



Elmira, New York.

Current market data.

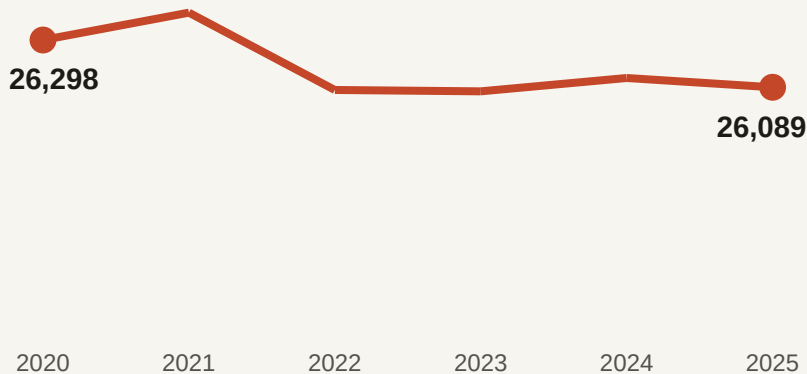
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

26,089

people, the 34th-largest of New York's cities and towns.



THE WORKDAY

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

79.8%

of 13,345 jobs located in Elmira are filled by in-commuters.



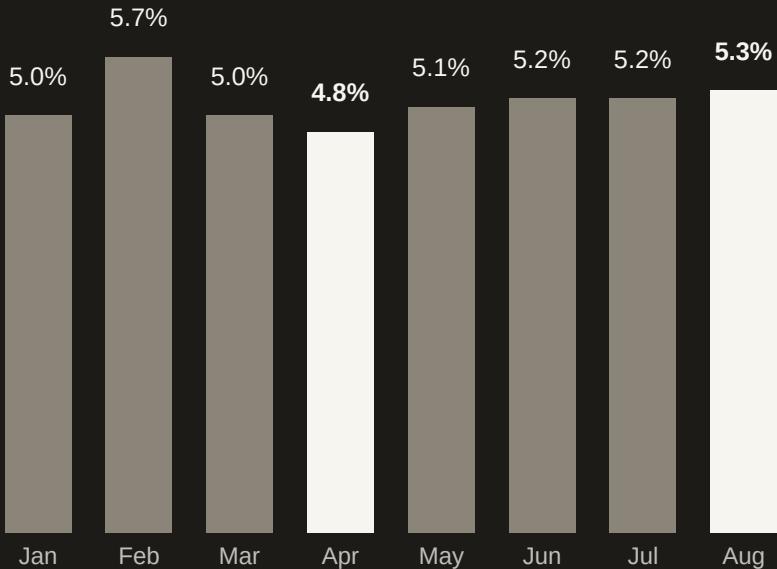
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.8%.

5.3%

in August 2026, the latest month released. A year earlier it was 5.2%.

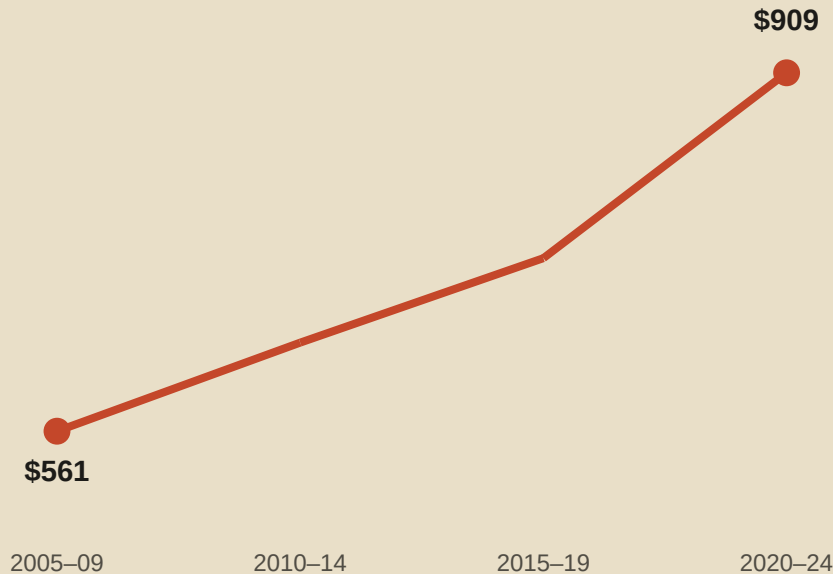


RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$909

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



THE SEAM

Cross one tract line and median rent jumps \$677.

A \$677 gap between neighbors, the sharpest rent edge between adjacent tracts in Chemung County.

TRACT 102

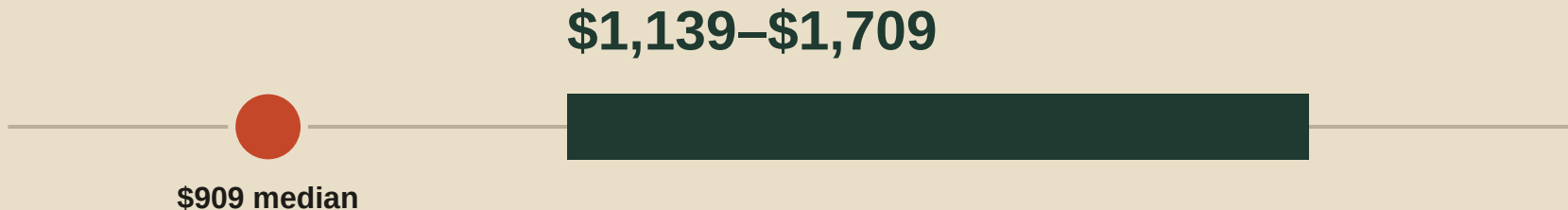
\$827

TRACT 103.01

\$1,504

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.

233

homes permitted, 2022–2025

100%of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 12,676 homes here.

54–133

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



HOME VALUE

A median home costs 78% less than New York's.

\$93,000

median home value in Elmira.

Elmira



\$93,000

New York



\$423,800

U.S.



\$332,700

THAT WAS ELMIRA'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/elmira/**](https://almanacdata.ai/e/ny/elmira/)

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