

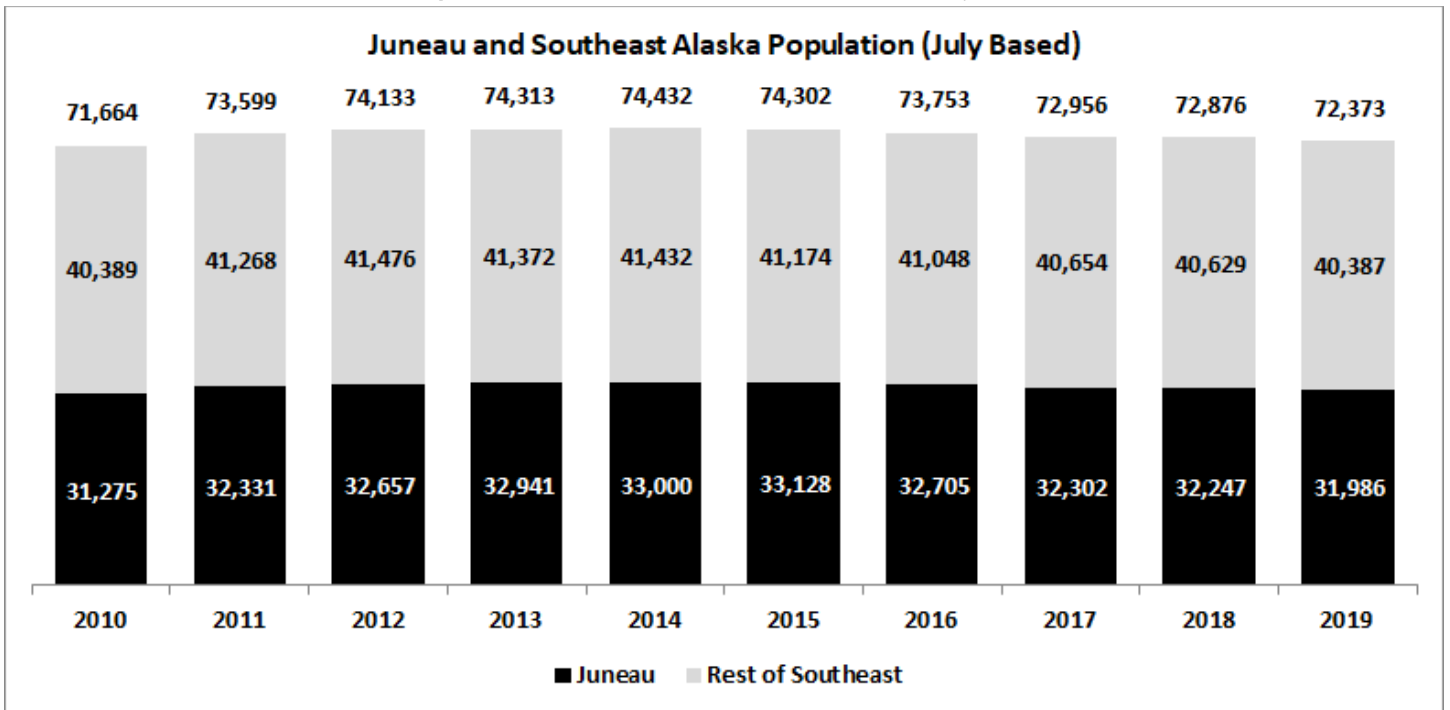
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## Demographics

### Juneau Population Trends

Juneau’s population experienced continued decline in 2019, consistent with the previous 4 years. The July 2019 population estimate of 31,986 was below the previous year’s estimate by approximately 261 individuals. The rest of Southeast Alaska’s population, excluding Juneau, also saw out migration, with a population decline of approximately 242 individuals. An overall loss of 1,142 residents from Juneau’s peak population of 33,128 in 2015 has brought the City and Borough population to just below 2011 levels.

Figure 35: Juneau and Southeast Alaska Population, 2010 – 2019

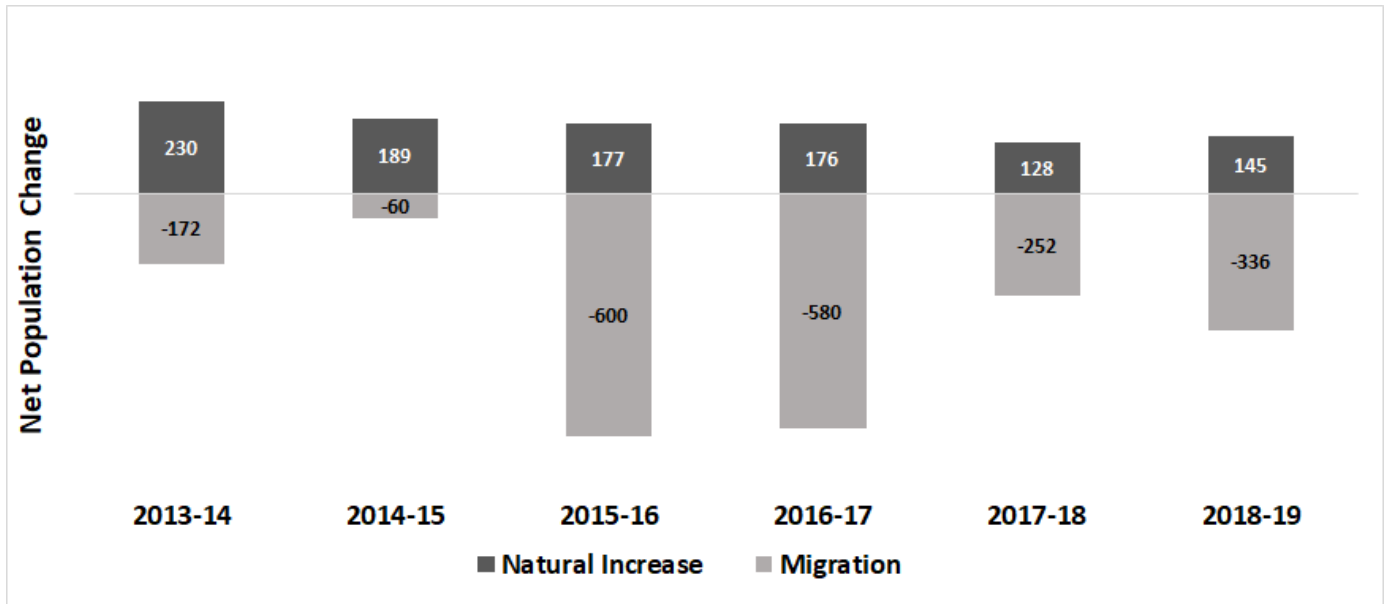


Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates

In past years, Juneau’s natural increase in population (births over deaths) more than compensated for a small out-migration of population. Beginning in 2016 and persisting through 2019, out-migration has surpassed the natural increase. The net

population loss in the most recent period was slightly higher than in 2018, but significantly less than in 2016 and 2017.

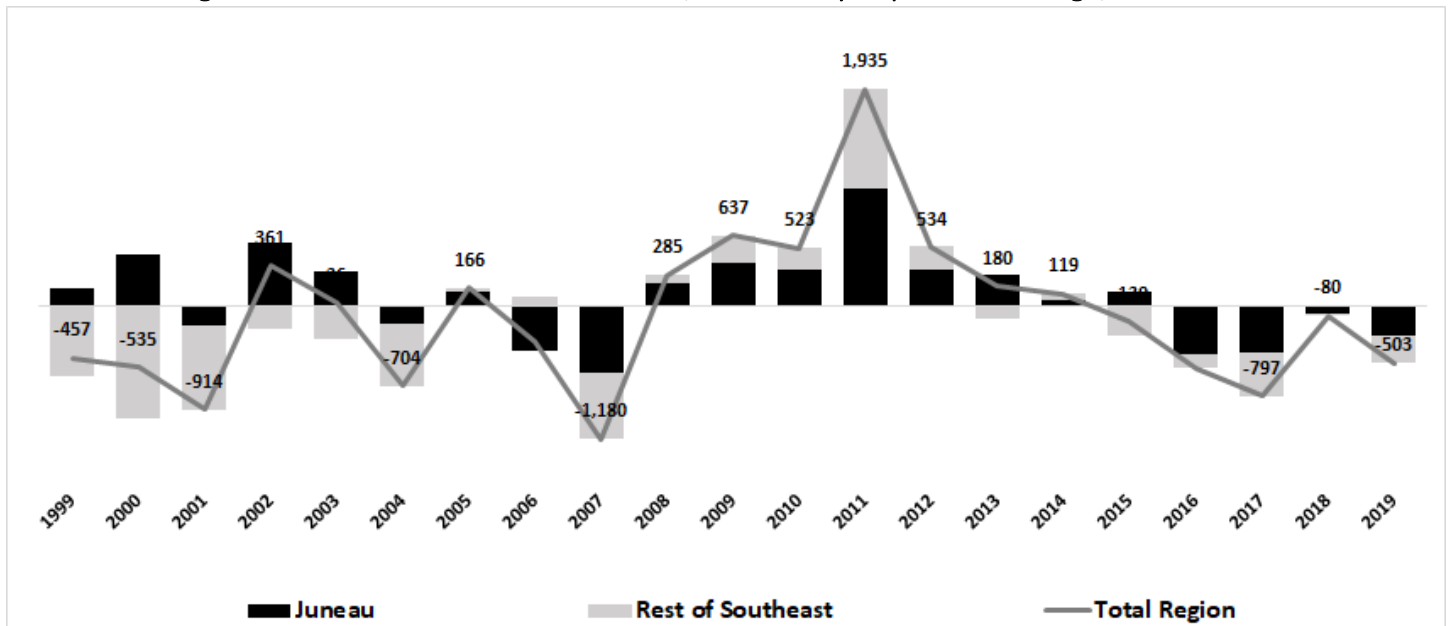
Figure 36: Annual Components of Population Change, Juneau 2013 – 2019



Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates, Components of Change

In 13 of the past 20 years, Juneau experienced population growth. This was the case for the rest of Southeast in only eight years. Before the Great Recession which began in December 2007, there were numerous years where the Juneau population increased while the rest of Southeast experienced declines. During the recession, this trend changed as both Juneau and the rest of Southeast experienced population growth for the next five years. After the recession, the rest of Southeast returned to its pre-recession trend of declining populations, joined by Juneau in the past four years.

Figure 37: Juneau and Southeast Alaska, Total Yearly Population Change, 1999 – 2019



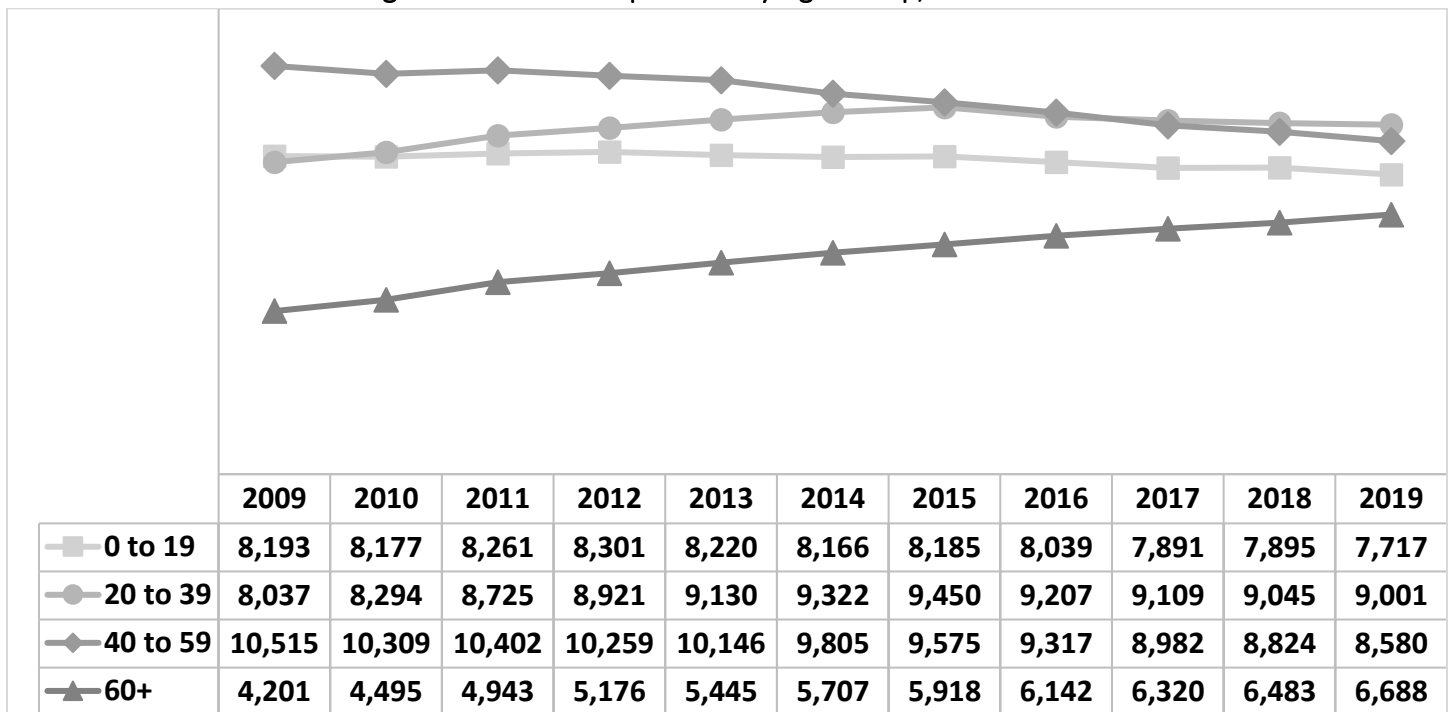
Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates

### Juneau Population by Age Group

In 2019, Juneau had 9,001 residents age 20-39, the largest age demographic for the third year in a row, despite a 0.5% population decrease for the group from the previous year. The population 60 and over remained the fastest growing age demographic for the 18th consecutive year. Over the past decade, seniors went

from 14 percent of Juneau’s population in 2009 to 21 percent in 2019. The senior population is projected to be 24 percent of Juneau’s population by 2025.

Figure 38: Juneau Population by Age Group, 2009 – 2019

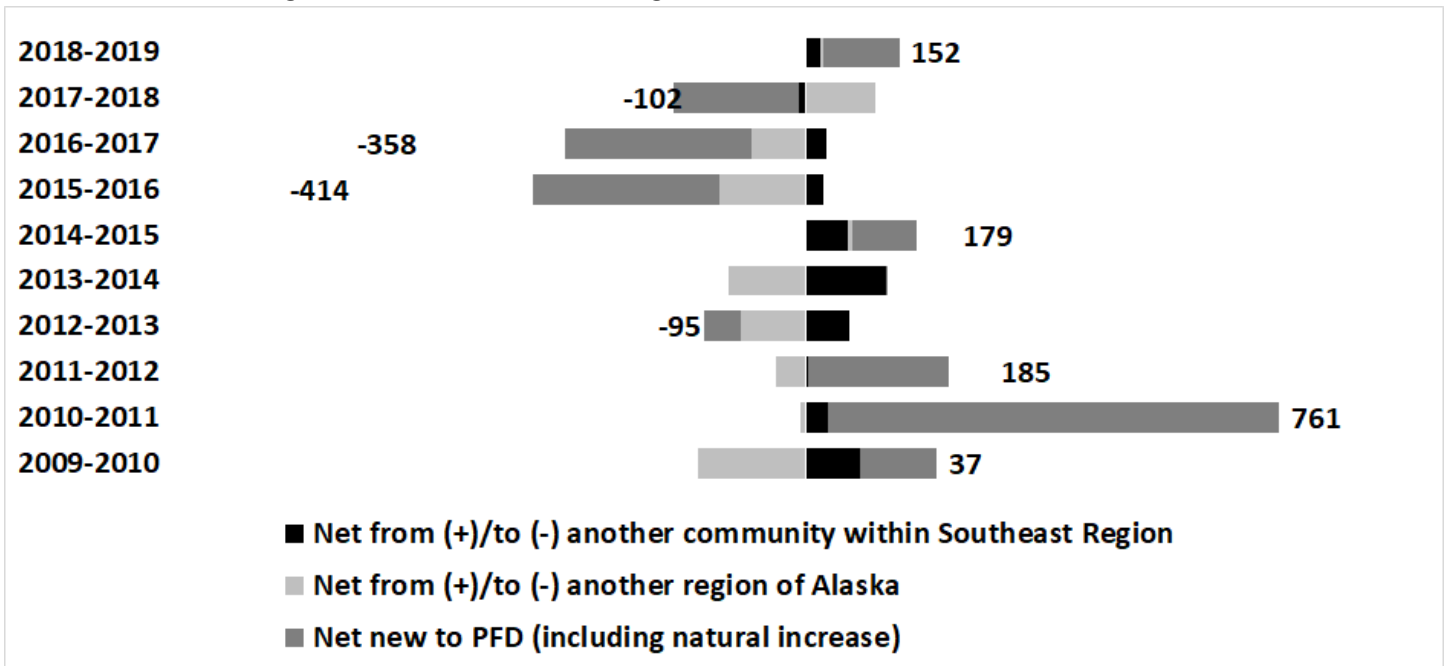


Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex" Dataset

## Juneau Migration and Resident Transiency

The Alaska Department of Labor and Workforce Development uses Permanent Fund Dividend applications to track migration patterns between communities. Based on PFD filings, Juneau experienced a net gain of 152 people. This is the first net population gain in three years, where the net population loss peaked at 414 people from 2015 to 2016. PFD data tracks in-state movement of residents with accuracy, but lags data on new migrants from outside the state because of the one-year residency required. As in previous years, most people who moved to or from Juneau came from or went to locations outside of Alaska, with an overall net population increase from outside of Alaska. Within Alaska, Juneau experienced net population increases from all regions except the Anchorage and Matanuska-Susitna Region and North Region.

Figure 39: Total PFD-based Migration to and from Juneau, 2009 to 2019



Source: Alaska Department of Labor and Workforce Development, Research and Analysis, Migration Data and Information, PFD-Based Migration to and from Cities and Places

Figure 40: PFD-based Migration to and from Juneau, 2018 to 2019

Region	Into Juneau	Out of Juneau	Net Migration
Anchorage and Mat-Su	210	241	-31
Gulf Coast	53	51	2
Interior	67	42	25
North	8	9	-1
Southwest	10	1	9
Haines Borough	12	41	-29
Hoonah-Angoon Census Area	68	43	25
Ketchikan Gateway Borough	63	46	17
Petersburg Borough	21	15	6
Prince of Wales - Hyder Census Area	23	18	5
Sitka, City and Borough	49	35	14
Skagway, Municipality	9	7	2
Wrangell, City and Borough	10	24	-14
Yakutat, City and Borough	10	3	7
<b>Southeast Region Total</b>	<b>256</b>	<b>232</b>	<b>24</b>
Did not apply for PFD (including births and deaths)	2,175	2,051	124

Source: Alaska Department of Labor and Workforce Development, Research and Analysis, Migration Data and Information, PFD-Based Migration between Boroughs/Census Areas

## Regional Population Trends

Figure 41: Southeast Population by Borough and Census Designated Place 2015-2019

	July 2015	July 2016	July 2017	July 2018	July 2019	% change 2018-2019
<b>Haines Borough</b>	<b>2,492</b>	<b>2,464</b>	<b>2,458</b>	<b>2,480</b>	<b>2,516</b>	1.5%
Covenant Life CDP	71	58	69	53	63	18.9%
Excursion Inlet CDP	9	14	12	13	16	23.1%
Haines CDP	<b>1,766</b>	<b>1,738</b>	<b>1,735</b>	<b>1,755</b>	<b>1,784</b>	1.7%
Lutak CDP	65	71	62	60	48	-20.0%
Mosquito Lake CDP	255	257	266	280	268	-4.3%
Mud Bay CDP	192	195	204	206	199	-3.4%
Balance	134	131	110	113	138	22.1%
<b>Hoonah-Angoon Census Area</b>	<b>2,178</b>	<b>2,191</b>	<b>2,128</b>	<b>2,168</b>	<b>2,145</b>	-1.1%
Angoon City	429	411	406	410	404	-1.5%

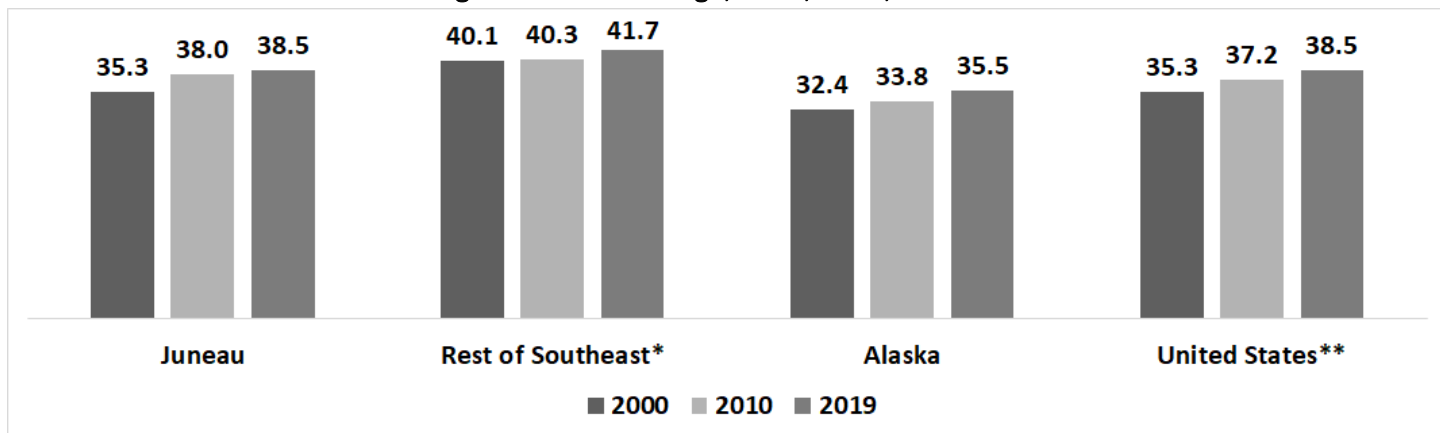
	July 2015	July 2016	July 2017	July 2018	July 2019	% change 2018-2019
Elfin Cove CDP	15	14	14	12	11	-8.3%
Game Creek CDP	21	21	18	18	17	-5.6%
Gustavus City	532	558	545	554	537	-3.1%
Hoonah City	779	792	776	789	782	-0.9%
Klukwan CDP	92	94	93	94	95	1.1%
Pelican City	80	79	67	68	69	1.5%
Tenakee Springs City	142	140	135	144	140	-2.8%
Balance	88	82	74	79	90	13.9%
<b>Juneau City and Borough</b>	<b>33,128</b>	<b>32,705</b>	<b>32,302</b>	<b>32,247</b>	<b>31,986</b>	-0.8%
<b>Ketchikan Gateway Borough</b>	<b>13,820</b>	<b>13,753</b>	<b>13,782</b>	<b>13,843</b>	<b>13,739</b>	-0.8%
Ketchikan City	8,299	8,189	8,141	8,157	8,103	-0.7%
Saxman City	413	417	446	421	434	3.1%
Balance	5,105	5,143	5,193	5,263	5,200	-1.2%
<b>Petersburg Census Area</b>	<b>3,177</b>	<b>3,174</b>	<b>3,137</b>	<b>3,198</b>	<b>3,226</b>	0.9%
Kupreanof City	20	21	21	16	17	6.3%
Petersburg City	2,922	2,932	2,885	2,948	2,963	0.5%
Balance	234	220	230	233	245	5.2%
<b>Prince of Wales-Hyder Census</b>	<b>6,516</b>	<b>6,444</b>	<b>6,380</b>	<b>6,251</b>	<b>6,194</b>	-0.9%
Coffman Cove City	194	202	198	168	174	3.6%
Craig City	1,177	1,098	1,087	1,095	1,074	-1.9%
Edna Bay CDP	48	41	43	43	47	9.3%
Hollis CDP	116	115	130	124	132	6.5%
Hydaburg City	402	404	377	398	397	-0.3%
Hyder CDP	83	83	89	80	78	-2.5%
Kake City	620	606	606	601	570	-5.2%
Kasaan City	86	92	84	81	85	4.9%
Klawock City	819	812	833	777	761	-2.1%
Metlakatla CDP	1,439	1,435	1,424	1,398	1,359	-2.8%
Naukati Bay CDP	104	104	114	124	137	10.5%
Point Baker CDP	13	13	13	13	12	-7.7%
Port Alexander City	62	55	53	55	57	3.6%
Port Protection CDP	54	53	35	31	29	-6.5%
Thorne Bay City	507	527	534	524	562	7.3%
Whale Pass CDP	45	43	43	57	57	0.0%
Balance	747	761	717	682	663	-2.8%
<b>Sitka City and Borough</b>	<b>8,899</b>	<b>8,905</b>	<b>8,748</b>	<b>8,652</b>	<b>8,532</b>	-1.4%
<b>Skagway Municipality</b>	<b>1,044</b>	<b>1,071</b>	<b>1,089</b>	<b>1,088</b>	<b>1,095</b>	0.6%
Skagway CDP	991	1,015	1,036	1,036	1,045	0.9%
Balance	53	56	53	52	50	-3.8%
<b>Wrangell City and Borough</b>	<b>2,444</b>	<b>2,456</b>	<b>2,389</b>	<b>2,426</b>	<b>2,400</b>	-1.1%
<b>Yakutat City and Borough</b>	<b>604</b>	<b>590</b>	<b>543</b>	<b>523</b>	<b>540</b>	3.3%
<b>Southeast Total</b>	<b>74,302</b>	<b>73,753</b>	<b>72,956</b>	<b>72,876</b>	<b>72,373</b>	-0.7%
Total excluding Juneau	41,174	41,048	40,654	40,629	40,387	-0.6%

Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Alaska Population Estimates by Borough, Census Area, City, and Census Designated Place (CDP)

## Median Age

Juneau median age increased slightly from 38.3 to 38.5 over the previous year. Juneau's population is older than the state average, but equal to that of the nation. The Southeast region, exclusive of Juneau, is significantly older than Juneau, the state of Alaska, and the nation.

Figure 42: Median Age, 2000, 2010, and 2019



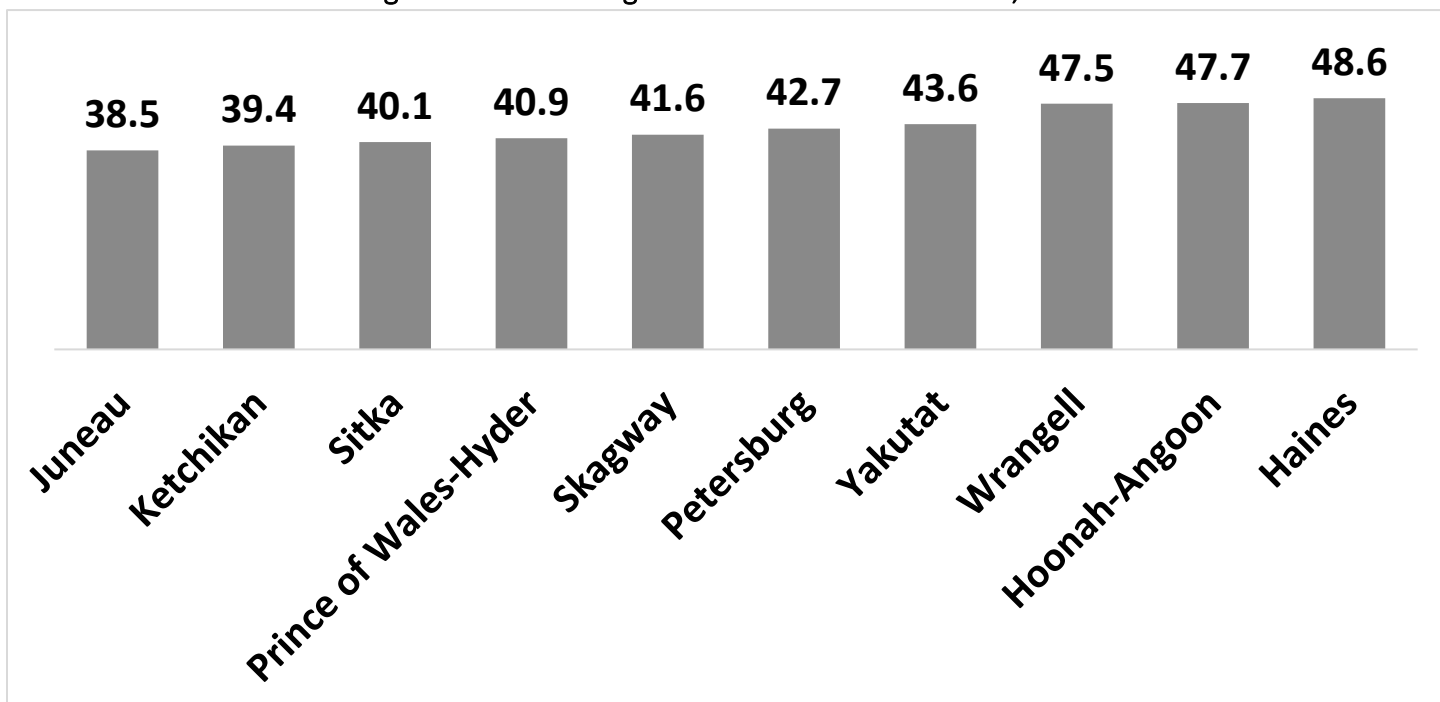
Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex 2010-2019" Dataset; U.S. Census Bureau, Population Division, Annual Estimates of the Resident Population by Single Year of Age and Sex for the United States, States, and Puerto Rico Commonwealth: April 1, 2010 to July 1, 2019

\*Southeast median age calculated by average median ages for Southeast Alaskan cities (excluding Juneau) weighted by population.

\*\*US median age calculated by the US Census Bureau as of July 1, 2019.

Juneau has the youngest median age of all Southeast communities. Haines, Hoonah-Angoon and Wrangell have the highest median age of all Alaskan communities.

Figure 43: Median Age for Southeast Communities, 2019



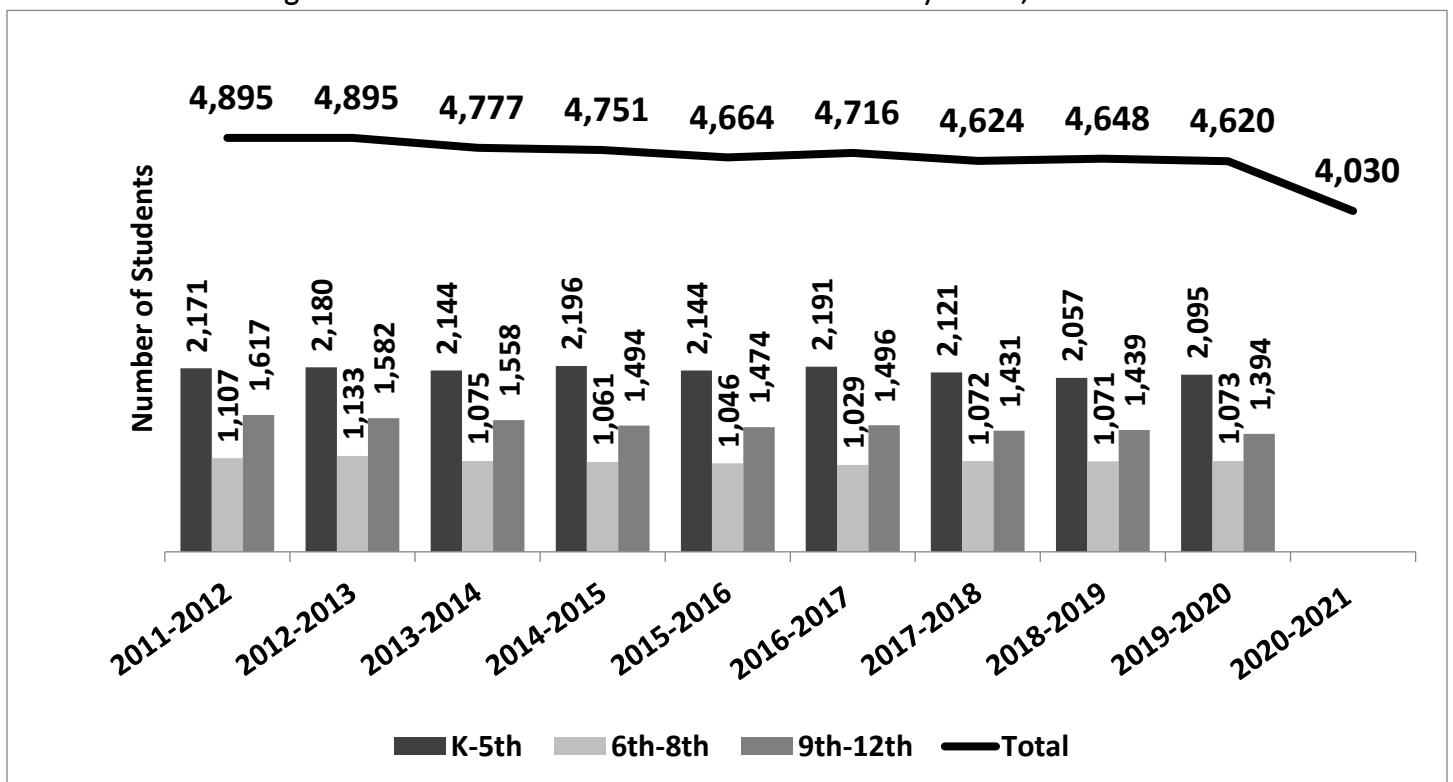
Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex 2010-2019" Dataset

## Education

### Juneau School District Enrollment

Enrollment for K-12 in the Juneau School District for the 2020-2021 school year is 4,030 students, a decrease of 590 students from the previous year. This enrollment total includes Homebridge students, but does not include students enrolled in an alternative homeschooling program. Due to the COVID-19 pandemic, the Juneau School District ceased in-person learning and transitioned to online schooling. As a result of this change and overall safety concerns, many parents have switched their children to Homebridge or an alternative homeschooling program. The number of Homebridge students increased from 30 students in the 2019-2020 school year to 410 in 2020-2021, a 1,227 percent rise in Homebridge enrollment.

Figure 44: Juneau School District K-12 Enrollment by Grade, FY12 – FY21



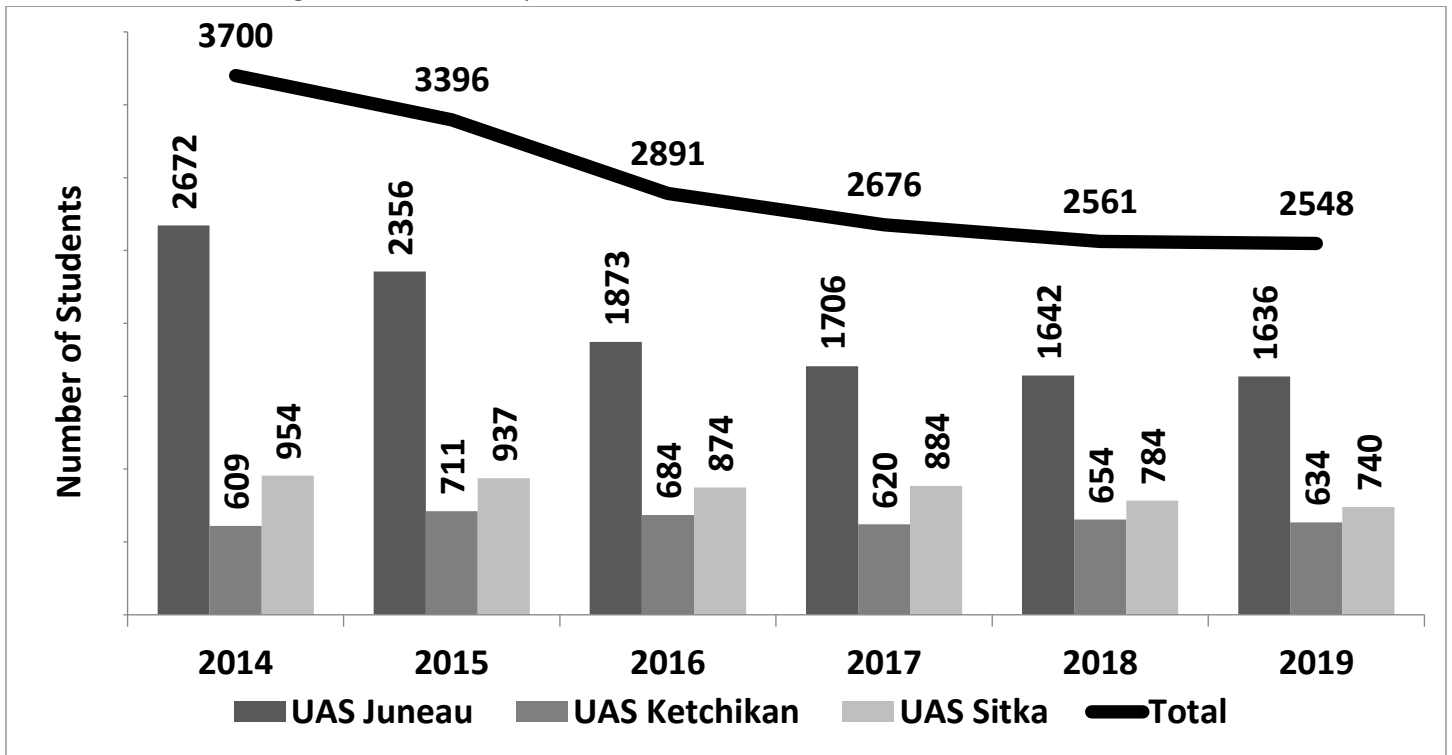
Source: Alaska Department of Education and Early Development Data Center, FY21 preliminary provided by Juneau School District

### University of Alaska Southeast Enrollment

Enrollment at the University of Alaska Southeast (UAS) remained mostly steady with 2,548 students enrolled across all three campus locations, only a 0.5 percent decrease from the prior year. This is following 4 years of consistent decline in enrollment. The decrease in enrollment over the past years is a result of multiple factors, including the declining numbers of high school graduates across the entire state and a shift in course offerings to support degree completion.



Figure 45: University of Alaska Southeast Fall Enrollment, 2014 to 2019

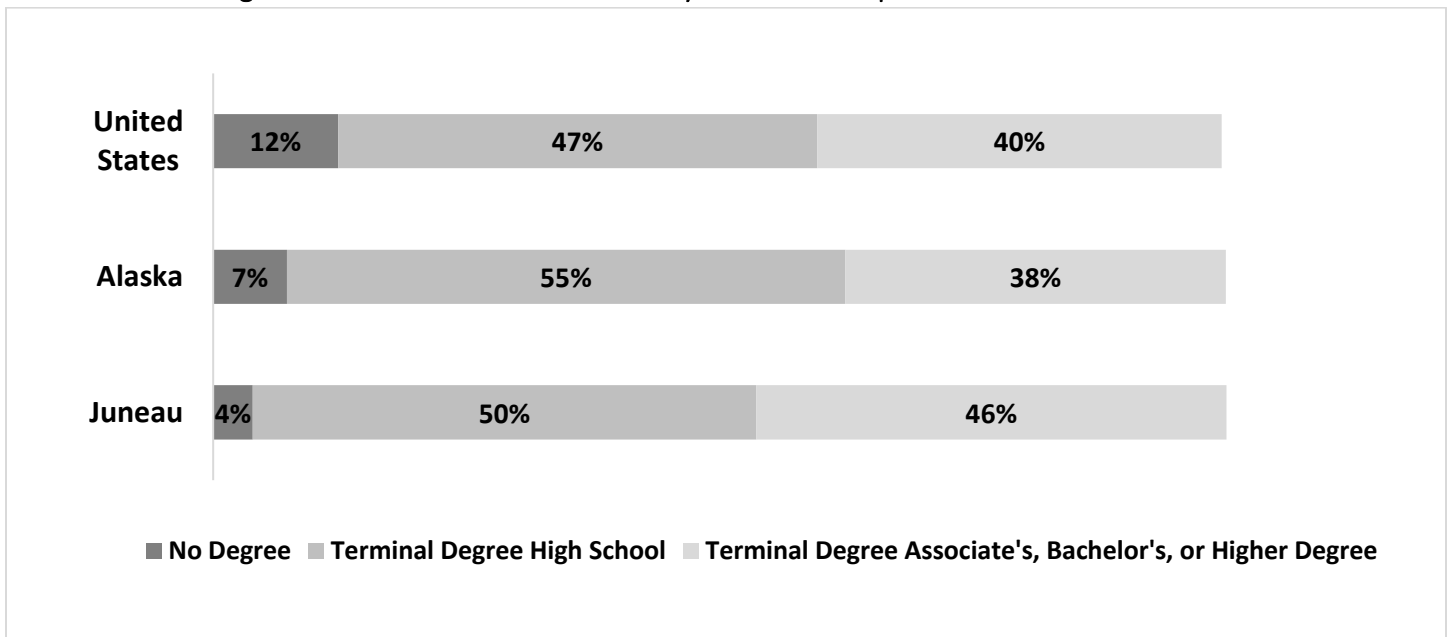


Source: University of Alaska Southeast; Note: Due to cross-registration, individual campus enrollments do not sum to total enrollment.

## Educational Attainment

Juneau has a more educated population than the state of Alaska and the nation. The 2014-2018 five-year Census Bureau estimate shows that nearly half of Juneau’s population has earned an associate degree or higher. In comparison, less than 40 percent of individuals in Alaska have earned a degree beyond high school. Only 4 percent of Juneau residents 25 and older do not hold a high school diploma, around half of the statewide five-year average and a third of the national five-year average. Juneau’s educational attainment has increased substantially from the 2008-2012 five-year Census Bureau estimate, when only 43 percent of the population had a degree beyond high school. During that same time period, 35 percent of the statewide population and 36 percent of the national population had a degree beyond high school.

Figure 46: Educational Attainment by Percent of Population 25 Years and Older



Source: U.S. Census Bureau, 2014 -2018 American Community Survey 5-Year Estimates, “Educational Attainment” S1501 Dataset.

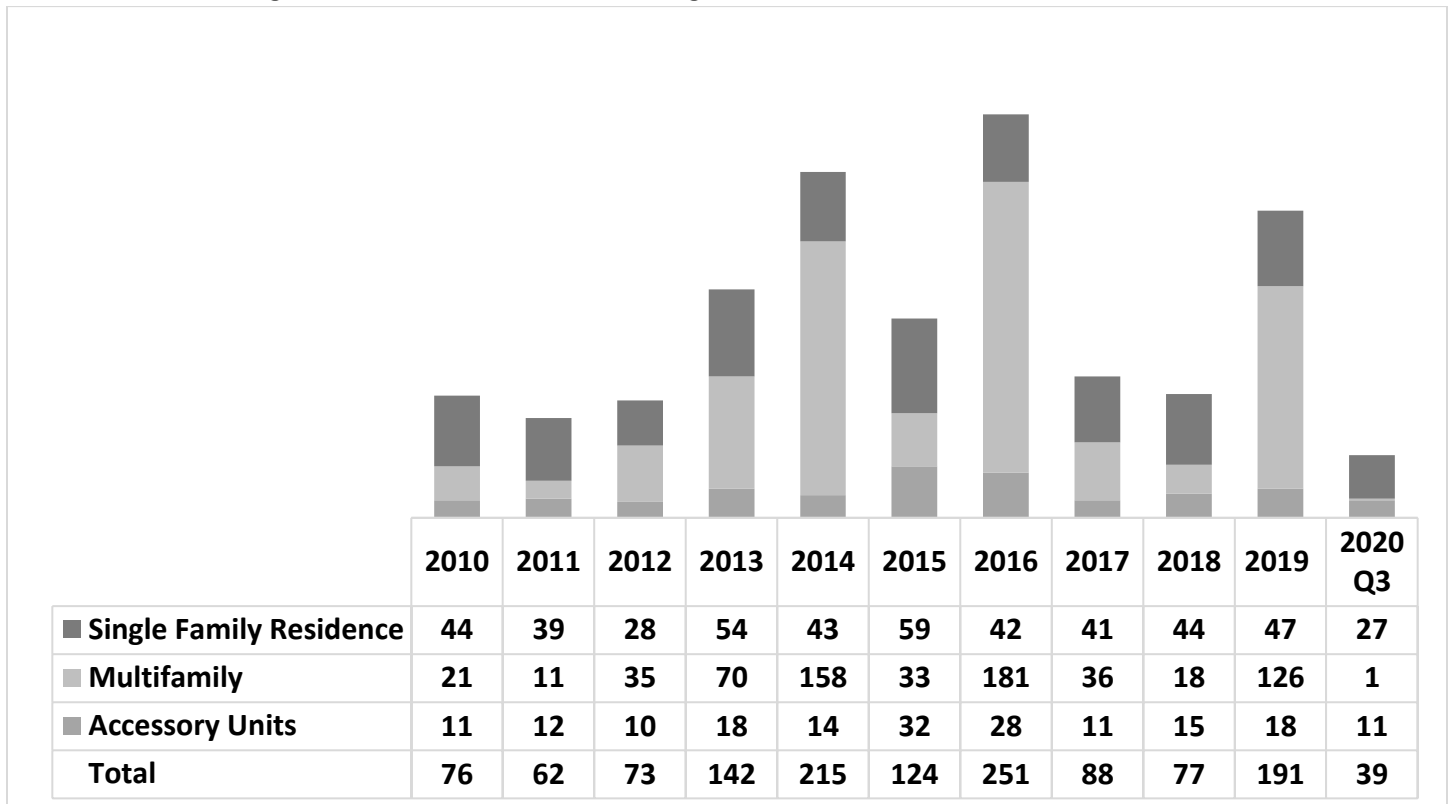
Note: Dataset 2014-2018 is the most current estimate available.

## Construction and Housing

### Juneau New Housing Permits

In 2019, the number of housing construction permits issued more than doubled from 2018, reaching near levels seen in 2014 and 2016. This was due to a 600 percent increase in multifamily permits. There were no large-scale multifamily units added in 2020 to date. Single family homes are on track to be below the past five years while accessory apartments are near levels seen in previous years.

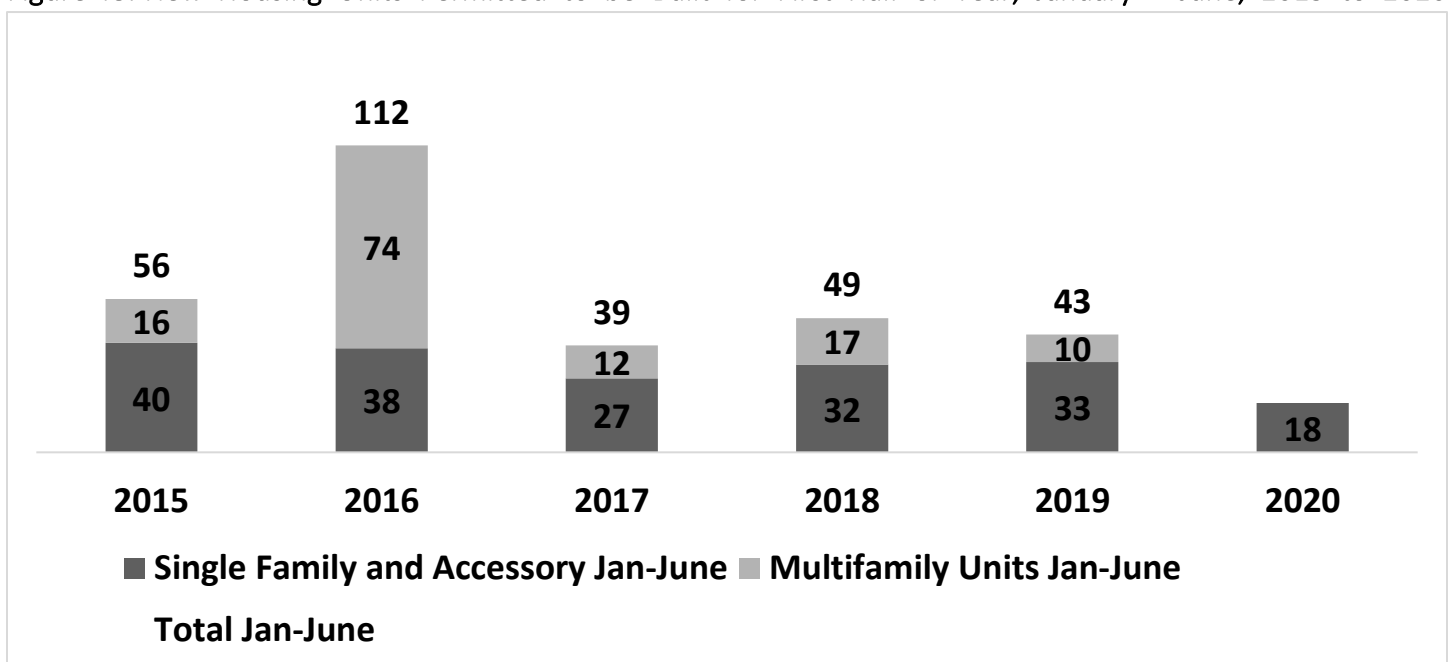
Figure 47: New Residential Housing Permits Issued 2010 to 2020 Quarter 3



Source: City & Borough of Juneau Permit Center reports. Note: Multi-family includes properties with two or more dwellings.

The first half of 2020 permitting levels for single family and accessory housing units at a record low while multifamily permitting was non-existent.

Figure 48: New Housing Units Permitted to be Built for First Half of Year, January – June, 2015 to 2020



Source: City & Borough of Juneau Permit Center reports. Note: Multi-family includes properties with two or more dwellings.

## Southeast Alaska New Housing Construction

Juneau's housing stock increased in 2019 by 177 units, a 146 percent increase from 2018. This was largely due to the increase in annual multi-family homes built over the prior year.

Figure 49: New Housing Units Built by Type of Structure, Select Communities 2017 – 2019

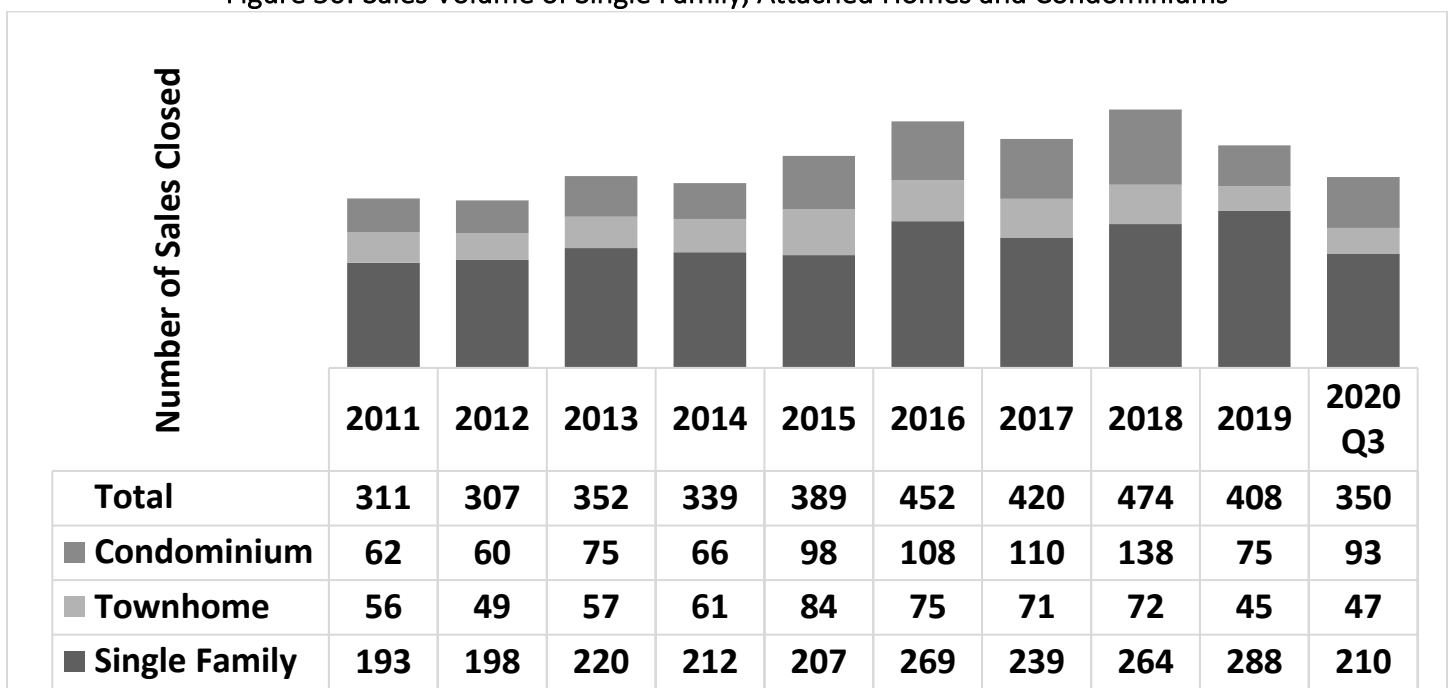
	Total Units 2017	Total Units 2018	Total Units 2019	Single Family 2017	Single Family 2018	Single Family 2019	Multi Family 2017	Multi Family 2018	Multi Family 2019
Craig	16	3	7	4	1	1	12	2	6
Haines	4	6	5	4	6	5	0	0	0
<b>Juneau</b>	<b>68</b>	<b>72</b>	<b>177</b>	<b>45</b>	<b>53</b>	<b>46</b>	<b>22</b>	<b>19</b>	<b>137</b>
Ketchikan Gateway Borough	30	48	47	17	21	32	13	27	15
Petersburg	11	14	12	7	9	8	2	5	3
Sitka Borough	27	18	16	23	14	11	4	2	3
Skagway	7	6	2	1	5	2	6	1	0
Wrangell Borough	4	7	5	3	5	4	1	2	0

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and Alaska Housing Finance Corporation, Alaska Housing Market Indicators, "Quarterly Survey of Lenders" Dataset. Note: Single Family includes attached units; multi-family includes properties with two or more dwellings.

## Juneau Home Sales and Prices

Juneau's home sale market declined in 2019, with a significant decrease in condominium and townhomes. While single family sales surpassed 2016 levels, reaching a high for the decade, condominium and townhome sales accounted for the decrease. Condominium sales fell 46 percent, reaching 2013 levels, and townhome sales fell 38 percent, a low for the decade.

Figure 50: Sales Volume of Single Family, Attached Homes and Condominiums

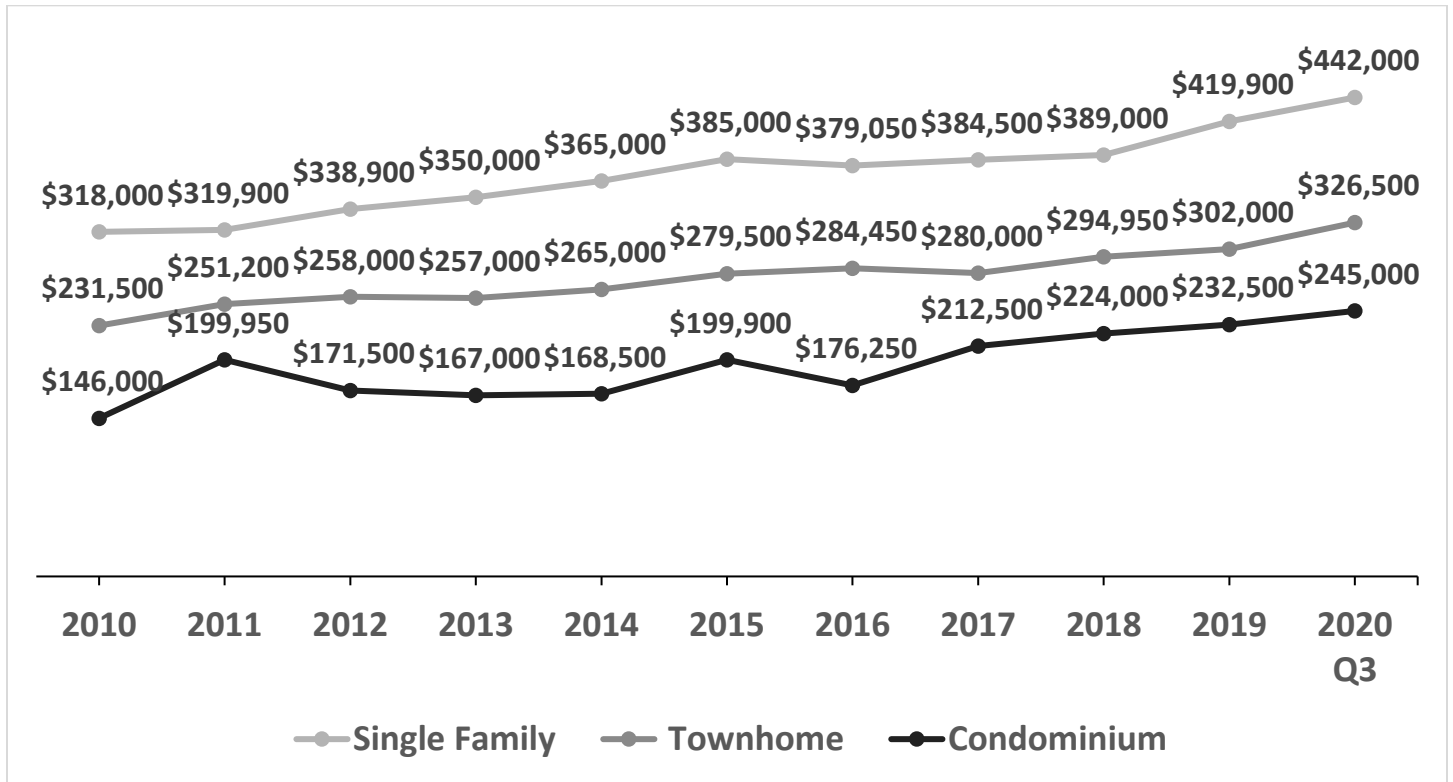


Source: Southeast Alaska Multiple Listing Service.

The median transaction price of single-family homes increased by 5.3 percent from 2018 to 2019, and prices increased again in the first three quarters of 2020 for all categories of housing. The average days on market for all homes was 24 days in 2017. It then fell to 17 days in 2018 and 9 days in 2019 and the third quarter of 2020.

The rapid turnover for homes, less than 10 days, is an indication of a tight housing market in Juneau.

Figure 51: Median Price of Single Family, Attached Homes and Condominiums, 2010 – 2020 (October)



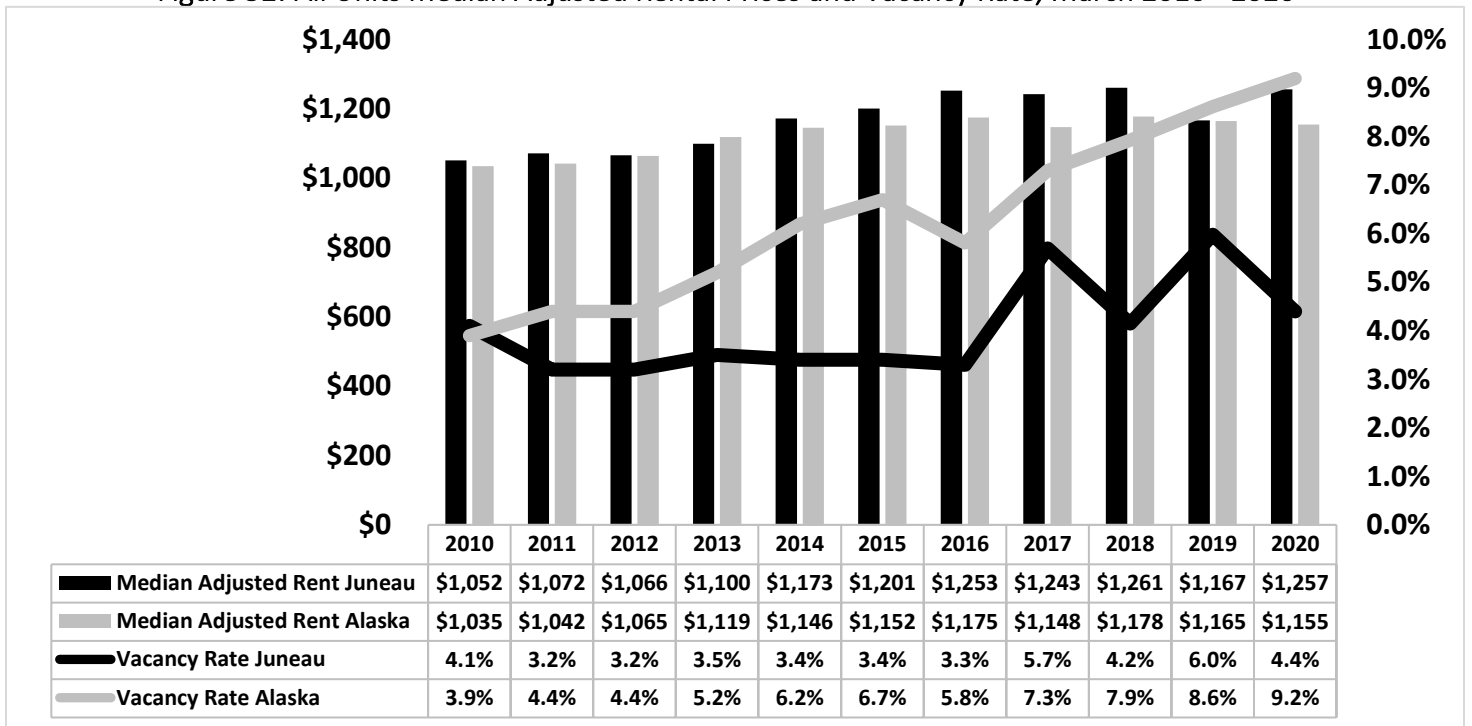
Sources: Southeast Alaska Multiple Listing Service.

## Monthly Rental Costs (Adjusted Rates) and Vacancy Rates

Every March, the Alaska Department of Labor and Workforce Development surveys Alaska’s landlords for rental housing costs and vacancy rates for the Alaska Housing Finance Corporation. In March 2020, Juneau’s median rental price for all units increased by 7.7 percent to \$1,257, returning to levels seen in 2016 through 2018. As vacancy rates in Alaska continue to rise (currently 9.2%), Juneau’s vacancy rate remains well below the state average, dropping to 4.4 percent. According to the Alaska Department of Labor and Workforce Development, the ideal vacancy rate for a community is between 6 and 7 percent<sup>1</sup>. This is because more vacancies allow renters more choice in where to live, putting pressure on landlords to keep units in good repair and keep prices competitive.

<sup>1</sup> Wiebold, Karinne. “Alaska’s Rental Market.” *Alaska Economic Trends*, Aug. 2016, pp. 4-7.  
Juneau and Southeast Alaska Economic Indicators and Outlook, December 2020

Figure 52: All Units Median Adjusted Rental Prices and Vacancy Rate, March 2010 - 2020



**Source:** Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation, 2020 Rental Market Survey (March); **Note:** Rental price is adjusted to include heat, light, hot water, water, garbage, sewer and snow removal, if one or more of these utilities is not included in the rent.