



Williamsville, New York.

Current market data.

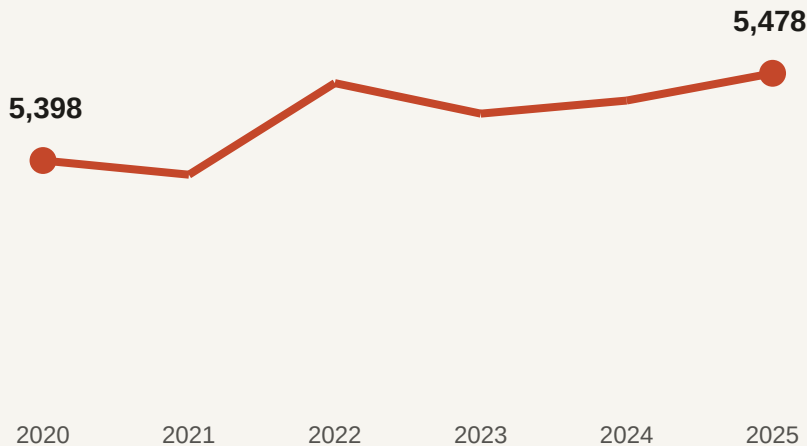
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

5,478

people, the 161st-largest of New York's cities and towns.



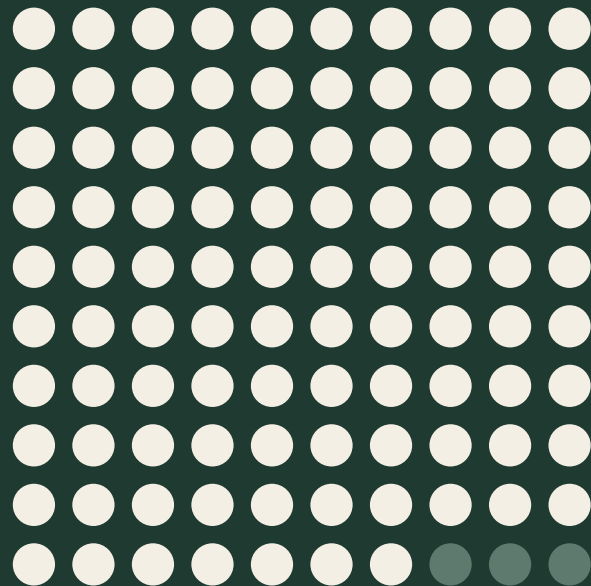
THE WORKDAY

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

96.7%

of 4,040 jobs located in Williamsville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



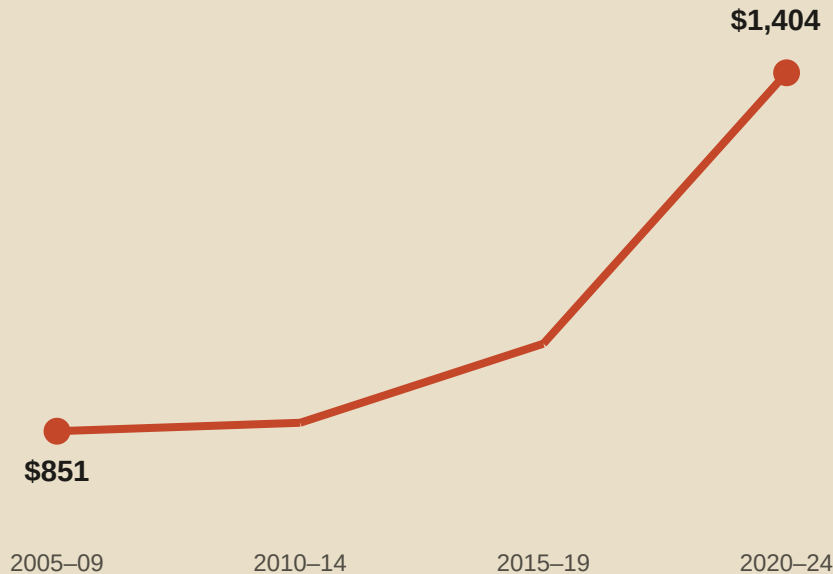
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,404

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

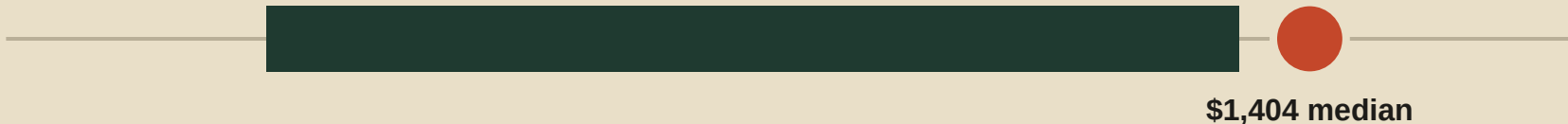
\$2,636



ROOM TO BUILD

The median rent is above what local wages can carry.

\$914–\$1,371



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

159

homes permitted in ten years,
2016–2025

79%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 2,856 homes here.

8–40

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



HOME VALUE

A median home costs 34% less than New York's.

\$278,900

median home value in Williamsville.

Williamsville



\$278,900

New York



\$423,800

U.S.



\$332,700

THAT WAS WILLIAMSVILLE'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/williamsville/**](https://almanacdata.ai/e/ny/williamsville/)

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