



Gouverneur, New York.

Current market data.

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

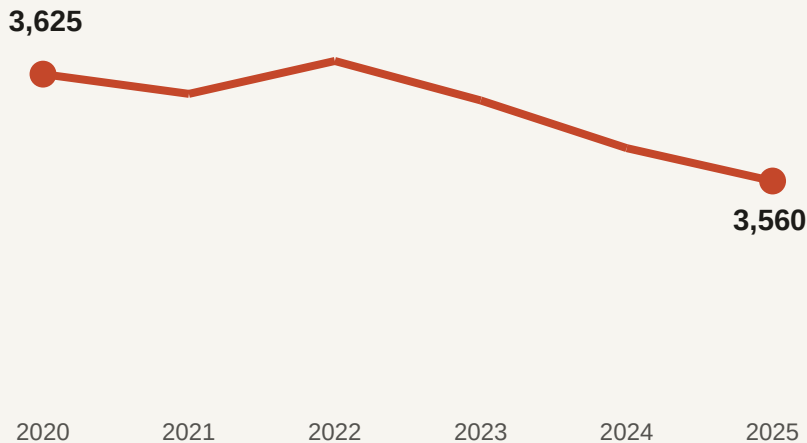


POPULATION

Down 1.8% since 2020.

3,560

people, the 213th-largest of New York's cities and towns.



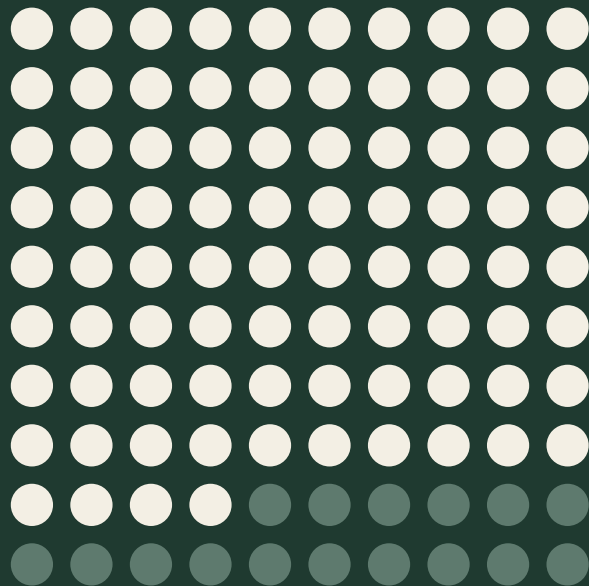
THE WORKDAY

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

83.6%

of 1,497 jobs located in Gouverneur are filled by
in-commuters.

Source: Census LEHD LODES, 2023



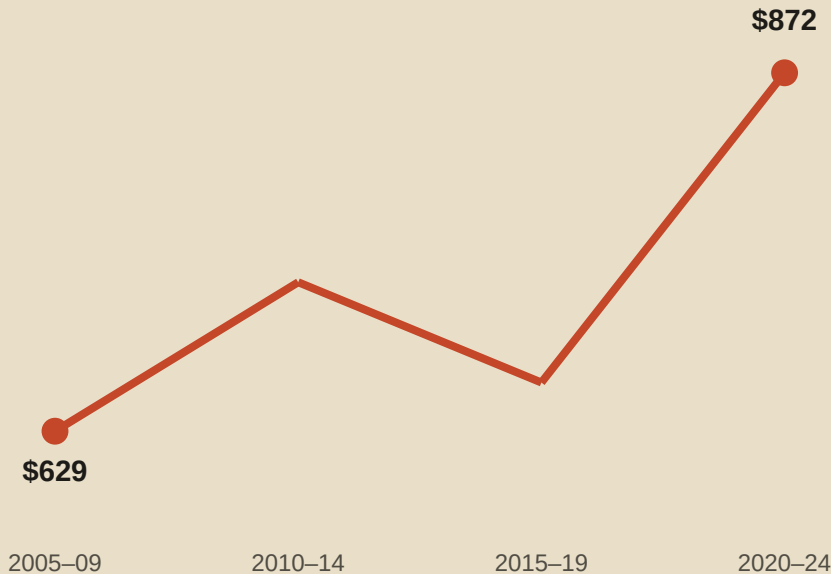
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$872

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



THE SEAM

Cross one tract line and median rent jumps \$500.

A \$500 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Lawrence County.

TRACT 4930

\$625

TRACT 4923.02

\$1,125

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.

35

homes permitted, 2022–2025

0%of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 2,025 homes here.

5–15

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.

\$107,200

median home value in Gouverneur.

Gouverneur



\$107,200

New York



\$423,800

U.S.



\$332,700

THAT WAS GOUVERNEUR'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/gouverneur/

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