



North Tonawanda, New York.

Current market data.

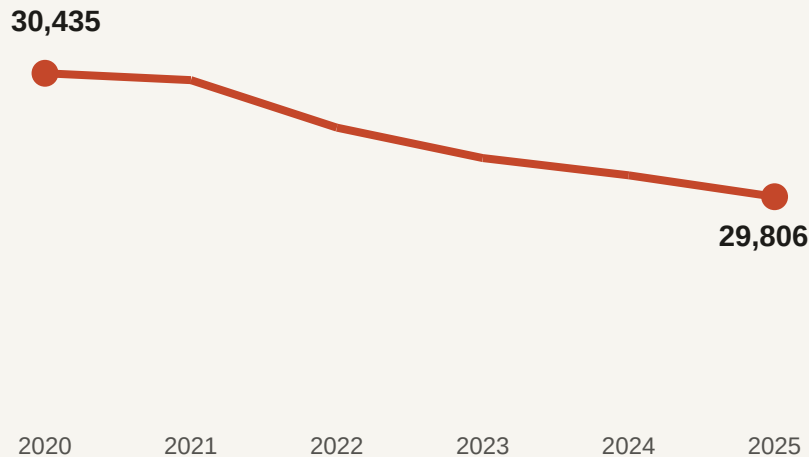
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.1% since 2020.

29,806

people, the 27th-largest of New York's cities and towns.



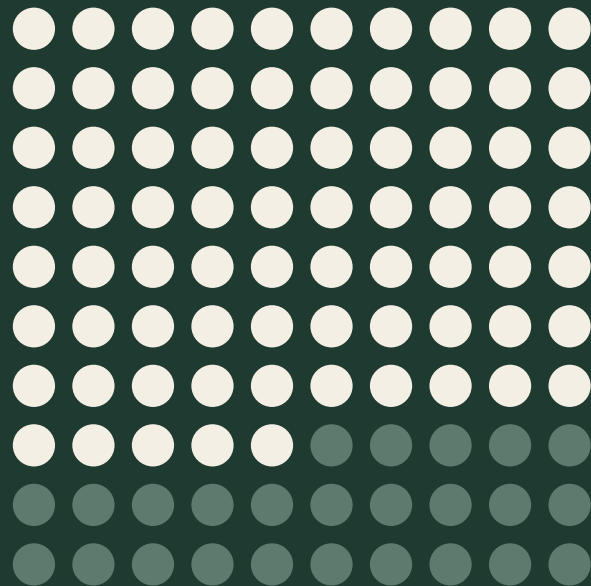
THE WORKDAY

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

74.9%

of 7,093 jobs located in North Tonawanda are filled by
in-commuters.

Source: Census LEHD LODES, 2023



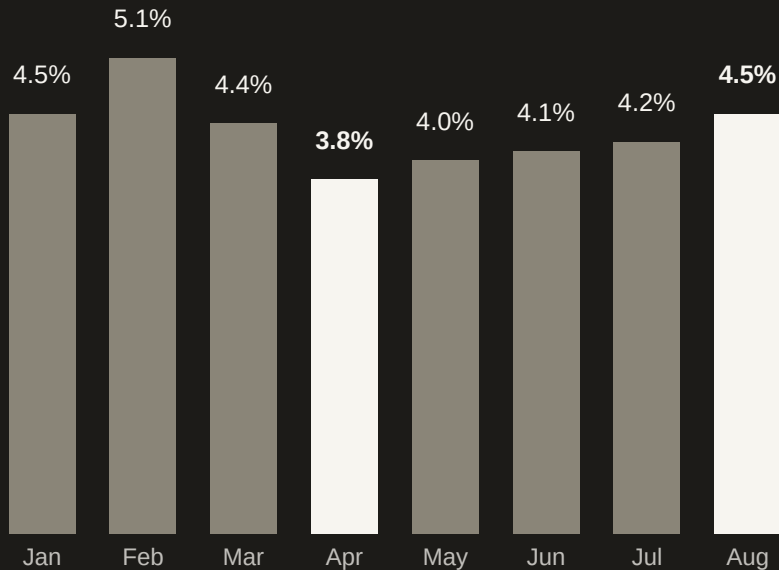
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.8%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.3%.



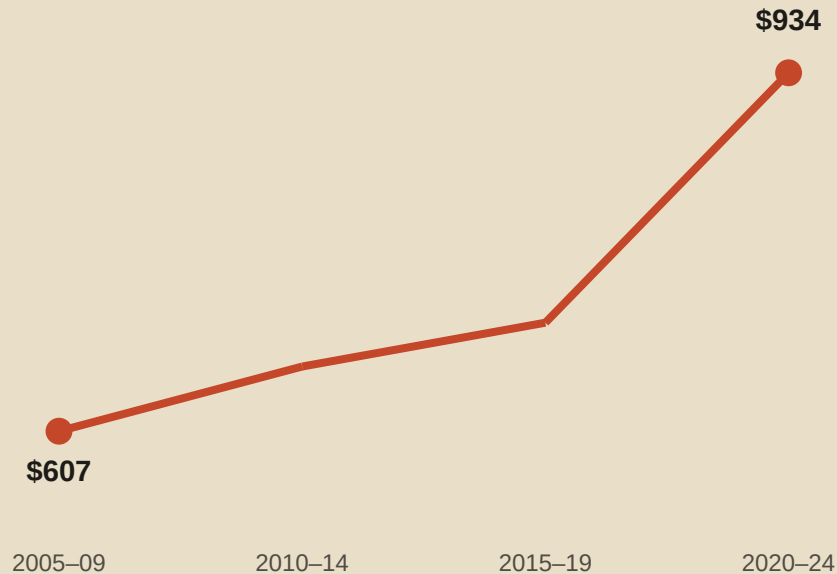


RENT

**Median rent is up 54%
since the 2005–2009
survey, before inflation.**

\$934

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,158 gap between neighbors, the sharpest rent edge between adjacent tracts in Niagara County.

TRACT 205

\$681

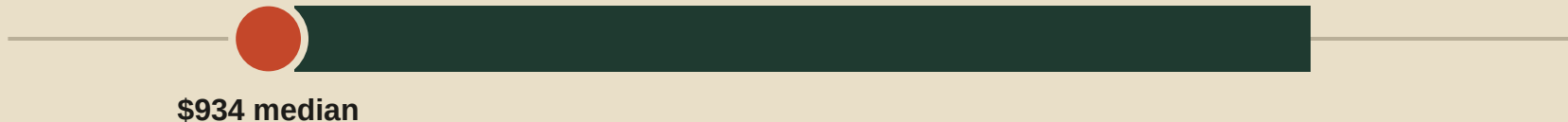
TRACT 201

\$1,839

ROOM TO BUILD

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

\$946–\$1,419



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

210

homes permitted in ten years,
2016–2025

56%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 14,710 homes here.

37–71

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



HOME VALUE

A median home costs 53% less than New York's.

\$197,200

median home value in North Tonawanda.

North Tonawanda



\$197,200

New York



\$423,800

U.S.



\$332,700

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

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