



Dobbs Ferry, New York.

Current market data.

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

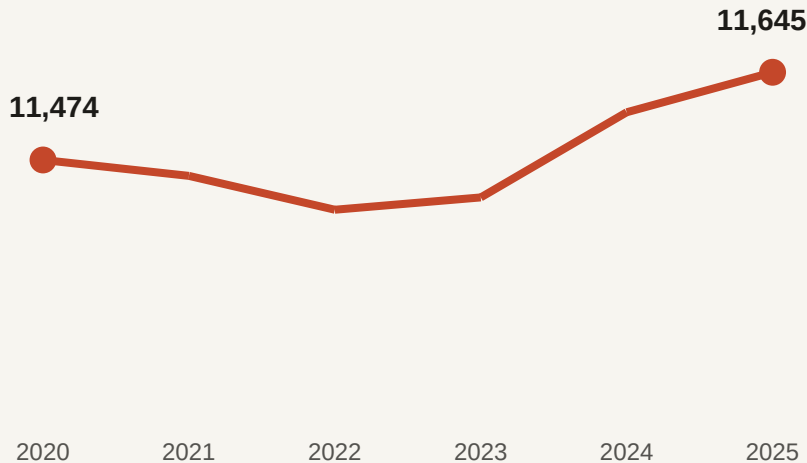


POPULATION

Growing. Up 1.5% since 2020.

11,645

people, the 74th-largest of New York's cities and towns.



THE WORKDAY

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

91.6%

of 6,321 jobs located in Dobbs Ferry are filled by
in-commuters.



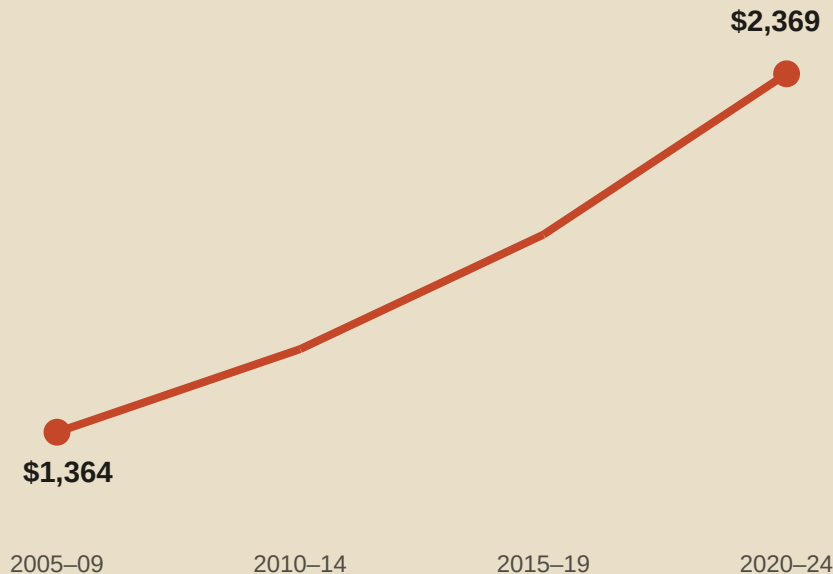
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$2,369

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,542 gap between neighbors, the sharpest rent edge between adjacent tracts in Westchester County.

TRACT 148.09

\$959

TRACT 148.08

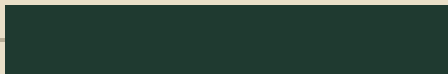
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,059–\$1,588



\$2,369 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

189

homes permitted in ten years,
2016–2025

79%

of those were in multifamily
buildings

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 4,232 homes here.

17–63

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



HOME VALUE

A median home costs 81%
more than New York's.

\$765,500

median home value in Dobbs Ferry.

Dobbs Ferry



\$765,500

New York



\$423,800

U.S.



\$332,700

THAT WAS DOBBS FERRY'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/dobbs-ferry/

The Almanac · your hyper-diligent research partner