



Tonawanda, New York.

Current market data.

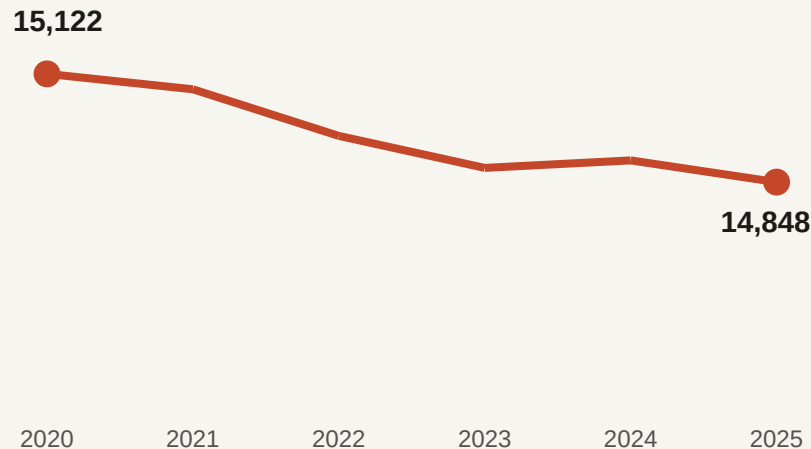
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

14,848

people, the 59th-largest of New York's cities and towns.

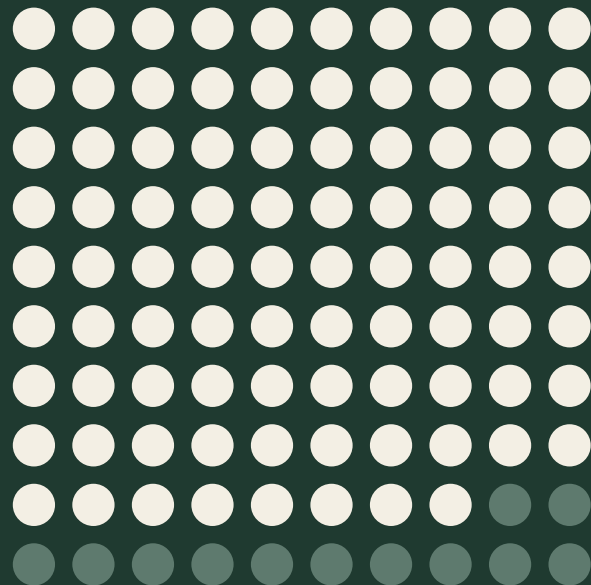


THE WORKDAY

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

88.4%

of 6,087 jobs located in Tonawanda are filled by in-commuters.



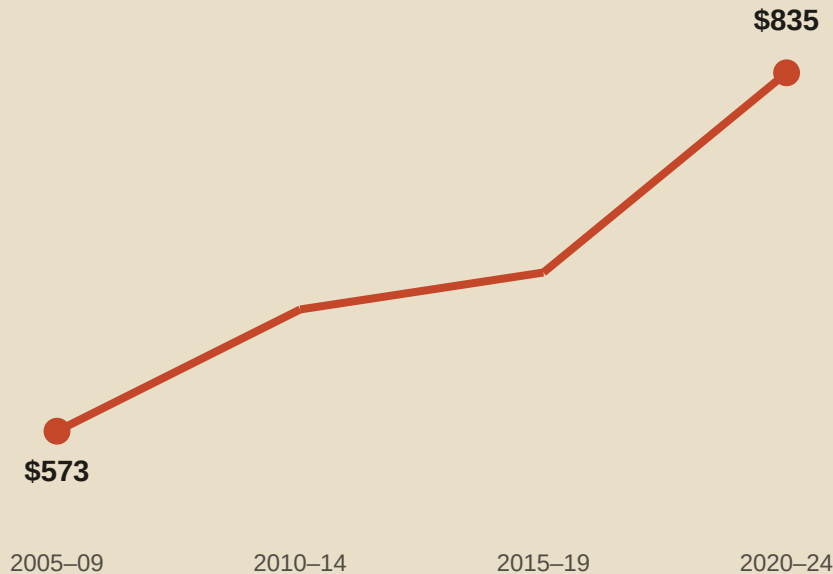
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$835

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,894 gap between neighbors, the sharpest rent edge between adjacent tracts in Erie County.

TRACT 147.01

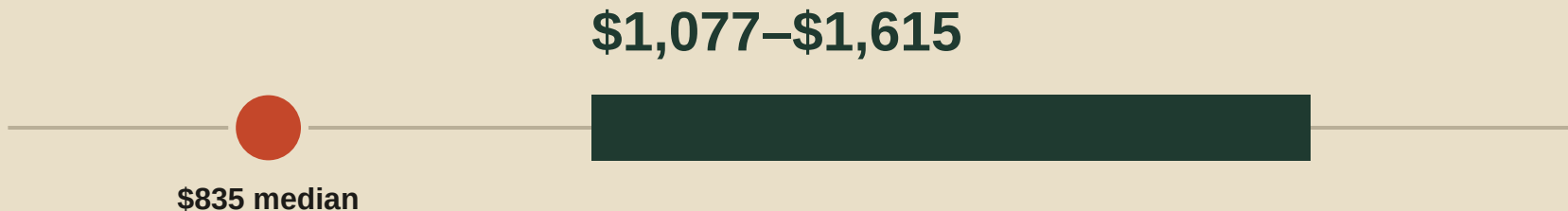
\$742

TRACT 90.04

\$2,636

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

127

homes permitted in ten years,
2016–2025

63%

of those were in multifamily
buildings

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 7,412 homes here.

17–61

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



HOME VALUE

A median home costs 59% less than New York's.

\$173,600

median home value in Tonawanda.

Tonawanda



\$173,600

New York



\$423,800

U.S.



\$332,700

THAT WAS TONAWANDA'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/tonawanda/

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