



New Albany, Ohio.

Current market data.

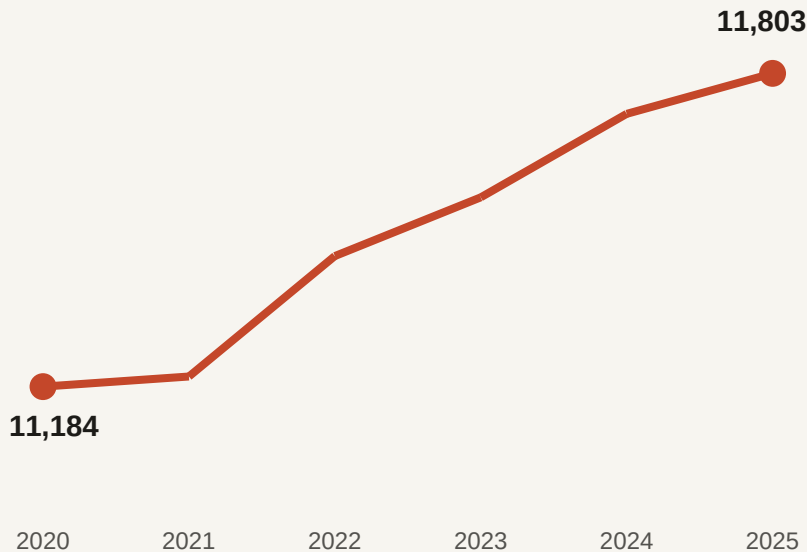
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.5% since 2020.

11,803

people, the 152nd-largest of Ohio's cities and towns.



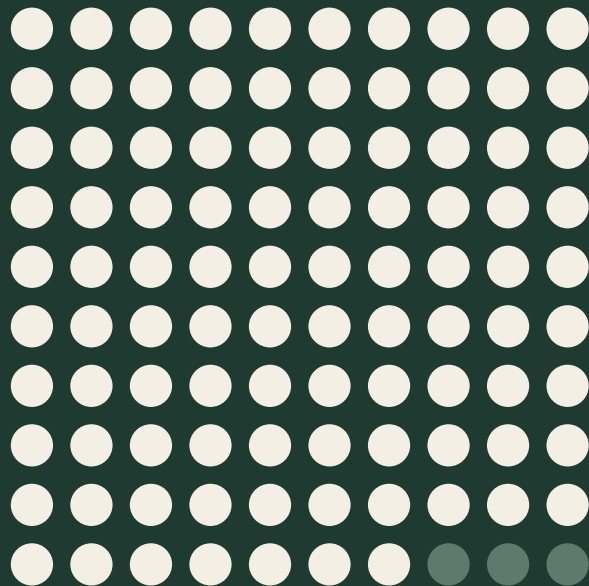
THE WORKDAY

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

97.4%

of 22,502 jobs located in New Albany are filled by
in-commuters.

Source: Census LEHD LODES, 2023



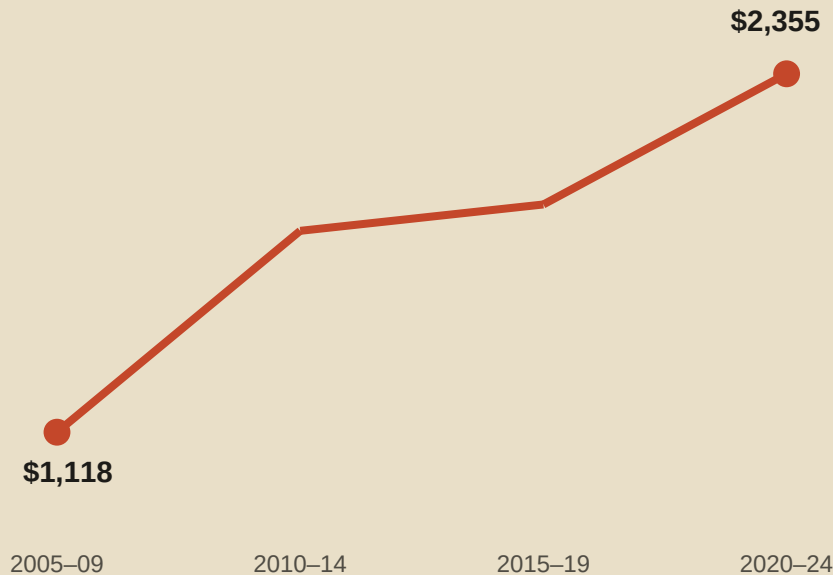
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 111%
since the 2005–2009
survey, before inflation.

\$2,355

a month. Ohio's median is \$1,034.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,038 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 79.64

\$1,463

TRACT 79.58

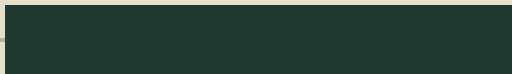
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,129–\$1,694



\$2,355 median

is the monthly rent range local workforce wages support.

BUILDING

29% of the housing here was built before 2000.

526

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

29%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–5.8% to the 3,851 homes here.

6–225

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



HOME VALUE

A median home costs
259% more than Ohio's.

\$772,100

median home value in New Albany.

New Albany



\$772,100

Ohio



\$214,800

U.S.



\$332,700

THAT WAS NEW ALBANY'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/oh/new-albany/

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