



Greenport, New York.

Current market data.

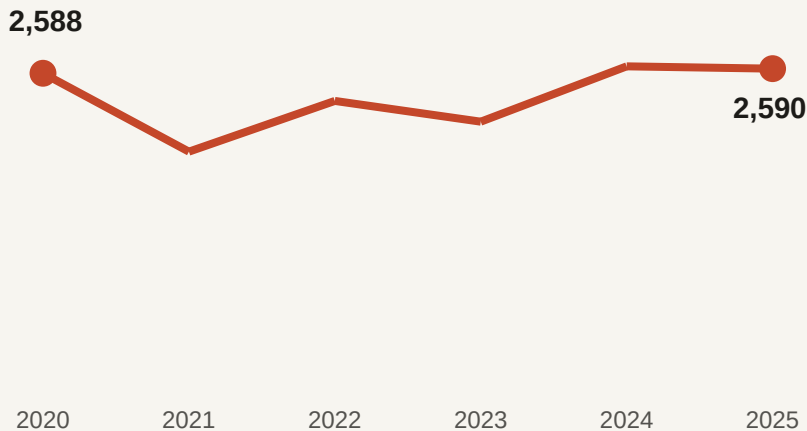
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.1% since 2020.

2,590

people, the 263rd-largest of New York's cities and towns.

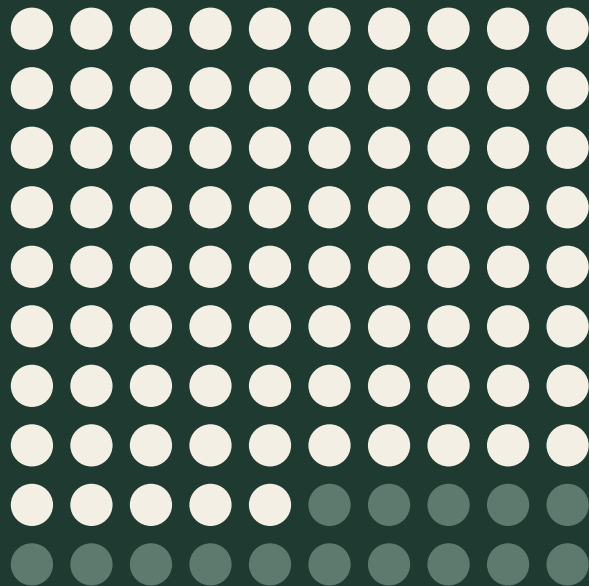


THE WORKDAY

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

84.5%

of 1,287 jobs located in Greenport are filled by in-commuters.



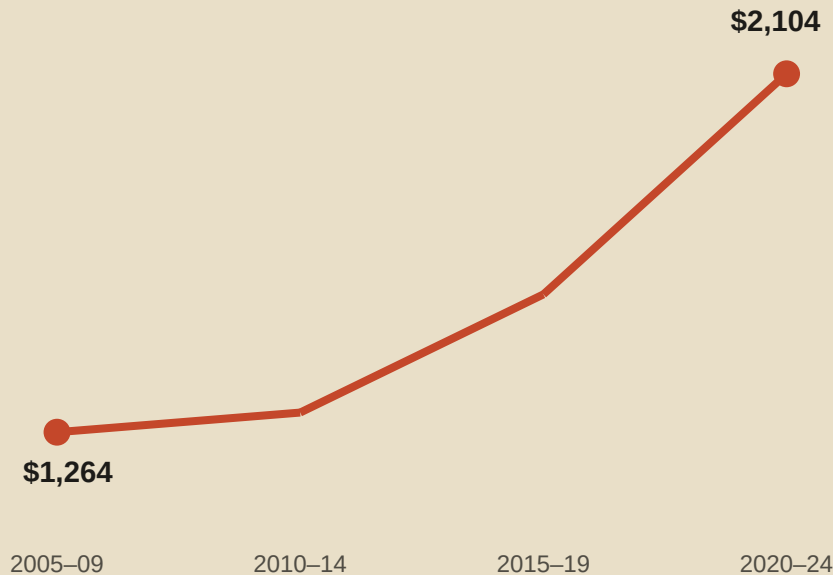
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$2,104

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,402 gap between neighbors, the sharpest rent edge between adjacent tracts in Suffolk County.

TRACT 1236

\$99

TRACT 1238.01

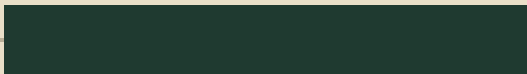
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,026–\$1,540



\$2,104 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

53

homes permitted in ten years,
2016–2025

100%

of those were in multifamily
buildings

93%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 1,487 homes here.

4–13

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



HOME VALUE

A median home costs
127% more than New
York's.

\$961,200

median home value in Greenport.

Greenport



\$961,200

New York



\$423,800

U.S.



\$332,700

THAT WAS GREENPORT'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/greenport/

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