



Athens, New York.

Current market data.

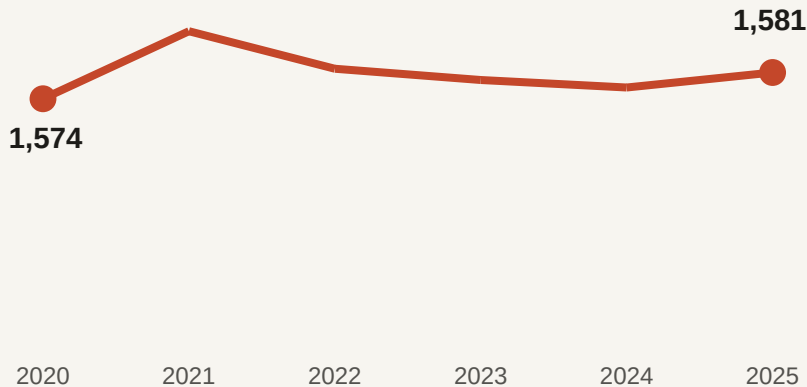
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.4% since 2020.

1,581

people, the 350th-largest of New York's cities and towns.

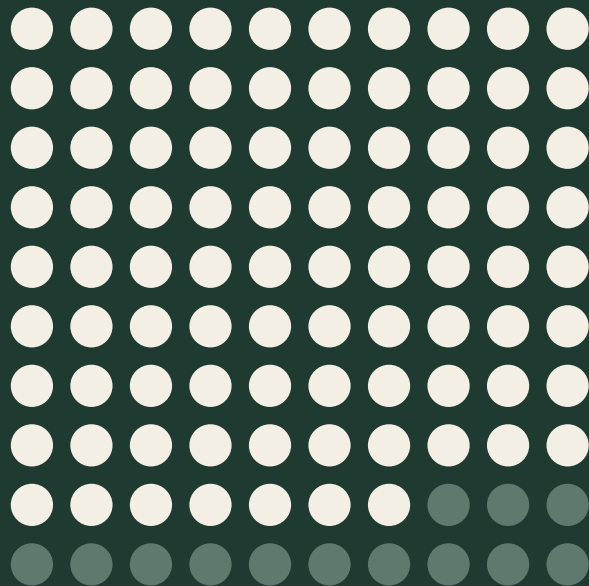


THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

86.5%

of 208 jobs located in Athens are filled by in-commuters.



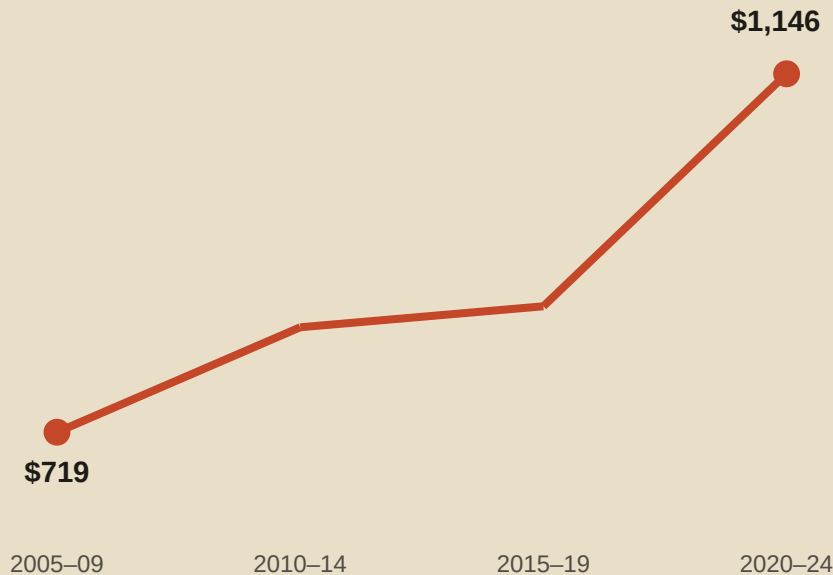
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$1,146

a month. New York's median is \$1,621.



THE SEAM

Cross one tract line and median rent jumps \$566.

A \$566 gap between neighbors, the sharpest rent edge between adjacent tracts in Greene County.

TRACT 804.03

\$671

TRACT 804.04

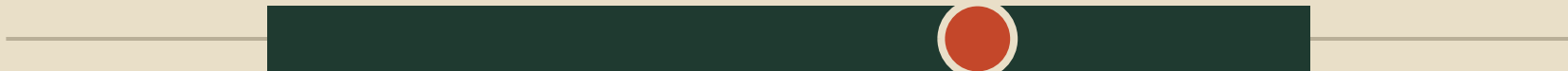
\$1,237



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$855–\$1,282



\$1,146 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

25

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 948 homes here.

1–2

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 23%
less than New York's.

\$325,600

median home value in Athens.

Athens



\$325,600

New York



\$423,800

U.S.



\$332,700

THAT WAS ATHENS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ny/athens/

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