



Sylvan Beach, New York.

Current market data.

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

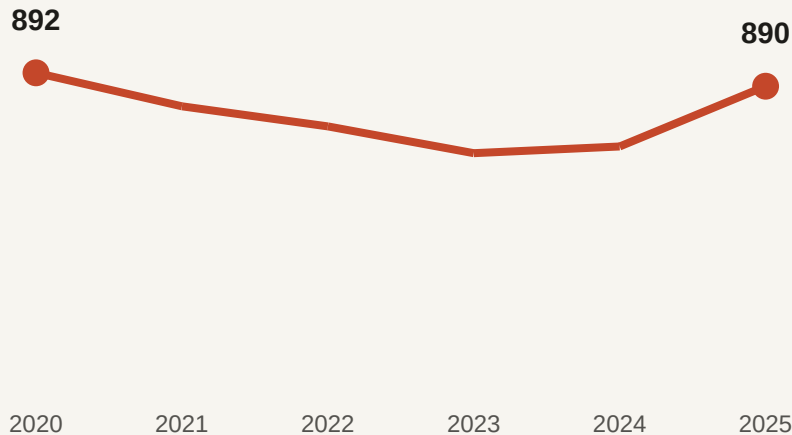


POPULATION

Down 0.2% since 2020.

890

people, the 439th-largest of New York's cities and towns.

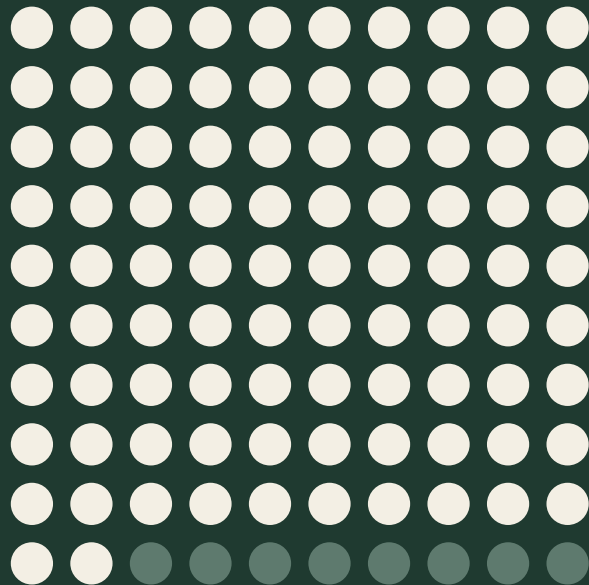


THE WORKDAY

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

91.8%

of 208 jobs located in Sylvan Beach are filled by in-commuters.



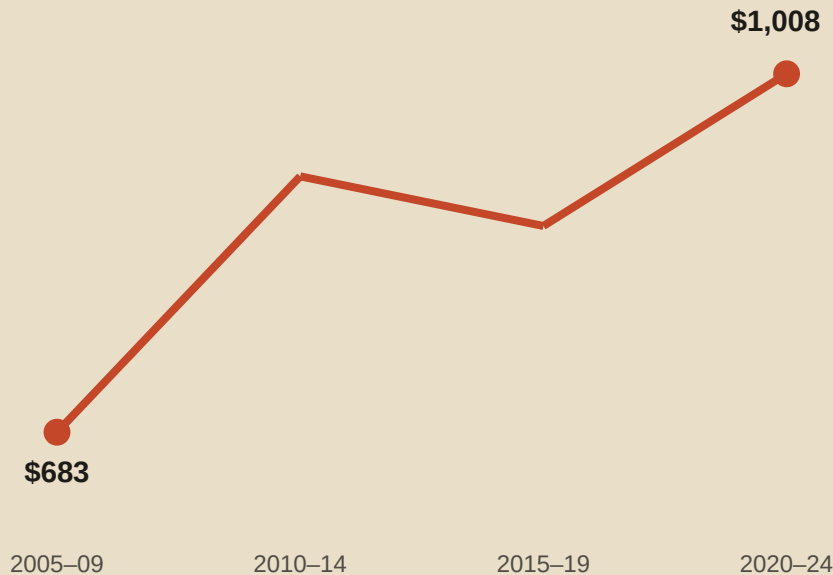
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%
since the 2005–2009
survey, before inflation.

\$1,008

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,637 gap between neighbors, the sharpest rent edge between adjacent tracts in Oneida County.

TRACT 213.03

\$864

TRACT 213.01

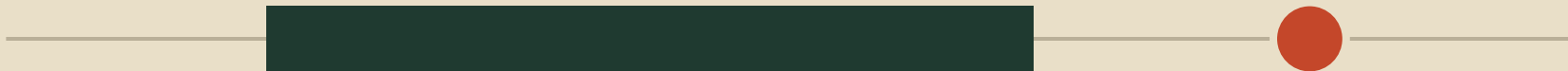
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$600–\$900



\$1,008 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

15

homes permitted, 2022–2025

33%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 870 homes here.

1–2

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



HOME VALUE

A median home costs **58%**
less than New York's.

\$180,100

median home value in Sylvan Beach.

Sylvan Beach



\$180,100

New York



\$423,800

U.S.



\$332,700

THAT WAS SYLVAN BEACH'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/sylvan-beach/

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