



Dryden, New York.

Current market data.

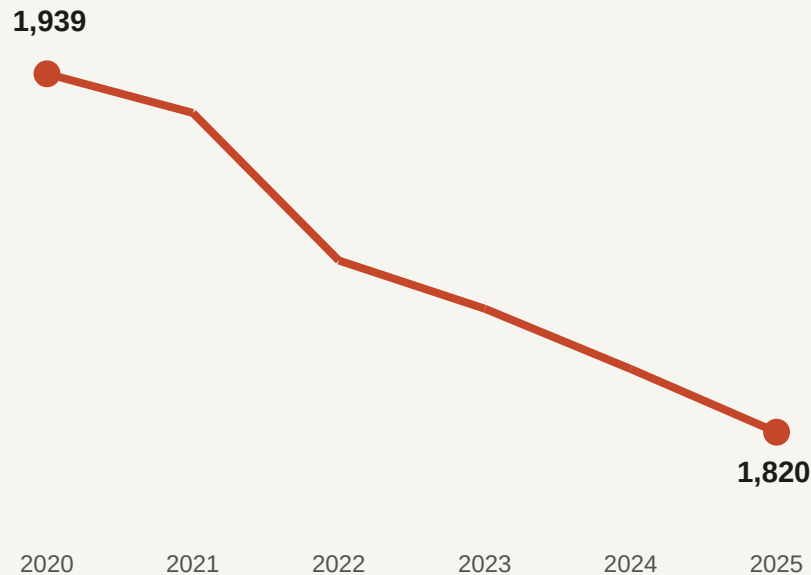
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.1% since 2020.

1,820

people, the 317th-largest of New York's cities and towns.



THE WORKDAY

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

93.9%

of 862 jobs located in Dryden are filled by in-commuters.



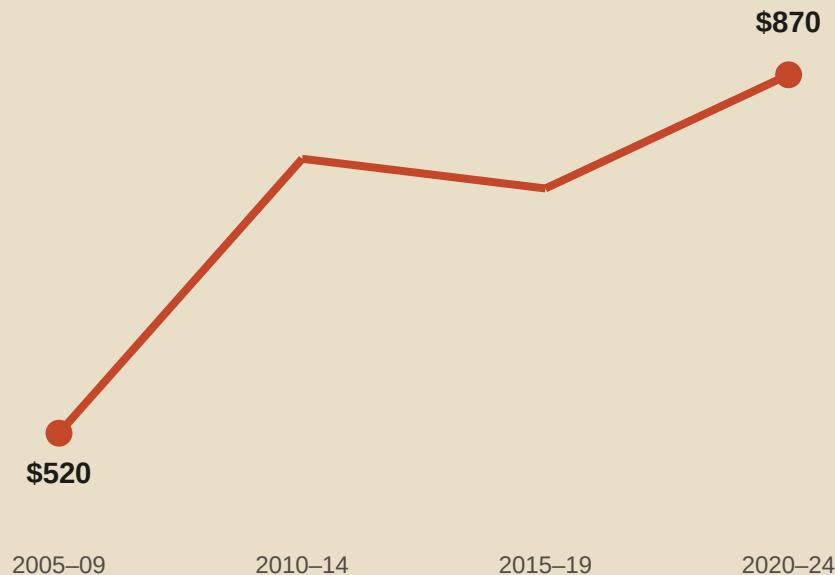
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$870

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





THE SEAM

Cross one tract line and median rent jumps \$719.

A \$719 gap between neighbors, the sharpest rent edge between adjacent tracts in Tompkins County.

TRACT 9

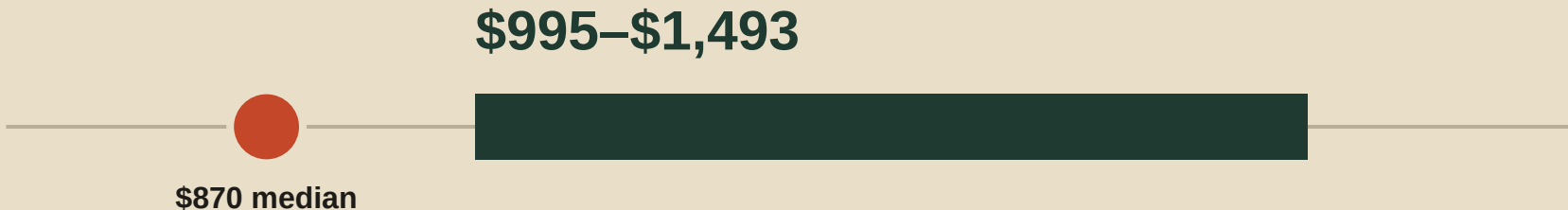
\$1,188

TRACT 6

\$1,907

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 977 homes here.

2–9

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.

\$230,900

median home value in Dryden.

Dryden



\$230,900

New York



\$423,800

U.S.



\$332,700

THAT WAS DRYDEN'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/dryden/**](https://almanacdata.ai/e/ny/dryden/)

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