



Long Beach, New York.

Current market data.

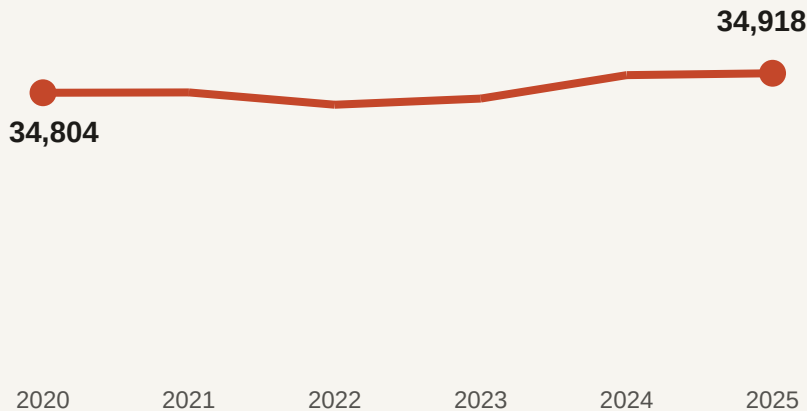
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

34,918

people, the 19th-largest of New York's cities and towns.



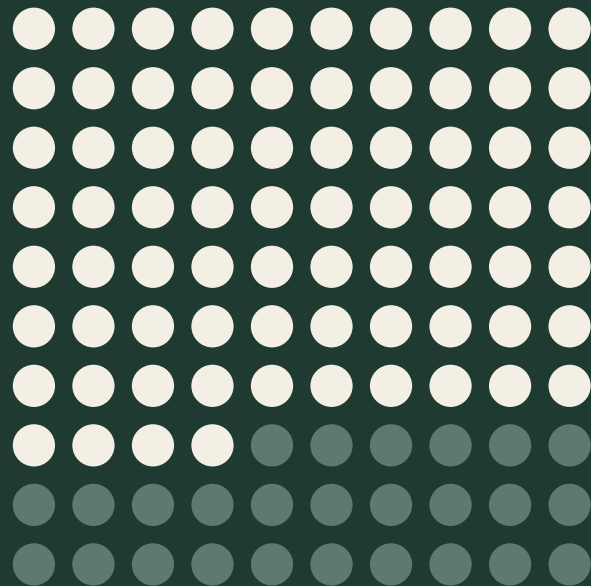
THE WORKDAY

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

73.5%

of 6,149 jobs located in Long Beach are filled by
in-commuters.

Source: Census LEHD LODES, 2023



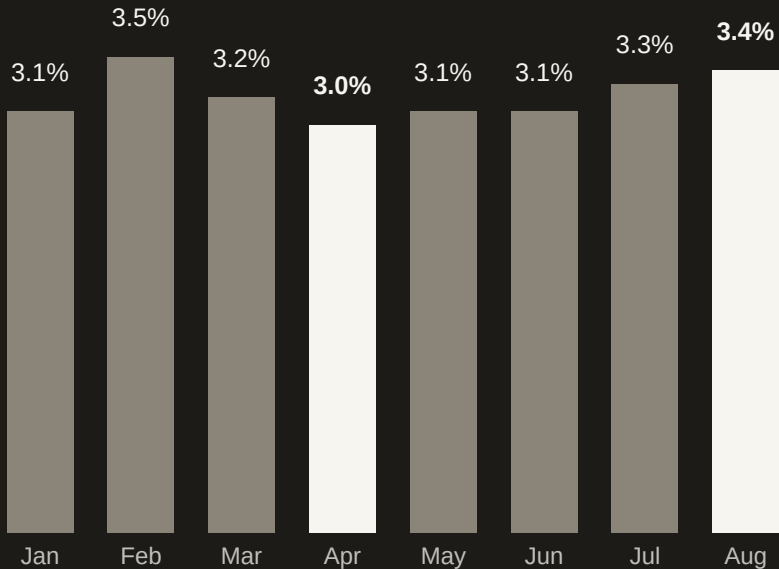
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.0%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.3%.

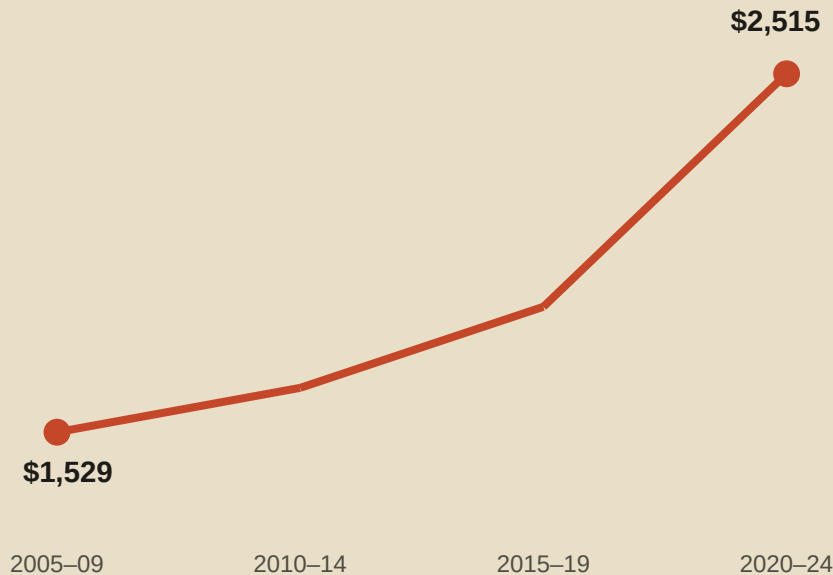


RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$2,515

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

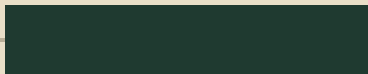
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$998–\$1,497



\$2,515 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

170

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 16,630 homes here.

49–61

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



HOME VALUE

A median home costs 64% more than New York's.

\$696,400

median home value in Long Beach.

Long Beach



\$696,400

New York



\$423,800

U.S.



\$332,700

THAT WAS LONG BEACH'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/long-beach/

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