



Lakewood, New York.

Current market data.

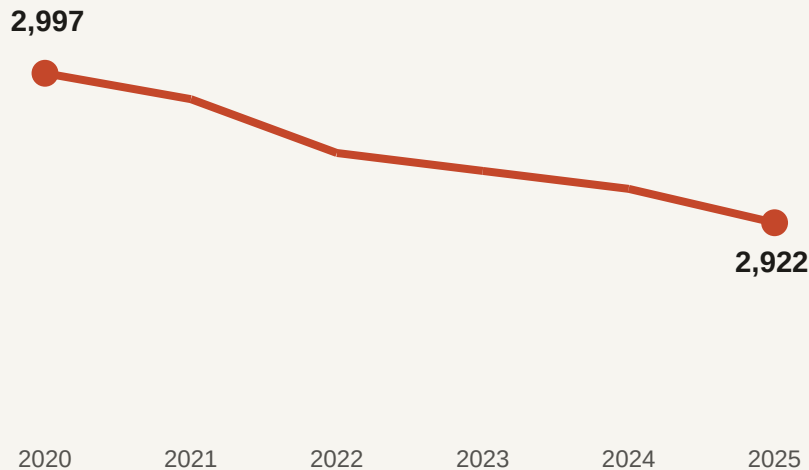
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.5% since 2020.

2,922

people, the 241st-largest of New York's cities and towns.



THE WORKDAY

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

93.0%

of 1,946 jobs located in Lakewood are filled by in-commuters.



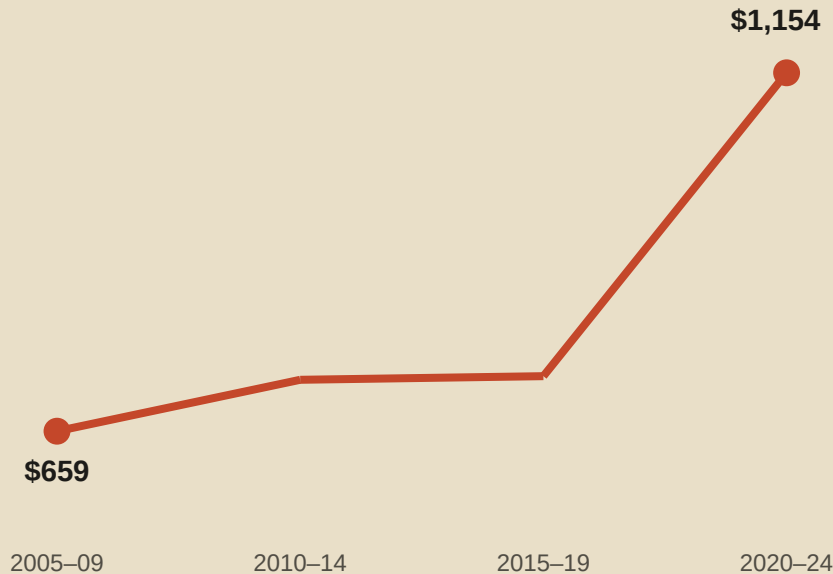
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$1,154

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



THE SEAM

Cross one tract line and median rent jumps \$387.

A \$387 gap between neighbors, the sharpest rent edge between adjacent tracts in Chautauqua County.

TRACT 374

\$692

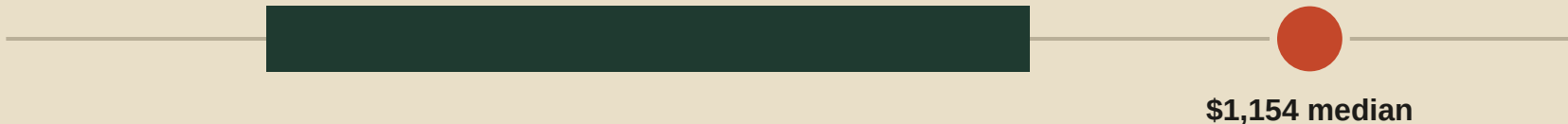
TRACT 369.01

\$1,079

ROOM TO BUILD

The median rent is above what local wages can carry.

\$685–\$1,028



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

9

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 1,767 homes here.

3–19

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



HOME VALUE

A median home costs 63% less than New York's.

\$158,500

median home value in Lakewood.

Lakewood



\$158,500

New York



\$423,800

U.S.



\$332,700

THAT WAS LAKEWOOD'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/lakewood/

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