



Gloversville, New York.

Current market data.

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

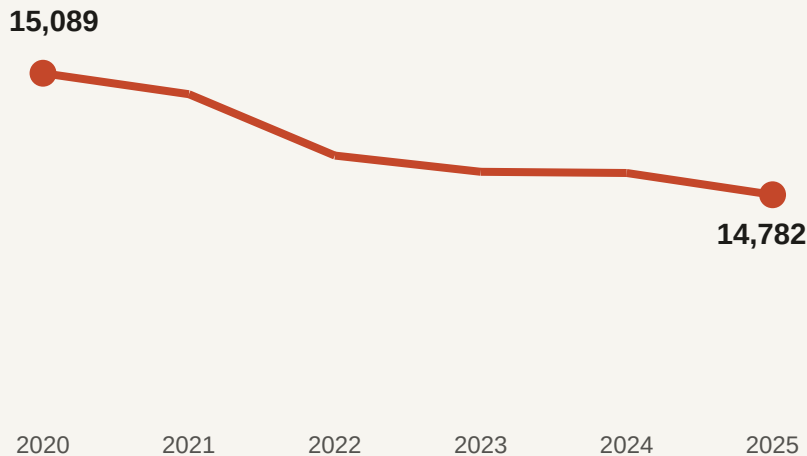


POPULATION

Down 2.0% since 2020.

14,782

people, the 62nd-largest of New York's cities and towns.



THE WORKDAY

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

77.3%

of 4,041 jobs located in Gloversville are filled by in-commuters.



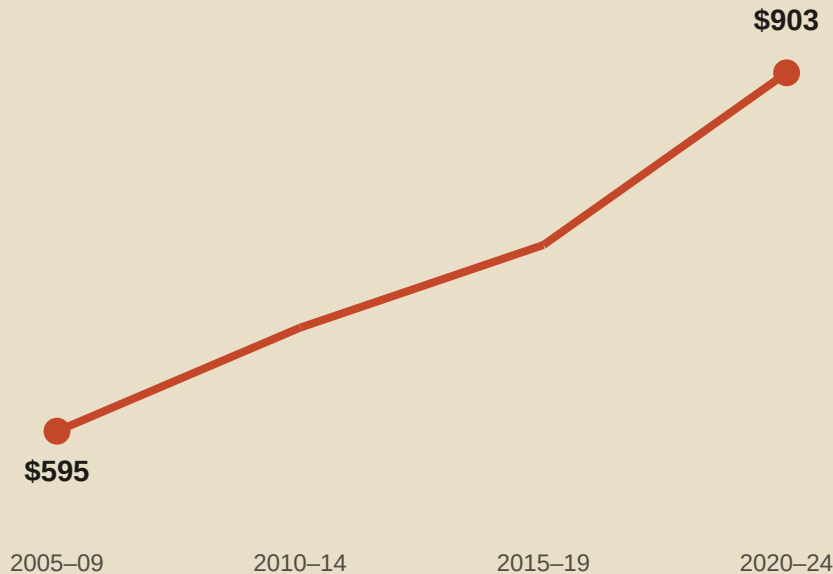
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$903

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





THE SEAM

Cross one tract line and median rent jumps \$491.

A \$491 gap between neighbors, the sharpest rent edge between adjacent tracts in Fulton County.

TRACT 9704

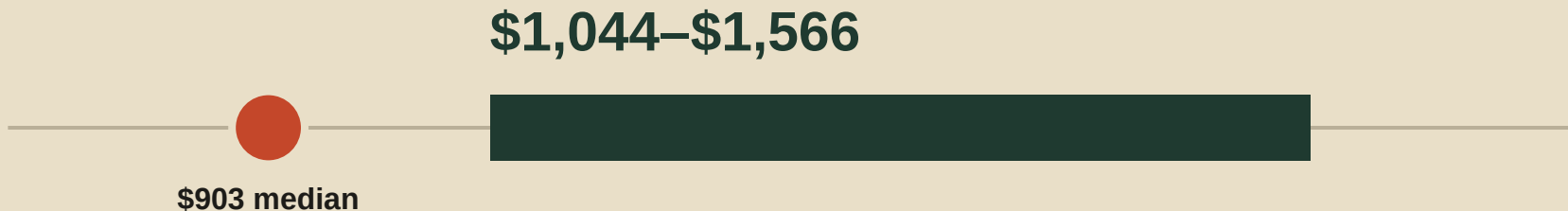
\$637

TRACT 9706.02

\$1,128

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.

68

homes permitted in ten years,
2016–2025

96%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 7,655 homes here.

30–40

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



HOME VALUE

A median home costs 75% less than New York's.

\$106,400

median home value in Gloversville.

Gloversville



\$106,400

New York



\$423,800

U.S.



\$332,700

THAT WAS GLOVERSVILLE'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/gloversville/

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