ZIP 12803, South Glens Falls, New York.

Current market data.

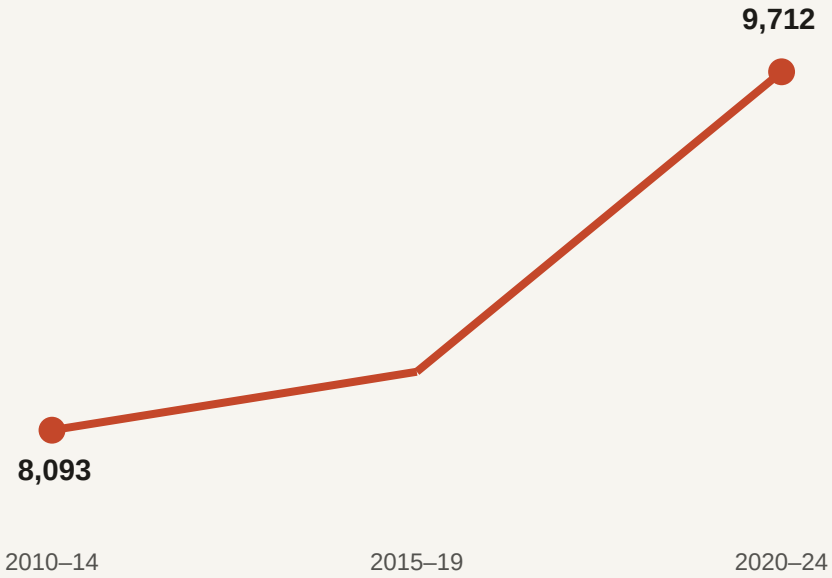
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

9,712 people call ZIP 12803 home.

9,712

people.



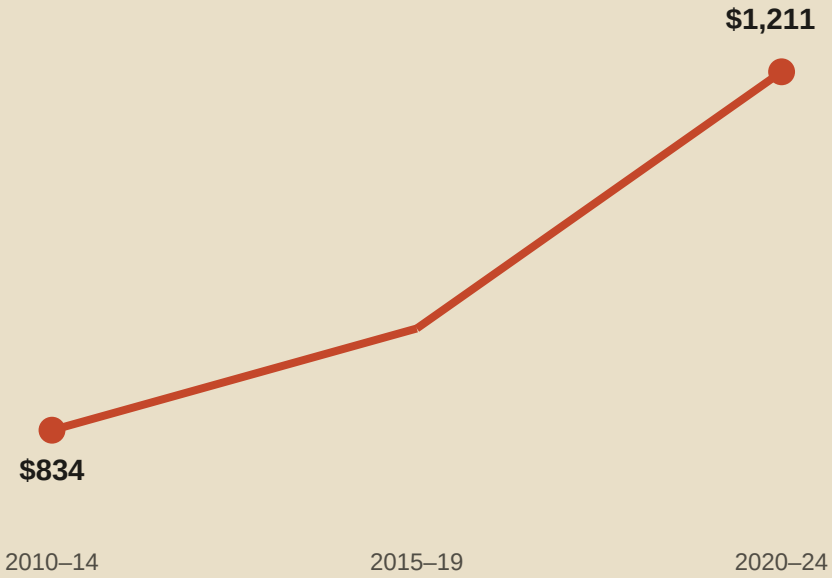
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 45% since the 2010–2014 survey, before inflation.

$1,211

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

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

BUILDING

73% of the housing here was built before 2000.

73%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 4,230 homes here.

16–25

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

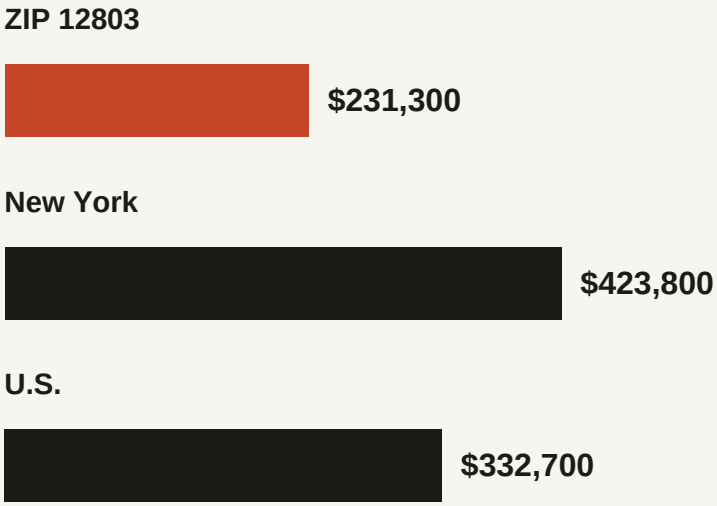
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 45% less than New York's.

$231,300

median home value in ZIP 12803.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 12803'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/12803/**