Garden City, New York.

Current market data.

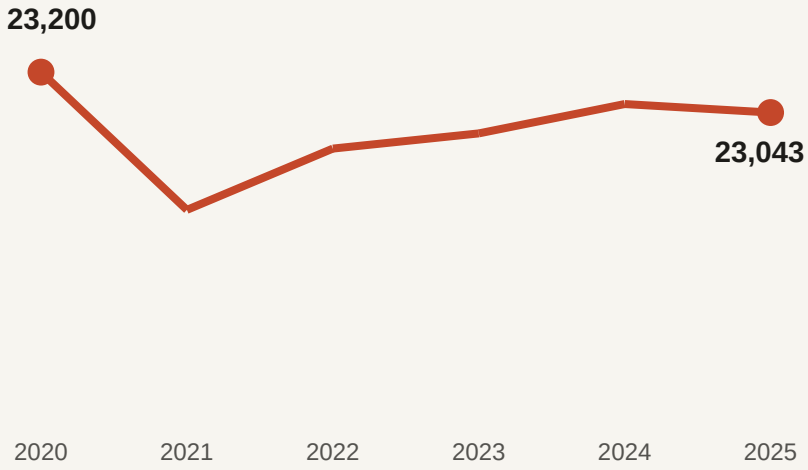
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.7% since 2020.

23,043

people, the 40th-largest of New York's cities and towns.



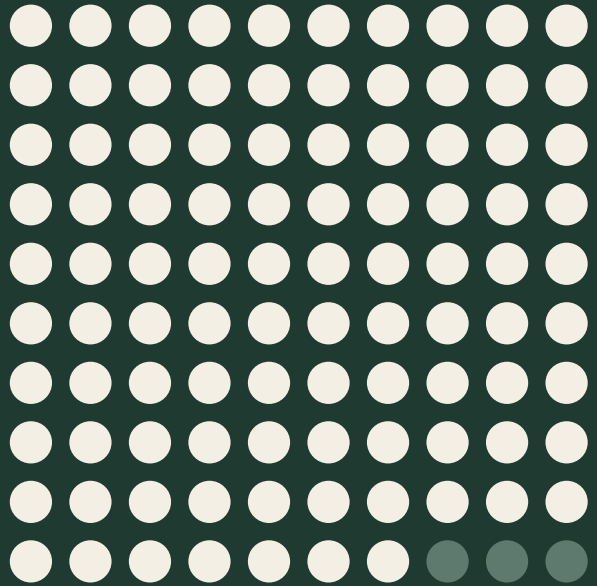
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.7%

of 32,702 jobs located in Garden City are filled by in-commuters.



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

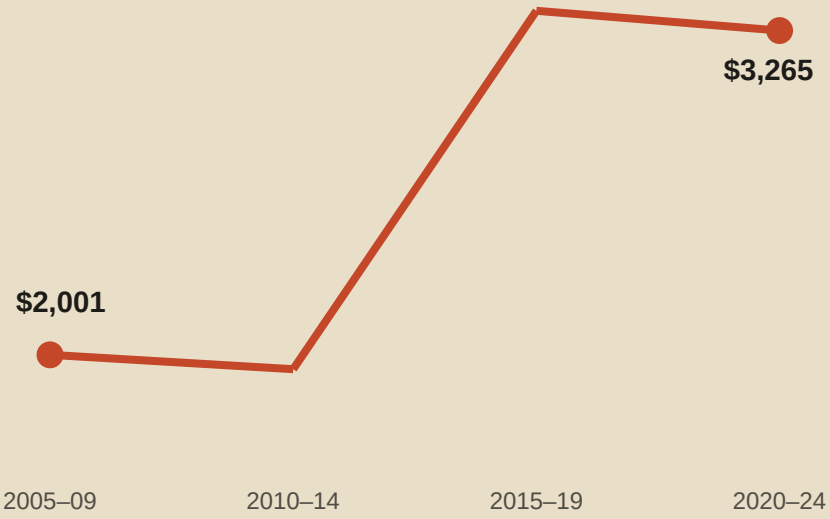
Source: Census LEHD LODES, 2023

RENT

Median rent is up 63% since the 2005–2009 survey, before inflation.

$3,265

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

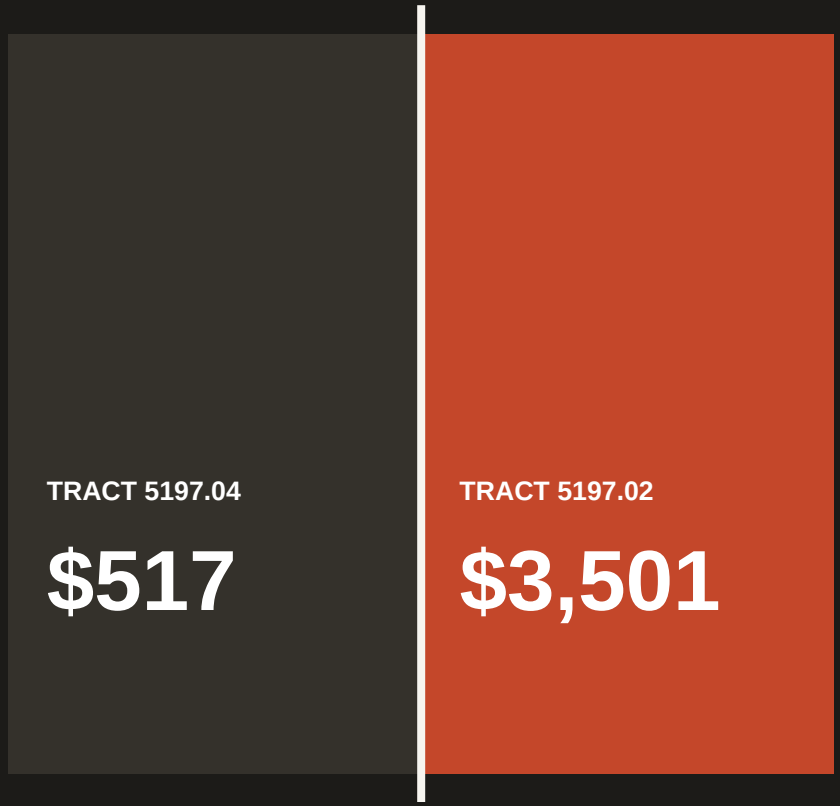


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

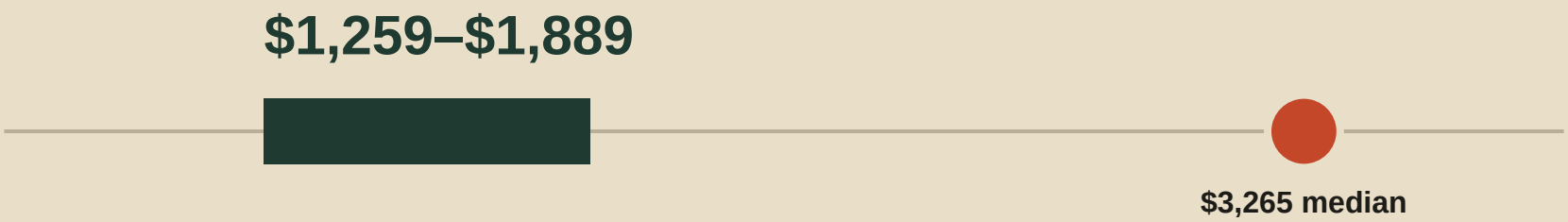
A $2,984 gap between neighbors, the sharpest rent edge between adjacent tracts in Nassau County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above 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

Most of the housing here is older than 2000.

36

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

97%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–4.1% to the 8,051 homes here.

6–327

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

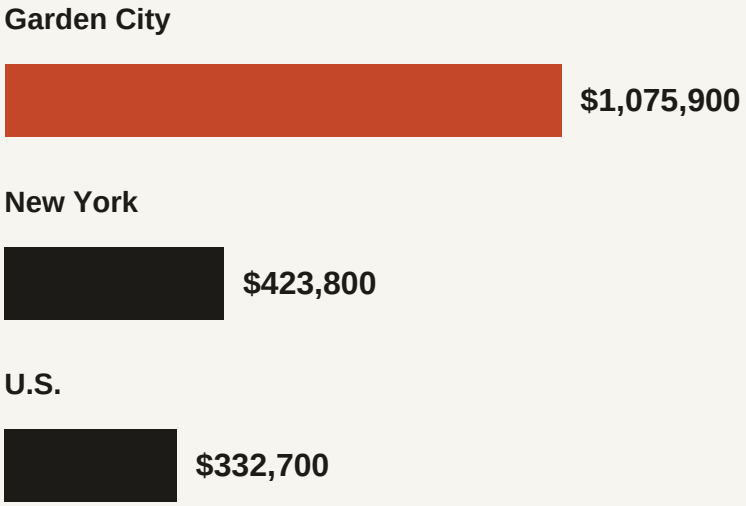
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 154% more than New York's.

$1,075,900

median home value in Garden City.



Source: Census ACS 5-year, 2020-2024

THAT WAS GARDEN CITY'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/garden-city/**