



ZIP 14712, Bemus Point, New York.

Current market data.

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

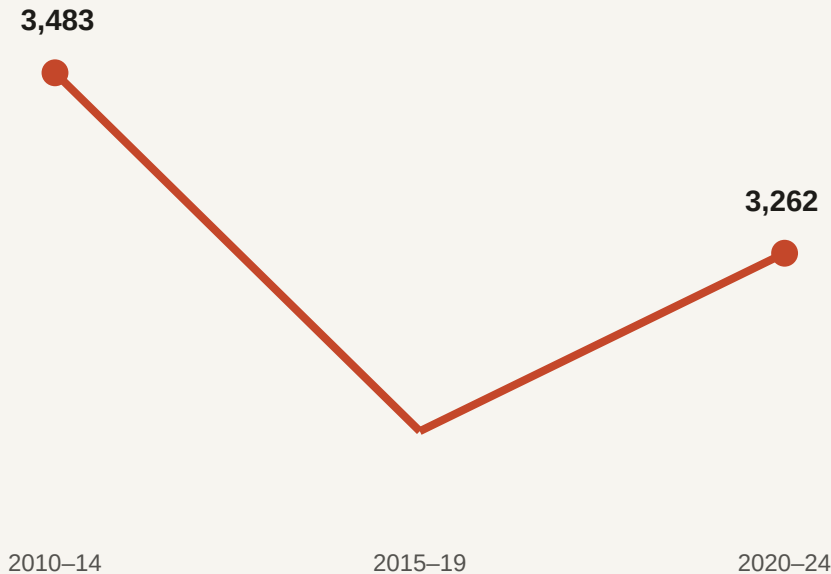


POPULATION

**3,262 people call ZIP
14712 home.**

3,262

people.

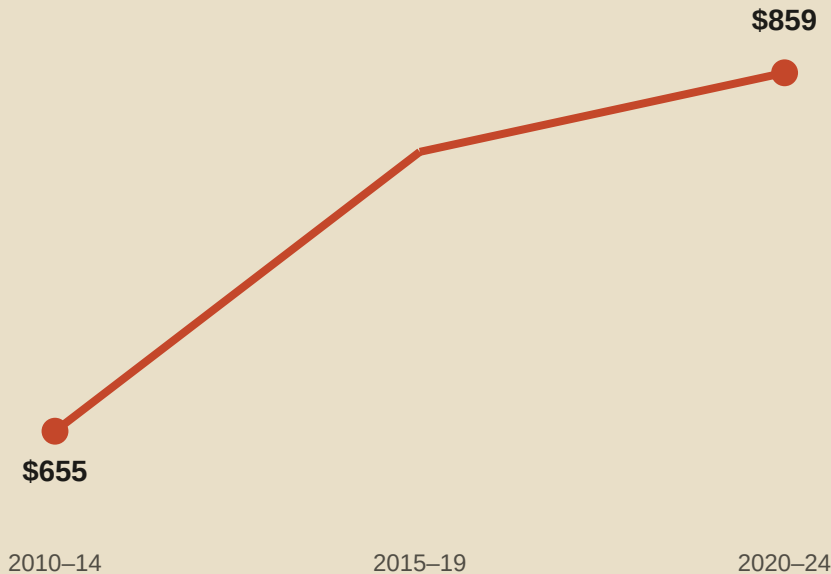


RENT

Median rent is up 31%
since the 2010–2014
survey, before inflation.

\$859

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$691–\$1,037



\$859 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.3% to the 2,327 homes here.

1–7

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



HOME VALUE

A median home costs 44% less than New York's.

\$236,300

median home value in ZIP 14712.

ZIP 14712



\$236,300

New York



\$423,800

U.S.



\$332,700

THAT WAS ZIP 14712'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/14712/

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