



ZIP 13812, Nichols, New York.

Current market data.

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

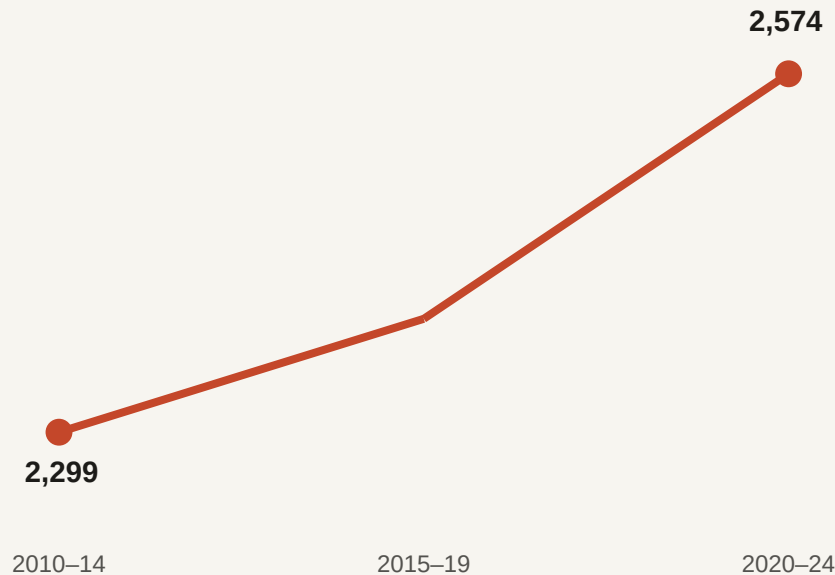


POPULATION

**2,574 people call ZIP
13812 home.**

2,574

people.



Source: Census ACS 5-year, 2020-2024

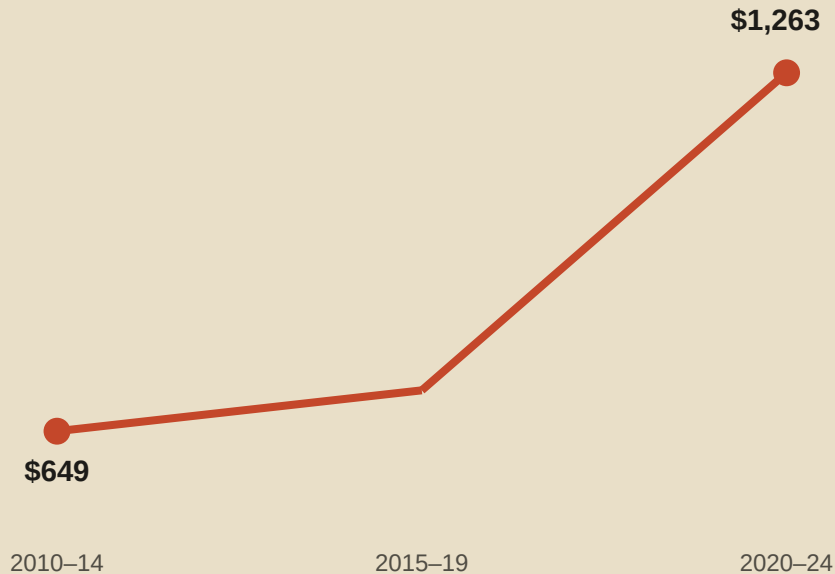


RENT

Median rent is up 95%
since the 2010–2014
survey, before inflation.

\$1,263

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

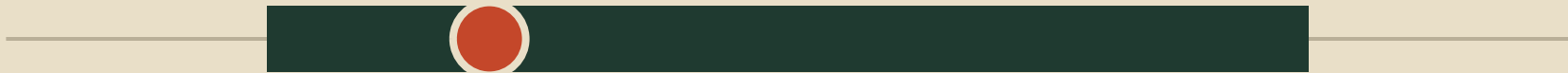




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,141–\$1,711



\$1,263 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 1,010 homes here.

2–13

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



HOME VALUE

A median home costs 66% less than New York's.

\$143,800

median home value in ZIP 13812.

ZIP 13812



\$143,800

New York



\$423,800

U.S.



\$332,700

THAT WAS ZIP 13812'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/13812/

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