



Montgomery, New York.

Current market data.

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

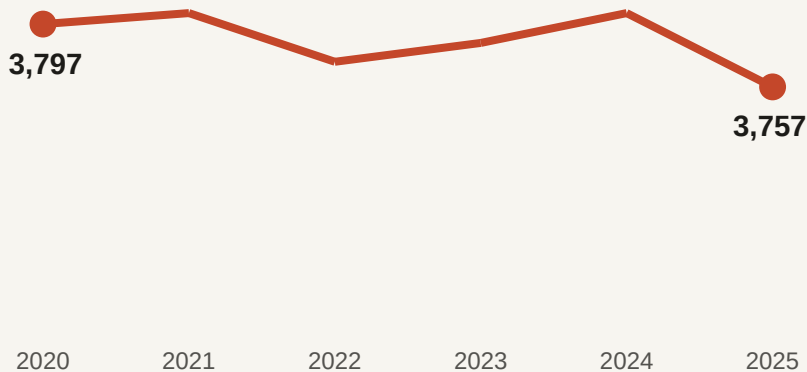


POPULATION

Down 1.1% since 2020.

3,757

people, the 200th-largest of New York's cities and towns.



THE WORKDAY

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

91.1%

of 949 jobs located in Montgomery are filled by in-commuters.



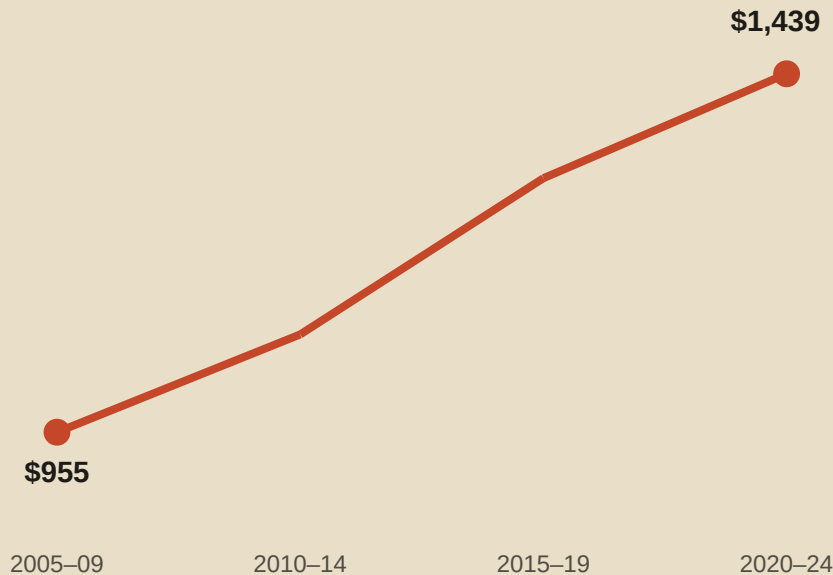
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,439

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

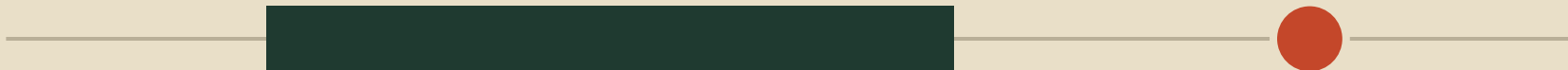
TRACT 142.01

\$3,179

ROOM TO BUILD

The median rent is above what local wages can carry.

\$818–\$1,227



\$1,439 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

30

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 1,573 homes here.

2–9

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



HOME VALUE

A median home costs 15%
less than New York's.

\$361,300

median home value in Montgomery.

Montgomery



\$361,300

New York



\$423,800

U.S.



\$332,700

THAT WAS MONTGOMERY'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/montgomery/**](https://almanacdata.ai/e/ny/montgomery/)

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