

# ALASKA

#20\*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,546**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,153** monthly or **\$61,835** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$29.73**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	<b>\$13.00</b>
Average Renter Wage	<b>\$24.13</b>
2-Bedroom Housing Wage	<b>\$29.73</b>
Number of Renter Households	<b>89,496</b>
Percent Renters	<b>33%</b>

MOST EXPENSIVE AREAS	HOUSING WAGE
Aleutians West Census Area, AK	<b>\$38.65</b>
Bethel Census Area, AK	<b>\$36.54</b>
Northwest Arctic Borough	<b>\$36.17</b>
Kodiak Island Borough	<b>\$35.88</b>
North Slope Borough	<b>\$34.71</b>

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

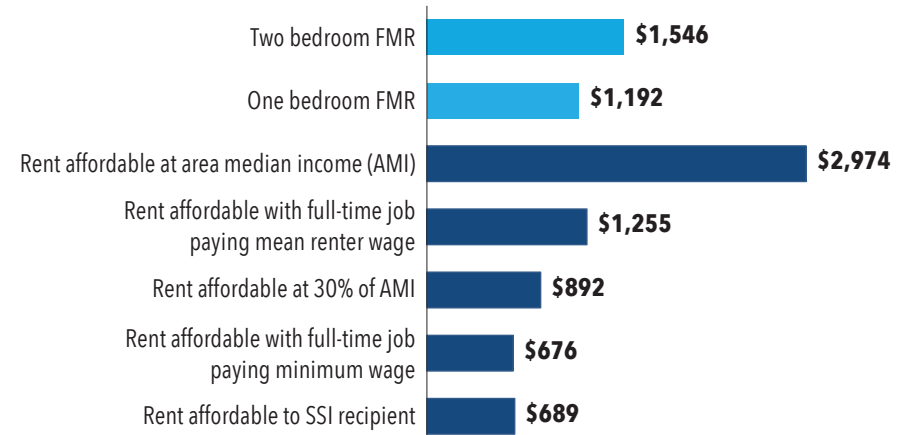
\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

**91**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**71**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.8**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)



Alaska	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	\$29.73	\$1,546	\$61,835	2.3	\$118,942	\$2,974	\$35,683	\$892	89,496	33%	\$24.13	\$1,255	1.2
Combined Nonmetro Areas	\$29.11	\$1,514	\$60,550	2.2	\$107,004	\$2,675	\$32,101	\$803	27,250	32%	\$29.78	\$1,549	1.0
<u>Metropolitan Areas</u>													
Anchorage HMFA	\$30.06	\$1,563	\$62,520	2.3	\$129,000	\$3,225	\$38,700	\$968	39,117	36%	\$22.52	\$1,171	1.3
Fairbanks MSA	\$32.10	\$1,669	\$66,760	2.5	\$114,900	\$2,873	\$34,470	\$862	13,858	38%	\$22.94	\$1,193	1.4
Matanuska-Susitna Borough HMFA	\$26.62	\$1,384	\$55,360	2.0	\$120,600	\$3,015	\$36,180	\$905	9,271	23%	\$15.13	\$787	1.8
<u>Counties</u>													
Aleutians East Borough	\$26.17	\$1,361	\$54,440	2.0	\$85,200	\$2,130	\$25,560	\$639	429	43%	\$34.03	\$1,770	0.8
Aleutians West Census Area	\$38.65	\$2,010	\$80,400	3.0	\$136,700	\$3,418	\$41,010	\$1,025	689	71%	\$43.40	\$2,257	0.9
Anchorage Municipality	\$30.06	\$1,563	\$62,520	2.3	\$129,000	\$3,225	\$38,700	\$968	39,117	36%	\$22.52	\$1,171	1.3
Bethel Census Area	\$36.54	\$1,900	\$76,000	2.8	\$79,800	\$1,995	\$23,940	\$599	1,841	39%	\$27.18	\$1,413	1.3
Bristol Bay Borough	\$24.10	\$1,253	\$50,120	1.9	\$117,200	\$2,930	\$35,160	\$879	136	48%	\$36.63	\$1,905	0.7
Chugach Census Area	\$27.94	\$1,453	\$58,120	2.1	\$114,300	\$2,858	\$34,290	\$857	999	37%	\$30.59	\$1,590	0.9
Copper River Census Area	\$20.44	\$1,063	\$42,520	1.6	\$106,600	\$2,665	\$31,980	\$800	370	32%	\$20.18	\$1,049	1.0
Denali Borough	\$24.44	\$1,271	\$50,840	1.9	\$147,000	\$3,675	\$44,100	\$1,103	116	22%	\$16.87	\$877	1.4
Dillingham Census Area	\$23.90	\$1,243	\$49,720	1.8	\$82,200	\$2,055	\$24,660	\$617	510	37%	\$28.25	\$1,469	0.8
Fairbanks North Star Borough	\$32.10	\$1,669	\$66,760	2.5	\$114,900	\$2,873	\$34,470	\$862	13,858	38%	\$22.94	\$1,193	1.4
Haines Borough †	\$28.21	\$1,467	\$58,680	2.2	\$110,300	\$2,758	\$33,090	\$827	212	24%			
Hoonah-Angoon Census Area	\$27.75	\$1,443	\$57,720	2.1	\$92,600	\$2,315	\$27,780	\$695	256	28%	\$17.48	\$909	1.6
Juneau City and Borough	\$33.71	\$1,753	\$70,120	2.6	\$128,700	\$3,218	\$38,610	\$965	4,676	36%	\$20.65	\$1,074	1.6
Kenai Peninsula Borough	\$23.94	\$1,245	\$49,800	1.8	\$111,600	\$2,790	\$33,480	\$837	5,551	23%	\$17.91	\$931	1.3
Ketchikan Gateway Borough	\$29.58	\$1,538	\$61,520	2.3	\$119,300	\$2,983	\$35,790	\$895	1,836	33%	\$17.00	\$884	1.7
Kodiak Island Borough	\$35.88	\$1,866	\$74,640	2.8	\$113,100	\$2,828	\$33,930	\$848	1,811	39%	\$30.07	\$1,564	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

Alaska	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kusilvak Census Area	\$17.94	\$933	\$37,320	1.4	\$53,600	\$1,340	\$16,080	\$402	578	31%	\$23.02	\$1,197	0.8
Lake and Peninsula Borough	\$18.65	\$970	\$38,800	1.4	\$71,000	\$1,775	\$21,300	\$533	127	39%	\$28.12	\$1,462	0.7
Matanuska-Susitna Borough	\$26.62	\$1,384	\$55,360	2.0	\$120,600	\$3,015	\$36,180	\$905	9,271	23%	\$15.13	\$787	1.8
Nome Census Area	\$28.40	\$1,477	\$59,080	2.2	\$82,000	\$2,050	\$24,600	\$615	1,021	37%	\$38.75	\$2,015	0.7
North Slope Borough	\$34.71	\$1,805	\$72,200	2.7	\$102,200	\$2,555	\$30,660	\$767	1,113	50%	\$71.78	\$3,733	0.5
Northwest Arctic Borough	\$36.17	\$1,881	\$75,240	2.8	\$86,800	\$2,170	\$26,040	\$651	718	40%	\$51.78	\$2,693	0.7
Petersburg Borough	\$26.25	\$1,365	\$54,600	2.0	\$102,400	\$2,560	\$30,720	\$768	383	29%	\$13.78	\$716	1.9
Prince of Wales-Hyder Census Area	\$20.15	\$1,048	\$41,920	1.6	\$82,800	\$2,070	\$24,840	\$621	667	28%	\$17.74	\$922	1.1
Sitka City and Borough	\$28.81	\$1,498	\$59,920	2.2	\$122,000	\$3,050	\$36,600	\$915	1,343	38%	\$19.69	\$1,024	1.5
Skagway Municipality	\$30.67	\$1,595	\$63,800	2.4	\$125,100	\$3,128	\$37,530	\$938	155	34%	\$22.28	\$1,159	1.4
Southeast Fairbanks Census Area	\$24.04	\$1,250	\$50,000	1.8	\$96,300	\$2,408	\$28,890	\$722	557	24%	\$29.71	\$1,545	0.8
Wrangell City and Borough	\$21.38	\$1,112	\$44,480	1.6	\$79,700	\$1,993	\$23,910	\$598	396	43%	\$18.91	\$983	1.1
Yakutat City and Borough	\$24.88	\$1,294	\$51,760	1.9	\$109,800	\$2,745	\$32,940	\$824	81	39%	\$29.49	\$1,533	0.8
Yukon-Koyukuk Census Area	\$21.04	\$1,094	\$43,760	1.6	\$68,000	\$1,700	\$20,400	\$510	679	29%	\$29.69	\$1,544	0.7

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