

AHFC Rental Survey
2007
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Rental Costs and Vacancy Rates

All Units, Selected Boroughs and Census Areas

2007

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
Anchorage, Municipality of	882	906	830	839	7,071	563	8.0	85.3	27.4	47.6	55.6	95.3	94.6	79.6
Fairbanks North Star Borough	865	953	850	925	2,809	153	5.4	91.7	20.9	80.4	92.8	90.1	88.6	74.3
Juneau Borough	973	1,076	900	1,000	1,223	57	4.7	63.5	24.5	53.3	97.1	95.6	93.9	64.0
Kenai Peninsula Borough	683	808	650	758	968	79	8.2	60.1	17.4	55.3	81.2	78.4	77.1	68.7
Ketchikan Gateway Borough	812	935	800	926	446	38	8.5	78.3	26.9	53.4	42.4	49.1	39.7	32.1
Kodiak Island Borough	945	1,066	900	1,075	402	18	4.5	71.9	31.1	72.6	92.5	94.3	94.8	62.7
Matanuska-Susitna Borough	788	879	700	766	1,083	51	4.7	66.2	22.7	63.9	88.8	83.0	84.6	72.9
Sitka Borough	844	1,047	800	999	283	28	9.9	37.1	19.1	34.6	21.6	20.8	21.6	42.8
Valdez-Cordova CA	962	1,044	900	950	143	20	14.0	82.5	46.2	79.0	79.0	79.0	79.0	74.1
Wrangell-Petersburg CA	621	790	595	770	147	22	15.0	61.9	19.7	52.4	49.7	45.6	38.1	43.5
Survey Total	863	928	825	875	14,679	1,051	7.2	79.8	25.0	57.2	70.4	88.5	87.4	72.9

Single-Family Residences and Apartments Average Rent
Contract and Adjusted, Selected Boroughs and Census Areas
2007

Survey Area	Single-Family Residences		Apartments	
	Contract (\$)	Adjusted (\$)	Contract (\$)	Adjusted (\$)
Anchorage, Municipality of	1,262	1,394	873	894
Fairbanks North Star Borough	983	1,275	856	920
Juneau Borough	1,162	1,353	960	1,049
Kenai Peninsula Borough	782	990	647	748
Ketchikan Gateway Borough	1,003	1,201	795	909
Kodiak Island Borough	1,032	1,342	923	1,003
Matanuska-Susitna Borough	1,057	1,241	730	798
Sitka Borough	1,003	1,266	793	975
Valdez-Cordova CA	1,309	1,474	903	950
Wrangell-Petersburg CA	602	884	634	758

Apartment Rental Costs and Vacancy Rates
Selected Boroughs and Census Areas
2007

Survey Area	Percentage of Units with Utilities Included in Contract Rent													
	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Hot						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Water	Water	Garbage	Sewer	Snow
Anchorage, Municipality of														
0 Bedroom	638	646	625	670	508	49	9.6	93.9	51.6	51.0	51.2	100.0	100.0	79.1
1 Bedroom	777	793	780	780	2,714	191	7.0	92.9	29.7	39.6	43.9	99.9	99.6	87.3
2 Bedroom	957	983	925	950	3,161	282	8.9	83.9	23.8	53.9	63.5	94.3	93.9	79.0
3 Bedroom	1,097	1,131	1,095	1,120	449	26	5.8	71.5	16.9	57.7	78.4	94.0	90.2	67.7
Fairbanks North Star Borough														
0 Bedroom	572	580	605	605	181	42	23.2	98.9	87.3	98.9	98.9	95.6	98.9	43.6
1 Bedroom	749	796	761	800	862	34	3.9	99.2	24.9	91.3	99.8	96.5	97.0	76.9
2 Bedroom	911	984	910	985	1,178	47	4.0	98.0	13.1	87.1	98.0	95.8	94.7	85.1
3 Bedroom	1,139	1,254	1,125	1,204	237	9	3.8	96.6	5.5	67.5	92.4	97.0	76.4	82.3
Juneau Borough														
0 Bedroom	629	674	640	668	99	3	3.0	77.8	10.1	72.7	100.0	100.0	100.0	44.4
1 Bedroom	800	860	780	886	333	6	1.8	74.8	26.1	66.7	100.0	99.7	99.1	64.6
2 Bedroom	982	1,091	960	1,081	438	20	4.6	59.1	22.4	47.0	95.9	97.3	97.9	72.8
3 Bedroom	1,311	1,464	1,300	1,429	109	7	6.4	61.5	13.8	39.4	100.0	92.7	89.9	45.0
Kenai Peninsula Borough														
0 Bedroom	517	545	475	518	22	4	18.2	95.5	54.5	86.4	100.0	95.5	100.0	72.7
1 Bedroom	561	649	575	632	162	11	6.8	71.0	22.2	71.6	92.0	92.0	90.7	83.3
2 Bedroom	661	764	650	754	375	32	8.5	76.5	10.9	69.9	96.5	96.3	94.7	90.7
3 Bedroom	766	902	750	822	75	2	2.7	74.7	4.0	61.3	94.7	94.7	88.0	80.0
Ketchikan Gateway Borough														
0 Bedroom	422	481	330	417	33	0	0.0	93.9	33.3	93.9	39.4	93.9	39.4	15.2
1 Bedroom	636	734	638	761	110	7	6.4	80.0	31.8	58.2	47.3	55.5	43.6	40.9
2 Bedroom	835	957	810	983	158	13	8.2	84.8	22.8	48.7	40.5	39.9	34.8	32.3
3 Bedroom	1,087	1,222	1,000	1,196	75	7	9.3	85.3	24.0	56.0	34.7	34.7	33.3	38.7
Kodiak Island Borough														
0 Bedroom	569	578	530	530	46	2	4.3	97.8	87.0	97.8	100.0	100.0	100.0	84.8
1 Bedroom	721	750	742	742	73	4	5.5	93.2	63.0	94.5	100.0	100.0	100.0	83.6
2 Bedroom	988	1,095	978	1,075	130	2	1.5	79.2	20.0	70.8	99.2	100.0	100.0	76.2
3 Bedroom	1,254	1,384	1,250	1,374	67	3	4.5	83.6	3.0	83.6	94.0	95.5	95.5	61.2
Matanuska-Susitna Borough														
0 Bedroom	511	529	550	584	23	0	0.0	100.0	47.8	100.0	100.0	100.0	100.0	65.2
1 Bedroom	639	685	675	745	333	6	1.8	92.2	24.9	88.9	98.2	97.9	97.6	94.0
2 Bedroom	740	815	720	800	413	21	5.1	72.4	26.2	70.9	97.1	94.7	94.7	86.9
3 Bedroom	1,026	1,141	990	1,105	82	3	3.7	61.0	11.0	53.7	81.7	75.6	75.6	76.8
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	631	769	630	783	77	6	7.8	62.3	32.5	70.1	18.2	15.6	16.9	80.5
2 Bedroom	854	1,061	840	1,068	96	10	10.4	33.3	10.4	24.0	25.0	24.0	24.0	29.2
3 Bedroom	1,107	1,366	1,050	1,336	23	3	13.0	26.1	13.0	17.4	26.1	21.7	21.7	21.7
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	794	814	700	705	36	5	13.9	100.0	75.0	94.4	91.7	91.7	91.7	97.2
2 Bedroom	890	937	850	925	40	5	12.5	97.5	47.5	97.5	87.5	87.5	87.5	77.5
3 Bedroom	1,061	1,144	950	1,038	23	6	26.1	95.7	26.1	87.0	91.3	91.3	91.3	95.7
Wrangell-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	599	688	575	681	28	6	21.4	92.9	25.0	64.3	60.7	75.0	64.3	46.4
2 Bedroom	645	755	595	740	35	4	11.4	91.4	14.3	80.0	65.7	54.3	40.0	74.3
3 Bedroom	656	867	650	856	24	5	20.8	45.8	25.0	45.8	50.0	33.3	37.5	41.7
Balance of State														
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	733	733	675	675	22	5	22.7	81.8	40.9	77.3	50.0	50.0	54.5	81.8
2 Bedroom	1,062	1,062	1,025	1,025	20	4	20.0	70.0	25.0	55.0	45.0	50.0	40.0	35.0
3 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

Single-Family Residence Rental Costs and Vacancy Rates
Selected Boroughs and Census Areas
2007

								Percentage of Units with Utilities Included in Contract Rent							
Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Heat	Light	Hot Water		Water	Garbage	Sewer	Snow
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant									
Anchorage, Municipality of															
1 Bedroom	711	796	675	809	21	1	4.8	42.9	33.3	42.9	66.7	71.4	71.4	47.6	
2 Bedroom	962	1,027	950	1,016	33	2	6.1	24.2	21.2	39.4	60.6	51.5	54.5	24.2	
3 Bedroom	1,382	1,532	1,400	1,569	74	4	5.4	16.2	8.1	16.2	24.3	23.0	20.3	13.5	
4 Bedroom	1,610	1,804	1,600	1,853	27	0	0.0	0.0	0.0	0.0	22.2	22.2	18.5	0.0	
Fairbanks North Star Borough															
1 Bedroom	628	850	600	843	61	4	6.6	37.7	18.0	29.5	52.5	45.9	41.0	47.5	
2 Bedroom	887	1,174	850	1,163	90	5	5.6	37.8	10.0	23.3	43.3	38.9	44.4	47.8	
3 Bedroom	1,254	1,583	1,300	1,630	89	5	5.6	36.0	5.6	25.8	51.7	38.2	49.4	14.6	
4 Bedroom	1,356	1,783	1,400	1,806	17	0	0.0	29.4	5.9	11.8	52.9	41.2	52.9	17.6	
Juneau Borough															
1 Bedroom	806	903	800	900	29	1	3.4	51.7	37.9	41.4	96.6	93.1	89.7	65.5	
2 Bedroom	1,178	1,381	1,100	1,244	27	3	11.1	33.3	7.4	29.6	81.5	74.1	59.3	51.9	
3 Bedroom	1,437	1,712	1,537	1,746	25	2	8.0	24.0	16.0	20.0	84.0	72.0	60.0	24.0	
4 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	
Kenai Peninsula Borough															
1 Bedroom	559	676	550	650	49	4	8.2	42.9	36.7	40.8	63.3	51.0	44.9	55.1	
2 Bedroom	711	921	700	920	92	9	9.8	12.0	6.5	12.0	42.4	37.0	39.1	22.8	
3 Bedroom	956	1,211	950	1,221	93	6	6.5	18.3	11.8	10.8	32.3	31.2	26.9	11.8	
4 Bedroom	939	1,209	925	1,322	16	1	6.3	0.0	0.0	0.0	37.5	25.0	37.5	12.5	
Ketchikan Gateway Borough															
1 Bedroom	759	821	700	717	13	1	7.7	61.5	53.8	61.5	92.3	92.3	84.6	38.5	
2 Bedroom	876	1,095	975	1,100	7	2	28.6	14.3	14.3	14.3	42.9	42.9	57.1	14.3	
3 Bedroom	1,075	1,313	1,000	1,335	17	4	23.5	29.4	11.8	17.6	29.4	41.2	41.2	11.8	
4 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	
Kodiak Island Borough															
1 Bedroom	738	883	700	857	7	0	0.0	42.9	42.9	42.9	71.4	85.7	85.7	28.6	
2 Bedroom	985	1,255	900	1,195	21	6	28.6	14.3	9.5	14.3	71.4	71.4	76.2	0.0	
3 Bedroom	1,122	1,479	1,125	1,491	28	0	0.0	3.6	7.1	17.9	46.4	60.7	64.3	0.0	
4 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	
Matanuska-Susitna Borough															
1 Bedroom	708	814	695	791	31	5	16.1	38.7	35.5	41.9	67.7	54.8	61.3	41.9	
2 Bedroom	834	1,000	800	965	46	6	13.0	21.7	17.4	19.6	65.2	52.2	39.1	15.2	
3 Bedroom	1,163	1,363	1,175	1,350	88	2	2.3	5.7	5.7	5.7	55.7	27.3	44.3	4.5	
4 Bedroom	1,386	1,625	1,400	1,636	30	3	10.0	6.7	6.7	6.7	56.7	40.0	36.7	13.3	
Sitka Borough															
1 Bedroom	658	838	630	884	7	0	0.0	28.6	28.6	28.6	28.6	28.6	28.6	28.6	
2 Bedroom	900	1,150	850	1,140	21	3	14.3	14.3	9.5	9.5	9.5	14.3	19.0	23.8	
3 Bedroom	1,265	1,578	1,150	1,493	16	2	12.5	6.3	6.3	6.3	6.3	6.3	6.3	37.5	
4 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	
Valdez-Cordova CA															
1 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	
2 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	
3 Bedroom	1,683	1,886	1,450	1,740	15	2	13.3	33.3	33.3	33.3	46.7	46.7	46.7	26.7	
4 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	
Wrangell-Petersburg CA															
1 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	
2 Bedroom	581	873	563	878	18	1	5.6	5.6	0.0	5.6	11.1	11.1	0.0	27.8	
3 Bedroom	644	969	600	960	13	2	15.4	7.7	7.7	15.4	15.4	7.7	7.7	0.0	
4 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	
Balance of State															
1 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	
2 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	
3 Bedroom	1,044	1,044	925	925	8	0	0.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	
4 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	

Occupied vs. Vacant Unit Rental Costs

All Units, Selected Boroughs and Census Areas

2007

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	879	902	825	839	6,508	920	948	855	917	563
Fairbanks North Star Borough	867	955	870	925	2,656	835	910	820	875	153
Juneau Borough	966	1,068	900	1,000	1,166	1,125	1,233	1,050	1,144	57
Kenai Peninsula Borough	687	815	650	768	889	631	728	610	695	79
Ketchikan Gateway Borough	796	918	800	906	408	983	1,117	938	1,050	38
Kodiak Island Borough	944	1,065	900	1,075	384	958	1,095	898	1,193	18
Matanuska-Susitna Borough	786	876	700	758	1,032	831	938	750	866	51
Sitka Borough	830	1,036	792	987	255	977	1,144	900	1,150	28
Valdez-Cordova CA	950	1,036	850	950	123	1,037	1,096	950	1,038	20
Wrangell-Petersburg CA	619	798	595	773	125	629	743	625	715	22

Change in Median Adjusted Rent by Bedroom Size

Apartments

2007 vs. 2006

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Anchorage, Municipality of	35	5	20
Fairbanks North Star Borough	100	45	79
Juneau Borough	32	8	-9
Kenai Peninsula Borough	35	46	19
Ketchikan Gateway Borough	57	98	14
Kodiak Island Borough	92	5	33
Matanuska-Susitna Borough	112	34	111
Sitka Borough	-45	30	-64
Valdez-Cordova CA	5	-26	-32
Wrangell-Petersburg CA	87	47	n/a
Balance of State	-50	125	0

Change in Median Adjusted Rent by Bedroom Size
 Single-Family Residences
 2007 vs. 2006

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Municipality of Anchorage	12	20	109
Fairbanks North Star Borough	71	82	65
Juneau Borough	21	-1	35
Kenai Peninsula Borough	24	32	78
Ketchikan Gateway Borough	0	45	89
Kodiak Island Borough	-155	54	52
Matanuska-Susitna Borough	41	55	107
Sitka Borough	15	105	101
Wrangell-Petersburg CA	78	1	79
Valdez-Cordova CA	n/a	n/a	20
Balance of State	n/a	300	n/a

40th Percentile Adjusted Rent

All Units, Selected Boroughs and Census Areas

2007

Survey Area	Adjusted Rent (\$)	Number of Units
Municipality of Anchorage	800	7,071
Fairbanks North Star Borough	875	2,809
Juneau Borough	930	1,223
Kenai Peninsula Borough	700	968
Ketchikan Gateway Borough	823	446
Kodiak Island Borough	972	402
Matanuska-Susitna Borough	745	1,083
Sitka Borough	968	283
Valdez-Cordova CA	925	143
Wrangell-Petersburg CA	723	147
Survey Total	817	14,679

Percent of Surveyed Units Using Selected Energy Types

All Units, Selected Boroughs and Census Areas

2007

	Heat				Hot Water				Cooking			
	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other	Natural Gas	Oil	Electric	Other
Anchorage, Municipality of	96.4	0.1	3.5	0.0	96.1	0.0	3.9	0.0	6.1	n/a	93.9	0.0
Fairbanks North Star Borough	10.6	80.0	0.7	8.6	3.1	58.1	29.5	8.6	0.3	n/a	97.9	1.6
Juneau Borough	n/a	66.8	32.1	1.1	n/a	47.5	50.0	2.6	n/a	0.2	96.7	3.1
Kenai Peninsula Borough	53.0	29.5	9.9	7.5	50.7	12.8	34.0	2.5	22.2	0.1	70.0	7.6
Ketchikan-Gateway Borough	n/a	87.9	10.8	1.3	n/a	47.8	51.1	1.1	n/a	n/a	99.1	0.9
Kodiak Island Borough	n/a	99.0	1.0	n/a	n/a	87.6	11.7	0.7	n/a	n/a	95.5	4.5
Matanuska-Susitna Borough	90.4	3.7	5.4	0.5	81.4	1.1	17.0	0.5	39.6	n/a	58.7	1.7
Sitka Borough	n/a	63.6	32.2	4.3	n/a	30.0	65.4	4.6	n/a	n/a	97.5	2.5
Valdez-Cordova CA	n/a	91.2	1.9	6.9	n/a	83.6	8.2	8.2	n/a	0.6	92.5	7.5
Wrangell-Petersburg CA	n/a	99.3	n/a	0.7	n/a	49.0	51.0	n/a	n/a	0.7	89.1	10.2