



Yonkers, New York.

Current market data.

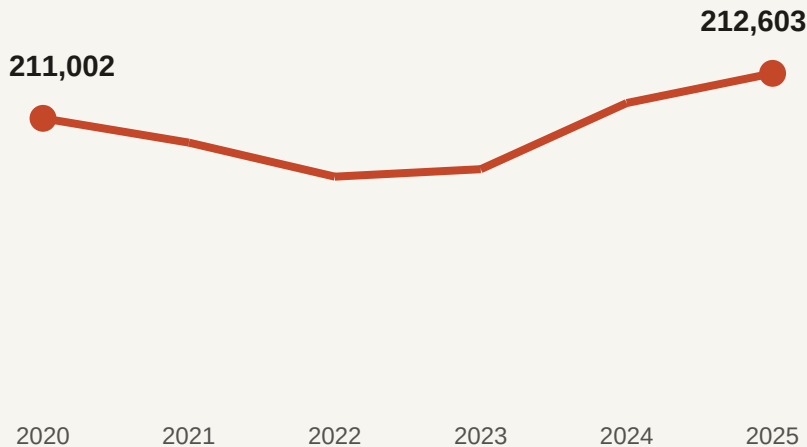
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

212,603

people, the 3rd-largest of New York's cities and towns.

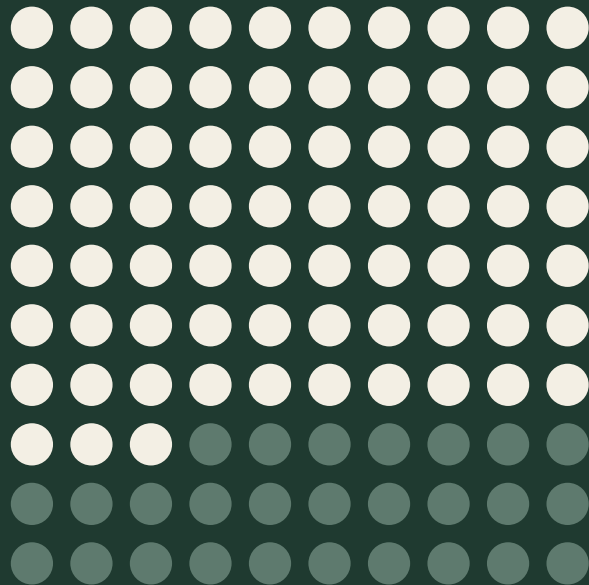


THE WORKDAY

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

72.5%

of 56,961 jobs located in Yonkers are filled by in-commuters.



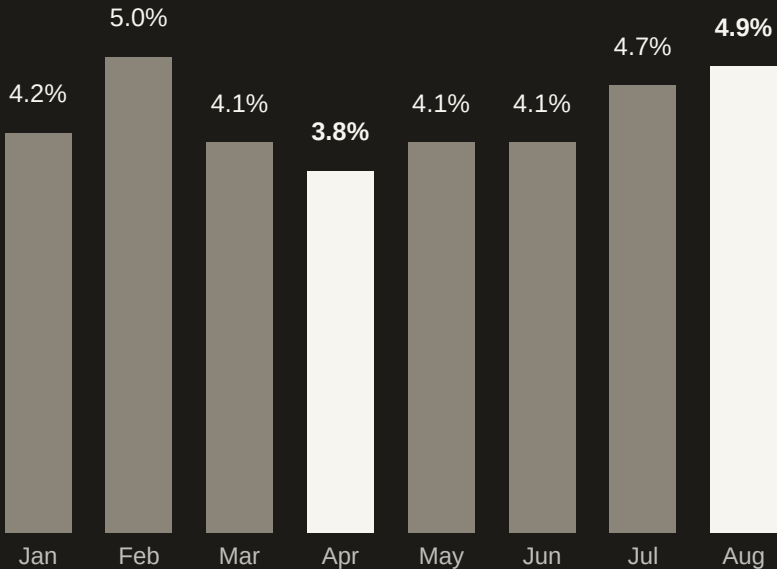
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.8%.

4.9%

in August 2026, the latest month released. A year earlier it was 4.6%.

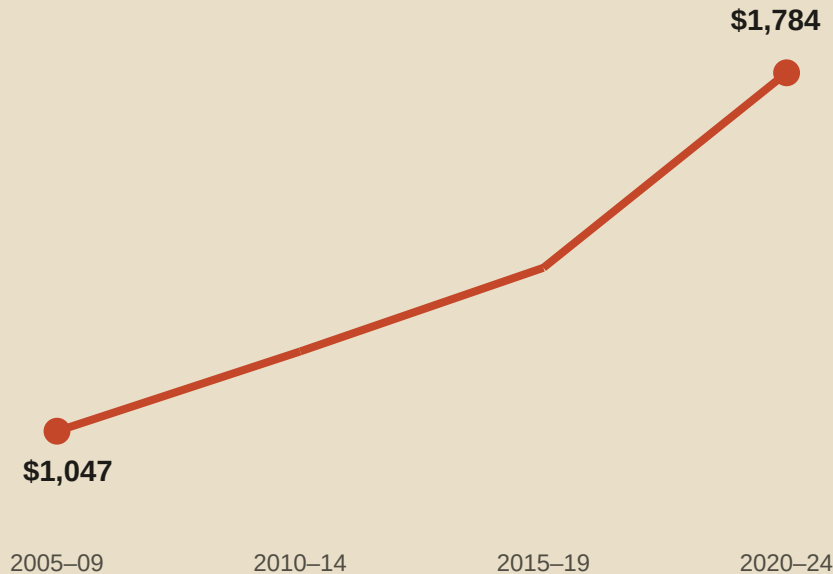


RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,784

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,542 gap between neighbors, the sharpest rent edge between adjacent tracts in Westchester County.

TRACT 148.09

\$959

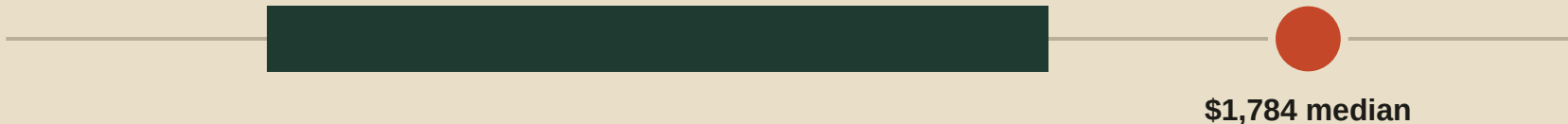
TRACT 148.08

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,071–\$1,606



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

4,197

homes permitted in ten years,
2016–2025

98%

of those were in multifamily
buildings

90%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.6–0.7% to the 85,006 homes here.

474–570

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



HOME VALUE

A median home costs 18% more than New York's.

\$501,600

median home value in Yonkers.

Yonkers



\$501,600

New York



\$423,800

U.S.



\$332,700

THAT WAS YONKERS'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/yonkers/**](https://almanacdata.ai/e/ny/yonkers/)

The Almanac · your hyper-diligent research partner