# ZIP 12188, Waterford, New York.

Current market data.

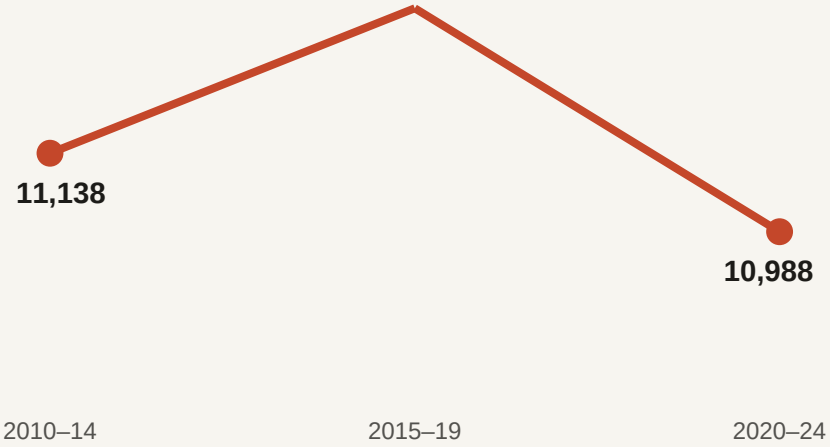
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# 10,988 people call ZIP 12188 home.

**10,988**

people.



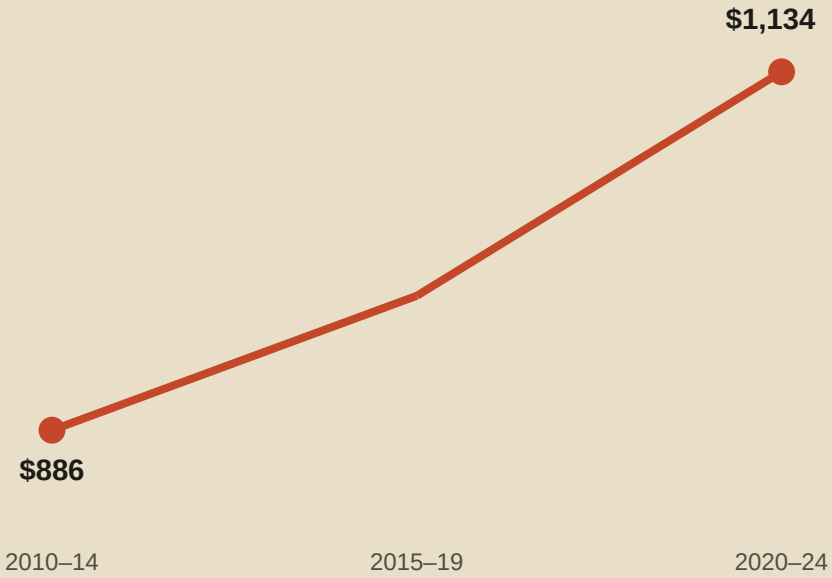

Source: Census ACS 5-year, 2020-2024

RENT

# Median rent is up 28% since the 2010–2014 survey, before inflation.

# $1,134

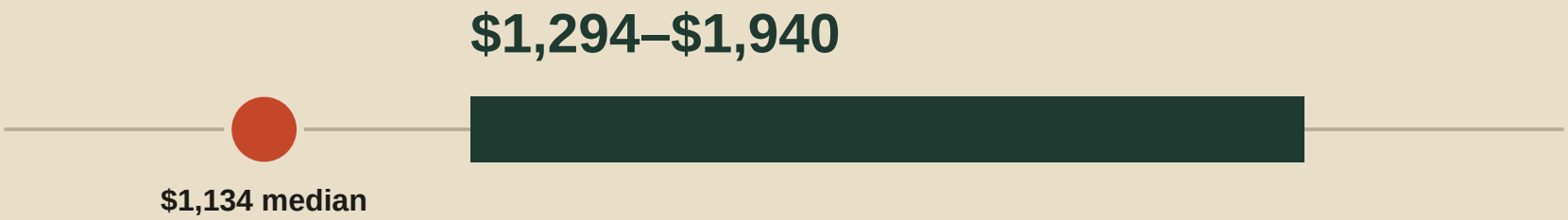
a month. New York's median is $1,621.




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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




is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

# Most of the housing here is older than 2000.

**88%**

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.2–0.5% to the 5,167 homes here.

**12–28**

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

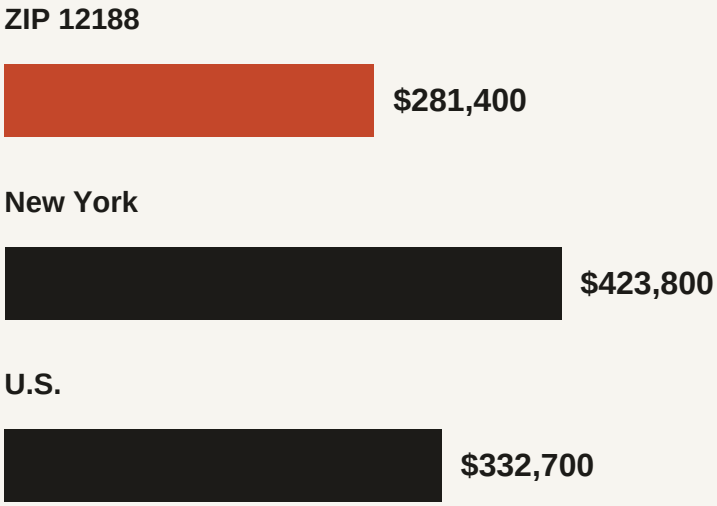
Source: Computed by the Almanac, 2023

HOME VALUE

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

# $281,400

median home value in ZIP 12188.




Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 12188'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/12188/**