



Cooperstown, New York.

Current market data.

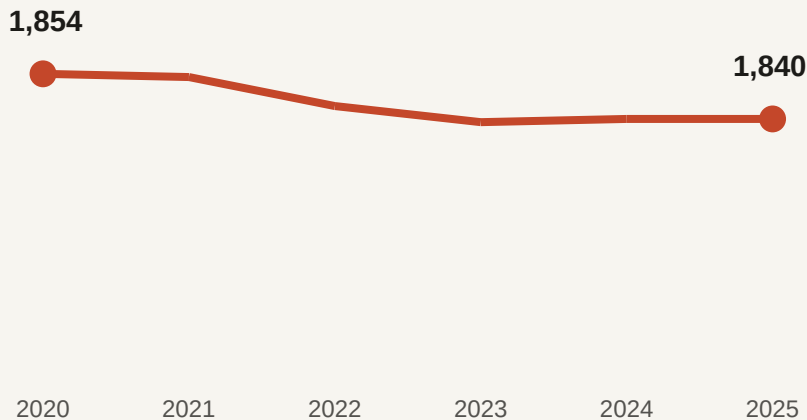
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,840

people, the 315th-largest of New York's cities and towns.



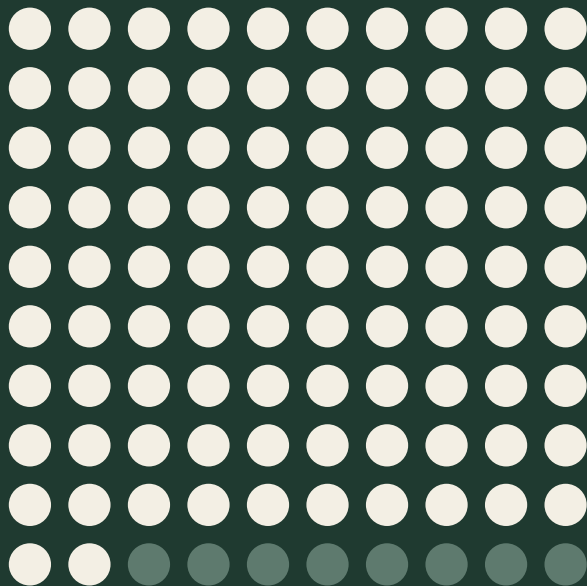
THE WORKDAY

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

92.0%

of 3,608 jobs located in Cooperstown are filled by
in-commuters.

Source: Census LEHD LODES, 2023



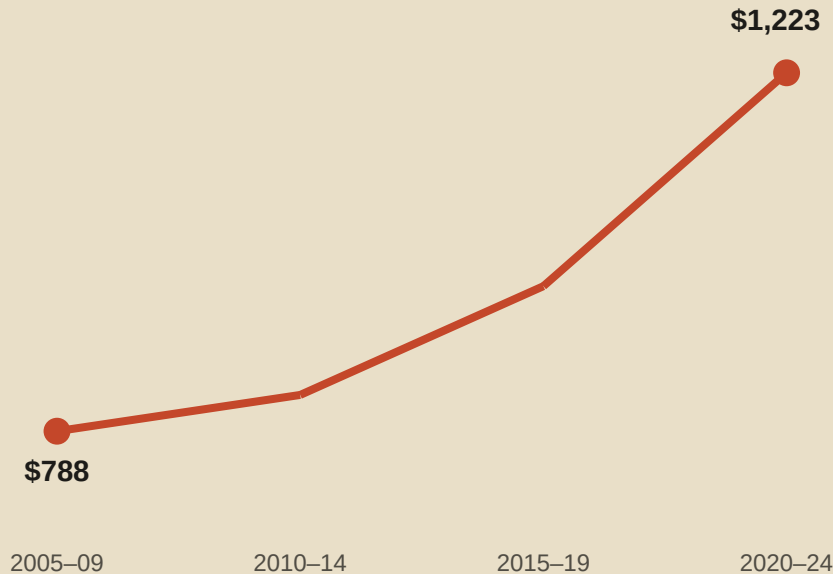
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$1,223

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



THE SEAM

Cross one tract line and median rent jumps \$466.

A \$466 gap between neighbors, the sharpest rent edge between adjacent tracts in Otsego County.

TRACT 5917

\$564

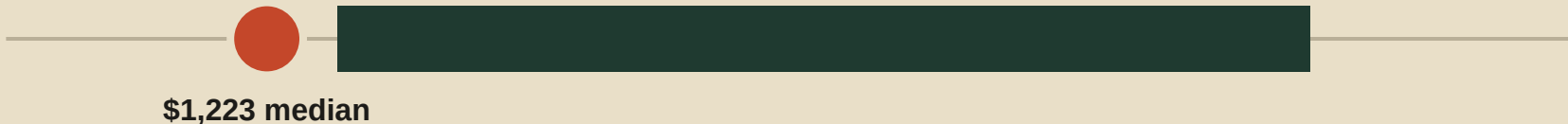
TRACT 5911

\$1,030

ROOM TO BUILD

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

\$1,269–\$1,903



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–3.2% to the 1,139 homes here.

2–36

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



HOME VALUE

A median home costs 10% less than New York's.

\$380,900

median home value in Cooperstown.

Cooperstown



\$380,900

New York



\$423,800

U.S.



\$332,700

THAT WAS COOPERSTOWN'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/cooperstown/

The Almanac · your hyper-diligent research partner