



Oakfield, New York.

Current market data.

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

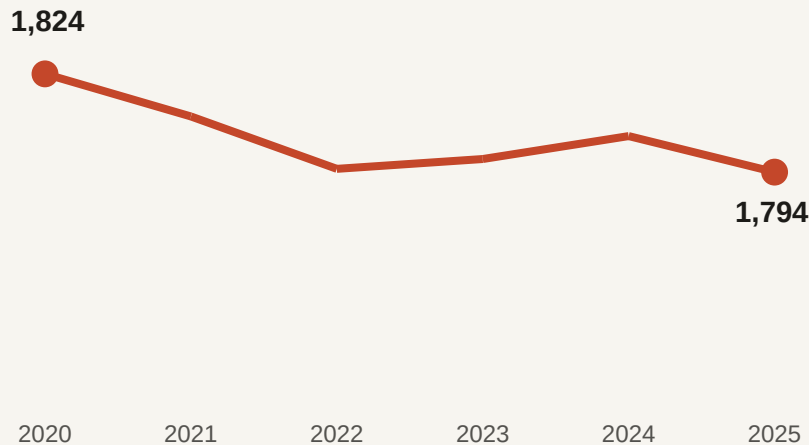


POPULATION

Down 1.6% since 2020.

1,794

people, the 320th-largest of New York's cities and towns.



THE WORKDAY

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

89.1%

of 165 jobs located in Oakfield are filled by in-commuters.



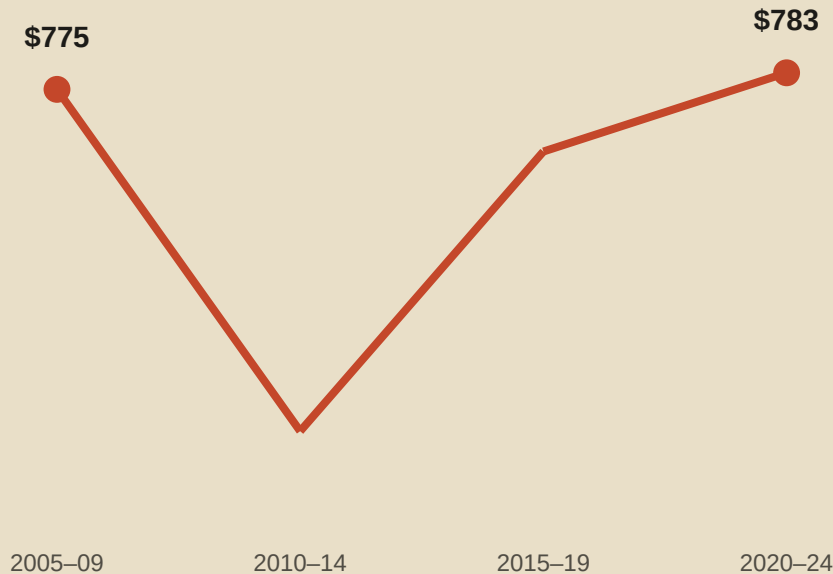
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 1%
since the 2005–2009
survey, before inflation.

\$783

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





THE SEAM

Cross one tract line and median rent jumps \$508.

A \$508 gap between neighbors, the sharpest rent edge between adjacent tracts in Genesee County.

TRACT 9505.01

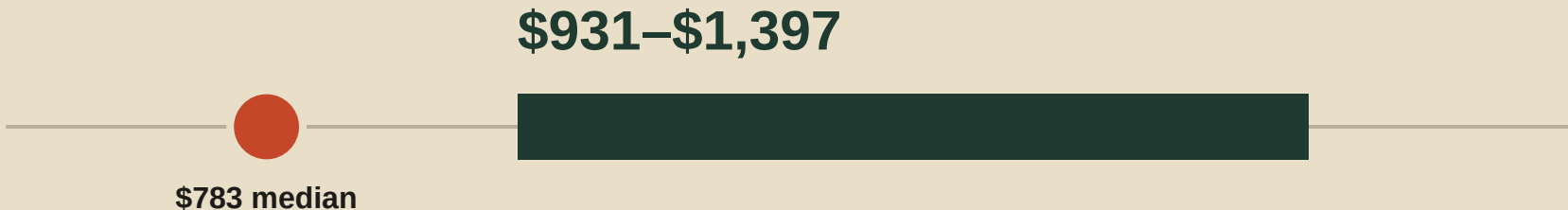
\$740

TRACT 9504.01

\$1,248

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.

0

homes permitted, 2022–2025

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 603 homes here.

1–2

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



HOME VALUE

A median home costs 64% less than New York's.

\$150,800

median home value in Oakfield.

Oakfield



\$150,800

New York



\$423,800

U.S.



\$332,700

THAT WAS OAKFIELD'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/oakfield/

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