



Glen Cove, New York.

Current market data.

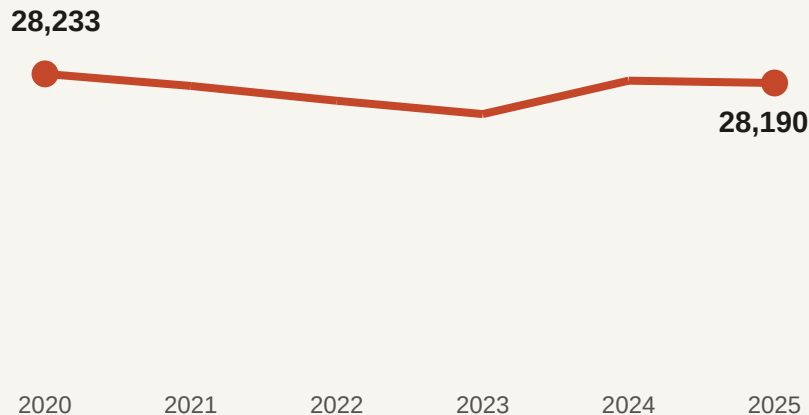
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

28,190

people, the 29th-largest of New York's cities and towns.



THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

79.8%

of 9,076 jobs located in Glen Cove are filled by in-commuters.



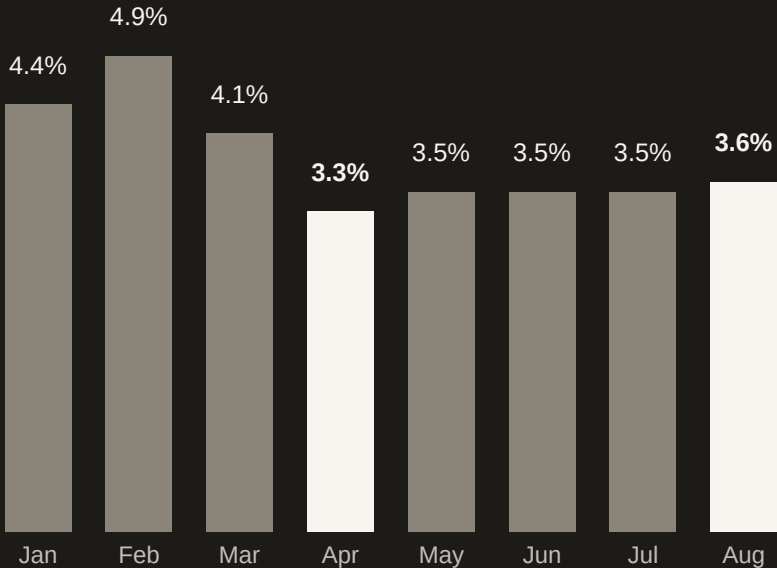
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

3.6%

in August 2026, the latest month released. A year earlier it was 3.7%.

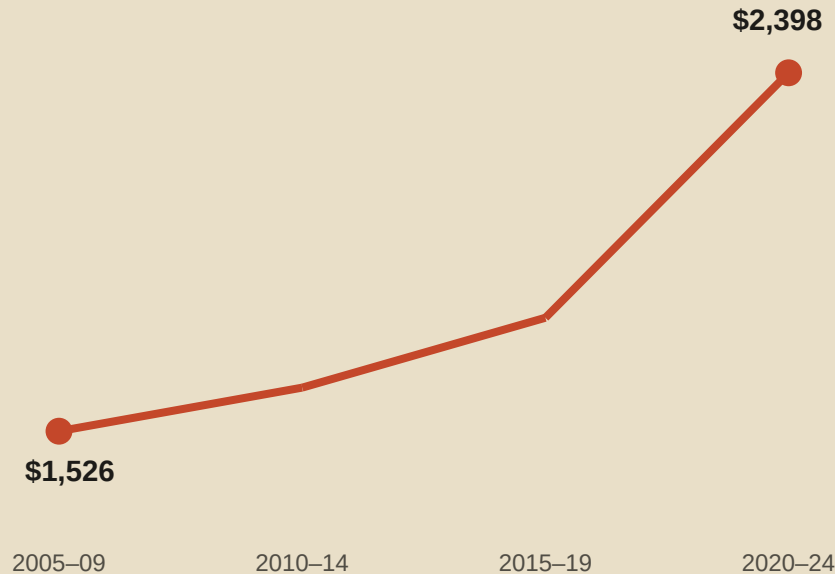


RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$2,398

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

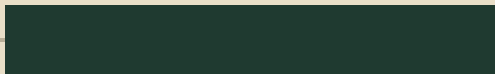
TRACT 5197.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,130–\$1,695



\$2,398 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

61

homes permitted in ten years,
2016–2025

49%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.8% to the 11,462 homes here.

57–91

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



HOME VALUE

**A median home costs 65%
more than New York's.**

\$698,900

median home value in Glen Cove.

Glen Cove



\$698,900

New York



\$423,800

U.S.



\$332,700

THAT WAS GLEN COVE'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/glen-cove/

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