



Great Neck Estates, New York.

Current market data.

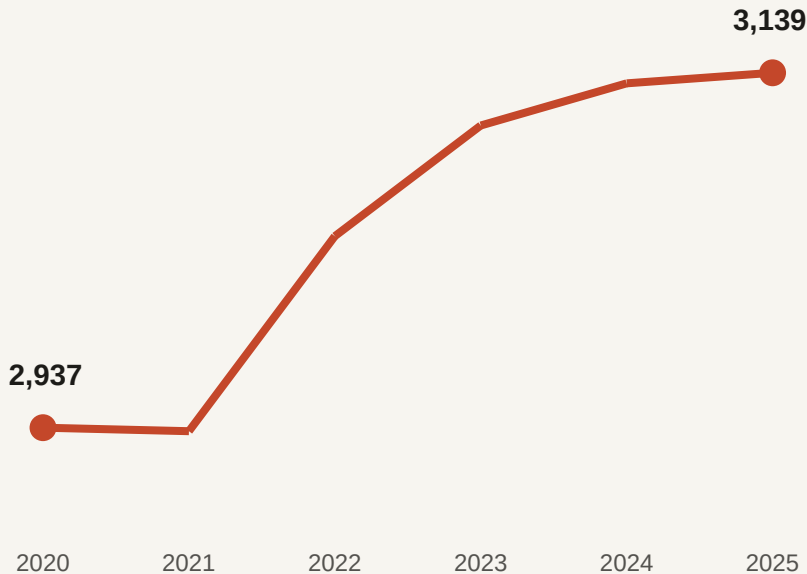
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.9% since 2020.

3,139

people, the 228th-largest of New York's cities and towns.



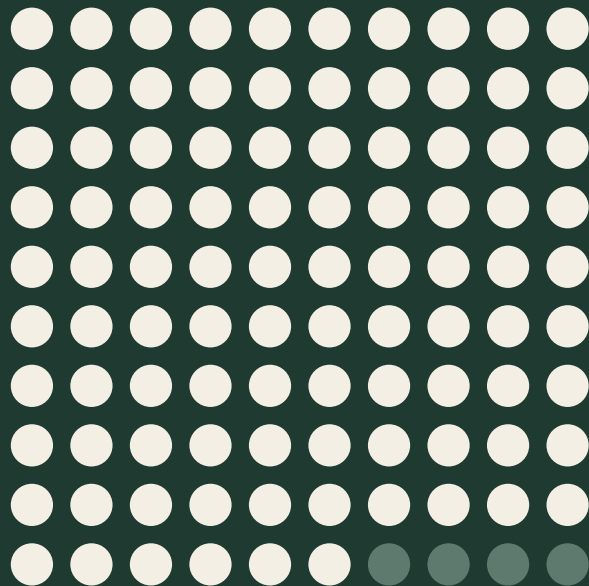
THE WORKDAY

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

95.8%

of 638 jobs located in Great Neck Estates are filled by
in-commuters.

Source: Census LEHD LODES, 2023



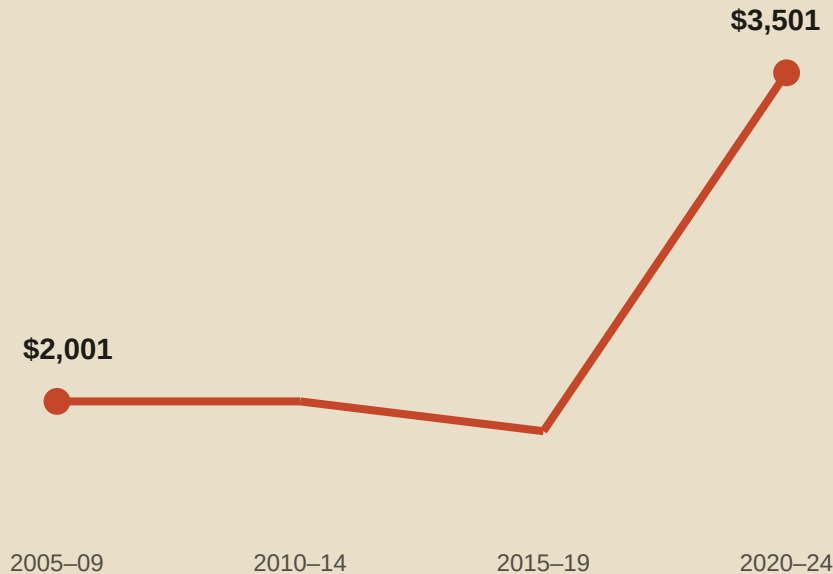
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$3,501

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

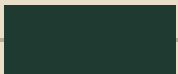
TRACT 5197.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$832–\$1,249



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

107

homes permitted in ten years,
2016–2025

70%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 1,009 homes here.

0–6

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



HOME VALUE

A median home costs
287% more than New
York's.

\$1,638,700

median home value in Great Neck Estates.

Great Neck Estates



\$1,638,700

New York



\$423,800

U.S.



\$332,700

THAT WAS GREAT NECK 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/great-neck-estates/**](https://almanacdata.ai/e/ny/great-neck-estates/)

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