



Spencerport, New York.

Current market data.

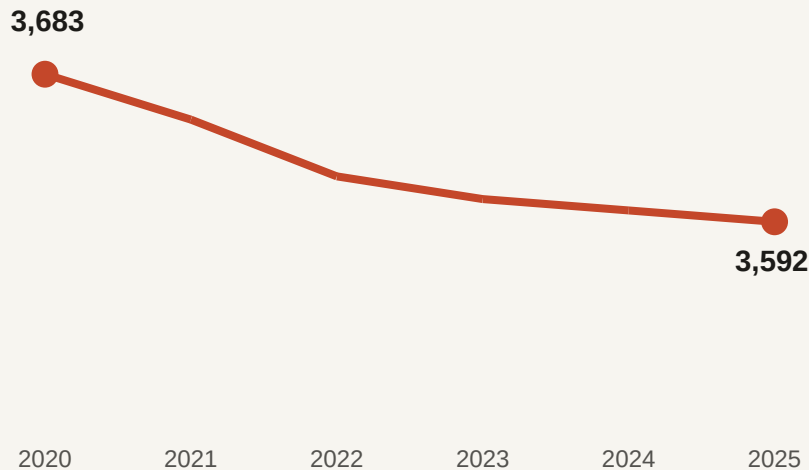
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.5% since 2020.

3,592

people, the 208th-largest of New York's cities and towns.



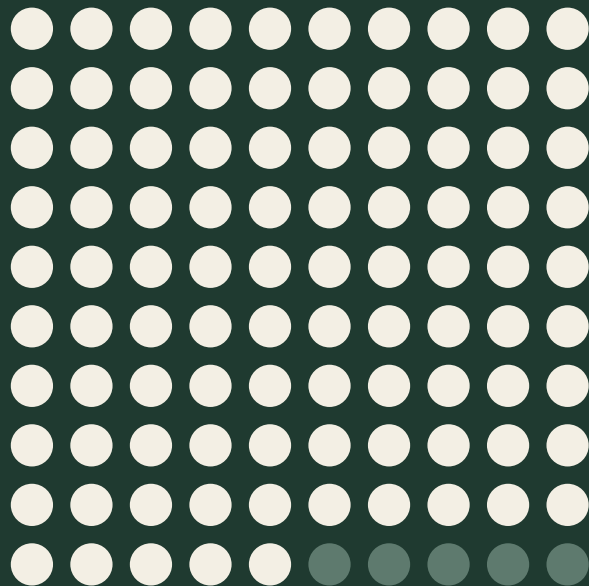
THE WORKDAY

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

95.0%

of 2,059 jobs located in Spencerport are filled by
in-commuters.

Source: Census LEHD LODES, 2023



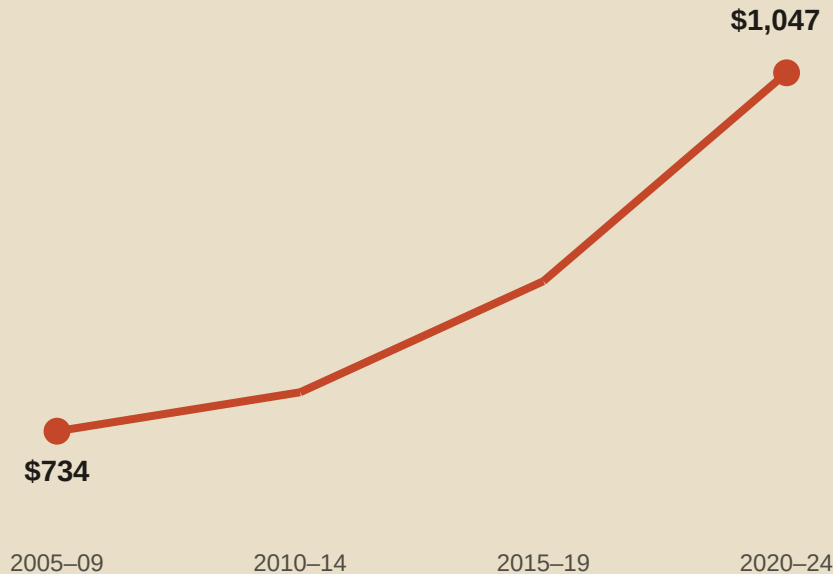
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%
since the 2005–2009
survey, before inflation.

\$1,047

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,244 gap between neighbors, the sharpest rent edge between adjacent tracts in Monroe County.

TRACT 107

\$796

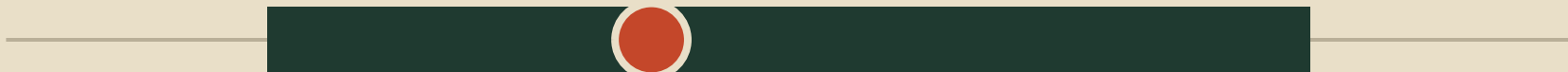
TRACT 112.03

\$3,040

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$884–\$1,326



\$1,047 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

62

homes permitted in ten years,
2016–2025

40%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 1,606 homes here.

4–21

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



HOME VALUE

A median home costs 56% less than New York's.

\$188,400

median home value in Spencerport.

Spencerport



\$188,400

New York



\$423,800

U.S.



\$332,700

THAT WAS SPENCERPORT'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/spencerport/

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