



Malverne, New York.

Current market data.

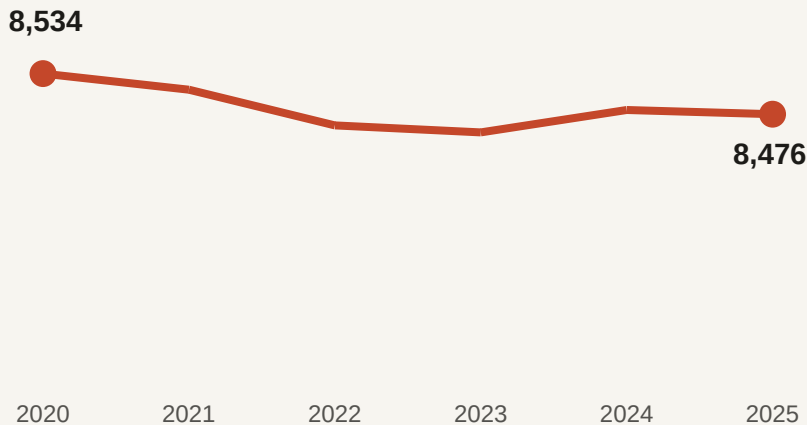
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

8,476

people, the 104th-largest of New York's cities and towns.

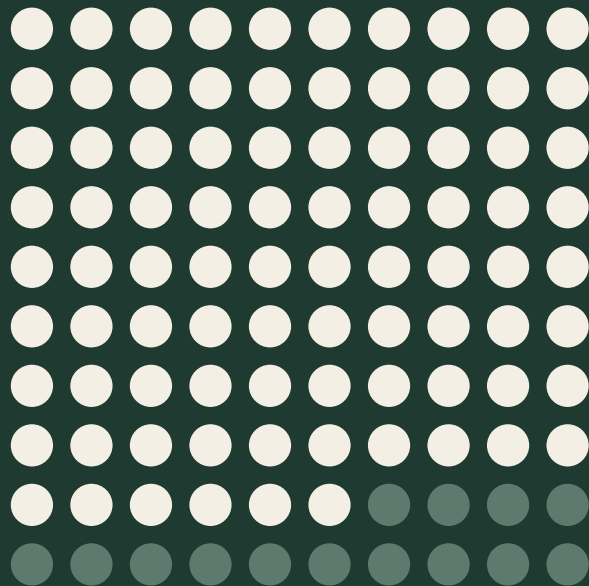


THE WORKDAY

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

85.9%

of 1,223 jobs located in Malverne are filled by in-commuters.



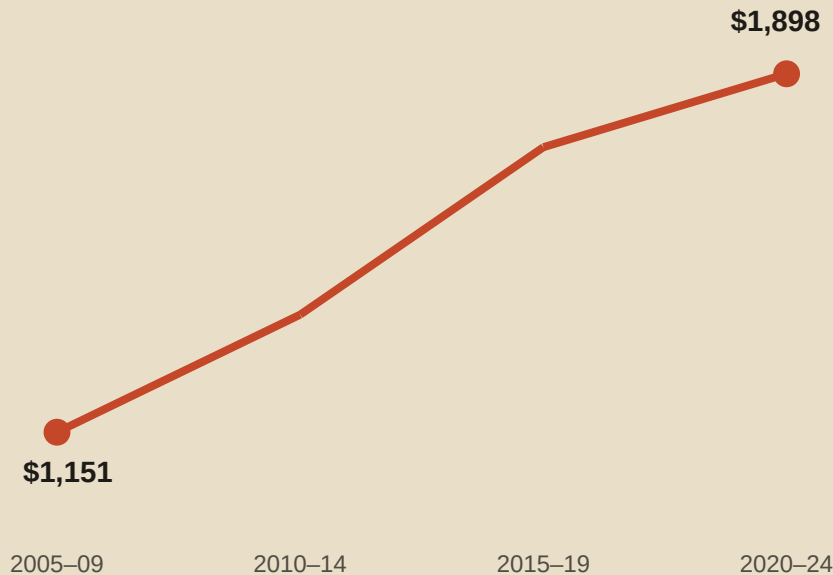
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,898

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

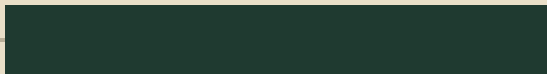
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$942–\$1,413



\$1,898 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

11

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

99%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0–0.4% to the 3,164 homes here.

1–12

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



HOME VALUE

A median home costs 54% more than New York's.

\$651,100

median home value in Malverne.

Malverne



\$651,100

New York



\$423,800

U.S.



\$332,700

THAT WAS MALVERNE'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/malverne/

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