ZIP 99504, Anchorage, Alaska.

Current market data.

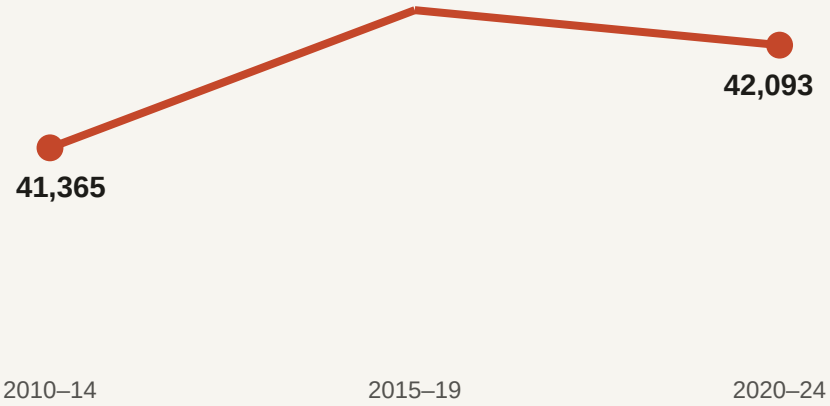
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

42,093 people call ZIP 99504 home.

42,093

people.



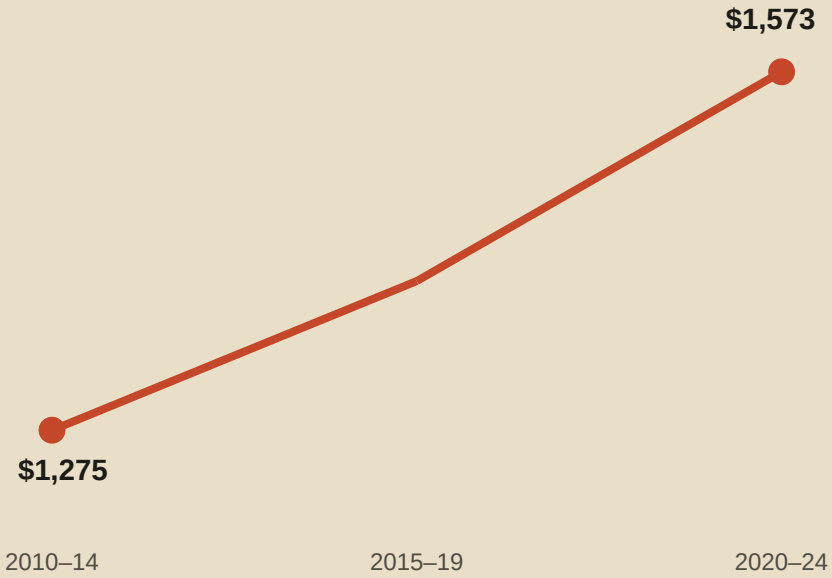
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 23% since the 2010–2014 survey, before inflation.

$1,573

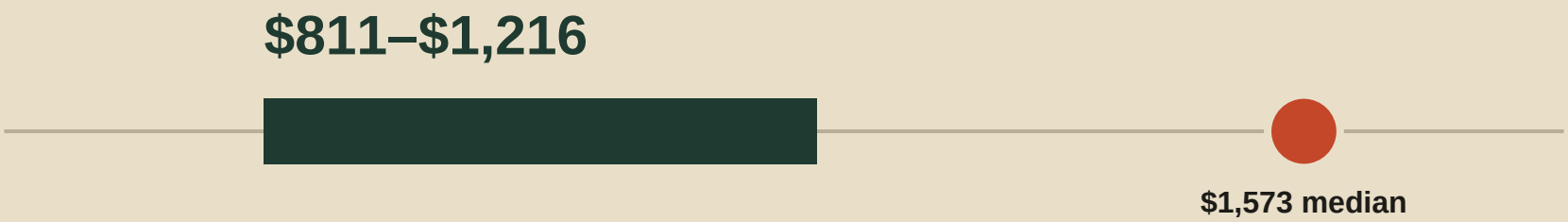
a month. Alaska's median is $1,419.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2016; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

81%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 17,568 homes here.

59–129

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

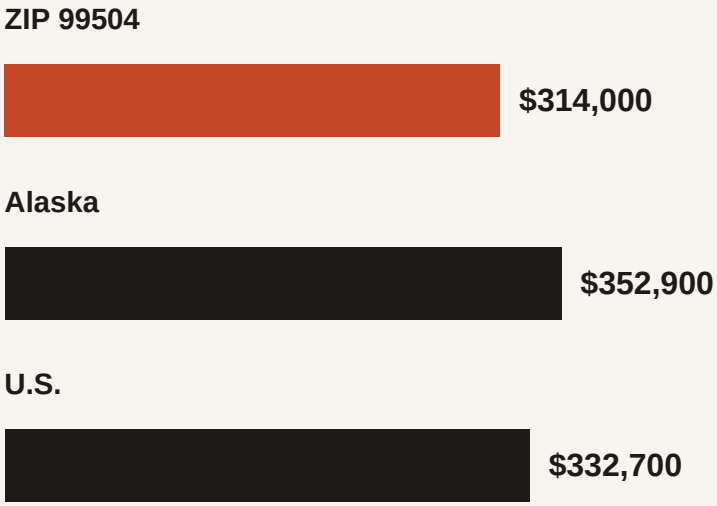
Source: Computed by the Almanac, 2016

HOME VALUE

A median home costs 11% less than Alaska's.

$314,000

median home value in ZIP 99504.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 99504'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/zip/99504/**