

Fairbanks North Star Borough, AK

County · AK · Alaska

SELLER'S MARKET

\$360K

MEDIAN SALE PRICE

+173.3%

1-YR CHANGE

447

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

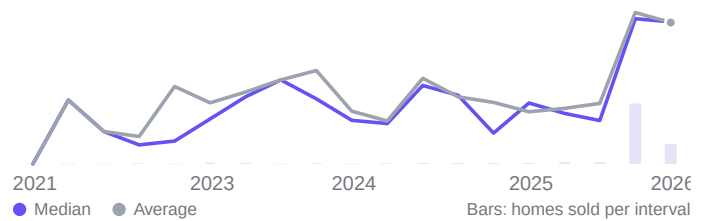
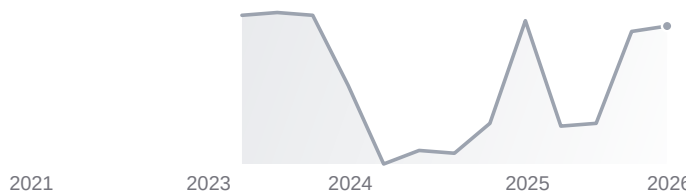
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$356K · Average \$354K

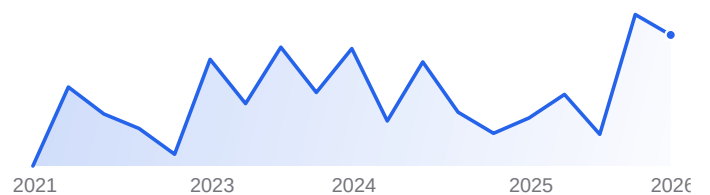
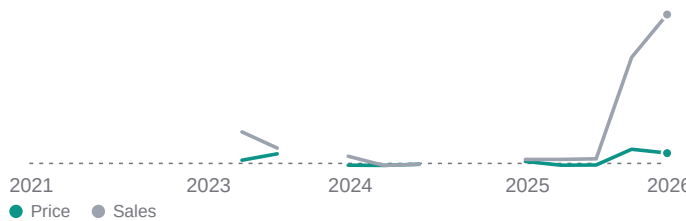


Growth (year over year)

Price +173.3% · Sales +2529.4%

Price per square foot

\$170/ft²

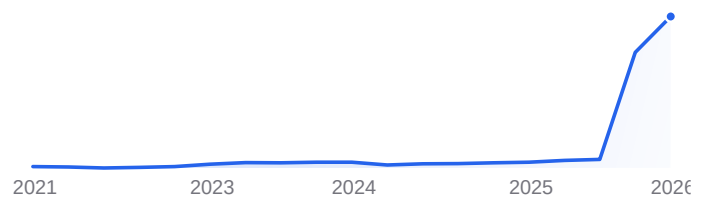


Sale premium vs estimated value

+17.2%

Annual turnover (share of homes sold)

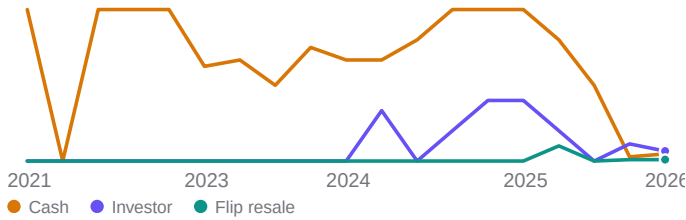
1.5%



BUYERS & OUTCOMES

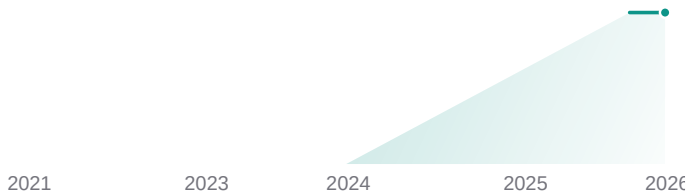
Buyer mix

Cash 4.7% · Investor 6.6% · Flip resale 0.9%



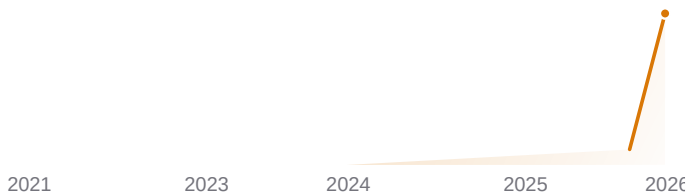
Sellers who sold at a gain

100%

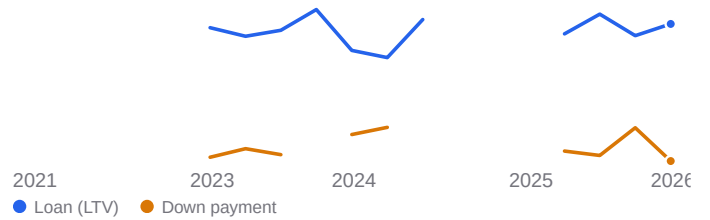


Median annualized return at resale

+51.3%

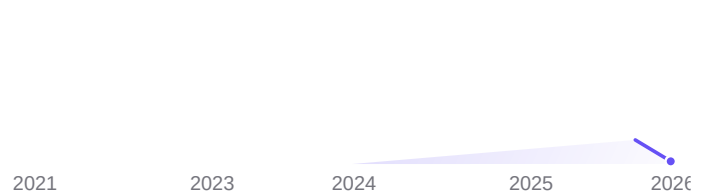


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



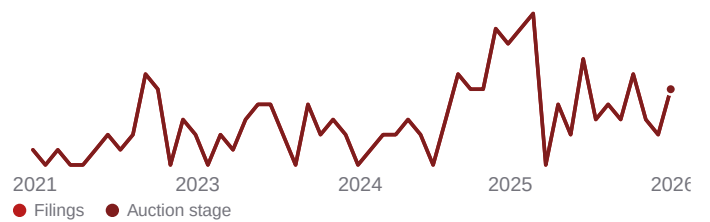
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	29,192
Median value (AVM)	\$270K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1984
Single family	76%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	6.3%
Owner occupied	66%
Company owned	10%
Median loan-to-value	67%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	94,656
Density	13 / mi²
Median household income	\$85K
Average household income	\$111K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	0
Homes occupied	87%
Bachelor's or higher	21%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	29°F
Annual precip	13 in
Sunshine	42%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.