



ZIP 12086, Hagaman, New York.

Current market data.

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

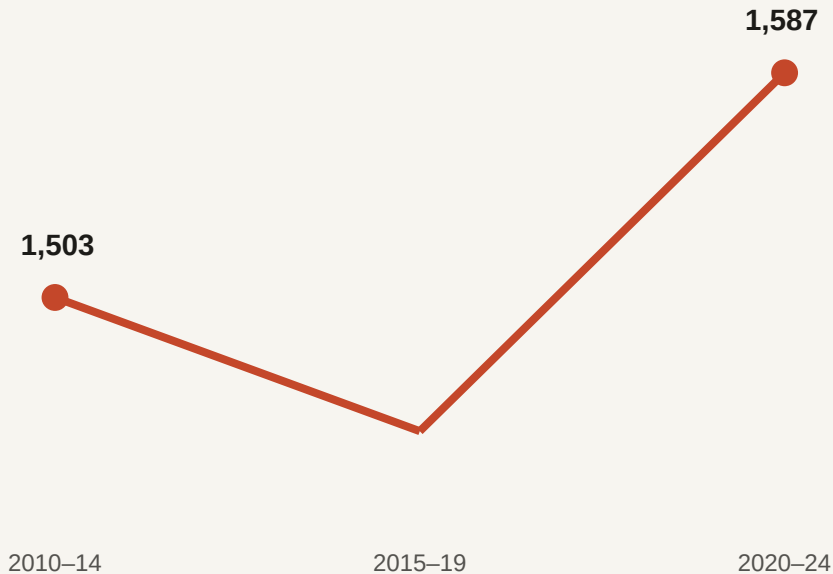


POPULATION

**1,587 people call ZIP
12086 home.**

1,587

people.

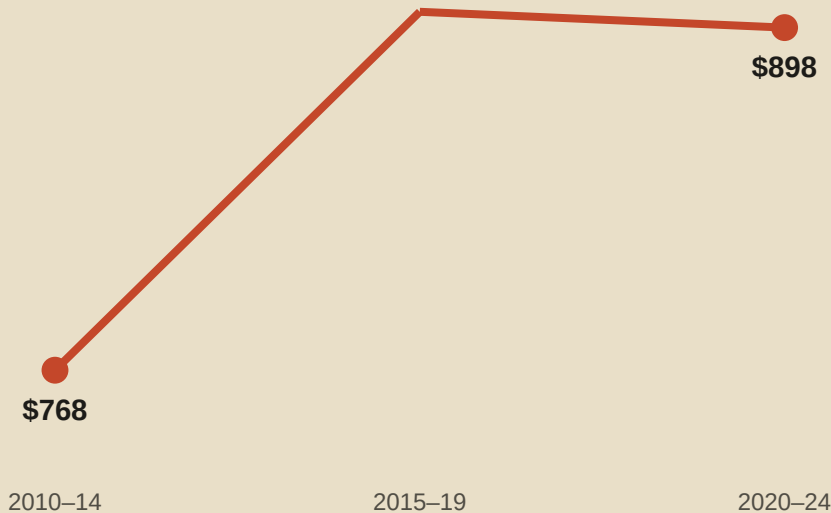


RENT

Median rent is up 17%
since the 2010–2014
survey, before inflation.

\$898

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

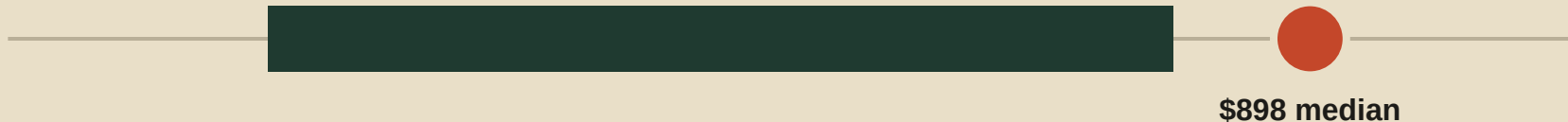




ROOM TO BUILD

The median rent is above what local wages can carry.

\$570–\$855



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

93%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 886 homes here.

1–3

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



HOME VALUE

A median home costs 46% less than New York's.

\$230,800

median home value in ZIP 12086.

ZIP 12086



\$230,800

New York



\$423,800

U.S.



\$332,700



THAT WAS ZIP 12086'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/zip/12086/

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