



Homer, Alaska.

Current market data.

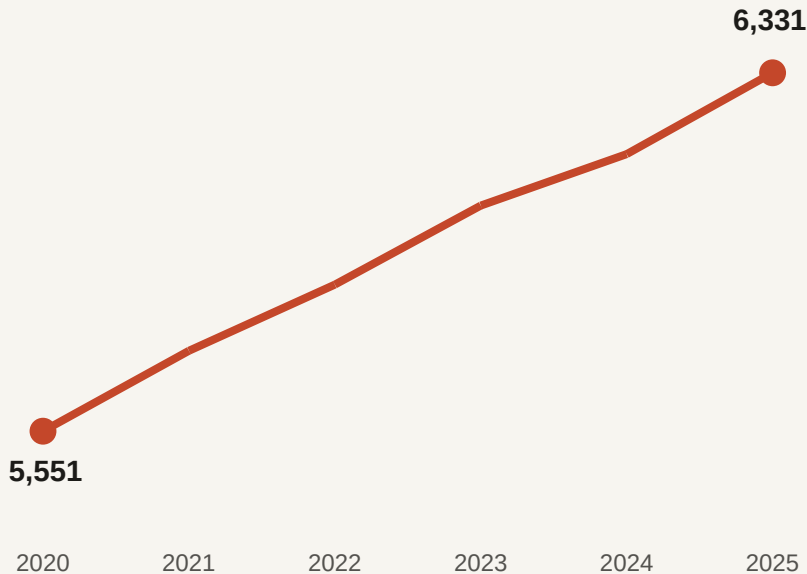
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.1% since 2020.

6,331

people, the 10th-largest of Alaska's cities and towns.

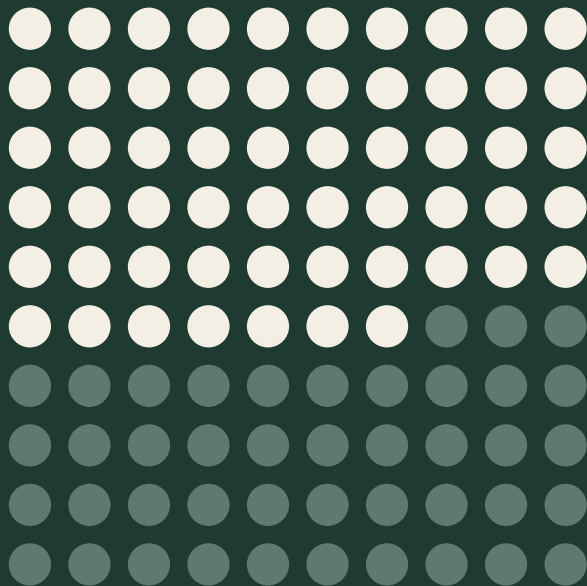


THE WORKDAY

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

57.4%

of 3,157 jobs located in Homer are filled by in-commuters.



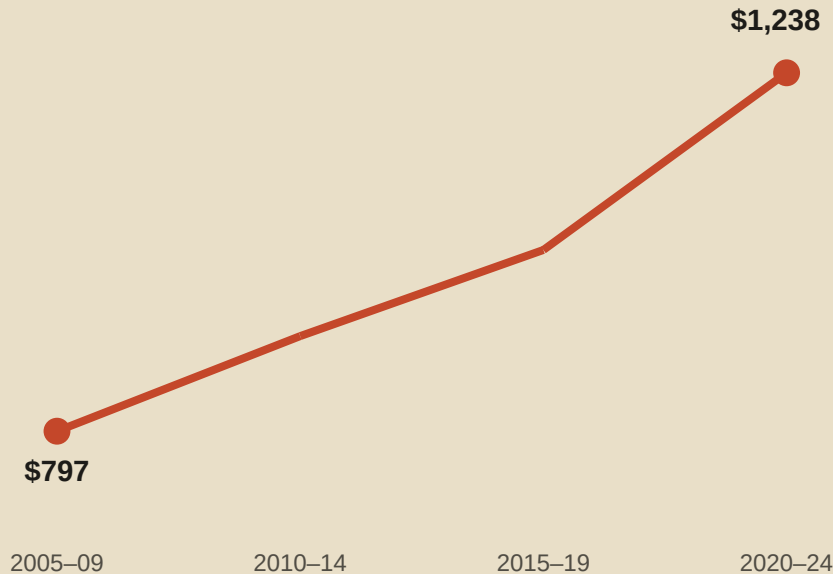
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$1,238

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





THE SEAM

Cross one tract line and median rent doubles.

A \$811 gap between neighbors, the sharpest rent edge between adjacent tracts in Kenai Peninsula Borough.

TRACT 12

\$575

TRACT 4

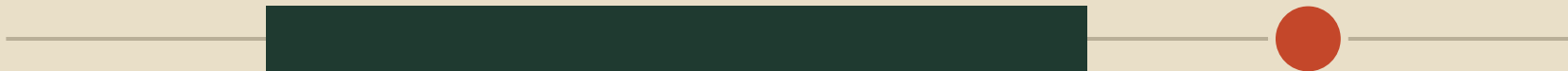
\$1,386



ROOM TO BUILD

The median rent is above what local wages can carry.

\$757–\$1,136



\$1,238 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

613

homes permitted in ten years,
2016–2025

16%

of those were in multifamily
buildings

61%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 3,071 homes here.

9–32

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



HOME VALUE

A median home costs 10%
more than Alaska's.

\$388,400

median home value in Homer.

Homer



\$388,400

Alaska



\$352,900

U.S.



\$332,700

THAT WAS HOMER'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/homer/

The Almanac · your hyper-diligent research partner