



Spring Valley, New York.

Current market data.

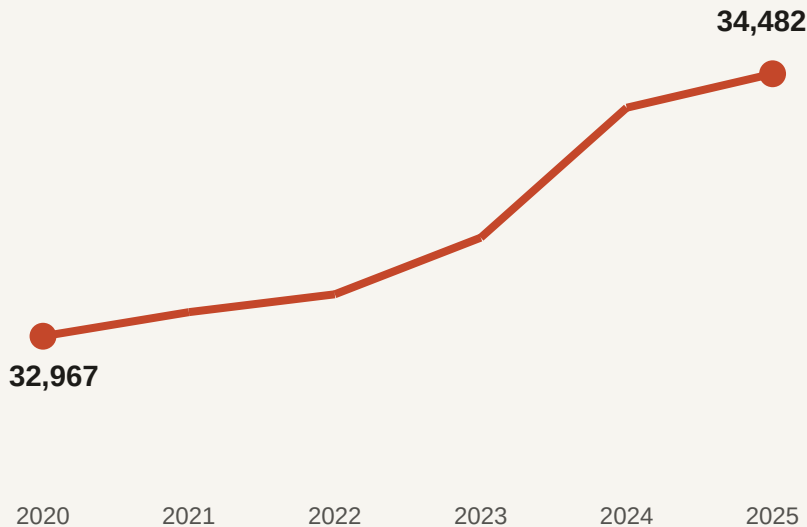
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

34,482

people, the 20th-largest of New York's cities and towns.

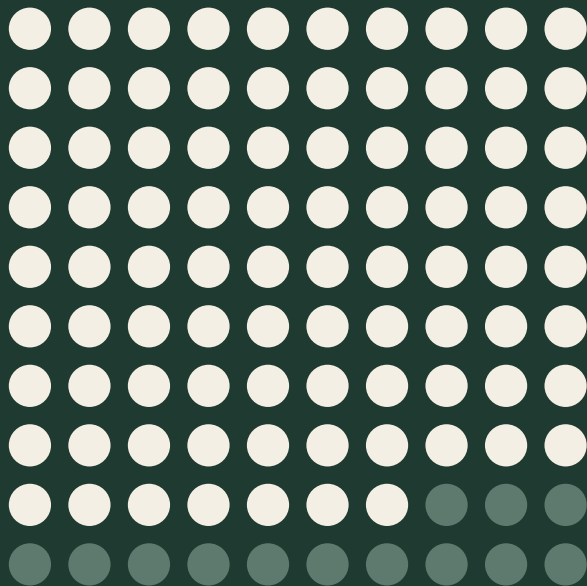


THE WORKDAY

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

86.7%

of 11,212 jobs located in Spring Valley are filled by in-commuters.



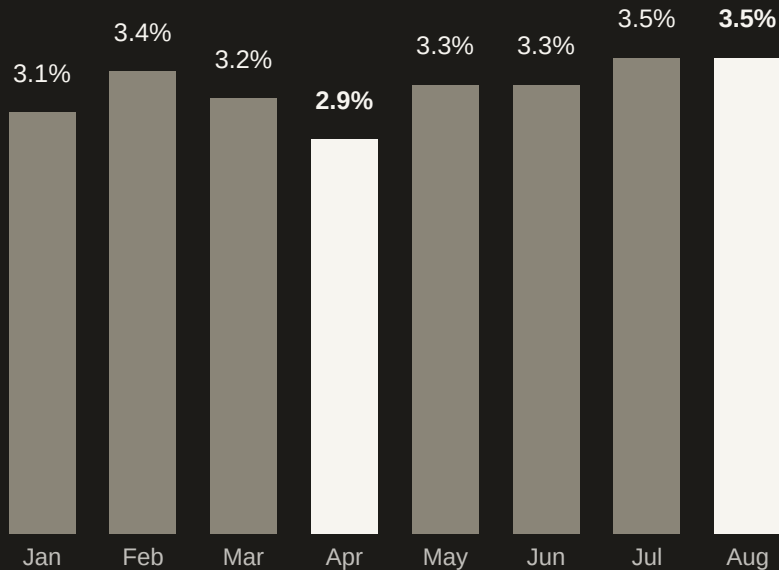
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.9%.

3.5%

in August 2026, the latest month released. A year earlier it was 3.5%.

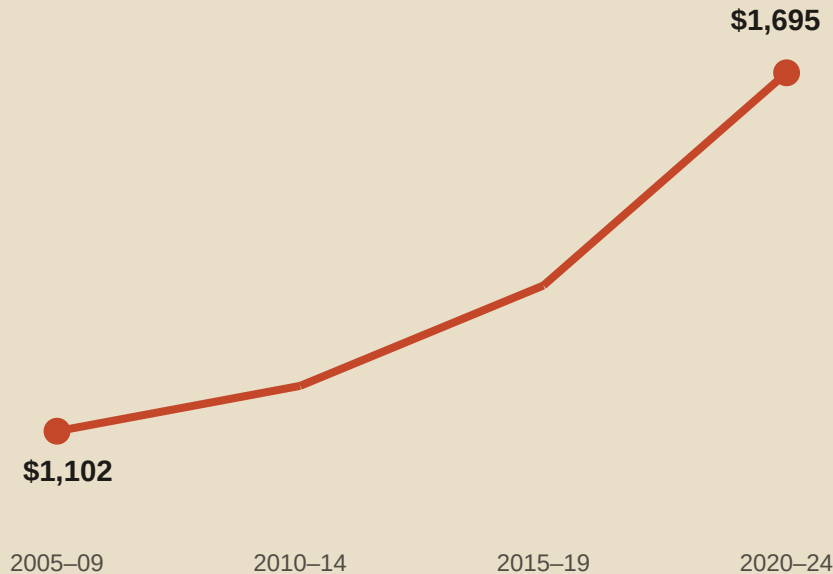


RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,695

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



THE SEAM

Cross one tract line and median rent doubles.

A \$3,048 gap between neighbors, the sharpest rent edge between adjacent tracts in Rockland County.

TRACT 114.03

\$453

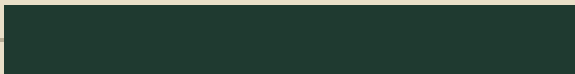
TRACT 114.05

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$865–\$1,297



\$1,695 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

230

homes permitted in ten years,
2016–2025

65%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 9,456 homes here.

107–129

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



HOME VALUE

A median home costs 10% less than New York's.

\$381,800

median home value in Spring Valley.

Spring Valley



\$381,800

New York



\$423,800

U.S.



\$332,700

THAT WAS SPRING VALLEY'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/spring-valley/**](https://almanacdata.ai/e/ny/spring-valley/)

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