



Baxter Estates, New York.

Current market data.

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

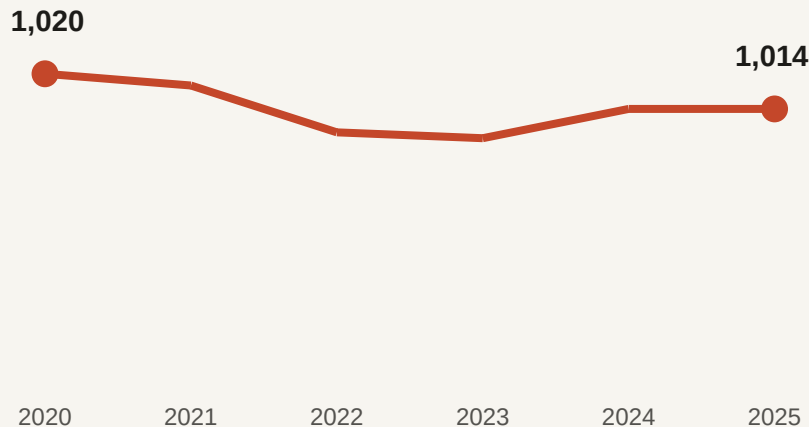


POPULATION

Down 0.6% since 2020.

1,014

people, the 414th-largest of New York's cities and towns.



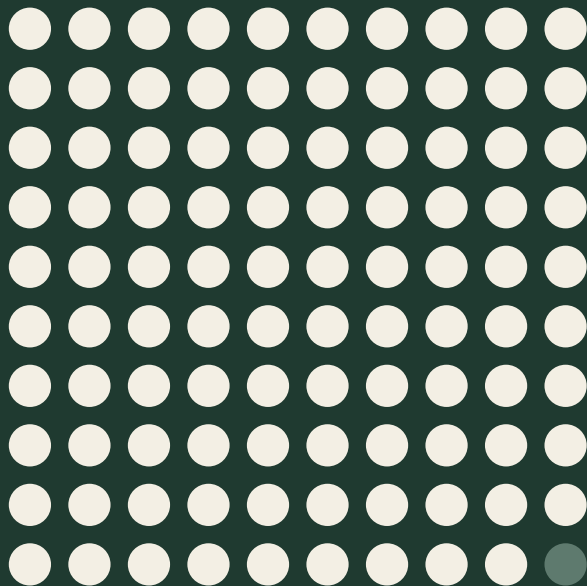
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.6%

of 438 jobs located in Baxter Estates are filled by
in-commuters.

Source: Census LEHD LODES, 2023



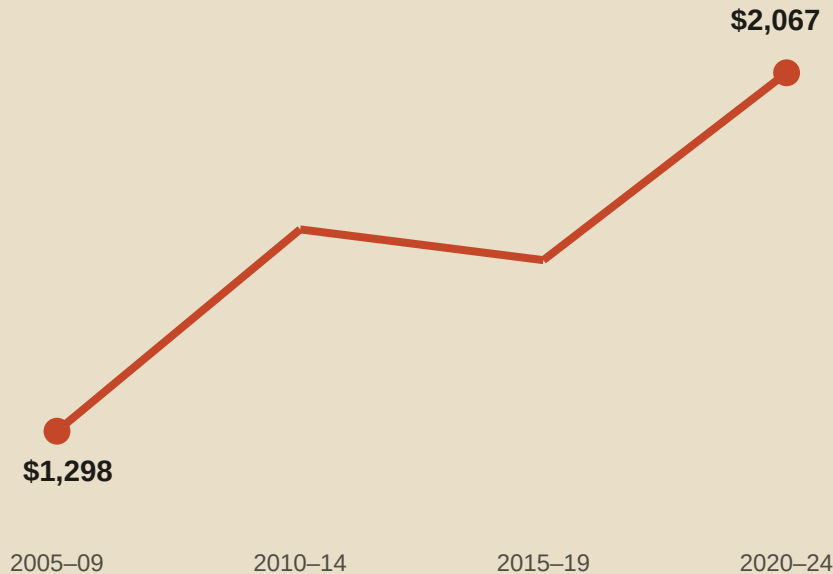
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$2,067

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,984 gap between neighbors, the sharpest rent edge between adjacent tracts in Nassau County.

TRACT 5197.04

\$517

TRACT 5197.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$983–\$1,475



\$2,067 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 426 homes here.

1–4

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



HOME VALUE

A median home costs
168% more than New
York's.

\$1,134,400

median home value in Baxter Estates.

Baxter Estates



\$1,134,400

New York



\$423,800

U.S.



\$332,700



THAT WAS BAXTER ESTATES'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/ny/baxter-estates/**](https://almanacdata.ai/e/ny/baxter-estates/)

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