



# Bemus Point, New York.

Current market data.

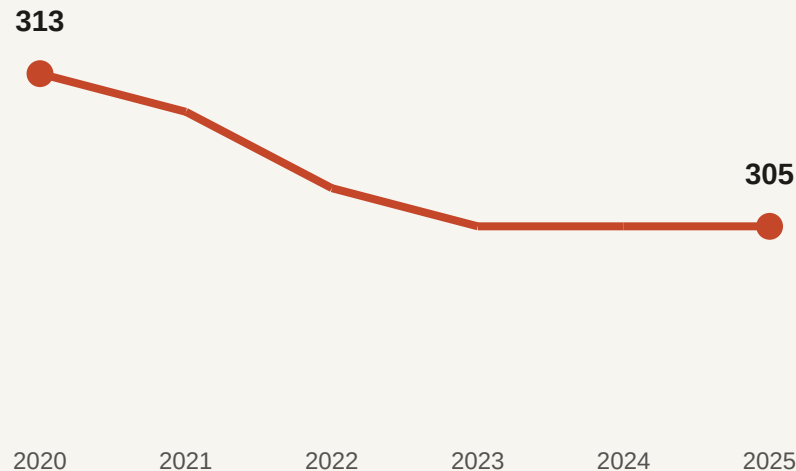
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.6% since 2020.

305

people, the 567th-largest of New York's cities and towns.

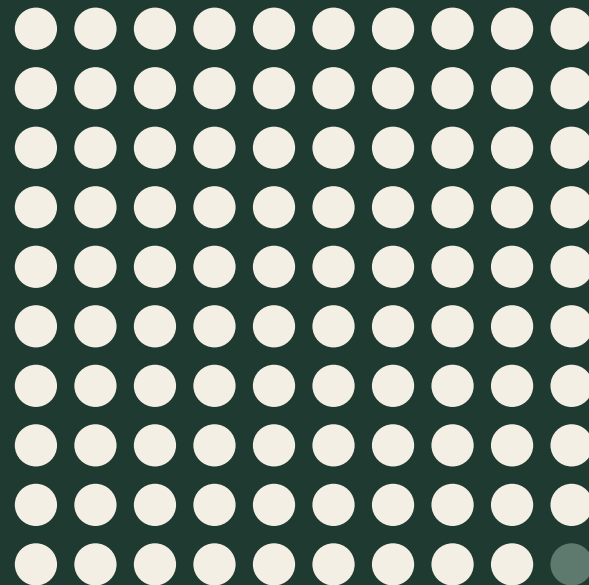


## THE WORKDAY

Nearly every job here goes  
to someone who lives  
somewhere else.

98.9%

of 89 jobs located in Bemus Point are filled by in-commuters.



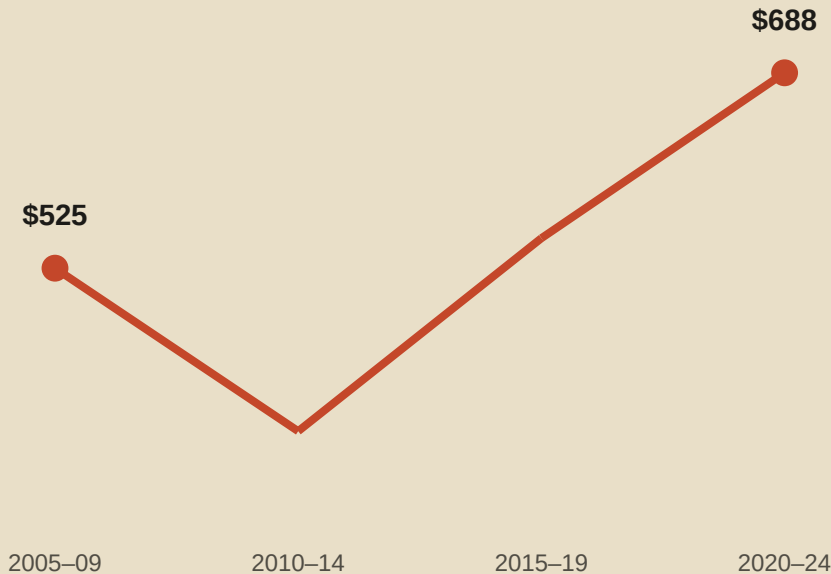
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 31%  
since the 2005–2009  
survey, before inflation.

**\$688**

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





## THE SEAM

# Cross one tract line and median rent jumps \$387.

A \$387 gap between neighbors, the sharpest rent edge between adjacent tracts in Chautauqua County.

TRACT 374

**\$692**

TRACT 369.01

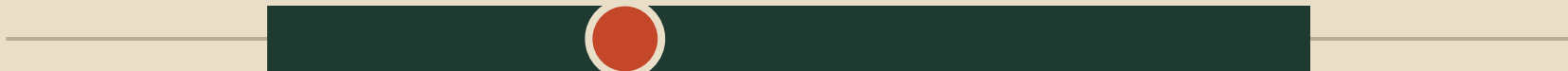
**\$1,079**



ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$587–\$881**



**\$688 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 71% of the housing here was built before 2000.

---

2

homes permitted, 2022–2025

---

0%

of those were in multifamily  
buildings

---

71%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.4% to the 235 homes here.**

**0–1**

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



## HOME VALUE

**A median home costs 9% less than New York's.**

**\$386,400**

median home value in Bemus Point.

Bemus Point



New York



U.S.



THAT WAS BEMUS POINT'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/bemus-point/\*\*](https://almanacdata.ai/e/ny/bemus-point/)

The Almanac · your hyper-diligent research partner