Buffalo, New York.

Current market data.

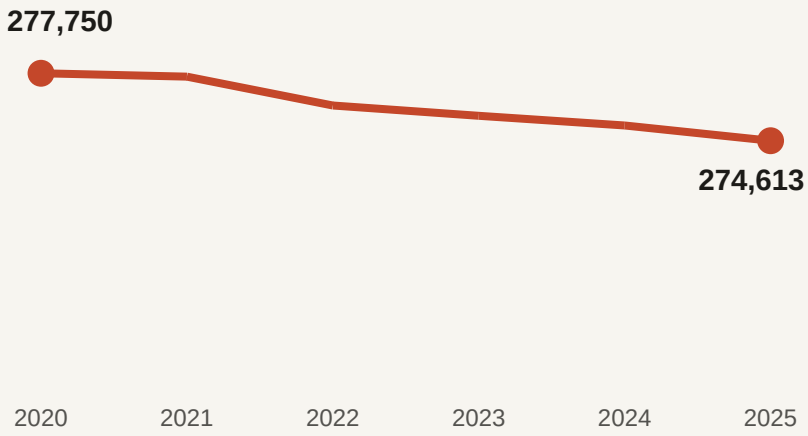
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

274,613

people, the 2nd-largest of New York's cities and towns.



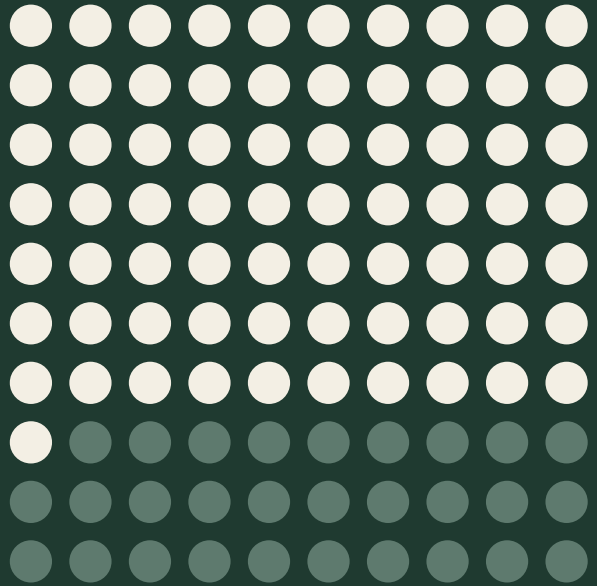
Source: Census Population Estimates, 2025

THE WORKDAY

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

70.6%

of 147,792 jobs located in Buffalo are filled by in-commuters.



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

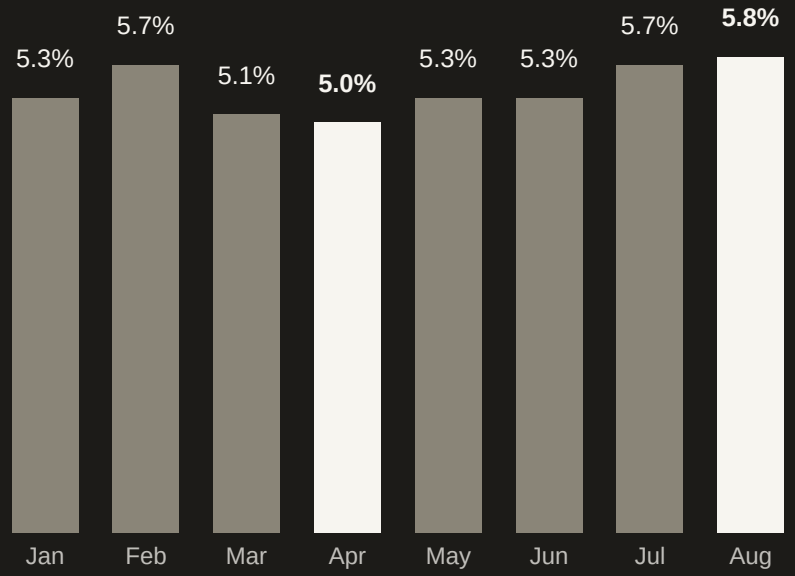
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 5.0%.

5.8%

in August 2026, the latest month released. A year earlier it was 5.6%.



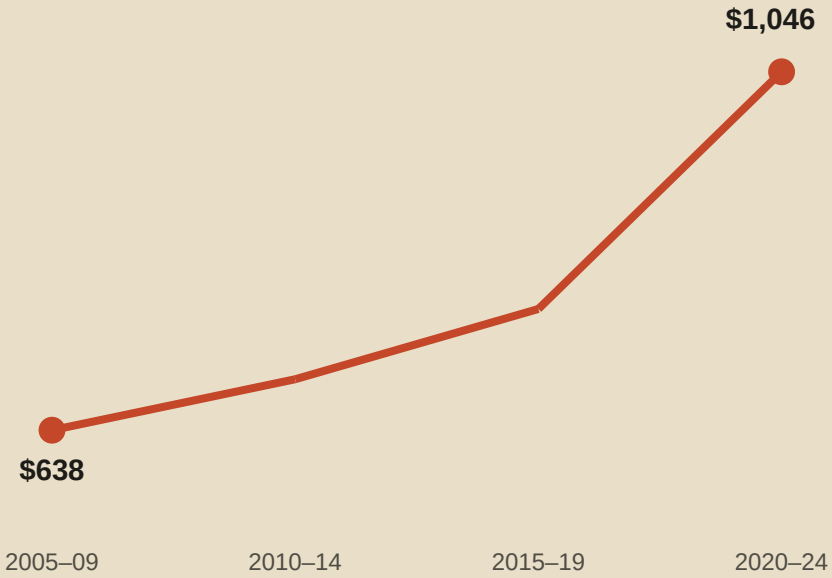
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 64% since the 2005–2009 survey, before inflation.

$1,046

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

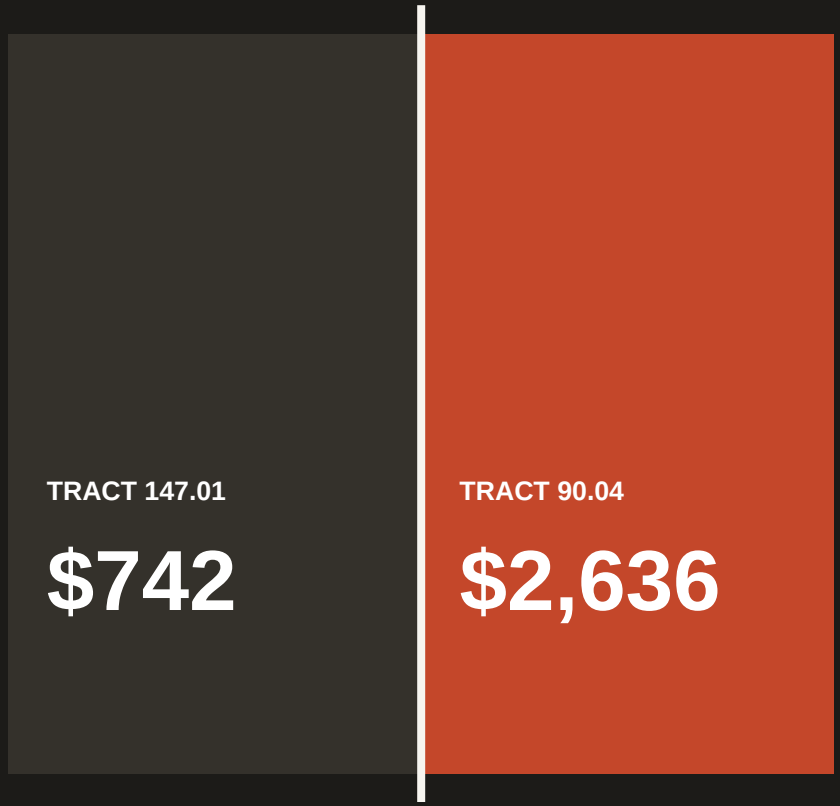


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

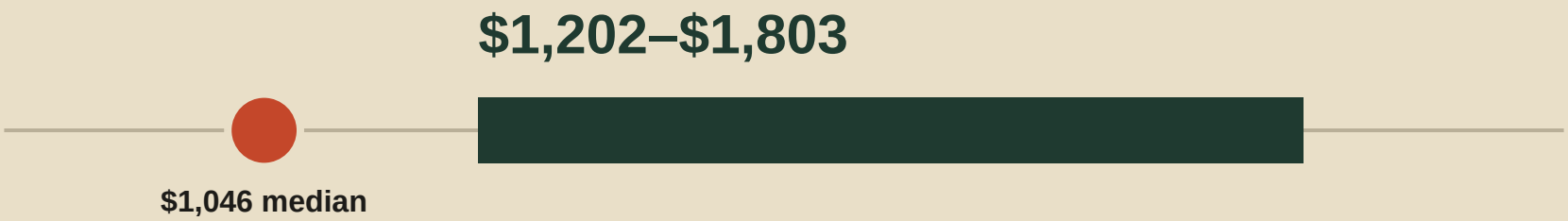
A $1,894 gap between neighbors, the sharpest rent edge between adjacent tracts in Erie County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

2,459

homes permitted in ten years, 2016–2025

88%

of those were in multifamily buildings

95%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–1.1% to the 136,850 homes here.

649–1,478

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

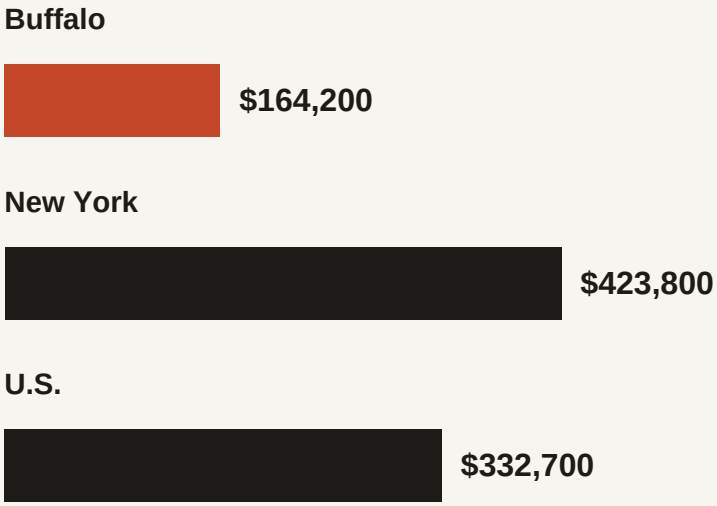
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 61% less than New York's.

$164,200

median home value in Buffalo.



Source: Census ACS 5-year, 2020-2024

THAT WAS BUFFALO'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/buffalo/**