

# Fairbanks 99701

ZIP code · AK · Alaska > Fairbanks North Star Borough > Fairbanks

SELLER'S MARKET

**\$314K**

MEDIAN SALE PRICE

**+198.6%**

1-YR CHANGE

**61**

SALES (12 MO)

**\$209K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$310K · Average \$317K

2021 2024 2025 2026 2026

2021 2024 2025 2026 2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +198.6% · Sales +1933.3%

Price per square foot

\$155/ft²

2021 2024 2025 2026 2026

● Price ● Sales

2021 2024 2025 2026 2026

Sale premium vs estimated value

+24.0%

Annual turnover (share of homes sold)

1.4%

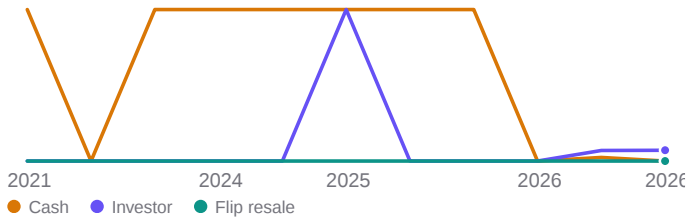
2021 2024 2025 2026 2026

2021 2024 2025 2026 2026

## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 7.1% · Flip resale 0%



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



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,388     |
| Median value (AVM) | \$209K    |
| Median size        | 1,536 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1971      |
| Single family      | 65%       |
| Condos             | 12%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 34%     |
| Underwater (LTV 125% or more) | 9.7%    |
| Owner occupied                | 65%     |
| Company owned                 | 12%     |
| Median loan-to-value          | 74%     |
| Typical ownership tenure      | 9.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 16,519    |
| Density                          | 816 / mi² |
| Median household income          | \$68K     |
| Average household income         | \$88K     |
| Crime index (US avg 100)         | 122       |
| Air pollution index (US avg 100) | 83        |
| Earthquake index (US avg 100)    | 0         |
| Homes occupied                   | 87%       |
| Bachelor's or higher             | 16%       |
| Poverty rate                     | 12.9%     |
| Unemployment                     | 1.2%      |
| Average temp                     | 30°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.