



McGrath, Alaska.

Current market data.

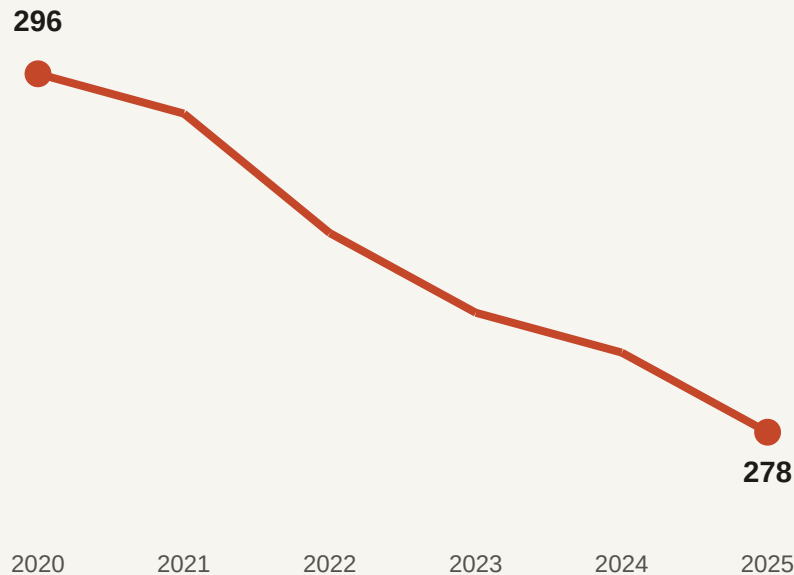
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.1% since 2020.

278

people, the 87th-largest of Alaska's cities and towns.

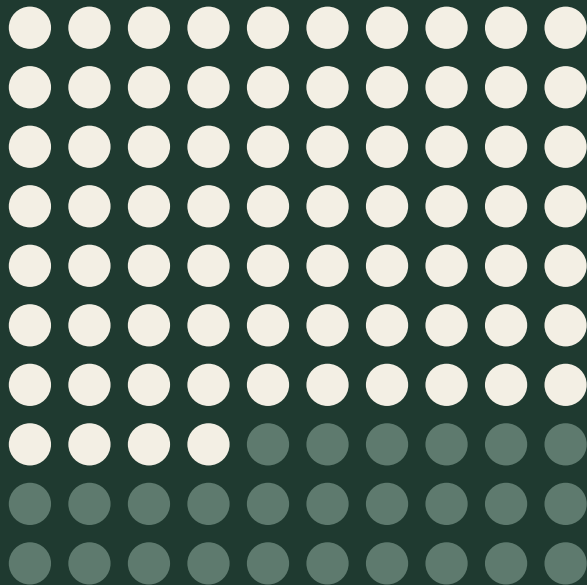


THE WORKDAY

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

74.3%

of 70 jobs located in McGrath are filled by in-commuters.



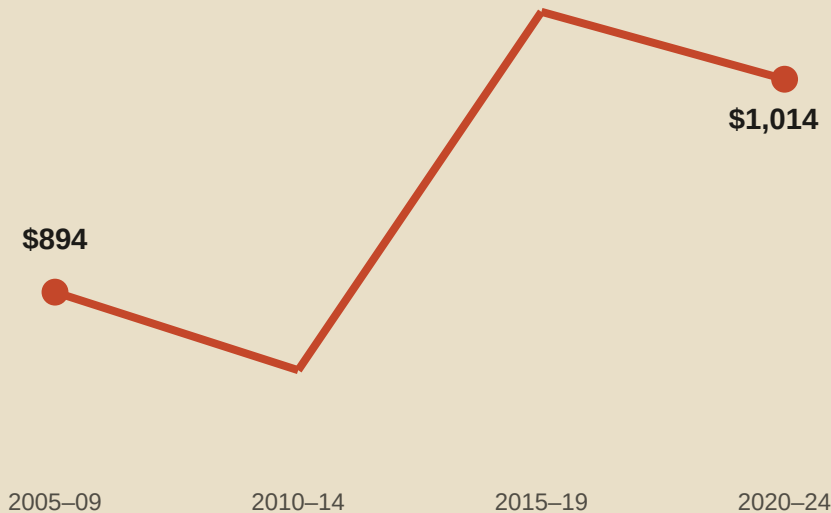
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 13%
since the 2005–2009
survey, before inflation.

\$1,014

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





THE SEAM

Cross one tract line and median rent jumps \$447.

A \$447 gap between neighbors, the sharpest rent edge between adjacent tracts in Yukon-Koyukuk Census Area.

TRACT 1

\$810

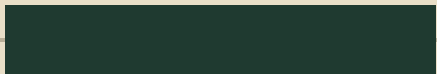
TRACT 2

\$1,257

ROOM TO BUILD

The median rent is above what local wages can carry.

\$444–\$667



\$1,014 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 193 homes here.

0–1

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



HOME VALUE

A median home costs 68% less than Alaska's.

\$112,500

median home value in McGrath.

McGrath



\$112,500

Alaska



\$352,900

U.S.



\$332,700

THAT WAS MCGRATH'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/mcgrath/

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