



Kenai, Alaska.

Current market data.

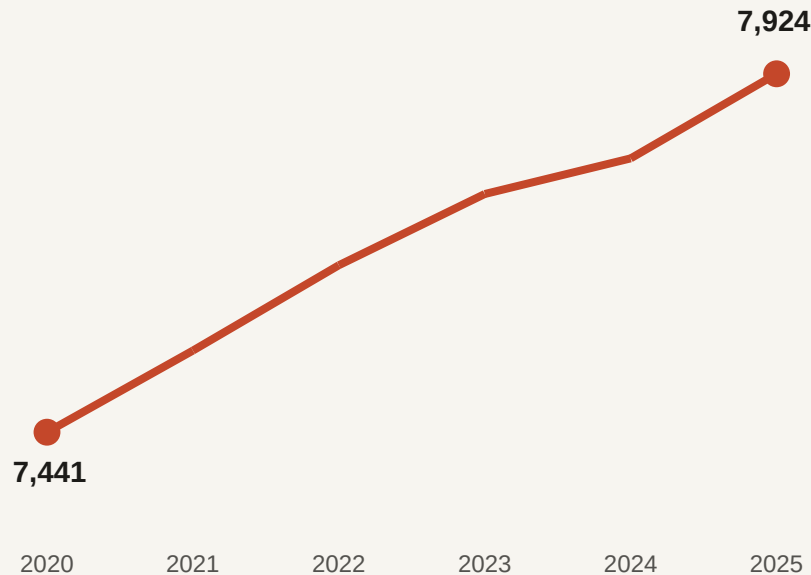
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 6.5% since
2020.**

7,924

people, the 7th-largest of Alaska's cities and towns.

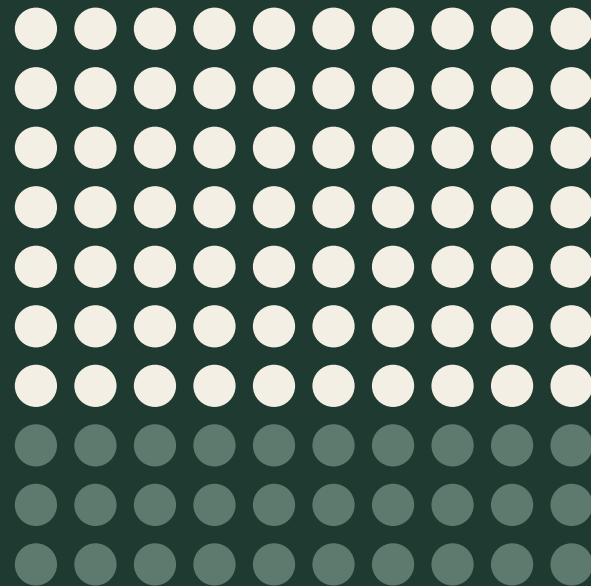


THE WORKDAY

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

70.0%

of 3,562 jobs located in Kenai are filled by in-commuters.



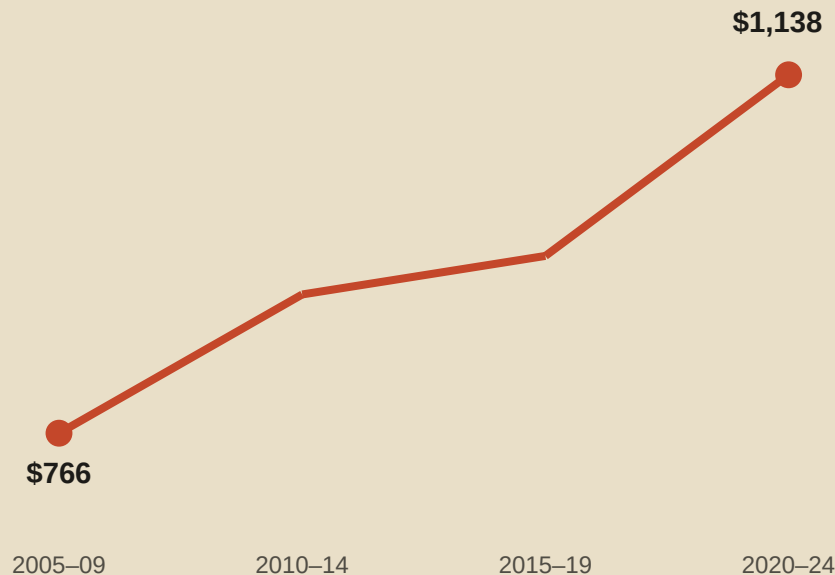
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,138

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

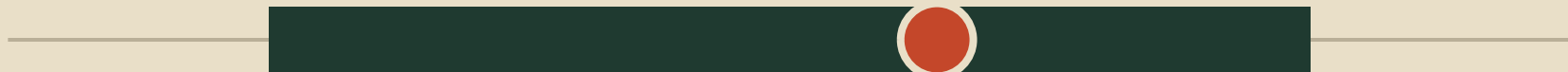
TRACT 4

\$1,386

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$862–\$1,292



\$1,138 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

231

homes permitted in ten years,
2016–2025

16%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 3,456 homes here.

10–36

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



HOME VALUE

A median home costs 20% less than Alaska's.

\$283,900

median home value in Kenai.

Kenai



\$283,900

Alaska



\$352,900

U.S.



\$332,700

THAT WAS KENAI'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/kenai/

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