



Horseheads, New York.

Current market data.

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

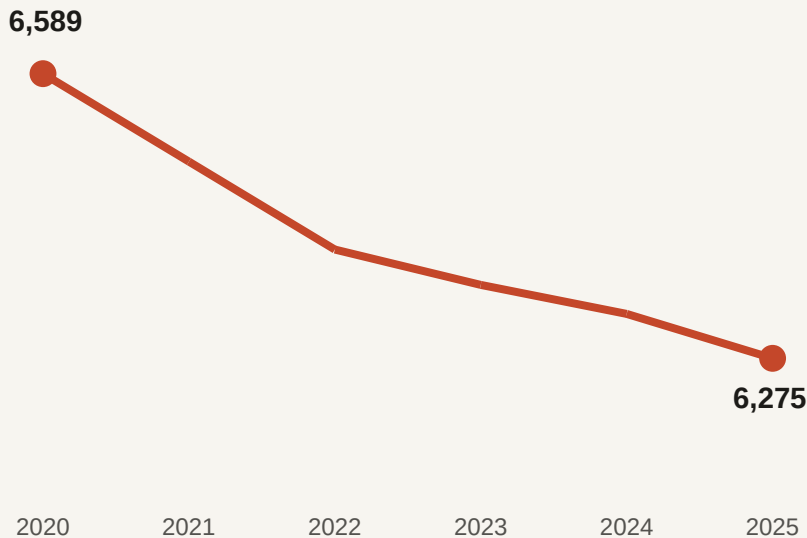


POPULATION

Down 4.8% since 2020.

6,275

people, the 143rd-largest of New York's cities and towns.



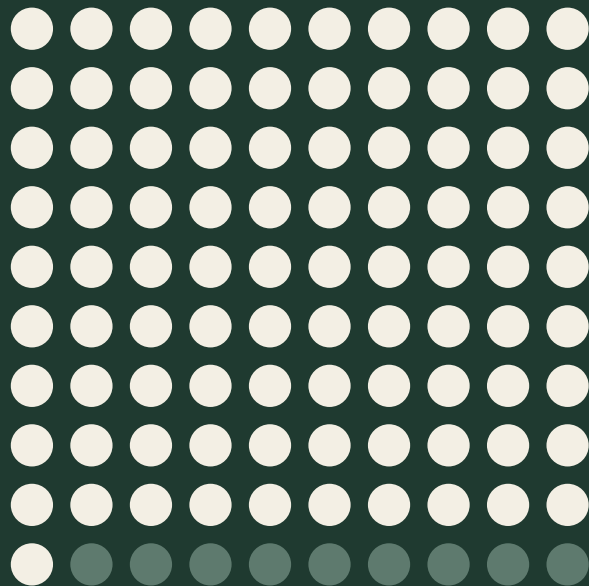
THE WORKDAY

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

90.8%

of 4,170 jobs located in Horseheads are filled by
in-commuters.

Source: Census LEHD LODES, 2023



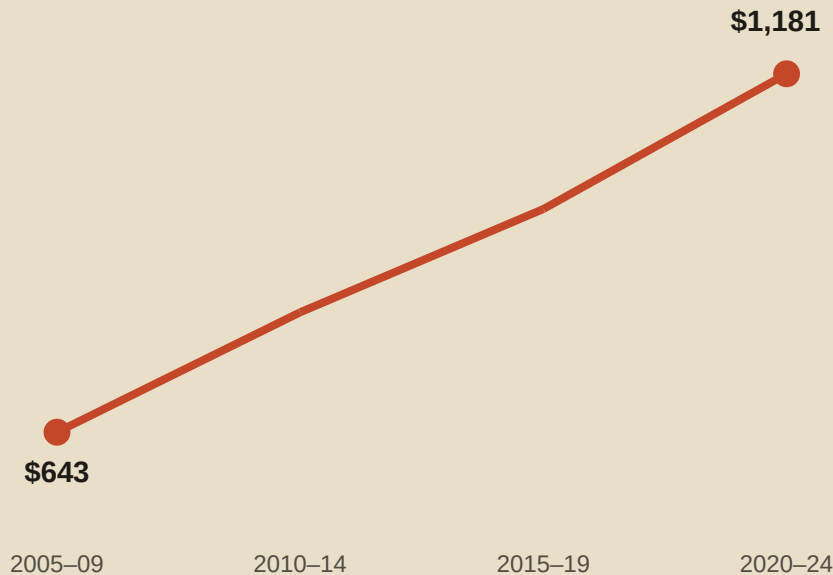
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$1,181

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

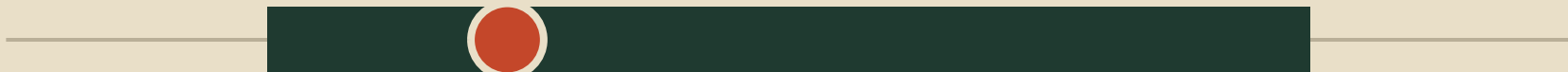
\$1,504



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,059–\$1,588



\$1,181 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

25

homes permitted in ten years,
2016–2025

16%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 3,495 homes here.

10–42

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



HOME VALUE

A median home costs 67% less than New York's.

\$141,400

median home value in Horseheads.

Horseheads



\$141,400

New York



\$423,800

U.S.



\$332,700

THAT WAS HORSEHEADS'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/horseheads/**](https://almanacdata.ai/e/ny/horseheads/)

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