



Avoca, New York.

Current market data.

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

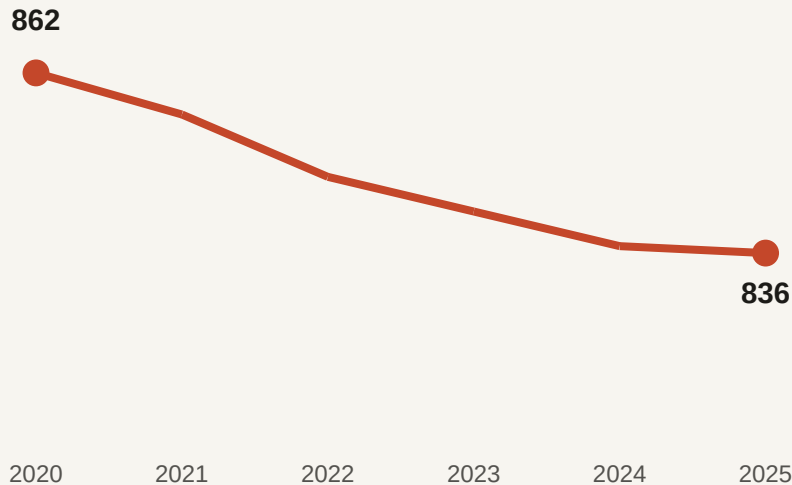


POPULATION

Down 3.0% since 2020.

836

people, the 452nd-largest of New York's cities and towns.

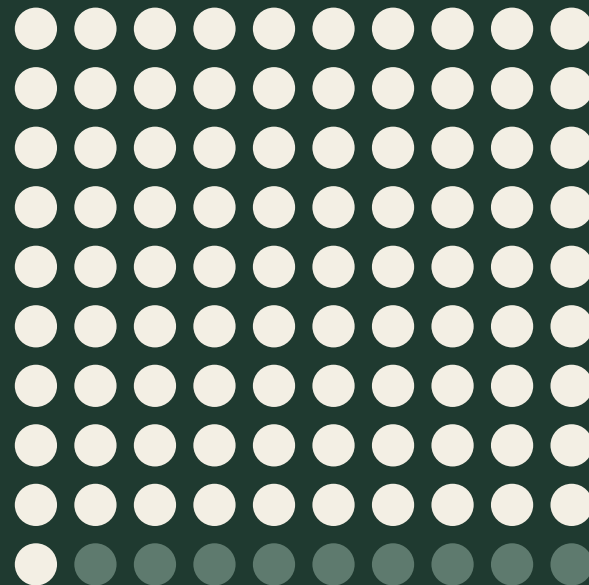


THE WORKDAY

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

91.1%

of 224 jobs located in Avoca are filled by in-commuters.



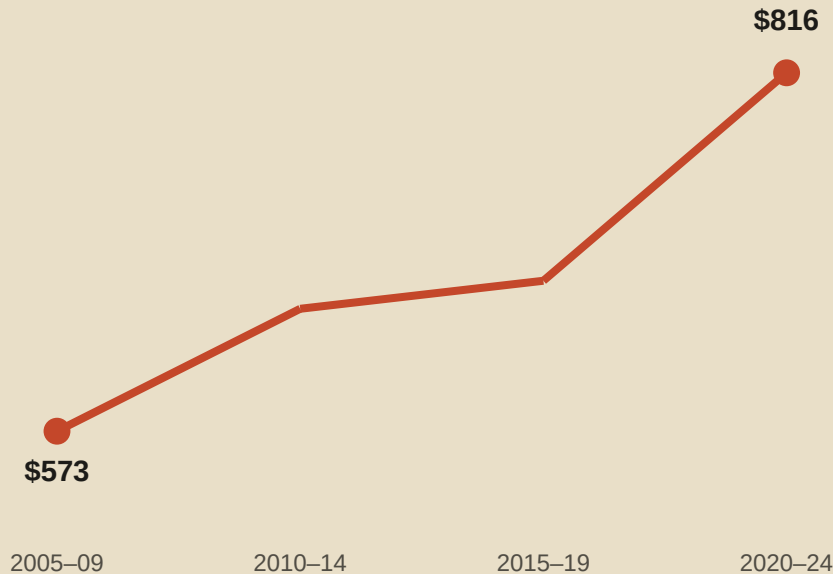
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$816

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





THE SEAM

Cross one tract line and median rent doubles.

A \$764 gap between neighbors, the sharpest rent edge between adjacent tracts in Steuben County.

TRACT 9615

\$783

TRACT 9601

\$1,547

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 427 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 80% less than New York's.

\$84,200

median home value in Avoca.

Avoca



\$84,200

New York



\$423,800

U.S.



\$332,700

THAT WAS AVOCA'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/avocal**](https://almanacdata.ai/e/ny/avocal)

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