

Ketchikan 99901

ZIP code · AK · Alaska > Ketchikan Gateway Borough > Ketchikan

\$403K

MEDIAN SALE PRICE

42

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

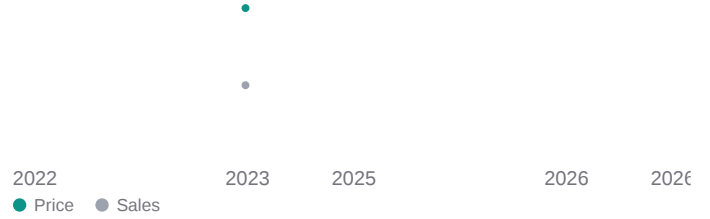
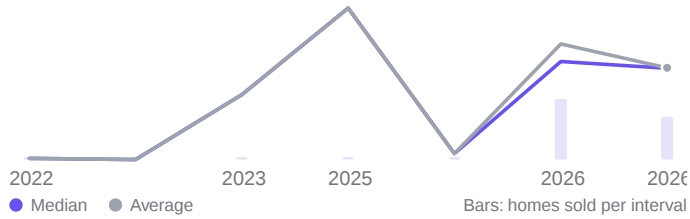
MARKET TRENDS (5 YEARS)

Sale prices

Median \$414K · Average \$415K

Growth (year over year)

Price +203.7% · Sales +100.0%



Price per square foot

\$190/ft²

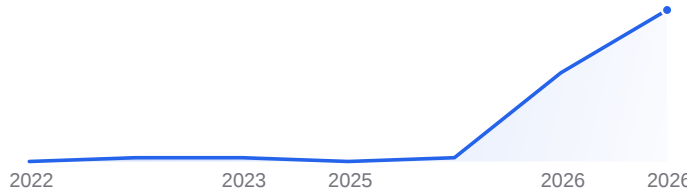
Sale premium vs estimated value

+0.6%



Annual turnover (share of homes sold)

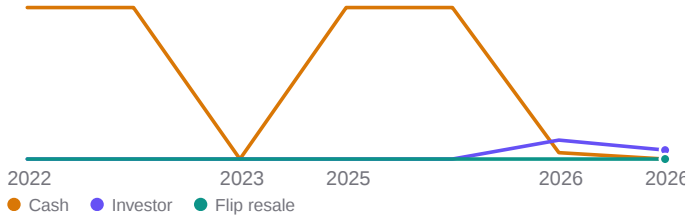
0.9%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 5.9% · Flip resale 0%

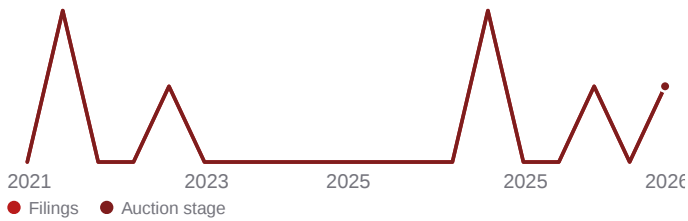


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,525
Median value (AVM)	\$405K
Median size	2,250 ft²
Median bedrooms	3
Median year built	1977
Single family	60%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.2%
Owner occupied	33%
Company owned	9.4%
Median loan-to-value	50%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	13,640
Density	3 / mi ²
Median household income	\$82K
Average household income	\$109K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	0
Homes occupied	84%
Bachelor's or higher	22%
Poverty rate	10.4%
Unemployment	1.3%
Average temp	45°F
Annual precip	149 in
Sunshine	30%

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.