

# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

## 2020 Annual Short-Term Rental Report

March 17, 2021

Prepared for: Chair Spivey and Members of the Planning Commission

Copy provided to: Mayor Eisenbeisz and Assembly Members

John Leach, Municipal Administrator

## **Report Sections**

### **I. Permit Holder Data**

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- C. Marketing Platforms

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#### ***Please note the following:***

This report only covers short-term rentals or bed and breakfast establishments that operate through the conditional use permit process. This report does not have information about short-term rentals that are operated by right within the Central Business District, Commercial 1 District, Commercial 2 District, Waterfront District, General Island District, and/or Recreational District.

The term “short-term rental” or STR, will also be used to describe bed and breakfast establishments permitted through the conditional use permit (CUP) process.

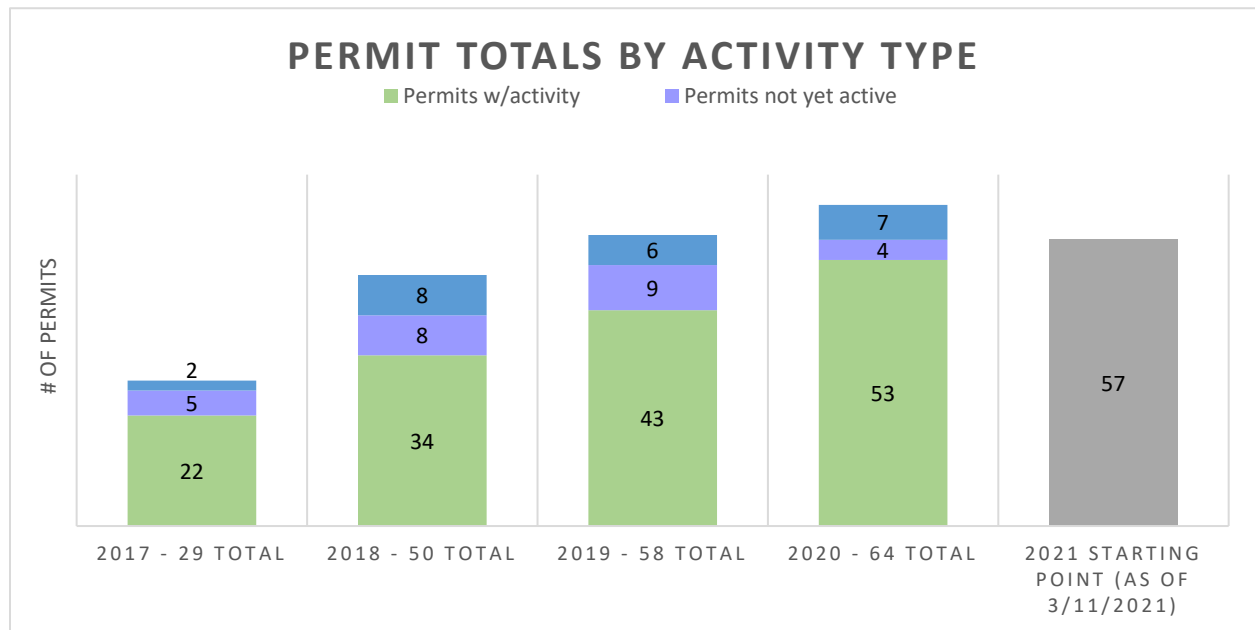
2020 was an unusual year for STRs, given the low visitor and seasonal worker numbers due to COVID-19 impacts. Staff heard from many permit holders that their ability to use their permits were severely impacted by the pandemic. Some were unsure or uneasy about renting out their home to visitors, some were unable to find visitors, and others had long-term tenants stay over the summer season when they would usually convert to short-term tenants. Hearing these concerns, at their May 6, 2020 meeting, the Planning Commission unanimously moved to excuse permit holders from the void period requirements for the short-term rental conditional use permits for the 2020 calendar year in light of COVID-19 travel restrictions and other related impacts. This means that activity on permits is much lower than previous years, and that some permits that would have otherwise been deemed “inactive” and made to reapply for their permit are remaining as active and will move into the 2021 Starting Point.

## I. Permit Holder Data

### A. Financial Data

Permit Data	2017	2018	2019	2020
Total Permits	29	50	58	64
Active permits in use	22	34	43	53
Active permits not yet used	5	8	9	4
No longer active permits	2	8	6	7
Rental Data				
Total nights rented	1155	2928	3190	1788
Average nights rented per CUP	53	86	74	30
Minimum nights rented	2	2	2	0
Maximum nights rented	146	446	259	174
Financial Data (\$ USD)				
Total bed tax remitted	14,979	27,950	39,137	21,293
Total implied revenue	249,663	465,838	652,292	354,883
Average bed tax remitted per CUP	680	822	910	402
Average implied revenue per CUP	11,348	13,701	15,169	6,695
Minimum bed tax remitted	12	0	14	0
Maximum bed tax remitted	2,434	3,107	3,776	1581

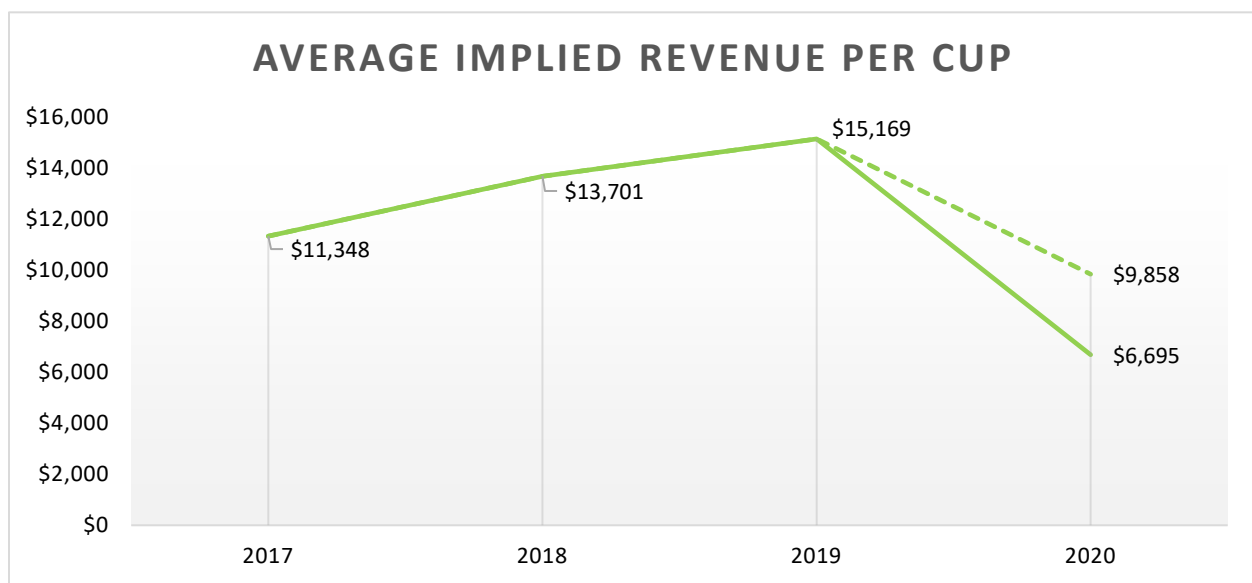
Summary: The Commission approved 6 new CUPs for STRs in 2020, while 7 became inactive in that time. There are 4 permits that have been approved in December 2020/Q1 2021 that are still within the activation window, but were not asked to complete the 2020 report due to lack of activity. Of the 53 permits that are noted as active, 24 reported no rental activity due to COVID-19 impacts. This means that our “Starting Point” for the remainder of the year is 57 active permits.



As Sitka's bed tax on short-term rentals is 6%, and the average bed tax remitted was \$402; this means that the average revenue for permit holders was approximately \$6,695. This is markedly lower than the previous three years – again, this is likely due to the number of permits that were not able to operate this year. When controlling for the permits that had no activity, the average bed tax remitted and average implied revenue for permit holders is \$591 and \$9,858 respectively.

While lower than previous years, STRs still represent a significant revenue source that could substantially offset housing expenses. If the total bed tax remitted from these permits was \$21,293, this means that the total revenue from short-term rentals was approximately \$354,883; a sizable revenue stream that was not otherwise captured at hotels, lodges, or short-term rentals/bed and breakfast establishments in other zoning districts.

The average implied revenue per CUP has increased year-on-year since the data was aggregated in 2017, with 2020 representing the first downturn in that timeframe. The dashed line in the chart below shows the average implied revenue per CUP without active permits that reported zero nights of rental activity, and the solid line shows the average inclusive of permits that reported zero nights of rental activity.



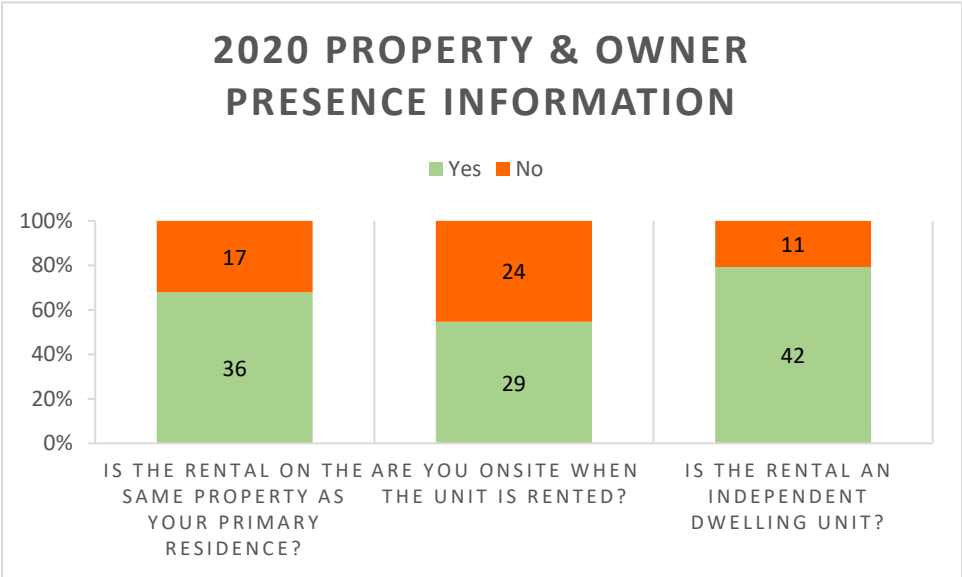
## B. Property Data

In an attempt to answer the question, “to what extent are short-term rentals decreasing the available pool of long-term rentals?” staff included some questions about the property and owner presence during rental periods for the first time in the 2019 report, and kept these questions in the 2020 report.

68% of active permit holders responded that the rental was on the same property as their primary residence (compared to 70% in 2019), and there was a 55/45 split between permit holders being onsite versus offsite during rental periods. 79% of the rental units were reported as independent dwelling units.

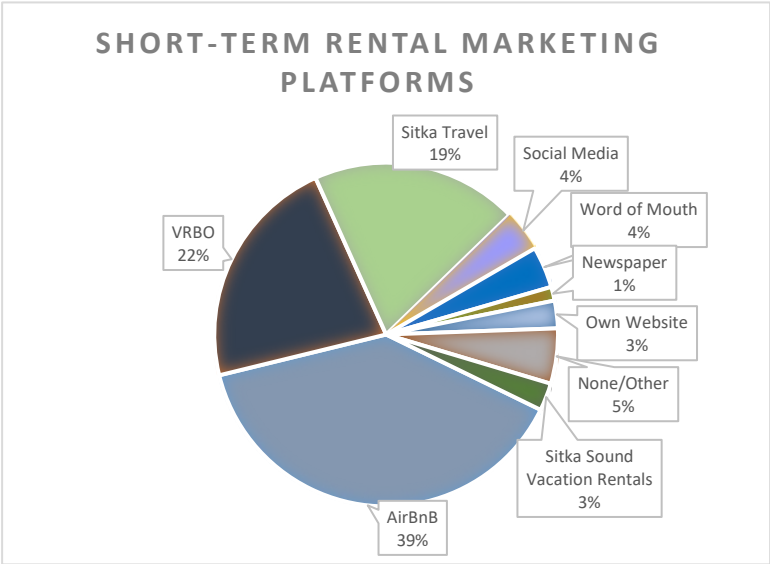
Of the 17 respondents who stated that the rental was not on the same property as their primary residence, 16 of those rentals were described as independent dwelling units. It would stand to reason that if the property is not a primary residence and is an independent dwelling unit, it would have limited use outside of long-term rental were it not for the short-term rental option.

It is more challenging to make this determination within the pool of those who claim the rental is part of their primary residence; among this group, 26 are reported as independent dwelling units. The choices to utilize a dwelling unit within one’s primary resident include guest space, hobby space, or just additional living area; we cannot definitively say these short-term rentals detract from the long-term rental pool.



C. Marketing Platforms

Another new addition to the 2019 report that was carried through to the 2020 report was a question to permit holders regarding the marketing platforms used. Staff felt this was helpful information to assist in monitoring short-term rental activity as well as understanding how many short-term rentals are professionally managed.



Most respondents listed multiple marketing platforms, such as using multiple websites, or a manager as well as a private listing site (such as Airbnb, VRBO, or HomeAway).

Airbnb was far and away the most popular marketing platform, followed by VRBO. A local company, Sitka Travel, was also a prominently used marketing platform.

30% of those with active permits stated that they were using professional services such as Sitka Travel and Alaska Vacation Rentals, or unnamed property managers. This is on par with 2019 figures for property management.

## **II. Permit Holder Feedback, Comments, and Concerns**

Permit holders reported some of the feedback that is to be expected in running a lodging business; difficulty in communicating to renters, managing reservations, cleaning, etc. A few permits that were active or eligible for activity in 2020 have indicated that they plan to discontinue use in 2021. Some requested more modernized methods of communication and payment such as a desire to make bed tax payments online. Many permit holders commented on the difficulty of operating in the midst of the pandemic, but expressed cautious optimism for 2021.

## **III. Conclusions and Direction**

### **A. Conclusion**

Given the extenuating circumstances of 2020 and the pandemic, it is difficult to use the report answers in drawing definitive trends in terms of short-term rental patterns, and how they may or may not be impacting neighborhood harmony and rental/housing availability. The visitor industry was heavily impacted by the pandemic, and staff feels that meaningful/actionable conclusions will not be available until we are in a recovery phase of COVID-19. Staff would like to hear feedback from the Commissioners about their thoughts and feedback on the status of short-term rentals operating through the conditional use permit process.

### **B. Explanation of Attachments**

A report done by 2<sup>nd</sup> Address notes highlights short-term rental laws in major cities, this report is attached for your reference. A popular provision being utilized is that the host must be the primary residence of the rental unit. This is the case in New York City, LA, Washington D.C., Boston, and Denver. Many have instituted city permitting, registration, and bed tax regulations that are already in effect for Sitka. These offer interesting comparisons across the U.S. for how short-term rentals are regulated.

The Distribution Maps show that the city's short-term rental permits are fairly evenly distributed throughout town, with no substantial clustering of short-term rentals within neighborhoods. Staff has also conducted spatial analysis to investigate potential patterns in frequency of short-term rental use as well as whether the owner was on-site or if the property was the primary residence of the permit holder as indicators for "dark neighborhood" scenarios. Analysis indicated preference for downtown rental properties and no meaningful patterns in the distribution of on-site or off-site property ownership or for primary residency.

We have also attached the most recent Rental Statistics from the Department of Labor that were published in August 2020. Sitka's long-term rental vacancy rate has increased substantially between 2019 and 2020, jumping from 8.3% to 13.8%. This represents the largest change experienced by any of the communities highlighted in the report (which includes Sitka, Juneau, Ketchikan Gateway, Wrangell-Petersburg, Valdez-Cordova, Kodiak Island, Matanuska/Susitna, Anchorage, and Fairbanks).

#### C. Next Steps for 2021

Staff has received the question from several permit holders on whether the same exemption for active-use will be extended to calendar year 2021. Commission discussion on the appropriateness of this exemption should be considered and communicated to permit holders.

#### **IV. Attachments**

- 2<sup>nd</sup> Address Report
- Short-Term Rental Distribution Maps
- Rental Statistics from the Department of Labor

# COMPARED:

## Short-Term Rental Laws Across the Country

Categories



City	Summary Apartments For Rent / Company Announcements / Data & Trends / Host Guides / Industry Insights	Take Effect	Fine	STR License Fee	Additional Cost
New York	<ol style="list-style-type: none"> <li>1. Can't rent out entire apartment (hosts must be present)</li> <li>2. Can't advertise an apartment</li> <li>3. Up to 2 paying guests</li> </ol>	May 2011	\$1,000 - \$7,500 (illegal advertising of apartments)	N/A	<ol style="list-style-type: none"> <li>1. Sales and use tax</li> <li>2. Hotel room occupancy tax</li> </ol>
San Francisco	<ol style="list-style-type: none"> <li>1. Must register as a business and as a short-term rental</li> <li>2. Hosts must be permanent residents</li> <li>3. Up to 90 nights a year without hosts</li> <li>4. No income-restricted affordable housing</li> </ol>	Feb. 2015	≥ \$484 (per day)	\$250	<ol style="list-style-type: none"> <li>1. Transient occupancy tax</li> <li>2. Business personal property tax</li> </ol>
Los Angeles	<ol style="list-style-type: none"> <li>1. Must obtain licenses</li> <li>2. Must be primary residence</li> <li>3. Up to 120 days a year</li> </ol>	July 2019	≥ \$500 (per day)	\$89	Transient occupancy tax
Washington DC	<ol style="list-style-type: none"> <li>1. Must obtain license, additional "vacation rental" endorsement for renting out an entire unit</li> <li>2. Must be primary residence</li> <li>3. Up to 90 nights a year without hosts</li> </ol>	Oct 2019	\$500 - \$6,000 (per violation)	TBD	Transient lodging tax
Chicago	<ol style="list-style-type: none"> <li>1. Short-term rental platforms must obtain license</li> <li>2. Hosts with 1 home-share unit register through the rental platform</li> <li>3. Hosts with ≥ 1 home-share unit must obtain license from city of Chicago</li> <li>4. Vacation rental must obtain license</li> </ol>	March 2017 (host registration)	\$1,500 - \$3,000 (per day)	\$0 - \$250	Hotel accommodation tax
Boston	<ol style="list-style-type: none"> <li>1. Must obtain license</li> <li>2. Must be primary residence or an secondary unit at their primary residence</li> <li>3. No income-restricted units</li> </ol>	Jan. 2019	\$100 - \$300 (per day)	\$25 - \$200	Same tax as hotel
Seattle	<ol style="list-style-type: none"> <li>1. Short-term rental platforms must obtain license</li> <li>2. Hosts must register as a business and as a short-term rental</li> <li>3. Up to 2 units</li> <li>4. If operate 2 units, one must be primary residence</li> </ol>	Sep. 2019	\$500 - \$1,000 (per violation)	\$75	<ol style="list-style-type: none"> <li>1. Retail sales tax</li> <li>2. Lodging tax</li> <li>3. Business and occupation tax</li> </ol>

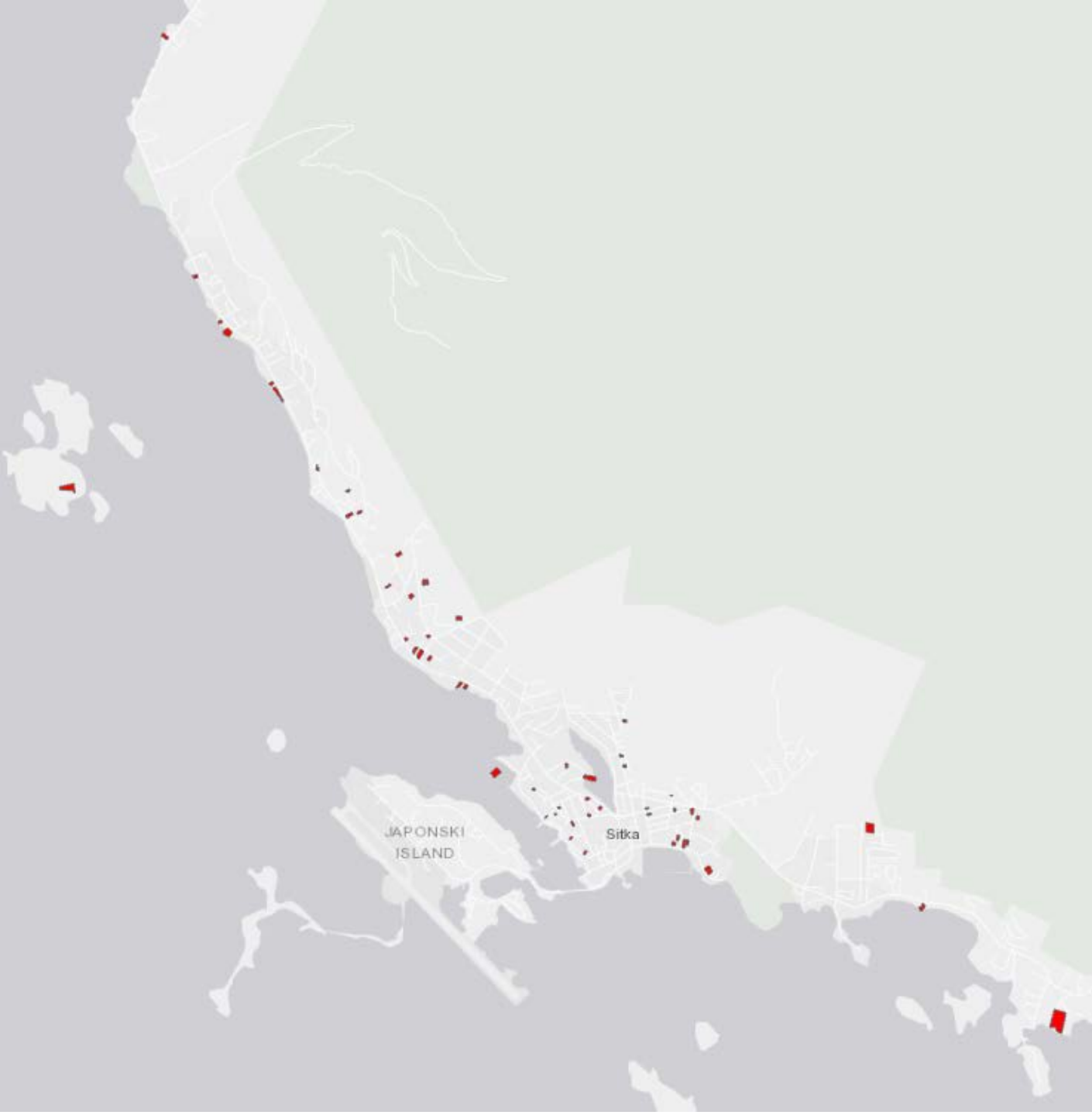
Data source: Municipal Codes



Quick links to short-term rental laws in each city:

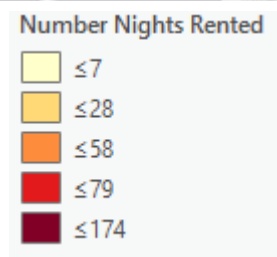
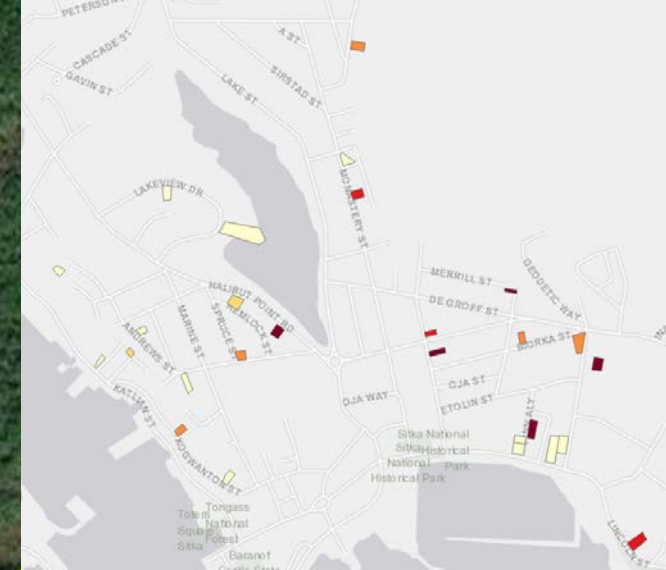
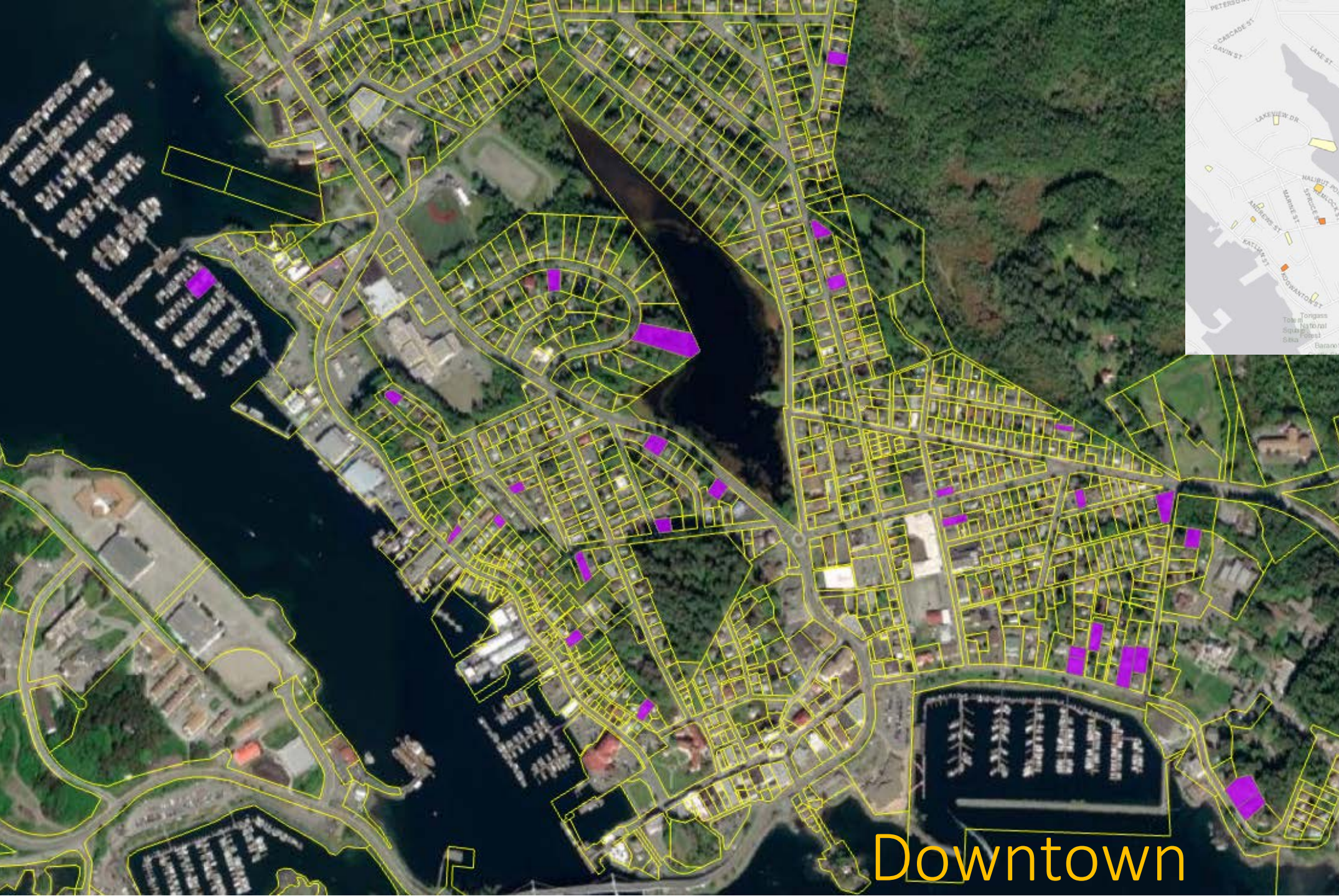


## Citywide View of Short-term Rental Distribution



Includes “active” and “not yet active”  
permits included in 2020 Annual  
Short-term Rental Report





Above:  
Graduated  
Symbol map  
showing  
distribution  
of nights  
rented

Downtown



Edgecumbe Drive & Connectors

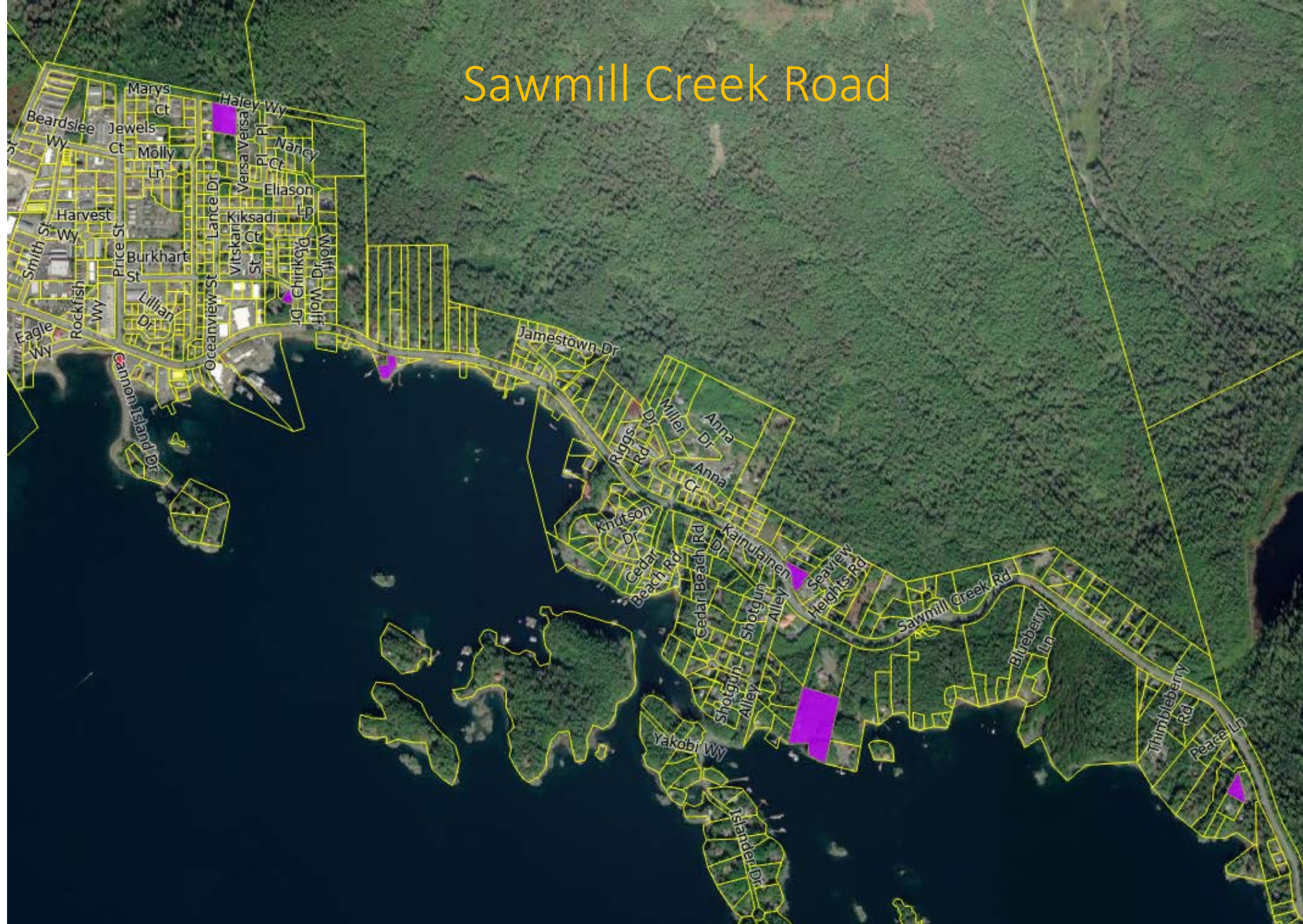


Sharon Drive to Kincroft Way





# Sawmill Creek Road





# The rental market in March

## Survey shows fourth year of rising vacancy, steady rents

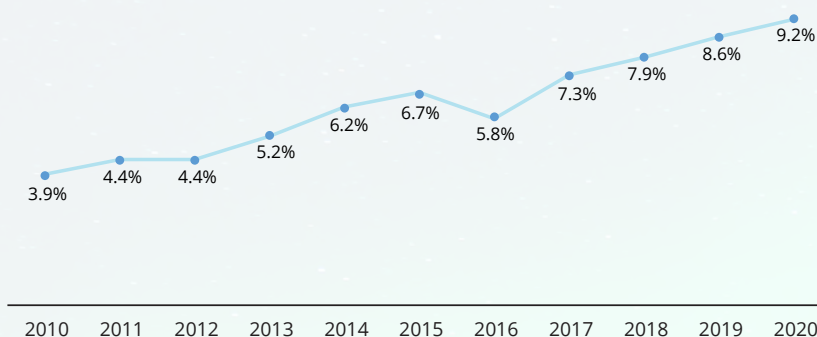
By ROB KREIGER

Rents haven't changed much since last year, but Alaska's vacancy rate has climbed for four years in a row, surpassing 9 percent and hitting a decade high.

We conduct our annual residential rental survey during the second week of March, which coincided this year with the earliest days of COVID-19's spread.

The World Health Organization declared a pandemic on March 11, Alaska announced a state emergency the same day, and the United States declared a national emergency two days later. Things changed quickly after that with travel restrictions, business shutdowns, and

Alaska's total vacancy rate has been on the rise

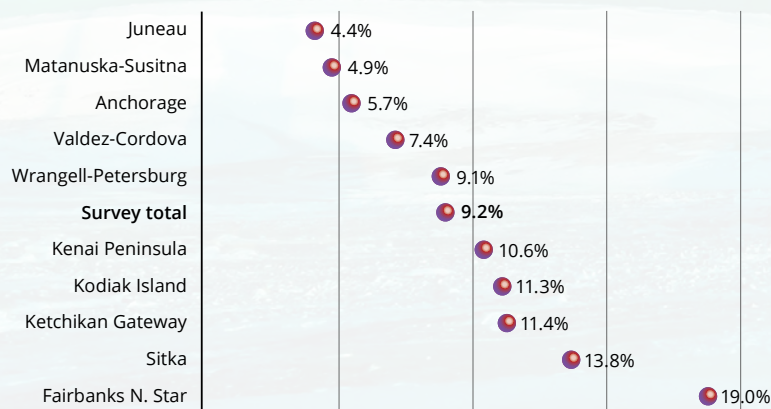


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation: 2020 Rental Market Survey

other mandates to slow the virus' spread.

Federal stimulus money and expanded unemployment benefits allowed many people to continue paying rent and other bills in the short term, and some who were unable to pay made formal or informal agreements with landlords or property managers.

## Vacancy is low in Juneau, high in Fairbanks



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation: 2020 Rental Market Survey

While the pandemic has undoubtedly affected some landlords and tenants over the past few months, these survey results came too early to show COVID-19's full impact on Alaska's rental market.

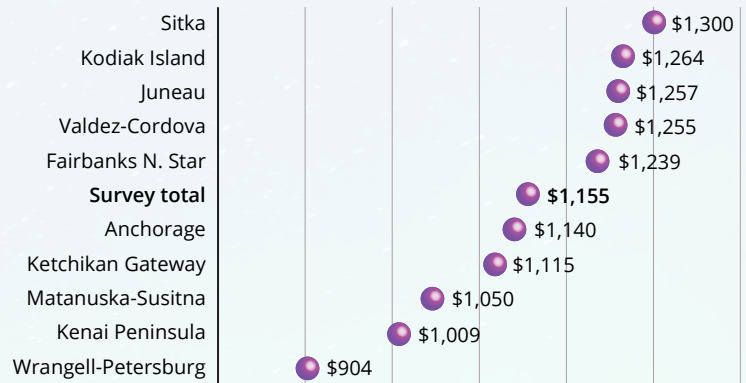
One area's unusual survey results do suggest early effects, although anecdotally. Sitka had the highest rent in this year's survey, at \$1,300, but also had the second-highest vacancy rate at 13.8 percent. That's atypical for Sitka, as seasonal businesses in coastal Southeast communities hire in early March to prepare

## Rents quoted here include all utilities

All rents in this article are “adjusted rent,” which reflects rent plus the cost of all utilities, regardless of whether they’re included in rent payments or paid separately by renters.

Because the types and costs of utilities included in contract rent — the amount paid to the landlord each month — vary considerably by area, using adjusted rent makes units more comparable.

## Average total rents by area in March 2020



**Source:** Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation: 2020 Rental Market Survey

for a busy spring and summer.

While the pandemic hadn’t been officially declared at the time of the survey, the virus was spreading rapidly in other parts of the country and world, and people had already begun to adjust their behavior and travel plans.

Potential seasonal workers likely decided early to hold off. As a result, units in Sitka that would normally be rented by the second week of March remained vacant this year.

## Vacancy rates by area range from 4.4% to 19.0%

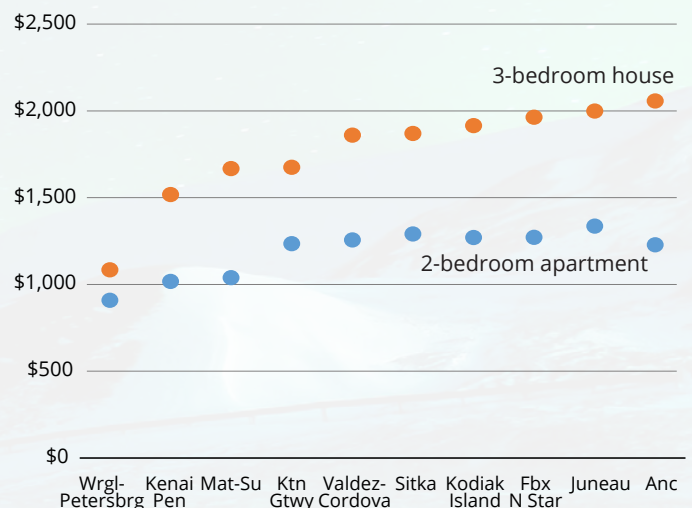
High vacancy rates aren’t as unusual for Fairbanks, which had the survey’s highest rate at 19 percent. The Fairbanks North Star Borough has a transient population and abundant housing options, and like much of Alaska, the area has lost population to migration in recent years.

Despite population loss, Juneau remained the hardest place to find a rental, with a vacancy rate of just 4.4 percent. The capital has a consistently tight rental market, and its vacancy rate has remained one of the lowest among surveyed areas in recent years.

The vacancy rate for all surveyed areas combined was 9.2 percent, a decade high. Rates in Fairbanks, Sitka, Ketchikan, and Kodiak topped 11 percent, which pushed the overall rate higher.

Vacancy has been on a steady rise for most of

## Rents by unit type and area in March



**Source:** Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation: 2020 Rental Market Survey

the past decade with the state's net migration losses, weakened economy, military deployments, and slow employment growth in industries with more transient workers.

## The costs of vacant vs. occupied rental units

Though vacancy rates alone shed light on rental unit availability, the cost differences between vacant and occupied units provide more context.

For example, if rents for vacant units are higher than for occupied units, that suggests a tight market where landlords are raising rent after people move out. Conversely, vacant units that rent for less than occupied units suggest landlords are having a hard time finding tenants and are lowering rent to remain competitive.

In general, areas with higher vacancy rates have lower rents for vacant units, while areas with low vacancy have higher rents for vacant units.

Fairbanks, Sitka, and Ketchikan had the highest vacancy rates in March, and all of these communities' vacant units rented for less than their occupied units, suggesting fewer available tenants.

Likewise, the tightest markets — Juneau, the Matanuska-Susitna Borough, and Anchorage — all had higher rents for units that were vacant. Vacant units rented for 3.8 percent more than occupied units in Mat-Su and 2.7 percent more in Juneau.

## Percent of occupied units that are rentals, by area

Borough or census area	Percent rentals
Kodiak Island Borough	45.0%
Sitka, City and Borough	42.1%
Fairbanks North Star Borough	41.5%
Ketchikan Gateway Borough	39.2%
Anchorage, Municipality	39.1%
Juneau, City and Borough	36.0%
<b>Statewide</b>	<b>34.4%</b>
Petersburg Borough	31.7%
Wrangell, City and Borough	31.7%
Valdez-Cordova Census Area	26.9%
Kenai Peninsula Borough	26.7%
Matanuska-Susitna Borough	23.1%

**Source:** U.S. Census Bureau, American Community Survey 2014 to 2018

## Adding wages to the mix makes Anchorage rent the most affordable



**Note:** Shows the number of average wage earners needed to afford an area's typical rent

**Source:** Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation: 2020 Rental Market Survey

## Rent by area and type of unit

For all types of rentals combined, Sitka's rent was highest in March at \$1,300 per month, followed by Kodiak at \$1,264 and Juneau at \$1,257, as the graphs on the previous page show.

The Wrangell-Petersburg area was the only surveyed area with rent under \$1,000 per month, including all utilities (\$904). The Kenai Peninsula Borough and Mat-Su also had some of the lowest rents at \$1,009 and \$1,050.

For two-bedroom apartments, the most common apartment size, rent was most expensive in Juneau at \$1,337 followed by Sitka at \$1,291. The lowest apartment rents were in Wrangell-Petersburg at \$909 and Kenai at \$1,018.

Three-bedroom single-family houses cost the most in Anchorage at \$2,058, followed by Juneau at \$2,000. Single-family rents were lowest, again, in Wrangell-Petersburg at \$1,085, with Kenai a distant second at \$1,518.

For detailed survey results by area and unit type, see the tables that begin on page 8.



## Factoring in an area's wages tells a more complete story

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Rent doesn't tell the whole story, though, when it comes to affordability. Just as rental costs vary by area, so do wages. Adding wages to the equation changes the picture for some places.

The long-standing rule of thumb from housing affordability studies is that monthly housing costs shouldn't exceed 30 percent of monthly wages, so our rental affordability index divides 30 percent of an area's average monthly wage by its median adjusted monthly rent. The result shows how many average wage earners it would take to afford an area's typical rent. A value of 1.0 means one person's paycheck would suffice.

In March, some higher-rent areas were more affordable than lower-rent areas. For example, Anchorage was the most affordable because its high average wages offset its rents. While Anchorage's rent was in the middle among surveyed areas, its monthly wage was highest, producing an index value of just 0.77.

After Anchorage, Kenai and Wrangell-Petersburg were the most affordable areas, at 0.81 and 0.82, respectively. Kenai had the second-lowest rent, and its mid-range wages made it even more affordable. Wrangell-Petersburg had the lowest monthly wages and the lowest rent.

Sitka, which had the highest rent, was the least affordable because its average wages were similar to Kenai's. Affording typical Sitka rent required just over a single average monthly paycheck (1.05). Kodiak and Juneau were also less affordable, at 1.03 and 0.96.

Rob Kreiger is an economist in Juneau. Reach him at (907) 465-6031 or [rob.kreiger@alaska.gov](mailto:rob.kreiger@alaska.gov).



## Details on renting apartments in March 2020

Area	Bed-rooms	Average		Median		Percent vacant	Percent included in contract rent*						
		Contract rent*	Adjusted rent*	Contract Rent*	Adjusted rent		Heat	Lights	Hot water	Water	Garbage	Sewer	Snow
Anchorage	0	\$812	\$898	\$805	\$877	7.5	87.5	47.4	89.1	45.6	99.6	45.6	99.6
	1	\$961	\$1,070	\$905	\$1,032	5.3	86.4	38.0	87.9	38.2	99.7	38.3	97.2
	2	\$1,139	\$1,276	\$1,095	\$1,229	5.8	75.9	8.7	79.1	50.2	98.6	50.2	94.3
	3	\$1,374	\$1,521	\$1,355	\$1,498	6.4	59.2	9.5	61.9	71.5	83.7	70.7	72.8
Fairbanks North Star	0	\$651	\$674	\$620	\$675	23.5	97.3	78.5	96.6	96.6	93.3	95.3	23.5
	1	\$888	\$976	\$900	\$1,000	21.2	98.0	21.5	94.4	97.8	94.8	96.5	78.8
	2	\$1,103	\$1,257	\$1,140	\$1,272	22.2	94.4	5.6	80.9	93.7	89.7	91.4	87.8
	3	\$1,353	\$1,626	\$1,265	\$1,552	10.0	85.4	9.3	47.7	82.6	72.2	86.5	83.3
Juneau	0	\$943	\$982	\$1,080	\$1,117	4.6	76.9	14.6	82.3	100.0	100.0	100.0	90.0
	1	\$1,058	\$1,108	\$1,000	\$1,059	4.2	66.1	33.3	67.7	100.0	100.0	99.7	90.4
	2	\$1,259	\$1,363	\$1,250	\$1,337	4.0	38.1	10.6	30.6	99.3	95.5	99.8	90.8
	3	\$1,716	\$1,856	\$1,800	\$1,916	3.1	53.1	11.5	29.2	97.9	72.9	99.0	54.2
Kenai Peninsula	0	\$669	\$695	\$625	\$665	15.5	90.1	70.4	93.0	100.0	95.8	100.0	94.4
	1	\$771	\$874	\$775	\$834	11.7	81.3	26.3	83.3	95.4	91.3	95.0	95.8
	2	\$895	\$1,035	\$900	\$1,018	10.0	81.1	17.2	75.7	94.9	89.2	92.4	92.9
	3	\$1,135	\$1,298	\$1,050	\$1,257	9.9	63.1	25.2	68.5	88.3	79.3	89.2	85.6
Ketchikan Gateway	0	\$814	\$845	\$750	\$780	21.6	91.9	63.5	91.9	87.8	85.1	87.8	86.5
	1	\$903	\$1,005	\$875	\$1,003	8.4	77.7	33.1	65.7	54.8	54.2	55.4	67.5
	2	\$1,128	\$1,262	\$1,050	\$1,235	8.5	85.4	28.7	55.5	45.1	43.9	44.5	62.2
	3	\$1,399	\$1,584	\$1,300	\$1,478	17.2	79.7	15.6	53.1	23.4	20.3	23.4	60.9
Kodiak Island	0	\$800	\$857	\$750	\$830	18.8	97.9	6.3	54.2	100.0	100.0	100.0	85.4
	1	\$1,027	\$1,068	\$975	\$1,031	10.0	94.0	36.0	93.0	99.0	99.0	99.0	62.0
	2	\$1,225	\$1,314	\$1,200	\$1,271	13.2	83.0	12.6	79.2	92.5	91.2	92.5	65.4
	3	\$1,431	\$1,575	\$1,500	\$1,634	11.9	65.7	6.0	62.7	86.6	86.6	89.6	58.2
Matanuska- Susitna	0	\$710	\$710	\$625	\$625	9.5	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	1	\$813	\$891	\$850	\$923	3.0	78.9	12.9	77.2	97.4	96.1	96.1	89.7
	2	\$933	\$1,039	\$925	\$1,039	4.6	72.4	12.4	70.3	96.3	93.8	91.6	89.2
	3	\$1,234	\$1,408	\$1,245	\$1,435	6.1	33.9	7.9	35.8	90.3	86.1	71.5	74.5
Sitka	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1	\$887	\$1,076	\$850	\$1,092	16.1	46.8	21.0	56.5	30.6	14.5	24.2	64.5
	2	\$1,070	\$1,338	\$1,000	\$1,291	15.4	26.4	6.6	27.5	12.1	7.7	12.1	51.6
	3	\$1,342	\$1,604	\$1,250	\$1,373	6.1	14.3	4.1	10.2	6.1	6.1	6.1	49.0
Valdez- Cordova	0	\$851	\$866	\$900	\$900	11.1	100.0	77.8	100.0	100.0	100.0	100.0	100.0
	1	\$1,008	\$1,050	\$900	\$957	16.4	89.6	59.7	86.6	91.0	91.0	91.0	91.0
	2	\$1,192	\$1,304	\$1,100	\$1,257	4.2	78.3	22.5	60.0	94.2	92.5	94.2	95.8
	3	\$1,374	\$1,497	\$1,300	\$1,400	5.9	85.3	26.5	79.4	91.2	91.2	91.2	88.2
Wrangell- Petersburg	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1	\$693	\$806	\$642	\$834	14.8	66.7	25.9	29.6	37.0	48.1	40.7	51.9
	2	\$797	\$934	\$700	\$909	9.3	65.3	6.7	41.3	64.0	69.3	61.3	77.3
	3	\$898	\$1,056	\$800	\$980	11.5	30.8	0	30.8	73.1	61.5	76.9	57.7

\*Contract rent is the amount paid to the landlord each month, and it may or may not include some utilities. Adjusted rent is the contract rent plus all utility costs, which makes units more comparable.

**Note:** ND means not disclosable for confidentiality reasons.

**Source:** Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation: 2020 Rental Market Survey

## Details on renting single-family homes in March 2020

Area	Bed-rooms	Average		Median		Percent vacant	Percent included in contract rent*						
		Contract rent*	Adjusted rent*	Contract rent*	Adjusted rent		Heat	Lights	Hot water	Water	Garbage	Sewer	Snow
Anchorage	1	\$912	\$1,057	\$850	\$1,016	8.3	33.3	33.3	33.3	58.3	58.3	66.7	58.3
	2	\$1,271	\$1,481	\$1,300	\$1,452	2.7	8.1	8.1	8.1	40.5	29.7	40.5	13.5
	3	\$1,824	\$2,086	\$1,800	\$2,058	3.3	5.2	4.6	3.3	19.6	13.7	20.3	8.5
	4	\$2,116	\$2,407	\$2,098	\$2,396	3.4	1.7	1.7	0	12.1	10.3	13.8	5.2
Fairbanks North Star	1	\$932	\$1,120	\$900	\$1,109	10.9	58.7	28.3	47.8	58.7	43.5	60.9	69.6
	2	\$1,251	\$1,591	\$1,300	\$1,579	6.6	49.5	8.8	20.9	50.5	30.8	46.2	41.8
	3	\$1,733	\$2,030	\$1,750	\$1,964	17.1	70.7	1.4	67.0	71.5	70.7	69.7	4.5
	4	\$1,964	\$2,341	\$1,970	\$2,197	11.5	61.5	0.8	59.8	71.3	63.9	69.7	4.1
Juneau	1	\$1,053	\$1,152	\$1,025	\$1,159	0	18.8	12.5	18.8	100.0	87.5	93.8	68.8
	2	\$1,585	\$1,731	\$1,525	\$1,723	20.0	35.0	20.0	35.0	90.0	65.0	90.0	65.0
	3	\$1,791	\$1,958	\$1,800	\$2,000	4.0	24.0	12.0	12.0	100.0	48.0	92.0	36.0
	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Kenai Peninsula	1	\$730	\$949	\$700	\$892	14.3	26.2	26.2	33.3	59.5	40.5	64.3	59.5
	2	\$962	\$1,230	\$900	\$1,237	8.8	19.1	16.2	22.1	51.5	27.9	45.6	44.1
	3	\$1,190	\$1,476	\$1,211	\$1,518	6.6	17.9	17.9	18.9	65.1	20.8	53.8	21.7
	4	\$1,336	\$1,676	\$1,325	\$1,671	15.8	15.8	10.5	10.5	68.4	21.1	68.4	26.3
Ketchikan Gateway	1	\$839	\$918	\$900	\$1,000	9.1	54.5	54.5	54.5	72.7	63.6	72.7	36.4
	2	\$1,119	\$1,324	\$1,000	\$1,218	0	33.3	11.1	11.1	33.3	0	44.4	11.1
	3	\$1,432	\$1,656	\$1,400	\$1,676	18.2	18.2	0	9.1	45.5	27.3	36.4	27.3
	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Kodiak Island	1	\$1,117	\$1,251	\$1,100	\$1,256	0.0	25.0	8.3	25.0	75.0	75.0	75.0	25.0
	2	\$1,409	\$1,577	\$1,400	\$1,537	7.1	21.4	0	10.7	85.7	89.3	92.9	25.0
	3	\$1,742	\$1,985	\$1,725	\$1,916	7.1	9.5	2.4	2.4	71.4	69.0	61.9	9.5
	4	\$1,854	\$2,142	\$1,875	\$2,196	8.3	0	0	16.7	66.7	83.3	66.7	16.7
Matanuska- Susitna	1	\$846	\$1,041	\$838	\$982	16.7	33.3	27.8	38.9	88.9	72.2	55.6	38.9
	2	\$1,014	\$1,175	\$975	\$1,201	5.3	39.5	7.9	42.1	86.8	71.1	78.9	47.4
	3	\$1,425	\$1,687	\$1,400	\$1,668	3.2	1.6	1.6	3.2	77.4	45.2	47.6	10.5
	4	\$1,676	\$1,980	\$1,700	\$2,070	5.9	5.9	2.9	5.9	73.5	52.9	38.2	14.7
Sitka	1	\$893	\$1,098	\$800	\$1,107	0.0	18.2	18.2	18.2	18.2	18.2	18.2	36.4
	2	\$1,089	\$1,347	\$1,050	\$1,307	23.3	10.0	10.0	10.0	10.0	10.0	10.0	26.7
	3	\$1,598	\$1,870	\$1,800	\$1,871	17.9	14.3	10.7	10.7	10.7	10.7	10.7	25.0
	4	\$2,022	\$2,295	\$1,965	\$2,264	0	0	0	0	0	0	0	16.7
Valdez- Cordova	1	\$1,021	\$1,182	\$1,000	\$1,249	0.0	14.3	0.0	14.3	42.9	42.9	42.9	14.3
	2	\$972	\$1,144	\$850	\$1,024	0.0	22.2	33.3	33.3	55.6	44.4	55.6	33.3
	3	\$1,708	\$1,900	\$1,650	\$1,861	6.9	6.9	10.3	10.3	34.5	31.0	34.5	24.1
	4	\$1,624	\$1,953	\$1,625	\$1,991	0	0	0	0	0	0	16.7	33.3
Wrangell- Petersburg	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2	\$761	\$984	\$650	\$922	0	0	0	0	18.2	27.3	18.2	45.5
	3	\$835	\$1,117	\$800	\$1,085	0	0	0	0	0	0	0	20.0
	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

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