	577	633	618	635	52	7	13.5	100.0	53.8	98.1	53.8	55.8	90.4	61.5
1 Bedroom	704	800	737	772	97	10	10.3	90.7	35.1	75.3	41.2	42.3	50.5	67.0
2 Bedroom	929	1,058	933	1,068	134	13	9.7	85.1	28.4	64.2	35.1	32.8	36.6	53.0
3 Bedroom	1,168	1,309	1,160	1,308	77	10	13.0	84.4	24.7	61.0	32.5	29.9	29.9	59.7
Kodiak Island Borough														
0 Bedroom	668	725	636	717	45	0	0.0	100.0	6.7	55.6	100.0	100.0	100.0	86.7
1 Bedroom	830	889	845	903	75	0	0.0	96.0	16.0	94.7	98.7	98.7	97.3	85.3
2 Bedroom	1,221	1,310	1,150	1,231	114	4	3.5	92.1	4.4	92.1	100.0	100.0	100.0	80.7
3 Bedroom	1,420	1,536	1,500	1,587	53	0	0.0	92.5	3.8	81.1	100.0	100.0	100.0	79.2
Matanuska-Susitna Borough														
0 Bedroom	628	655	525	525	15	0	0.0	73.3	66.7	66.7	100.0	100.0	93.3	100.0
1 Bedroom	749	808	750	823	244	2	0.8	90.5	14.0	81.4	99.6	98.4	99.6	97.1
2 Bedroom	786	888	770	871	303	22	7.3	62.7	7.6	58.1	97.4	94.1	95.4	89.8
3 Bedroom	1,045	1,146	1,000	1,072	71	2	2.8	73.2	12.7	60.6	91.5	81.7	76.1	84.5
Municipality of Anchorage														
0 Bedroom	786	851	775	845	460	23	5.0	90.2	39.1	90.2	48.5	98.9	98.9	94.8
1 Bedroom	946	1,026	900	985	3,044	53	1.7	87.0	35.5	85.2	44.3	99.6	99.6	94.1
2 Bedroom	1,134	1,241	1,075	1,202	3,389	66	1.9	77.1	12.1	76.5	58.3	94.6	95.0	87.7
3 Bedroom	1,248	1,363	1,200	1,344	535	21	3.9	66.0	12.9	66.9	81.5	89.7	92.9	70.3
Sitka Borough														
0 Bedroom	639	718	675	753	20	3	15	80	25	90	25	85	85	90
1 Bedroom	710	849	750	885	82	6	7.3	70.7	14.6	75.6	8.5	32.9	32.9	89.0
2 Bedroom	886	1,102	850	1,125	89	7	7.9	39.3	12.4	38.2	13.5	12.4	13.5	44.9
3 Bedroom	1,125	1,387	1,100	1,365	22	2	9.1	31.8	18.2	27.3	18.2	13.6	18.2	27.3
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	892	916	725	800	35	0	0.0	97.1	77.1	88.6	91.4	91.4	91.4	94.3
2 Bedroom	991	1,076	900	979	60	0	0.0	95.0	33.3	68.3	90.0	90.0	90.0	95.0
3 Bedroom	1,085	1,189	1,000	1,135	25	1	4.0	88.0	20.0	80.0	92.0	92.0	92.0	96.0
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	586	681	550	694	29	0	0.0	86.2	20.7	65.5	58.6	72.4	58.6	58.6
2 Bedroom	748	892	800	861	60	1	1.7	63.3	0.0	61.7	56.7	56.7	50.0	68.3
3 Bedroom	725	958	675	969	20	0	0.0	40.0	0.0	40.0	55.0	40.0	50.0	45.0
Balance of State														
0 Bedroom	1,039	1,039	1,195	1,195	23	0	0.0	100.0	21.7	100.0	100.0	100.0	100.0	100.0
1 Bedroom	1,012	1,012	1,000	1,000	76	3	3.9	92.1	42.1	89.5	84.2	84.2	89.5	76.3
2 Bedroom	1,400	1,400	1,523	1,523	82	1	1.2	82.9	25.6	84.1	81.7	84.1	81.7	58.5
3 Bedroom	1,691	1,691	1,943	1,943	35	0	0.0	88.6	14.3	85.7	85.7	82.9	85.7	88.6

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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Single-Family Residence Rental Costs and Vacancy Rates
Selected Boroughs and Census Areas
2011

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	Water	Water	Garbage	Sewer	Snow	
Fairbanks North Star Borough															
1 Bedroom	775	1,040	750	1,040	611	63	3	4.8	47.6	19.0	27.0	49.2	36.5	49.2	54.0
2 Bedroom	1,069	1,415	1,000	1,390	779	108	8	7.4	38.9	8.4	25.0	51.9	37.0	51.9	45.4
3 Bedroom	1,427	1,894	1,500	1,938	996	171	7	4.1	22.8	5.3	12.9	34.5	29.2	29.2	16.4
4 Bedroom	1,740	2,276	1,800	2,223	1,432	43	1	2.3	18.6	2.3	16.3	39.5	39.5	37.2	11.6
Juneau Borough															
1 Bedroom	884	981	900	942	883	33	2	6.1	54.5	42.4	51.5	100.0	93.9	87.9	66.7
2 Bedroom	1,245	1,437	1,200	1,316	950	21	2	9.5	38.1	9.5	23.8	100.0	85.7	90.5	66.7
3 Bedroom	1,586	1,934	1,550	1,882	1,182	27	1	3.7	3.7	3.7	3.7	77.8	48.1	66.7	14.8
4 Bedroom	1,863	2,208	2,100	2,490	1,550	6	0	0.0	16.7	16.7	16.7	100.0	66.7	66.7	33.3
Kenai Peninsula Borough															
1 Bedroom	597	741	600	775	472	46	4	8.7	32.6	28.3	26.1	58.7	45.7	54.3	43.5
2 Bedroom	760	950	710	917	711	70	9	12.9	17.1	10.0	17.1	58.6	38.6	51.4	42.9
3 Bedroom	936	1,167	923	1,182	847	80	6	7.5	13.8	12.5	16.3	56.3	23.8	47.5	25.0
4 Bedroom	1,011	1,342	958	1,487	958	12	0	0.0	0.0	0.0	0.0	66.7	41.7	41.7	41.7
Ketchikan Gateway Borough															
1 Bedroom	N/D	N/D	N/D	N/D	635	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
2 Bedroom	854	1,113	875	1,136	772	7	1	14	14	14	14	29	14	71	29
3 Bedroom	1,079	1,332	1,000	1,375	1,068	13	1	7.7	23.1	15.4	15.4	38.5	38.5	46.2	15.4
4 Bedroom	N/D	N/D	N/D	N/D	1,308	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	N/D	N/D	N/D	N/D	717	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
2 Bedroom	1,111	1,465	1,025	1,408	903	20	1	5.0	0.0	5.0	5.0	75.0	80.0	75.0	25.0
3 Bedroom	1,306	1,773	1,350	1,753	1,231	15	0	0.0	0.0	0.0	6.7	40.0	40.0	40.0	0.0
4 Bedroom	1,354	1,833	1,325	1,872	1,587	8	1	12.5	12.5	12.5	25.0	62.5	62.5	62.5	25.0
Matanuska-Susitna Borough															
1 Bedroom	716	866	713	874	525	24	2	8.3	25.0	16.7	20.8	66.7	37.5	62.5	45.8
2 Bedroom	904	1,104	892	1,115	823	33	5	15.2	15.2	21.2	18.2	69.7	21.2	63.6	9.1
3 Bedroom	1,347	1,572	1,400	1,595	871	114	5	4.4	4.4	4.4	4.4	63.2	8.8	73.7	4.4
4 Bedroom	1,521	1,776	1,500	1,812	1,072	50	1	2.0	4.0	4.0	4.0	66.0	6.0	74.0	6.0
Municipality of Anchorage															
1 Bedroom	815	897	825	897	845	20	1	5.0	55.0	50.0	55.0	80.0	75.0	85.0	45.0
2 Bedroom	1,175	1,351	1,200	1,381	985	55	2	3.6	20.0	14.5	20.0	56.4	47.3	54.5	20.0
3 Bedroom	1,511	1,761	1,500	1,781	1,202	115	4	3.5	4.3	3.5	5.2	27.0	19.1	27.0	9.6
4 Bedroom	1,833	2,121	1,800	2,127	1,344	51	2	3.9	5.9	3.9	5.9	27.5	21.6	23.5	3.9
Sitka Borough															
1 Bedroom	739	898	730	953	753	10	1	10.0	50.0	40.0	40.0	30.0	30.0	30.0	40.0
2 Bedroom	1,003	1,270	900	1,204	885	28	1	3.6	10.7	7.1	10.7	10.7	10.7	10.7	21.4
3 Bedroom	1,335	1,675	1,250	1,611	1,125	21	1	4.8	4.8	4.8	4.8	4.8	4.8	4.8	33.3
4 Bedroom	N/D	N/D	N/D	N/D	1,365	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	470	516	500	500	N/D	5	0	0	80	80	80	80	60	60	80
2 Bedroom	N/D	N/D	N/D	N/D	800	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
3 Bedroom	1,515	1,810	1,450	1,813	979	17	0	0.0	17.6	17.6	17.6	35.3	35.3	35.3	23.5
4 Bedroom	N/D	N/D	N/D	N/D	1,135	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	710	500	719	N/D	6	0	0.0	33.3	0.0	33.3	33.3	33.3	33.3	50.0
2 Bedroom	618	910	575	892	694	13	1	7.7	7.7	0.0	7.7	15.4	7.7	15.4	38.5
3 Bedroom	633	944	600	959	861	12	1	8.3	8.3	0.0	16.7	16.7	8.3	8.3	0.0
4 Bedroom	N/D	N/D	N/D	N/D	969	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	860	860	940	940	1,195	5	0	0.0	100.0	20.0	80.0	40.0	40.0	100.0	60.0
2 Bedroom	1,027	1,027	1,100	1,100	1,000	23	1	4.3	65.2	34.8	34.8	47.8	34.8	47.8	34.8
3 Bedroom	1,033	1,033	1,000	1,000	1,523	13	0	0.0	38.5	30.8	38.5	69.2	30.8	53.8	7.7
4 Bedroom	N/D	N/D	N/D	N/D	1,943	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D

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