



Homer, New York.

Current market data.

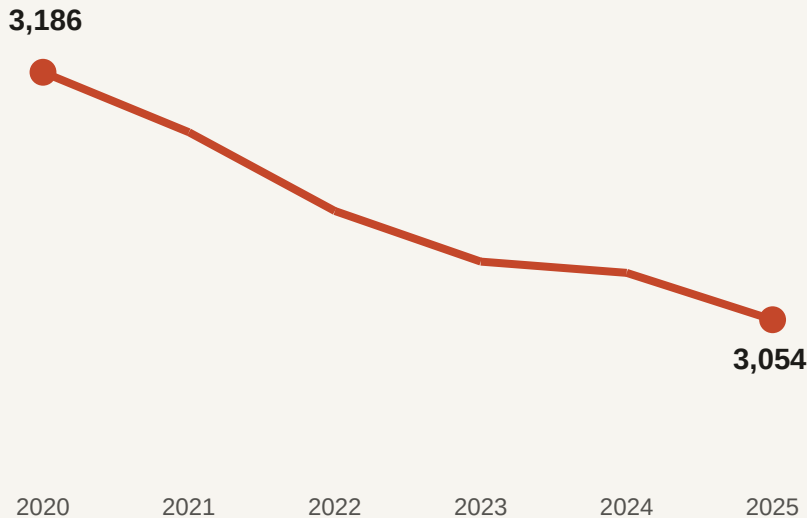
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.1% since 2020.

3,054

people, the 233rd-largest of New York's cities and towns.

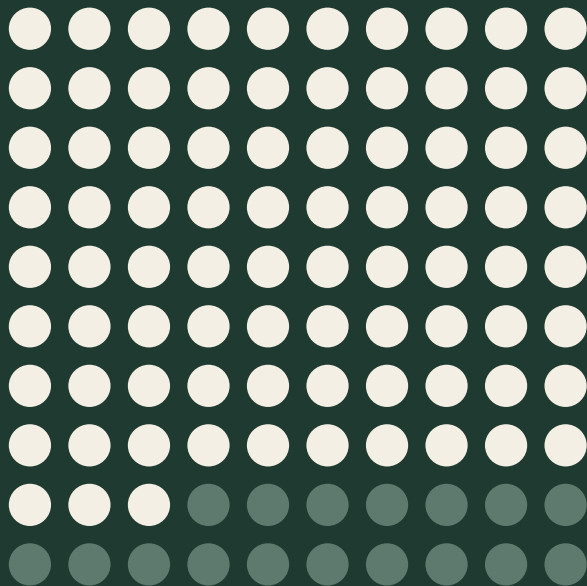


THE WORKDAY

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

83.1%

of 1,130 jobs located in Homer are filled by in-commuters.



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

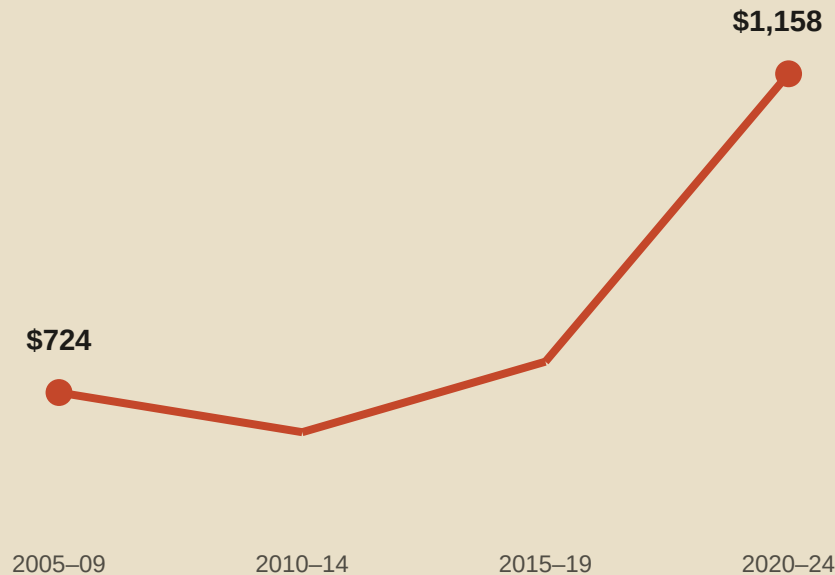


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,158

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





THE SEAM

Cross one tract line and median rent doubles.

A \$908 gap between neighbors, the sharpest rent edge between adjacent tracts in Cortland County.

TRACT 9704

\$725

TRACT 9702.02

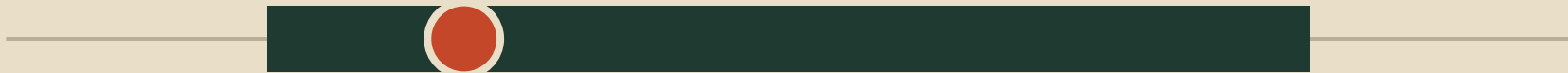
\$1,633



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,058–\$1,587



\$1,158 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

5

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 1,463 homes here.

3–11

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



HOME VALUE

A median home costs 61% less than New York's.

\$165,200

median home value in Homer.

Homer



\$165,200

New York



\$423,800

U.S.



\$332,700



THAT WAS HOMER'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/homer/

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