



Hancock, New York.

Current market data.

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

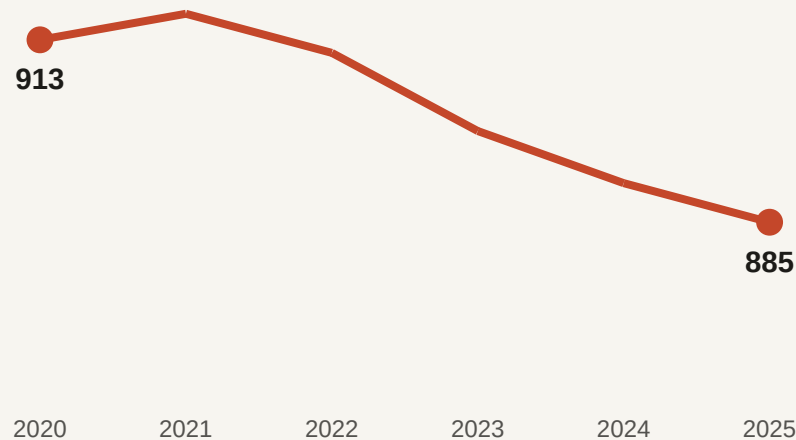


POPULATION

Down 3.1% since 2020.

885

people, the 442nd-largest of New York's cities and towns.



THE WORKDAY

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

88.5%

of 563 jobs located in Hancock are filled by in-commuters.



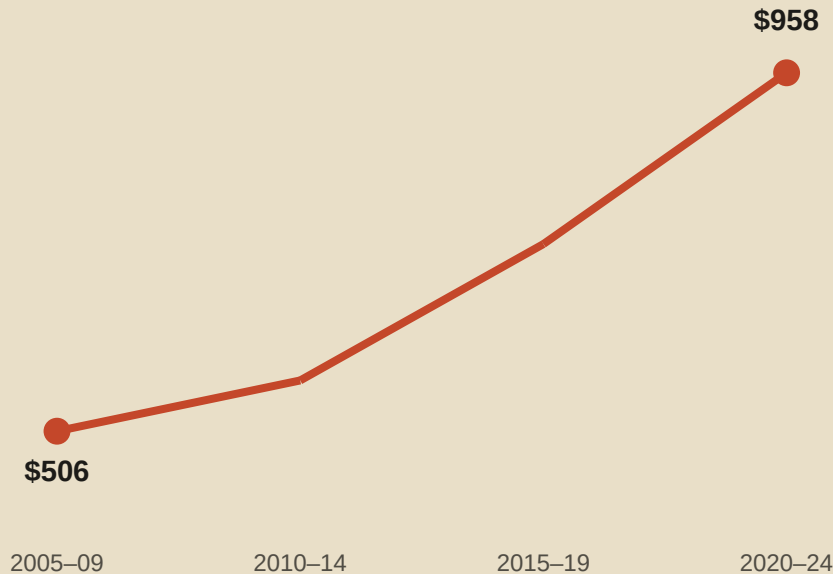
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 89%
since the 2005–2009
survey, before inflation.

\$958

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





THE SEAM

Cross one tract line and median rent doubles.

A \$552 gap between neighbors, the sharpest rent edge between adjacent tracts in Delaware County.

TRACT 9705.01

\$500

TRACT 9714

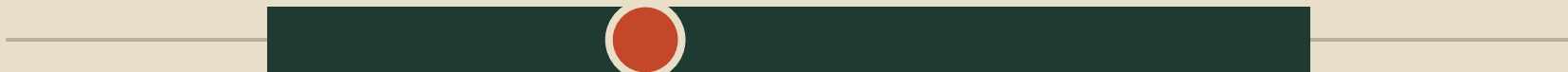
\$1,052



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$811–\$1,216



\$958 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 629 homes here.

1–6

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



HOME VALUE

A median home costs 65% less than New York's.

\$150,000

median home value in Hancock.

Hancock



\$150,000

New York



\$423,800

U.S.



\$332,700

THAT WAS HANCOCK'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/hancock/

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