



Kodiak, Alaska.

Current market data.

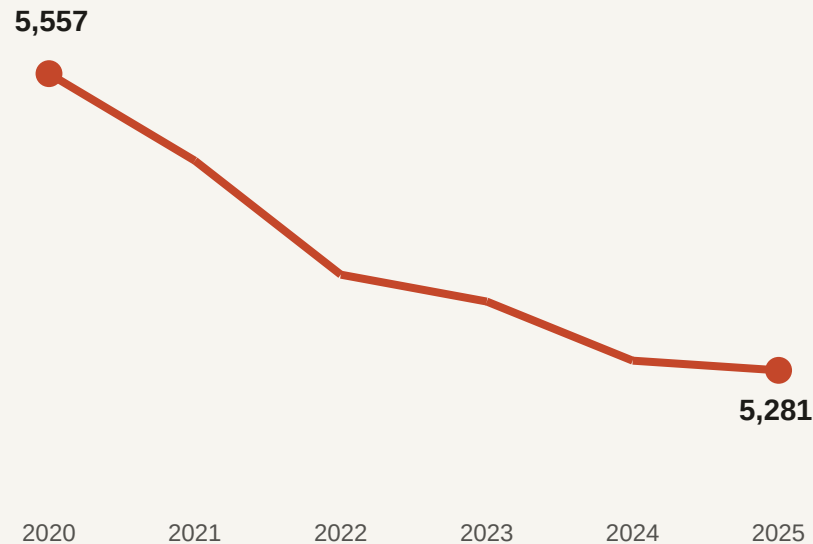
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.0% since 2020.

5,281

people, the 11th-largest of Alaska's cities and towns.

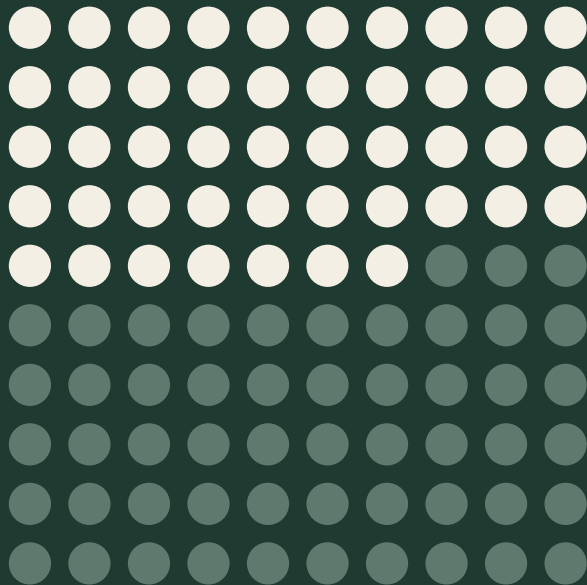


THE WORKDAY

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

47.3%

of 4,620 jobs located in Kodiak are filled by in-commuters.



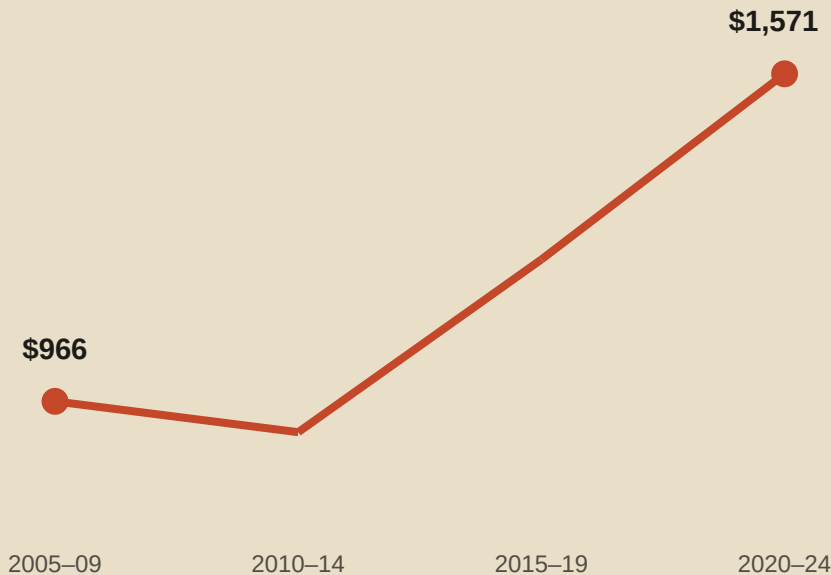
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$1,571

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,347 gap between neighbors, the sharpest rent edge between adjacent tracts in Kodiak Island Borough.

TRACT 1

\$1,056

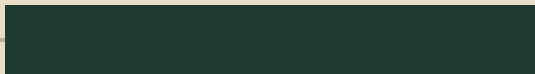
TRACT 5

\$2,403

ROOM TO BUILD

The median rent is above what local wages can carry.

\$771–\$1,157



\$1,571 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

57%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 2,044 homes here.

11–46

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



HOME VALUE

A median home costs 2% less than Alaska's.

\$347,100

median home value in Kodiak.

Kodiak



Alaska



U.S.



THAT WAS KODIAK'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/kodiak/

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