

Salcha 99714

ZIP code · AK · Alaska › Fairbanks North Star Borough › Salcha

\$214K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,013
Median value (AVM)	\$204K
Median size	874 ft²
Median bedrooms	2
Median year built	1985
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	8.1%
Owner occupied	35%
Company owned	15%
Median loan-to-value	54%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	853
Density	2 / mi²
Median household income	\$75K
Average household income	\$90K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	0
Homes occupied	59%
Bachelor's or higher	28%
Poverty rate	9.7%
Unemployment	0.8%
Average temp	26°F
Annual precip	15 in
Sunshine	42%

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