



Pelham Manor, New York.

Current market data.

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

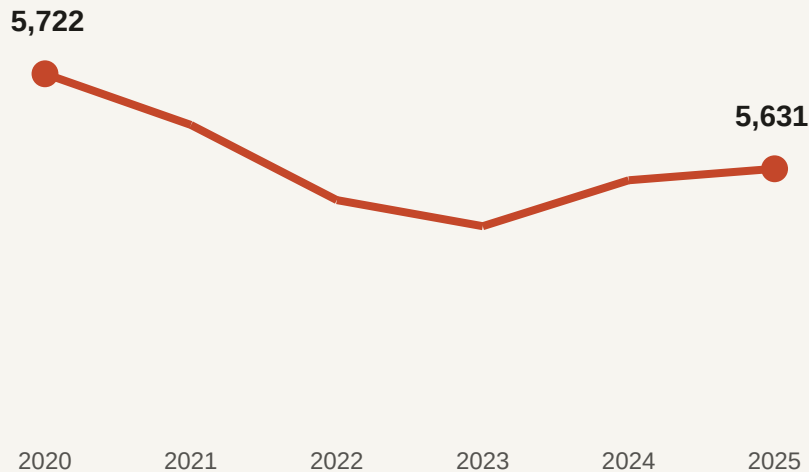


POPULATION

Down 1.6% since 2020.

5,631

people, the 158th-largest of New York's cities and towns.



THE WORKDAY

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

96.0%

of 3,083 jobs located in Pelham Manor are filled by
in-commuters.



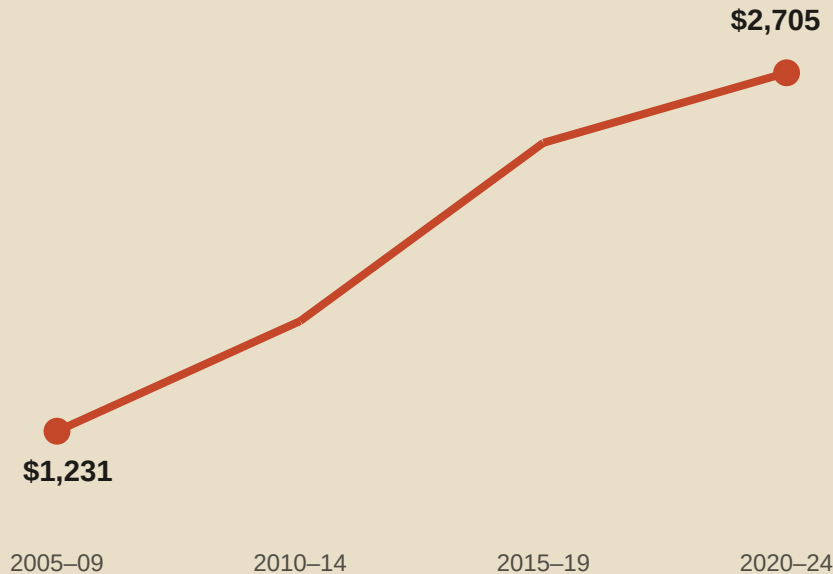
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 120%
since the 2005–2009
survey, before inflation.

\$2,705

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,542 gap between neighbors, the sharpest rent edge between adjacent tracts in Westchester County.

TRACT 148.09

\$959

TRACT 148.08

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$942–\$1,414



\$2,705 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

8

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.6% to the 1,978 homes here.

2–31

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



HOME VALUE

A median home costs
158% more than New
York's.

\$1,093,300

median home value in Pelham Manor.

Pelham Manor



\$1,093,300

New York



\$423,800

U.S.



\$332,700

THAT WAS PELHAM MANOR'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/pelham-manor/

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