



Anchorage, Alaska.

Current market data.

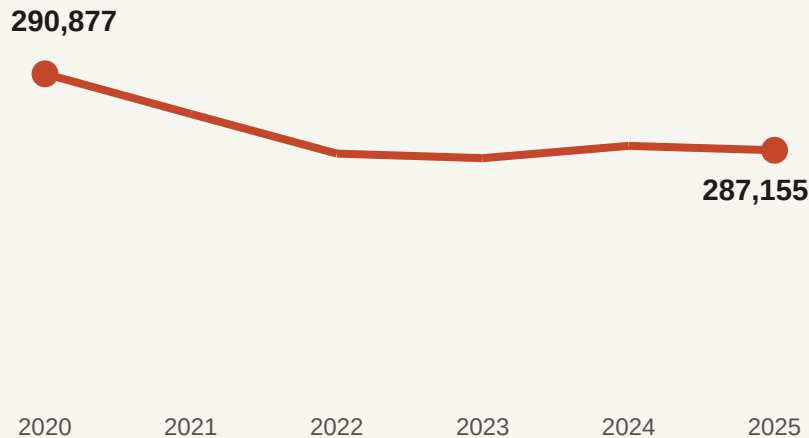
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

287,155

people, the largest of Alaska's cities and towns.

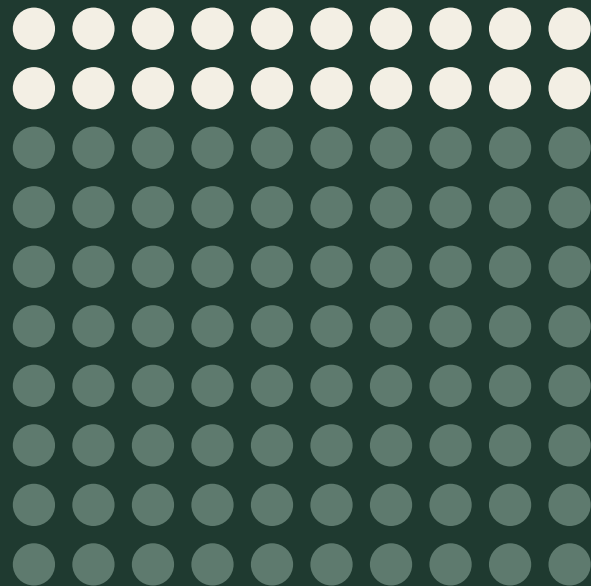


THE WORKDAY

2 in 10 jobs here go to
people who live somewhere
else.

19.6%

of 161,636 jobs located in Anchorage are filled by
in-commuters.



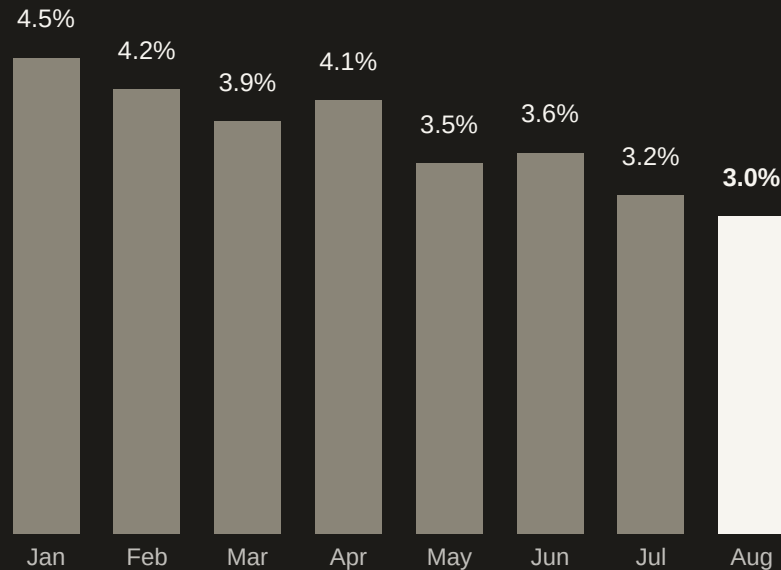
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
3.0%.

3.0%

in August 2026, the latest month released. A year earlier it was 3.2%.

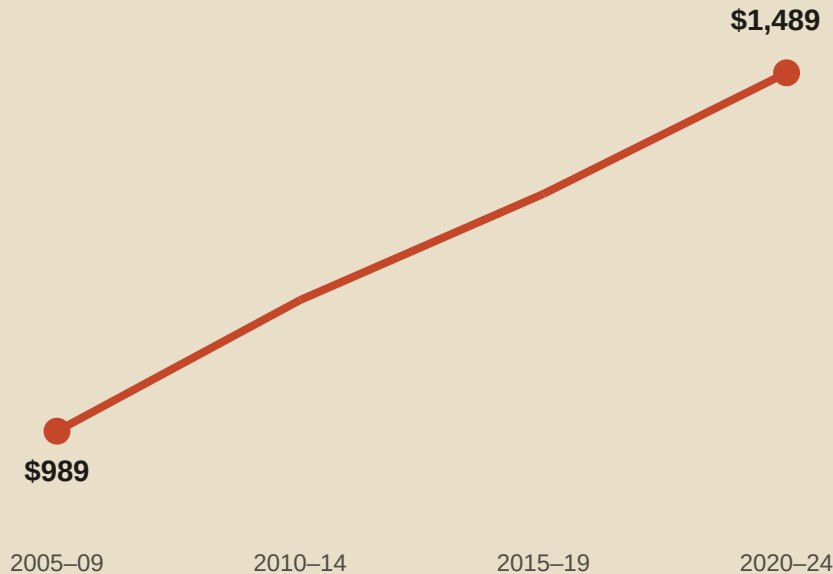


RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,489

a month. Alaska's median is \$1,419.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,831 gap between neighbors, the sharpest rent edge between adjacent tracts in Anchorage Municipality.

TRACT 1.01

\$1,152

TRACT 2.04

\$2,983

ROOM TO BUILD

The median rent is above what local wages can carry.

\$988–\$1,483



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

7,956

homes permitted in ten years,
2016–2025

24%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 120,348 homes here.

430–1,616

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 12% more than Alaska's.

\$395,900

median home value in Anchorage.

Anchorage



\$395,900

Alaska



\$352,900

U.S.



\$332,700

THAT WAS ANCHORAGE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ak/anchorage/

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