



Ketchikan, Alaska.

Current market data.

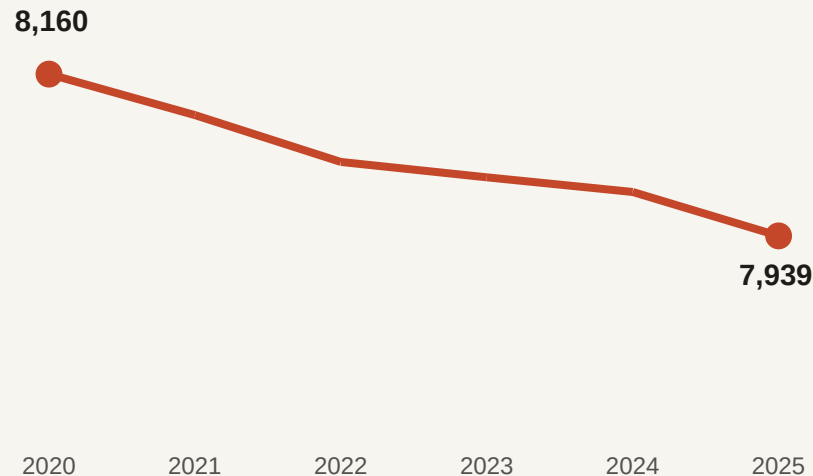
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.7% since 2020.

7,939

people, the 6th-largest of Alaska's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.1%

of 11,980 jobs located in Ketchikan are filled by in-commuters.



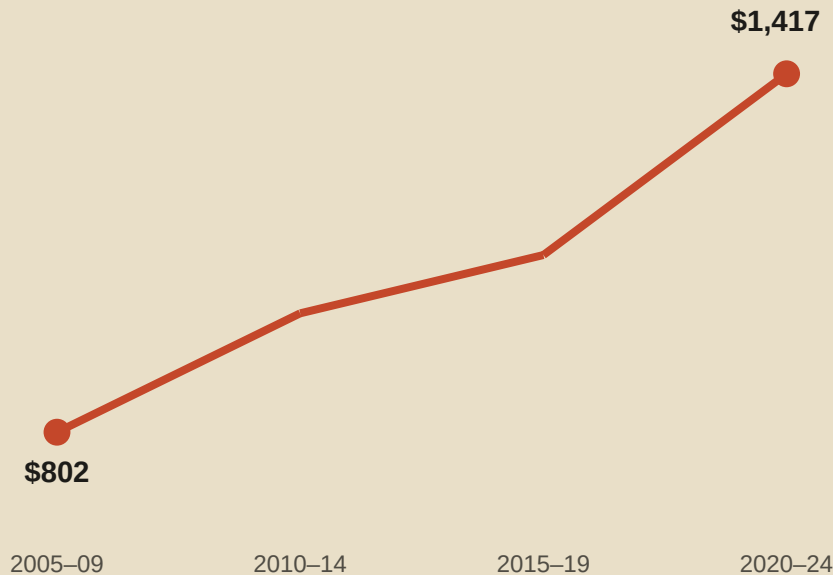
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$1,417

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





THE SEAM

Cross one tract line and median rent jumps \$839.

A \$839 gap between neighbors, the sharpest rent edge between adjacent tracts in Ketchikan Gateway Borough.

TRACT 2

\$1,375

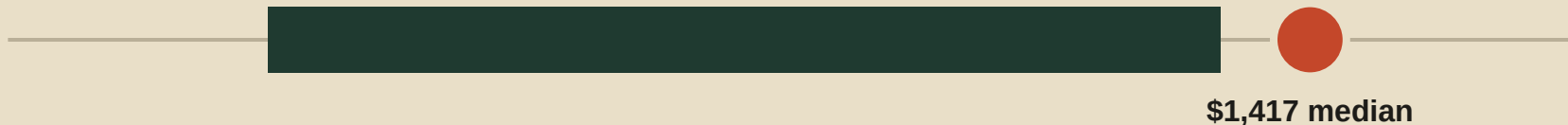
TRACT 1.02

\$2,214

ROOM TO BUILD

The median rent is above what local wages can carry.

\$916–\$1,374



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–3.0% to the 3,944 homes here.

12–120

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



HOME VALUE

**A median home costs
about the same as
Alaska's.**

\$352,400

median home value in Ketchikan.

Ketchikan



\$352,400

Alaska



\$352,900

U.S.



\$332,700

THAT WAS KETCHIKAN'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/ketchikan/

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