



Phoenix, New York.

Current market data.

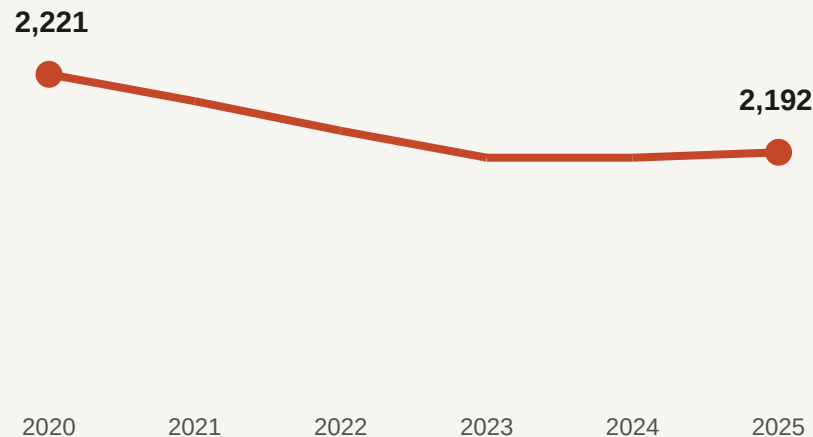
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

2,192

people, the 285th-largest of New York's cities and towns.

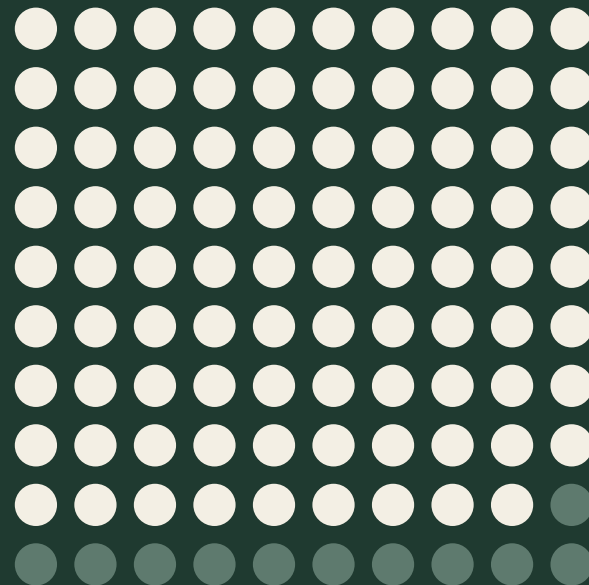


THE WORKDAY

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

89.4%

of 648 jobs located in Phoenix are filled by in-commuters.



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

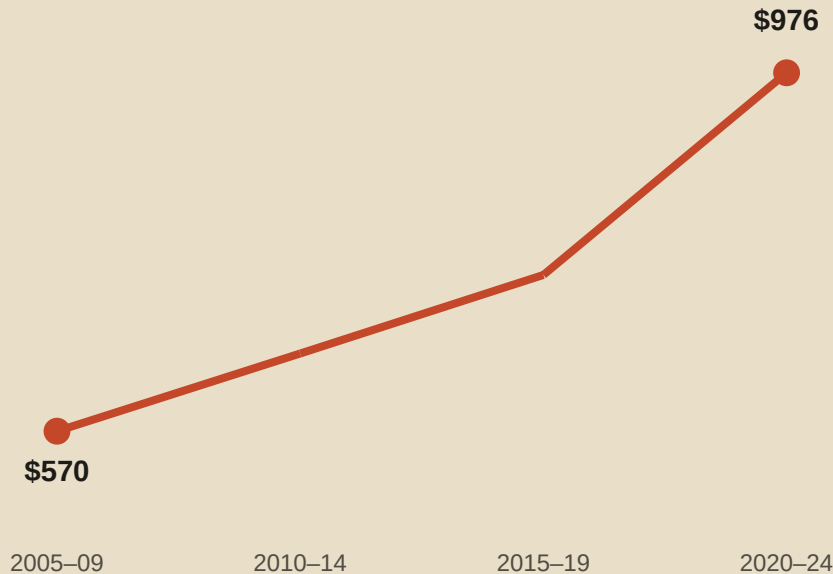


RENT

**Median rent is up 71%
since the 2005–2009
survey, before inflation.**

\$976

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



THE SEAM

Cross one tract line and median rent jumps \$474.

A \$474 gap between neighbors, the sharpest rent edge between adjacent tracts in Oswego County.

TRACT 214.02

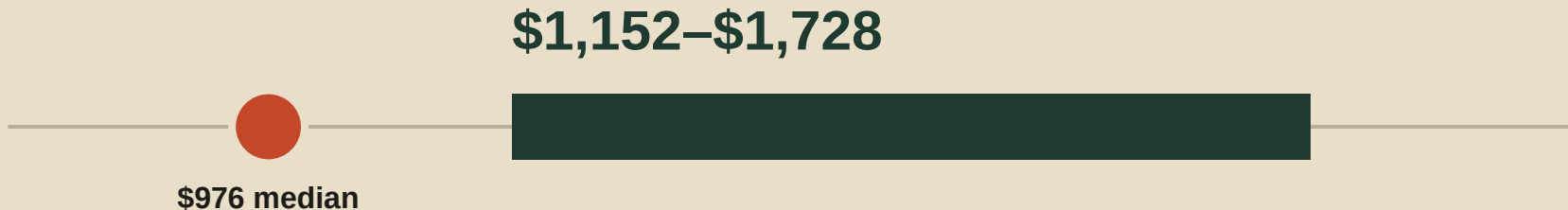
\$848

TRACT 216.03

\$1,322

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.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 1,207 homes here.

3–6

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



HOME VALUE

A median home costs 63%
less than New York's.

\$157,000

median home value in Phoenix.

Phoenix



\$157,000

New York



\$423,800

U.S.



\$332,700

THAT WAS PHOENIX'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/phoenix/

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