



# Tivoli, New York.

Current market data.

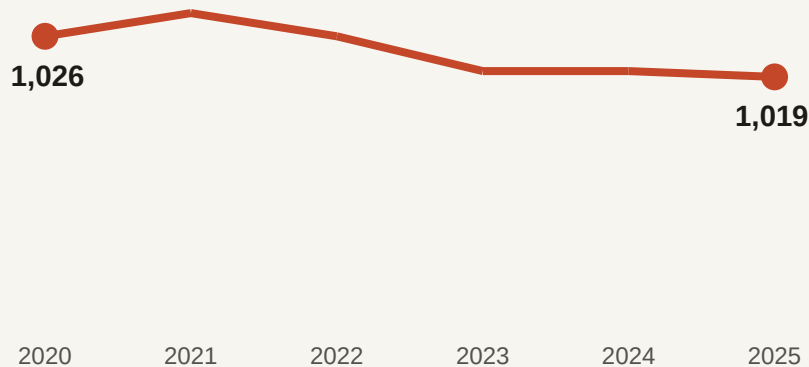
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,  
every year since.**

**1,019**

people, the 412th-largest of New York's cities and towns.



## THE WORKDAY

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

92.2%

of 166 jobs located in Tivoli are filled by in-commuters.



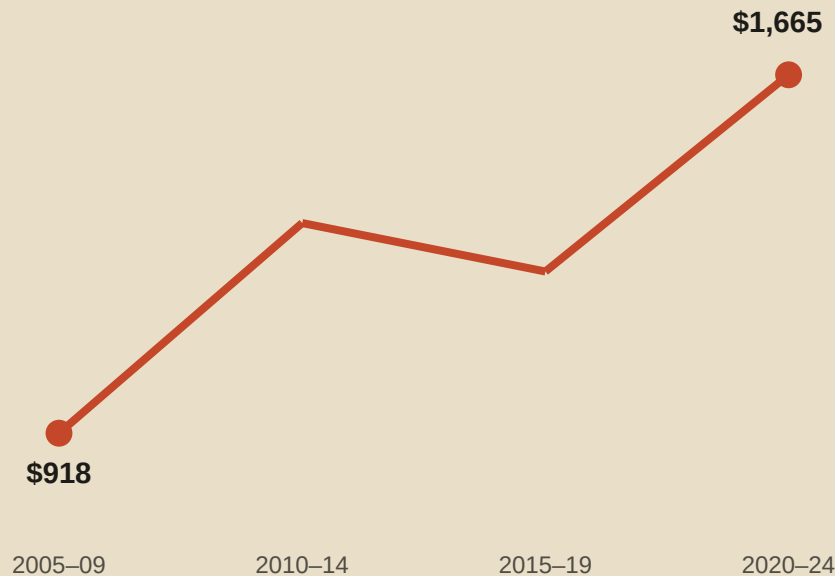
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%  
since the 2005–2009  
survey, before inflation.

**\$1,665**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,368 gap between neighbors, the sharpest rent edge between adjacent tracts in Dutchess County.

TRACT 1100.04

**\$1,199**

TRACT 1100.03

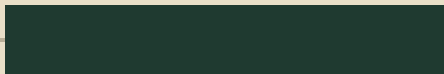
**\$2,567**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$741–\$1,111**



**\$1,665 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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0

homes permitted, 2022–2025

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98%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.3% to the 593 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 16%  
less than New York's.

**\$354,300**

median home value in Tivoli.

Tivoli



\$354,300

New York



\$423,800

U.S.



\$332,700

THAT WAS TIVOLI'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/tivoli/\*\*](https://almanacdata.ai/e/ny/tivoli/)

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