



Seldovia, Alaska.

Current market data.

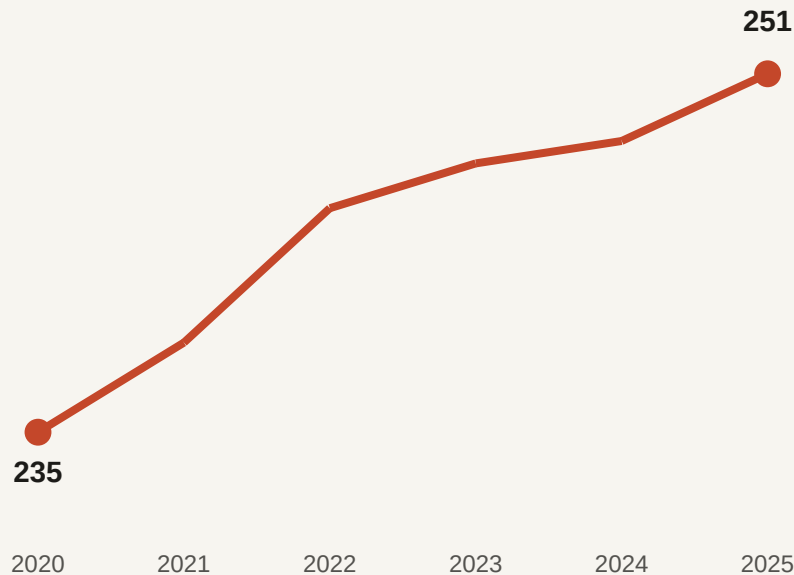
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.8% since 2020.

251

people, the 91st-largest of Alaska's cities and towns.



THE WORKDAY

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

82.0%

of 128 jobs located in Seldovia are filled by in-commuters.



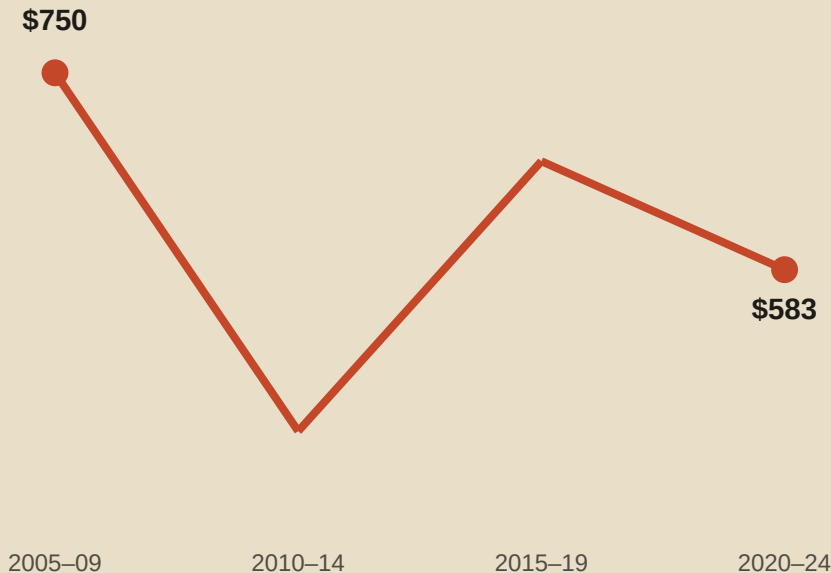
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 22%
since the 2005–2009
survey, before inflation.

\$583

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

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

11

homes permitted in ten years,
2016–2025

18%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 175 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 44% less than Alaska's.

\$197,200

median home value in Seldovia.

Seldovia



\$197,200

Alaska



\$352,900

U.S.



\$332,700

THAT WAS SELDOVIA'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/seldovia/

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