



Menands, New York.

Current market data.

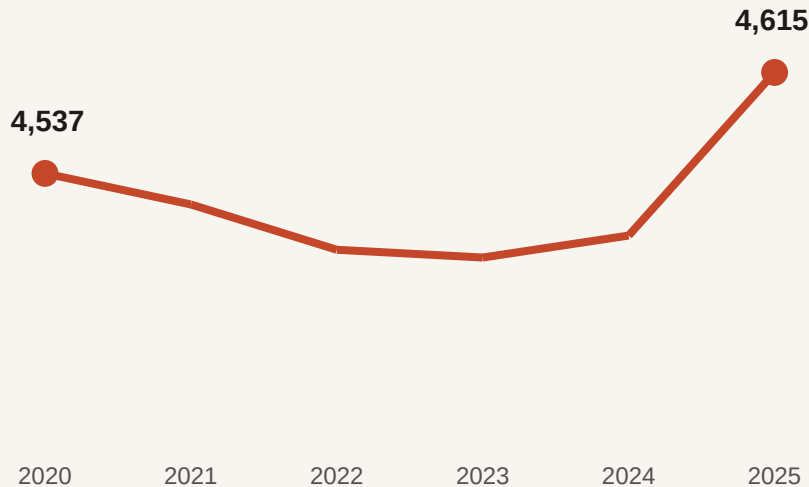
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.7% since 2020.

4,615

people, the 181st-largest of New York's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.0%

of 4,418 jobs located in Menands are filled by in-commuters.



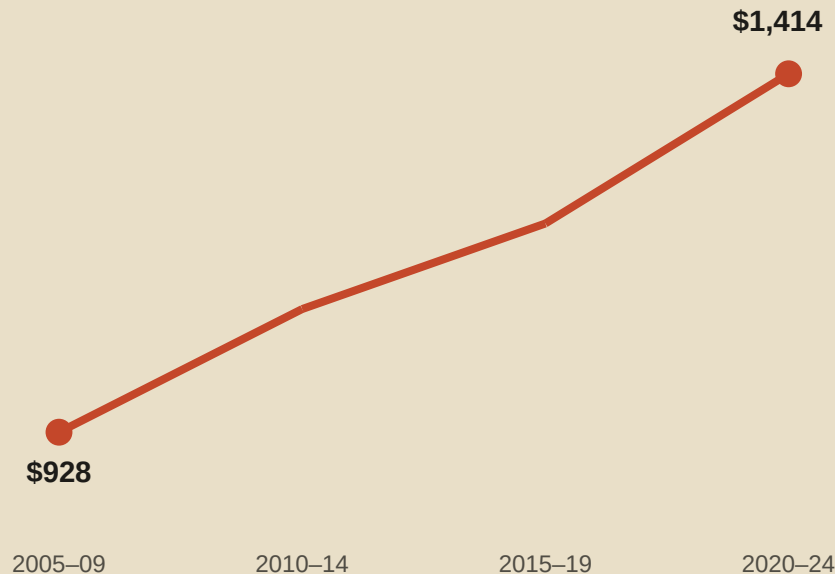
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$1,414

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,265 gap between neighbors, the sharpest rent edge between adjacent tracts in Albany County.

TRACT 135.03

\$967

TRACT 135.11

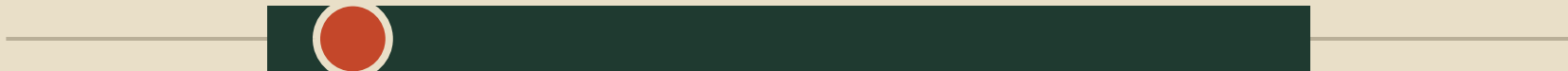
\$2,232



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,358–\$2,037



\$1,414 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

52

homes permitted in ten years,
2016–2025

96%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.1% to the 2,121 homes here.

8–44

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



HOME VALUE

A median home costs 36% less than New York's.

\$271,300

median home value in Menands.

Menands



\$271,300

New York



\$423,800

U.S.



\$332,700



THAT WAS MENANDS'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/menands/**](https://almanacdata.ai/e/ny/menands/)

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