



ZIP 12565, Philmont, New York.

Current market data.

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

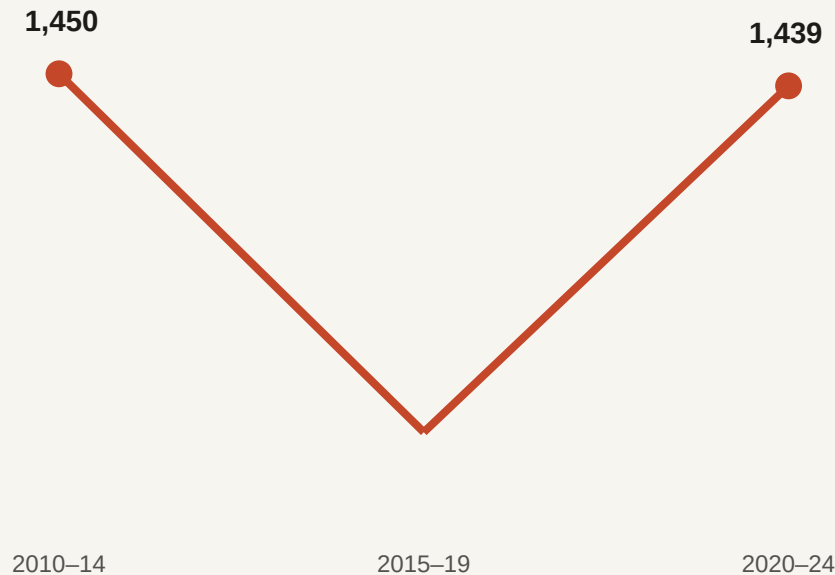


POPULATION

1,439 people call ZIP
12565 home.

1,439

people.

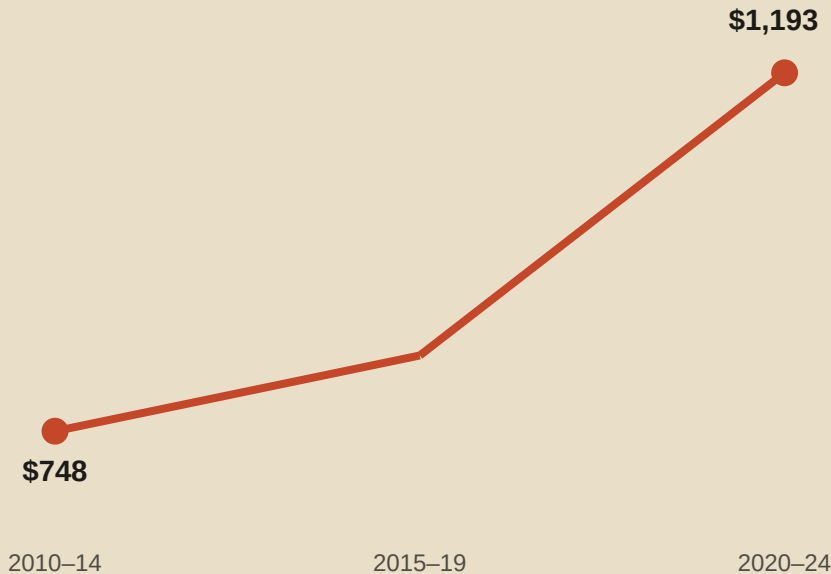


RENT

Median rent is up 59%
since the 2010–2014
survey, before inflation.

\$1,193

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

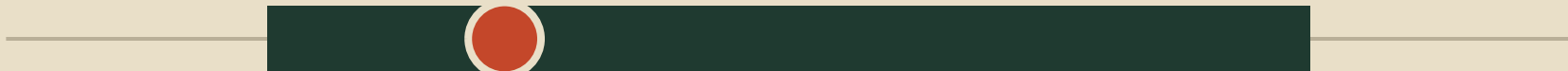




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,071–\$1,606



\$1,193 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

98%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 764 homes here.

1–5

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



HOME VALUE

A median home costs 47% less than New York's.

\$225,000

median home value in ZIP 12565.

ZIP 12565



\$225,000

New York



\$423,800

U.S.



\$332,700

THAT WAS ZIP 12565'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/12565/

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