



Spencer, New York.

Current market data.

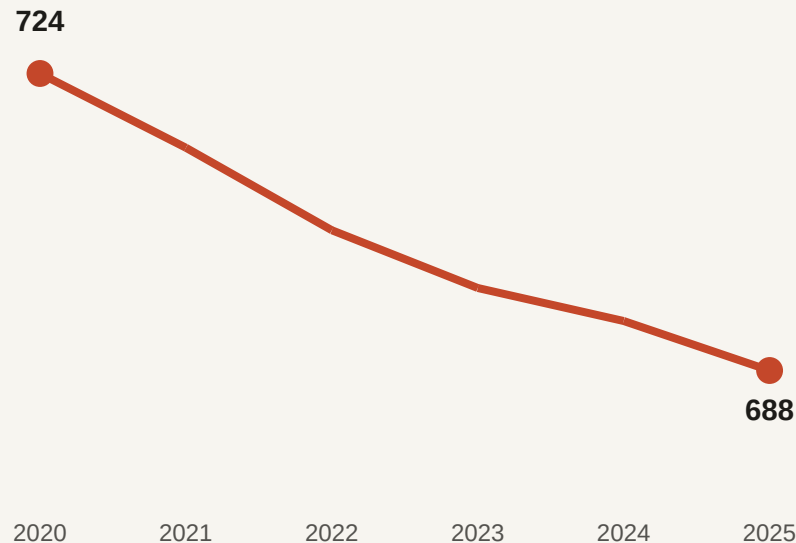
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.0% since 2020.

688

people, the 479th-largest of New York's cities and towns.



THE WORKDAY

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

93.7%

of 458 jobs located in Spencer are filled by in-commuters.



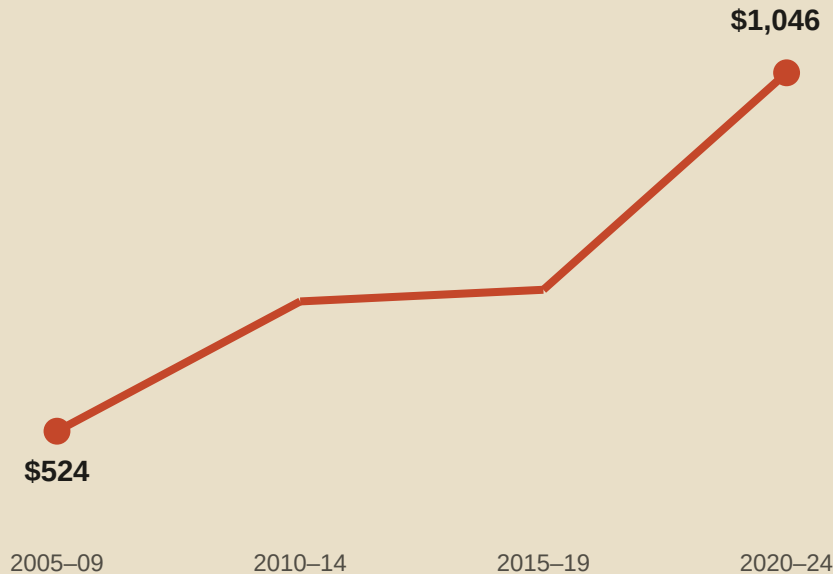
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 100%
since the 2005–2009
survey, before inflation.

\$1,046

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





THE SEAM

Cross one tract line and median rent jumps \$435.

A \$435 gap between neighbors, the sharpest rent edge between adjacent tracts in Tioga County.

TRACT 201.02

\$821

TRACT 201.01

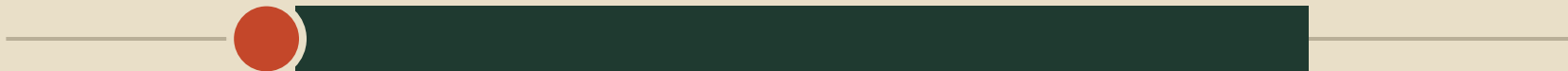
\$1,256



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,061–\$1,592



\$1,046 median

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

96%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 401 homes here.

1–5

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.

\$154,300

median home value in Spencer.

Spencer



\$154,300

New York



\$423,800

U.S.



\$332,700

THAT WAS SPENCER'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/spencer/

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