



North Collins, New York.

Current market data.

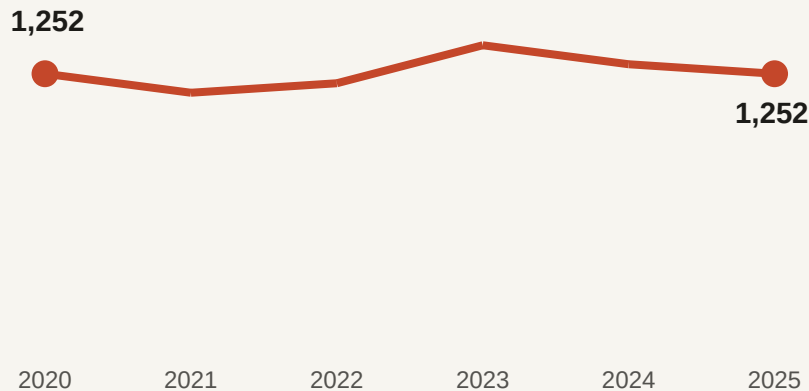
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,252

people, the 384th-largest of New York's cities and towns.



THE WORKDAY

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

91.2%

of 582 jobs located in North Collins are filled by in-commuters.



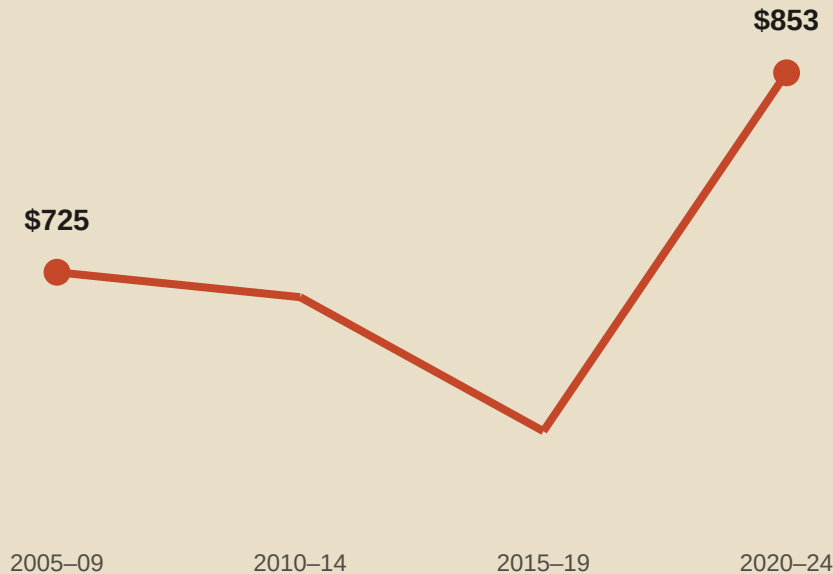
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 18%
since the 2005–2009
survey, before inflation.

\$853

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,894 gap between neighbors, the sharpest rent edge between adjacent tracts in Erie County.

TRACT 147.01

\$742

TRACT 90.04

\$2,636



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

16

homes permitted in ten years,
2016–2025

38%

of those were in multifamily
buildings

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 555 homes here.

1–6

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



HOME VALUE

A median home costs 71% less than New York's.

\$123,100

median home value in North Collins.

North Collins



\$123,100

New York



\$423,800

U.S.



\$332,700

THAT WAS NORTH COLLINS'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/north-collins/**](https://almanacdata.ai/e/ny/north-collins/)

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