



Black River, New York.

Current market data.

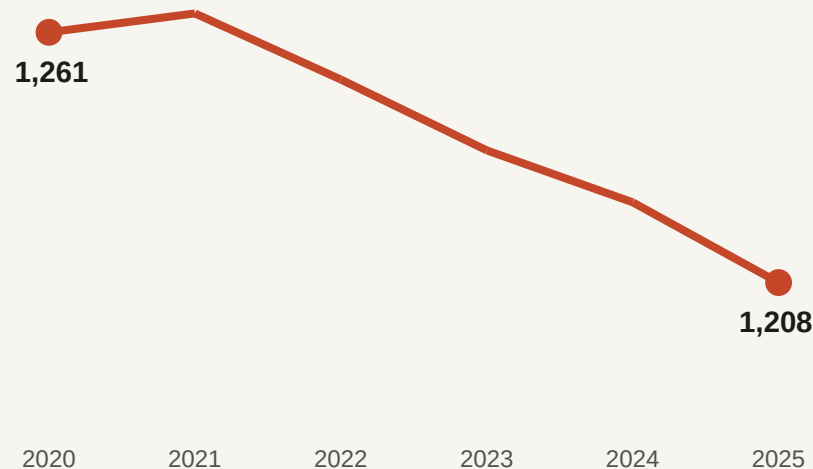
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.2% since 2020.

1,208

people, the 391st-largest of New York's cities and towns.



THE WORKDAY

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

98.1%

of 54 jobs located in Black River are filled by in-commuters.



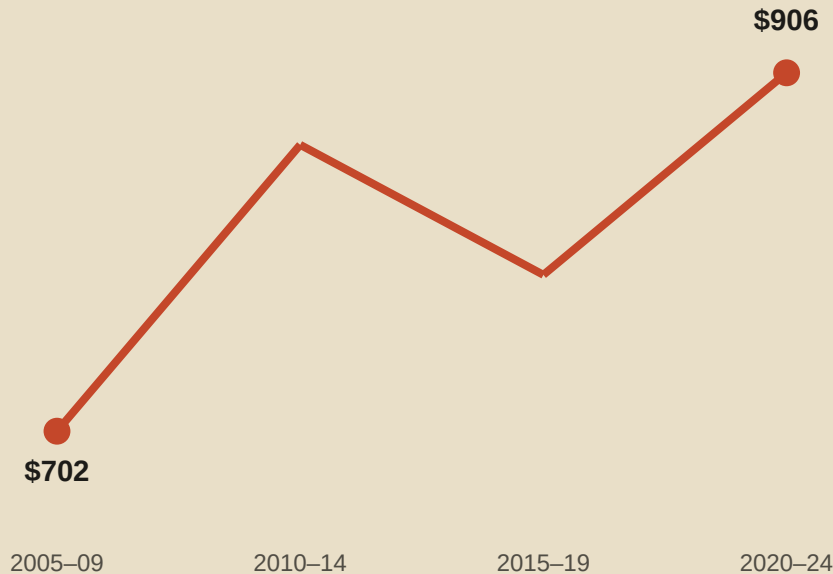
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 29%
since the 2005–2009
survey, before inflation.

\$906

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



THE SEAM

Cross one tract line and median rent doubles.

A \$912 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 604.01

\$759

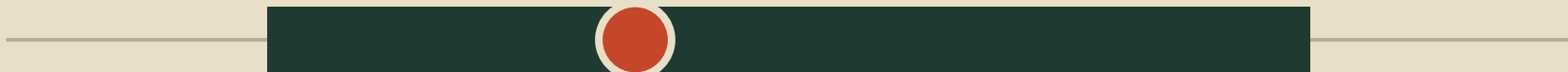
TRACT 616

\$1,671

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$770–\$1,155



\$906 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

4

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 782 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 46% less than New York's.

\$228,200

median home value in Black River.

Black River



\$228,200

New York



\$423,800

U.S.



\$332,700

THAT WAS BLACK RIVER'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/black-river/

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