



Phelps, New York.

Current market data.

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

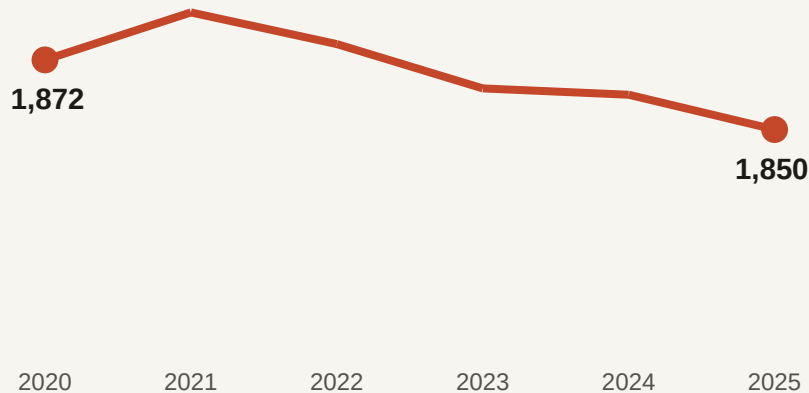


POPULATION

Down 1.2% since 2020.

1,850

people, the 313th-largest of New York's cities and towns.



THE WORKDAY

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

92.7%

of 397 jobs located in Phelps are filled by in-commuters.



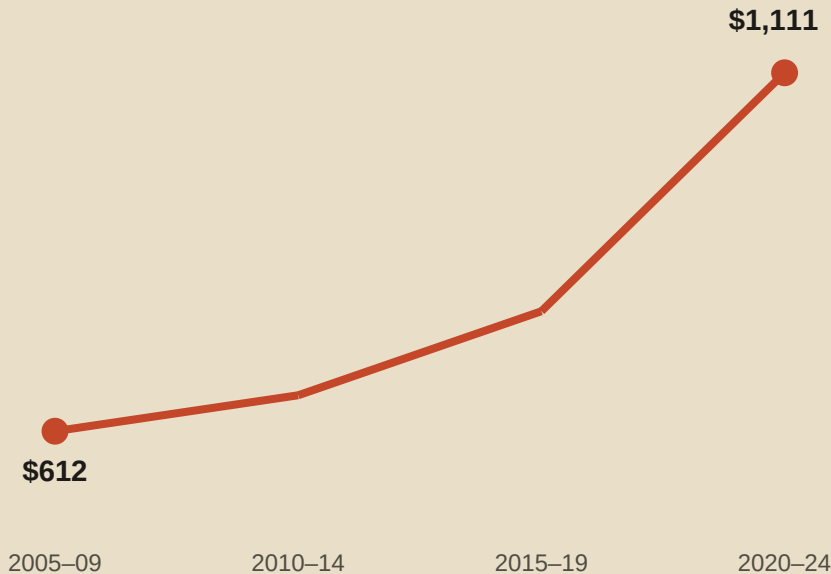
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$1,111

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





THE SEAM

Cross one tract line and median rent doubles.

A \$988 gap between neighbors, the sharpest rent edge between adjacent tracts in Ontario County.

TRACT 505.01

\$828

TRACT 506.01

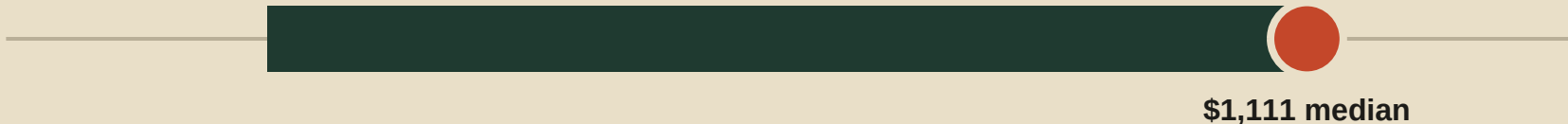
\$1,816



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$741–\$1,112



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

29

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 989 homes here.

1–4

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



HOME VALUE

A median home costs 60% less than New York's.

\$170,400

median home value in Phelps.

Phelps



\$170,400

New York



\$423,800

U.S.



\$332,700

THAT WAS PHELPS'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/phelps/**](https://almanacdata.ai/e/ny/phelps/)

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