



ZIP 14532, Phelps, New York.

Current market data.

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

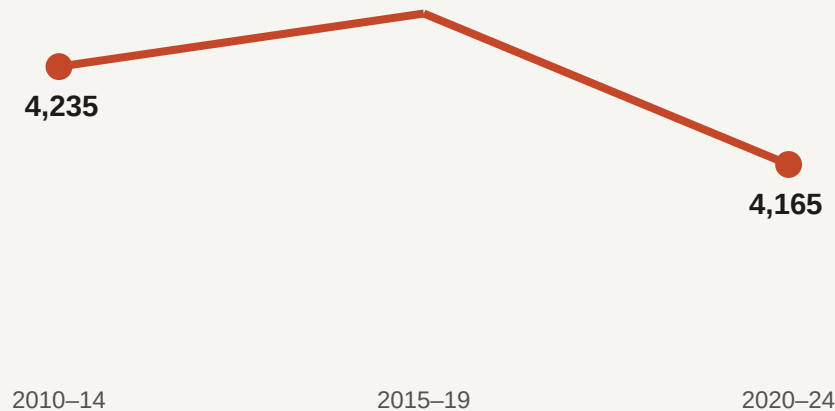


POPULATION

**4,165 people call ZIP
14532 home.**

4,165

people.

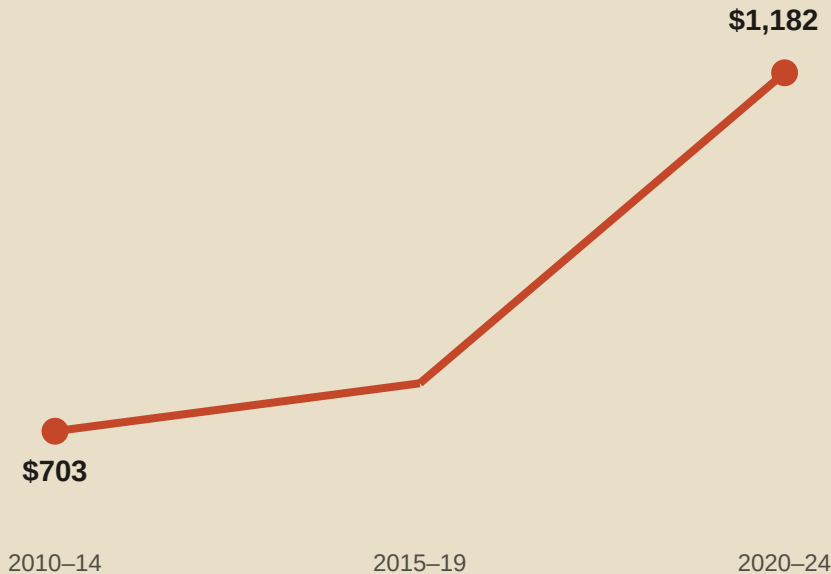


RENT

Median rent is up 68%
since the 2010–2014
survey, before inflation.

\$1,182

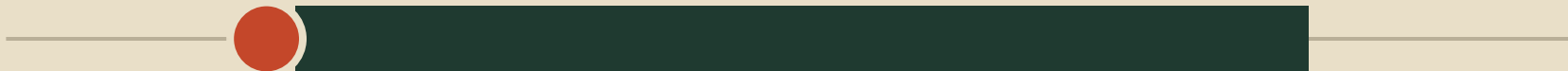
a month. New York's median is \$1,621.



ROOM TO BUILD

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

\$1,199–\$1,799



\$1,182 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 1,948 homes here.

2–14

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



HOME VALUE

A median home costs 60% less than New York's.

\$170,500

median home value in ZIP 14532.

ZIP 14532



\$170,500

New York



\$423,800

U.S.



\$332,700

THAT WAS ZIP 14532'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/14532/

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