



Housing Economics in Anchorage

Nolan Klouda,
Center for Economic Development
UAA Business Enterprise Institute



Since 2019...



**Average listing increased
by \$103,500**



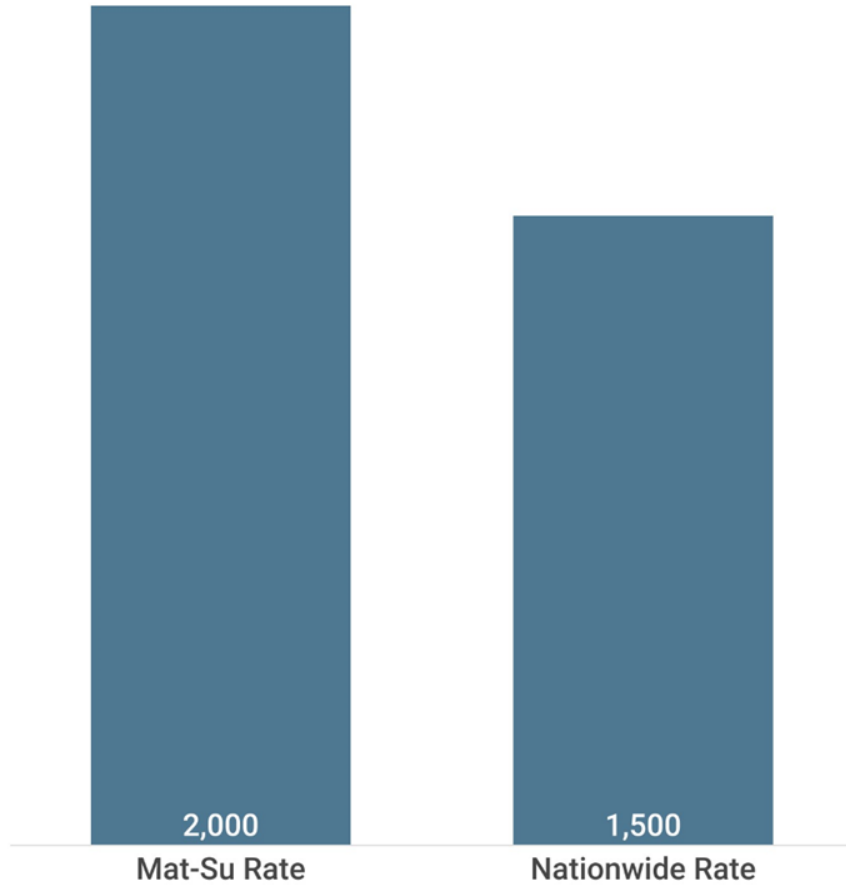
Inventory fell by 72%

If Anchorage added housing units at the...



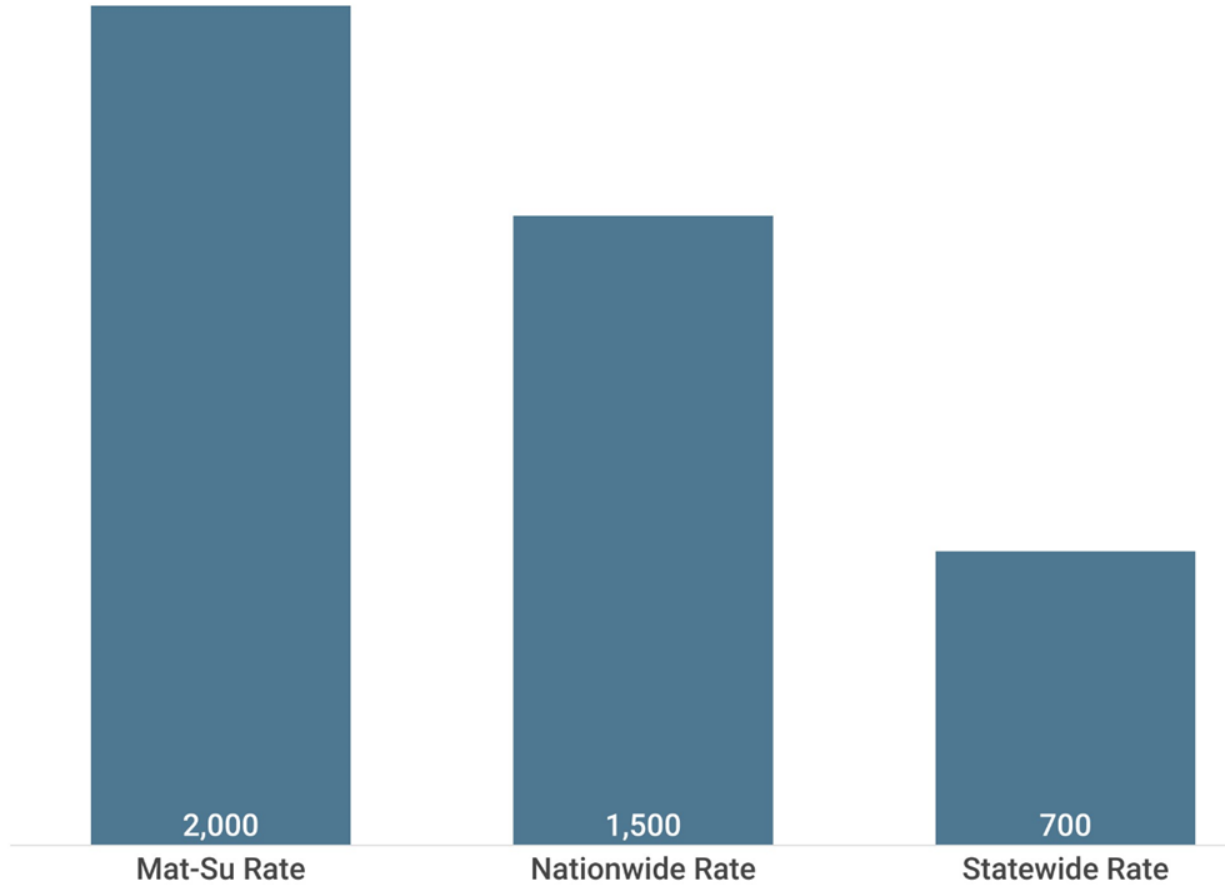
Source: DOL&WD and AHFC, 2021

If Anchorage added housing units at the...



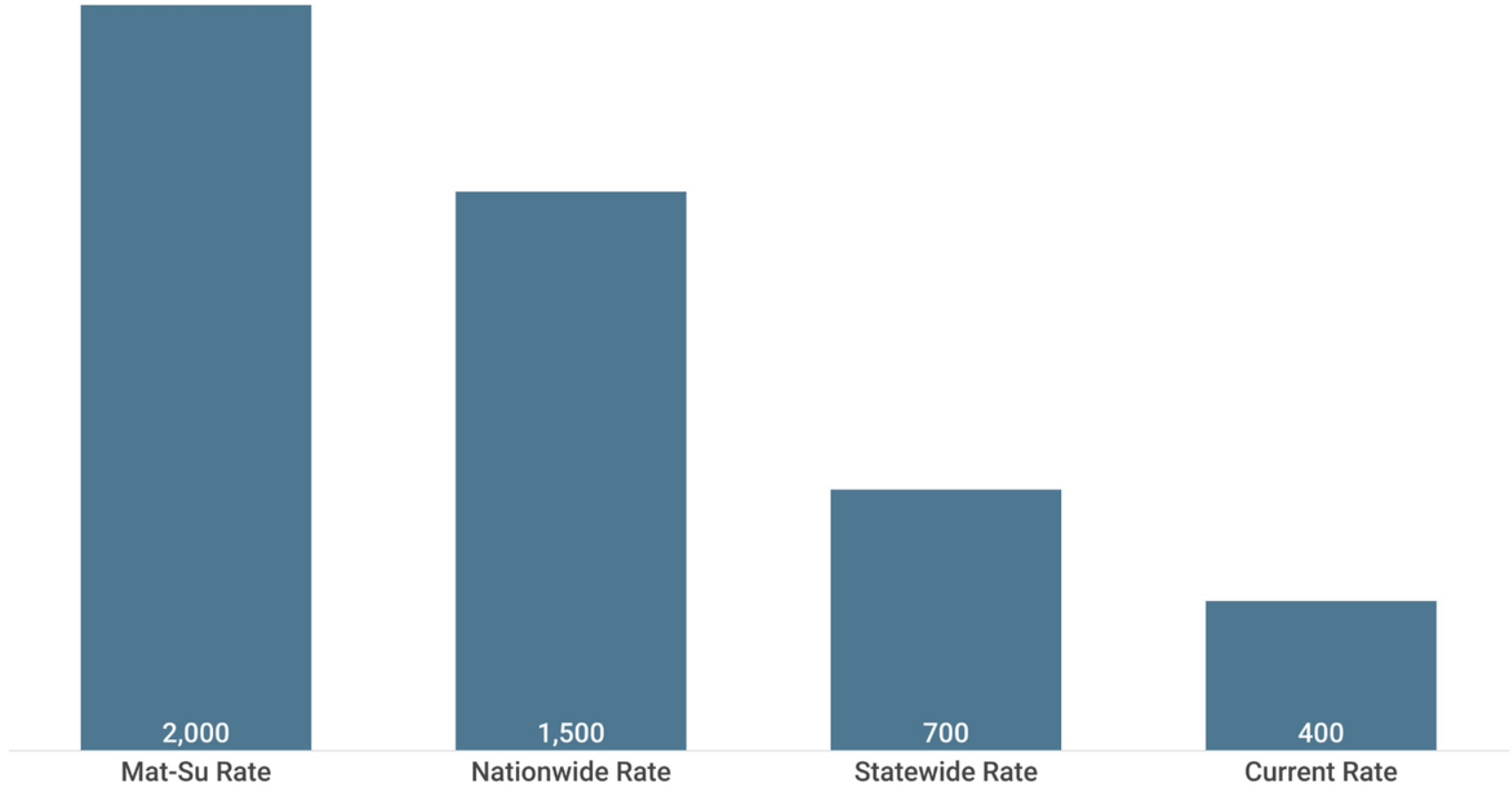
Source: DOL&WD and AHFC, 2021

If Anchorage added housing units at the...

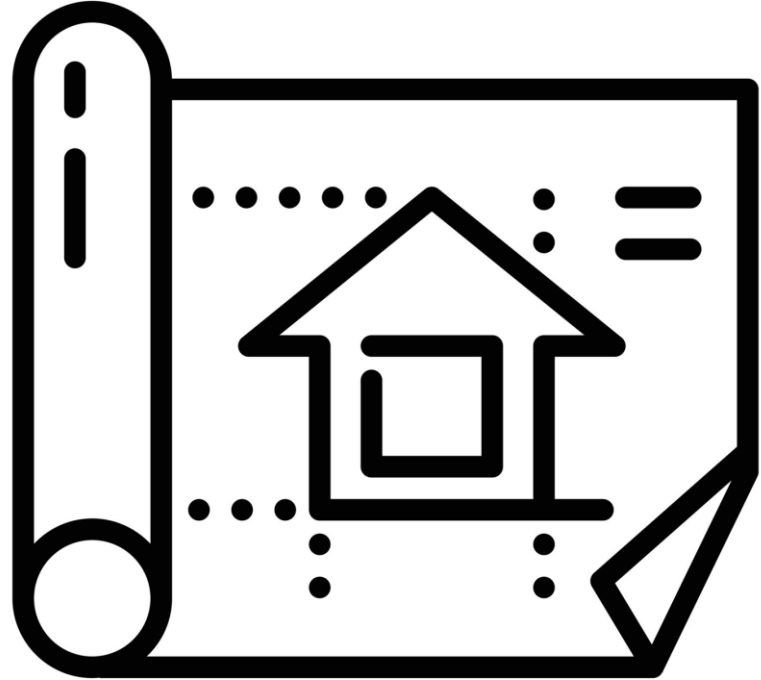


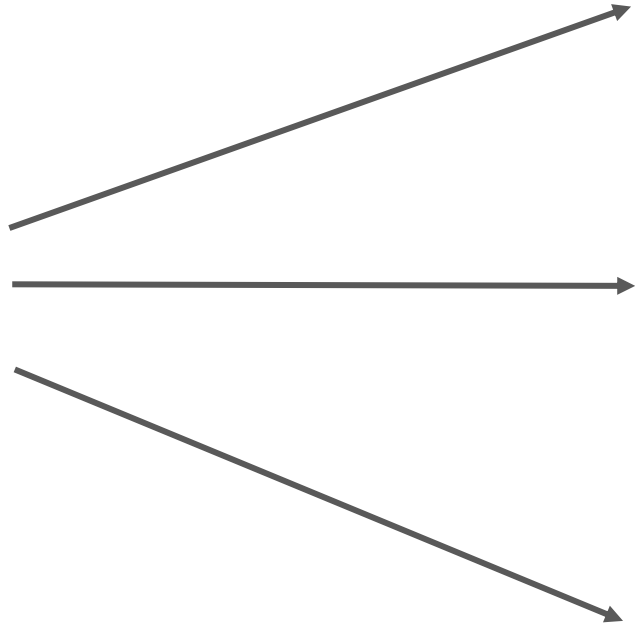
Source: DOL&WD and AHFC, 2021

If Anchorage added housing units at the...



- Construction costs
- Interest rates
- Land availability
- ☆ Permitting processes
- ☆ Zoning and codes







Median Rent

\$1,532

Vacancy

4.1%

vrbo



Where do we go from here?



Increase density/change
zoning laws



Streamline permitting
processes



Developer incentives