



Nikolai, Alaska.

Current market data.

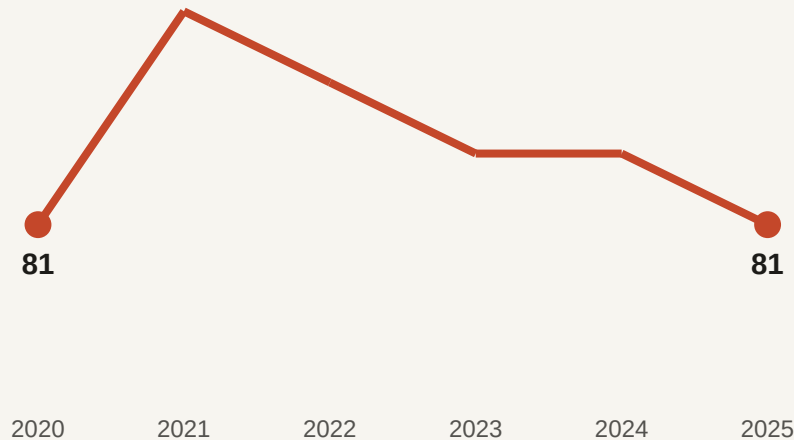
7 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.0% since 2020.

81

people, the 132nd-largest of Alaska's cities and towns.



RENT

**Median rent is down 16%
since the 2005–2009
survey, before inflation.**

\$381

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

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

100%

of all homes were built before 2000



HOME VALUE

A median home costs 72% less than Alaska's.

\$100,000

median home value in Nikolai.

Nikolai



\$100,000

Alaska



\$352,900

U.S.



\$332,700

THAT WAS NIKOLAI'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/nikolai/

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