



Island Park, New York.

Current market data.

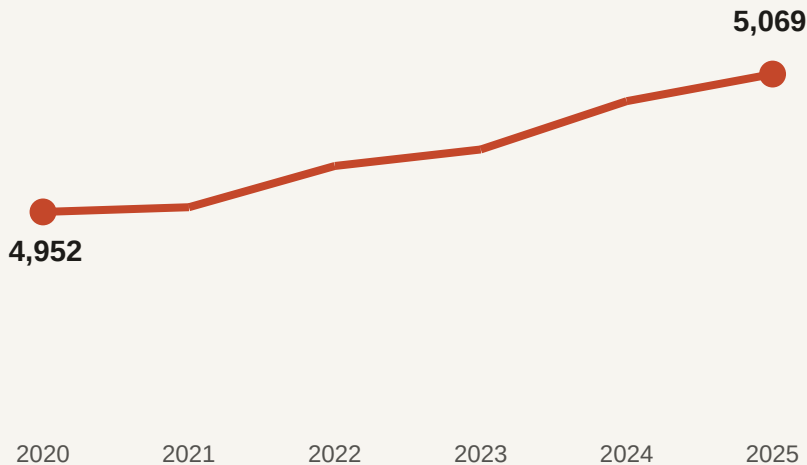
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.4% since 2020.

5,069

people, the 169th-largest of New York's cities and towns.

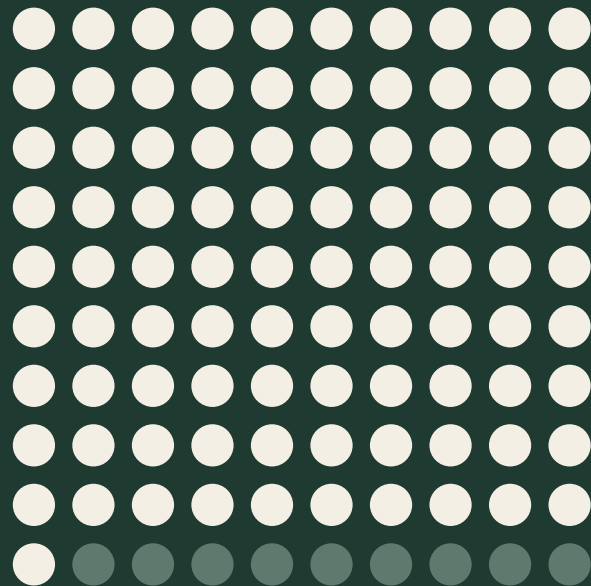


THE WORKDAY

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

90.9%

of 1,012 jobs located in Island Park are filled by in-commuters.



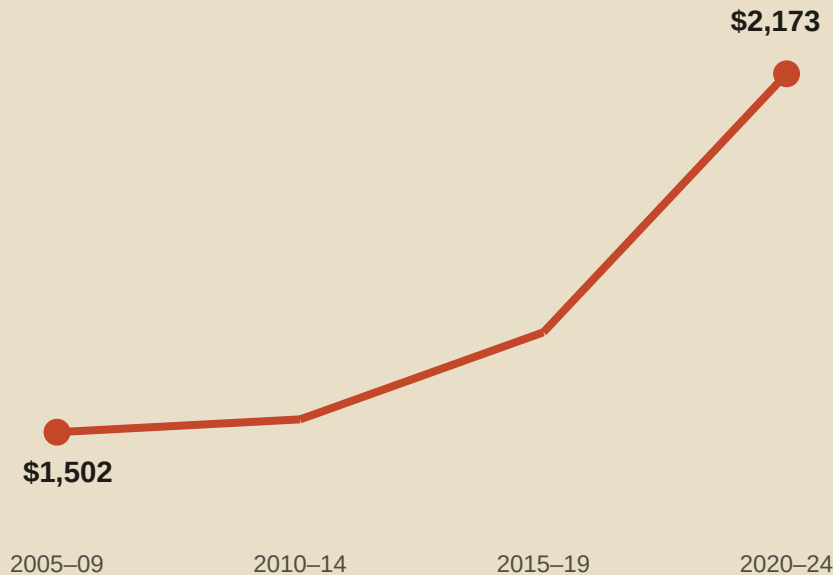
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$2,173

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.

\$1,114–\$1,671



\$2,173 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

114

homes permitted in ten years,
2016–2025

7%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 1,930 homes here.

8–10

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



HOME VALUE

A median home costs 36%
more than New York's.

\$574,500

median home value in Island Park.

Island Park



\$574,500

New York



\$423,800

U.S.



\$332,700

THAT WAS ISLAND PARK'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/island-park/

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