



Sherman, New York.

Current market data.

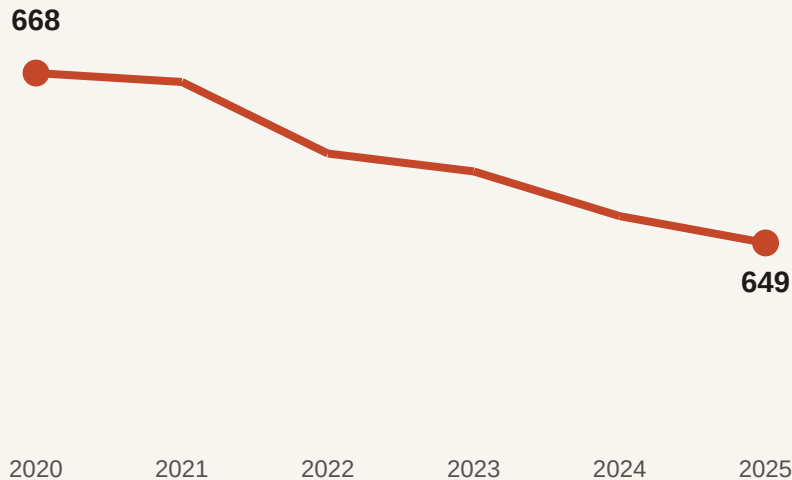
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

649

people, the 486th-largest of New York's cities and towns.



THE WORKDAY

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

93.6%

of 311 jobs located in Sherman are filled by in-commuters.



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

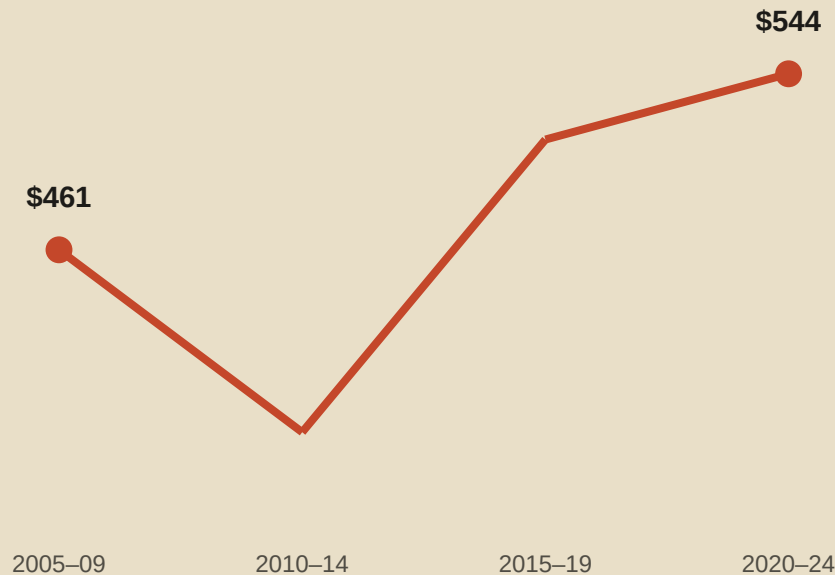


RENT

**Median rent is up 18%
since the 2005–2009
survey, before inflation.**

\$544

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





THE SEAM

Cross one tract line and median rent jumps \$387.

A \$387 gap between neighbors, the sharpest rent edge between adjacent tracts in Chautauqua County.

TRACT 374

\$692

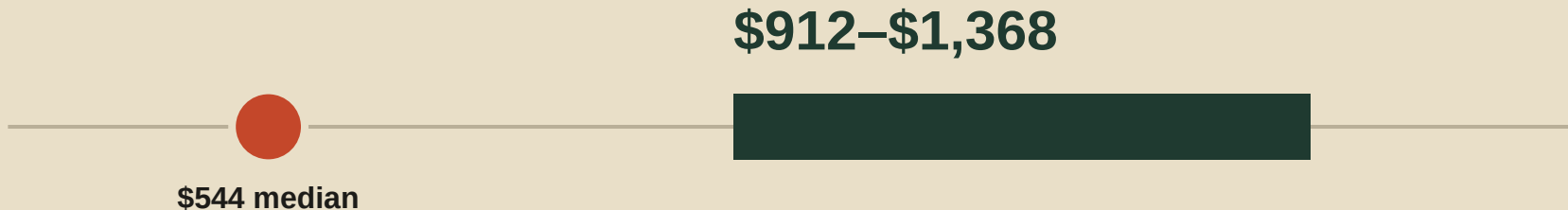
TRACT 369.01

\$1,079



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.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1% to the 265 homes here.

0–3

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



HOME VALUE

A median home costs 74%
less than New York's.

\$109,500

median home value in Sherman.

Sherman



\$109,500

New York



\$423,800

U.S.



\$332,700

THAT WAS SHERMAN'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/sherman/**](https://almanacdata.ai/e/ny/sherman/)

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