



Kiryas Joel, New York.

Current market data.

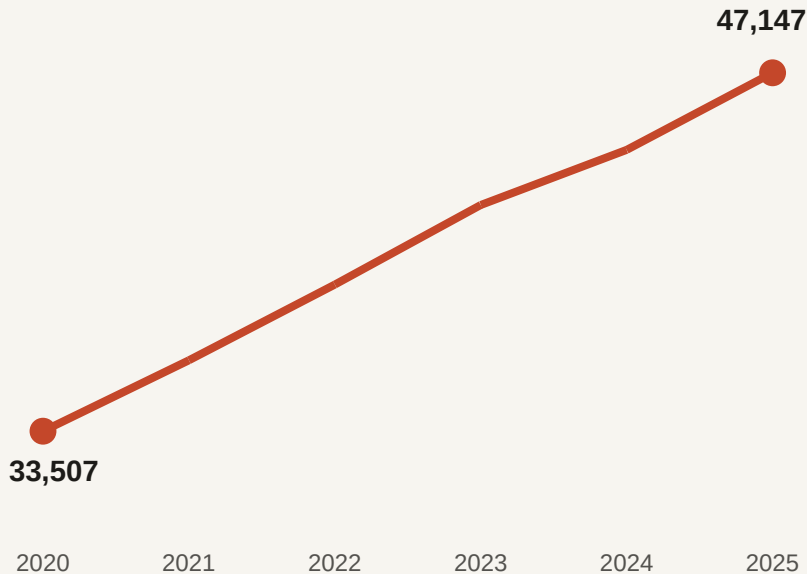
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 40.7% since 2020.

47,147

people, the 15th-largest of New York's cities and towns.

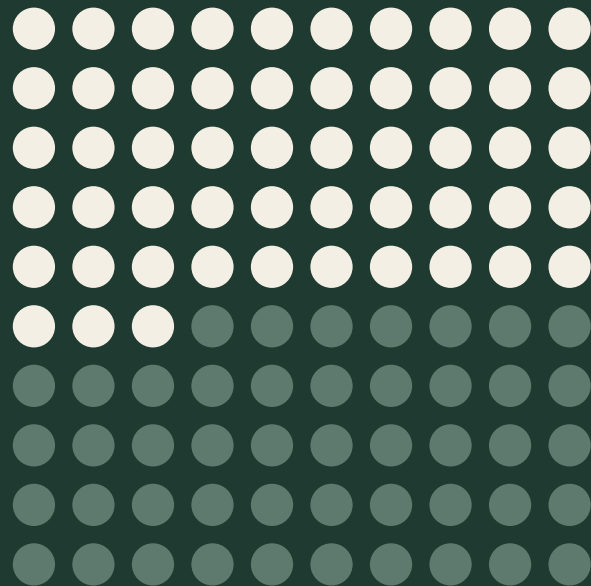


THE WORKDAY

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

53.0%

of 11,262 jobs located in Kiryas Joel are filled by
in-commuters.



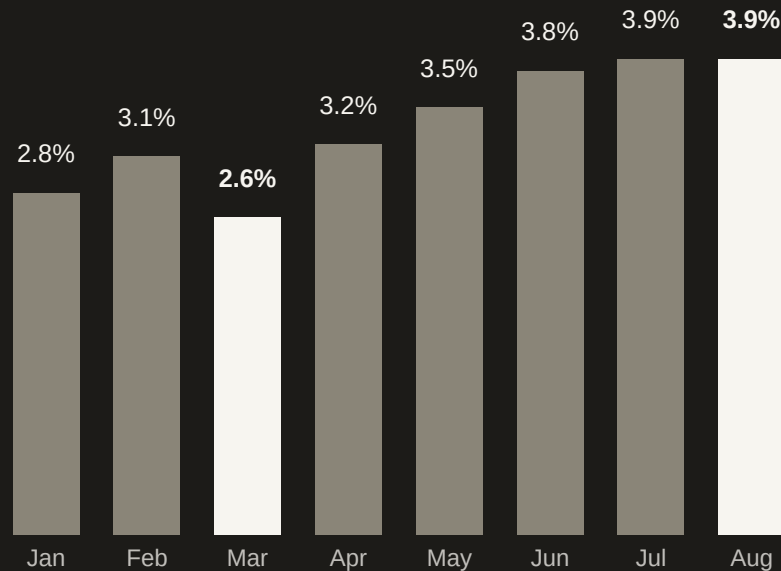
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.6%.

3.9%

in August 2026, the latest month released. A year earlier it was 4.0%.

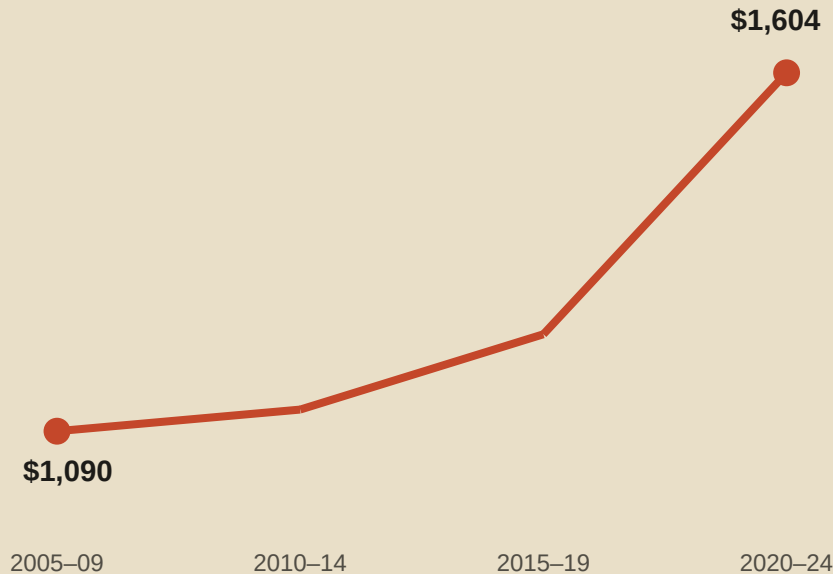


RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$1,604

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,029 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 133.02

\$1,150

TRACT 142.01

\$3,179

ROOM TO BUILD

The median rent is above what local wages can carry.

\$711–\$1,067



\$1,604 median

is the monthly rent range local workforce wages support.

BUILDING

33% of the housing here was built before 2000.

3,915

homes permitted in ten years,
2016–2025

100%

of those were in multifamily
buildings

33%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 8,084 homes here.

113–156

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



HOME VALUE

**A median home costs 79%
more than New York's.**

\$758,800

median home value in Kiryas Joel.

Kiryas Joel



\$758,800

New York



\$423,800

U.S.



\$332,700

THAT WAS KIRYAS JOEL'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/kiryas-joel/

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