



Fairbanks, Alaska.

Current market data.

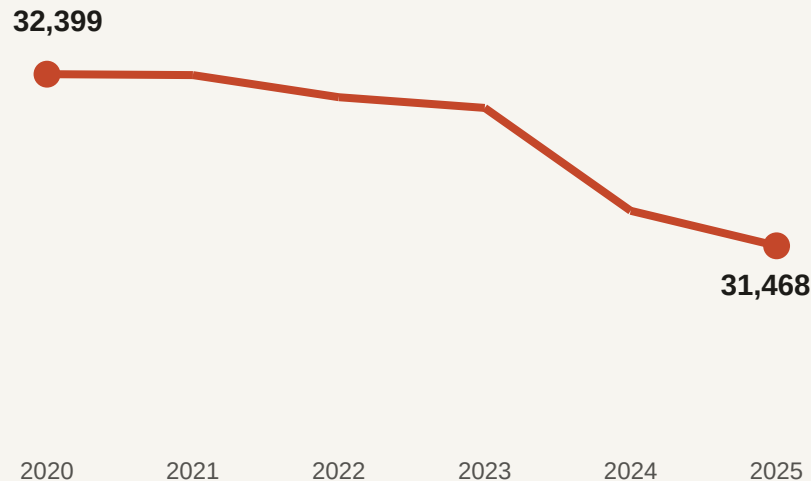
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.9% since 2020.

31,468

people, the 3rd-largest of Alaska's cities and towns.

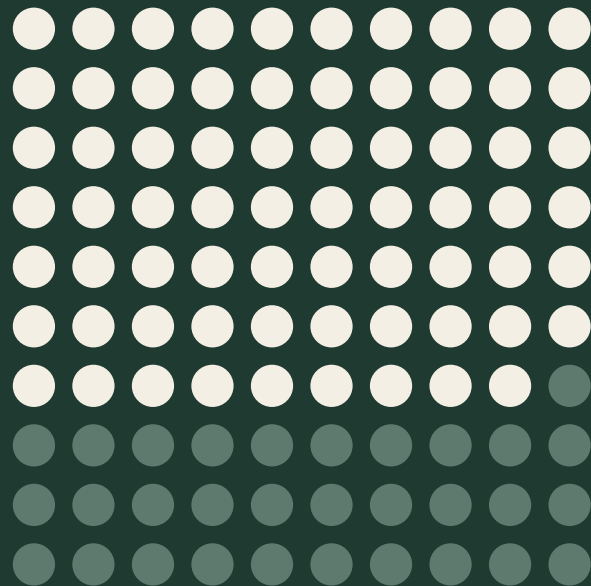


THE WORKDAY

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

68.9%

of 22,700 jobs located in Fairbanks are filled by in-commuters.



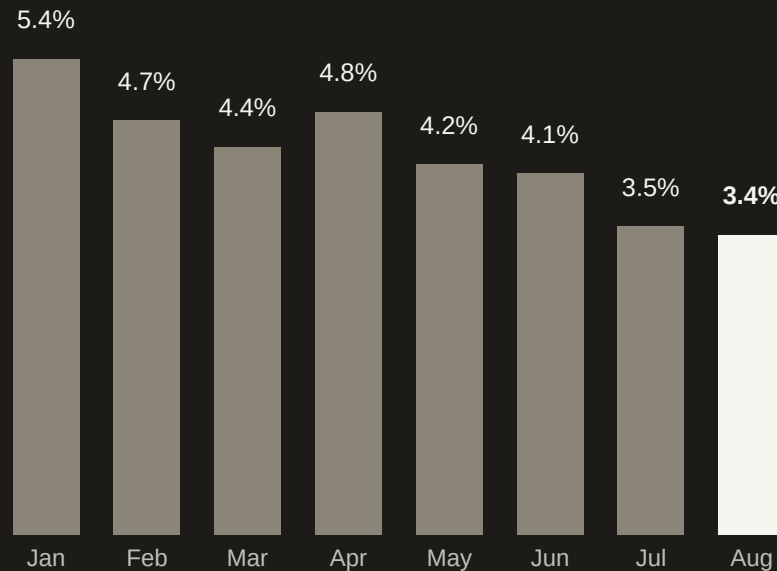
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
3.4%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.6%.

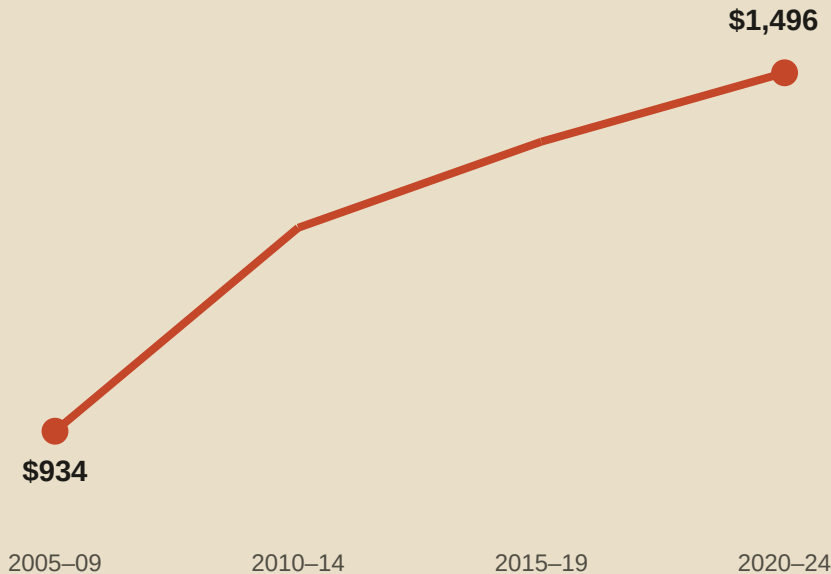


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,496

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,567 gap between neighbors, the sharpest rent edge between adjacent tracts in Fairbanks North Star Borough.

TRACT 1

\$726

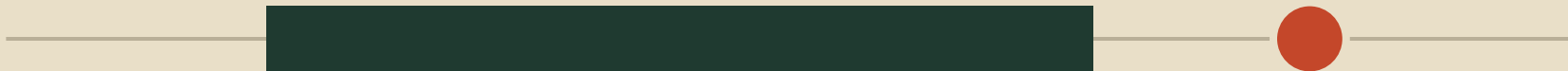
TRACT 9800

\$2,293

ROOM TO BUILD

The median rent is above what local wages can carry.

\$917–\$1,376



\$1,496 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted in ten years,
2016–2025

75%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 13,793 homes here.

79–227

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



HOME VALUE

A median home costs 24% less than Alaska's.

\$268,400

median home value in Fairbanks.

Fairbanks



\$268,400

Alaska



\$352,900

U.S.



\$332,700

THAT WAS FAIRBANKS'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/fairbanks/**](https://almanacdata.ai/e/ak/fairbanks/)

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