Mineola, New York.

Current market data.

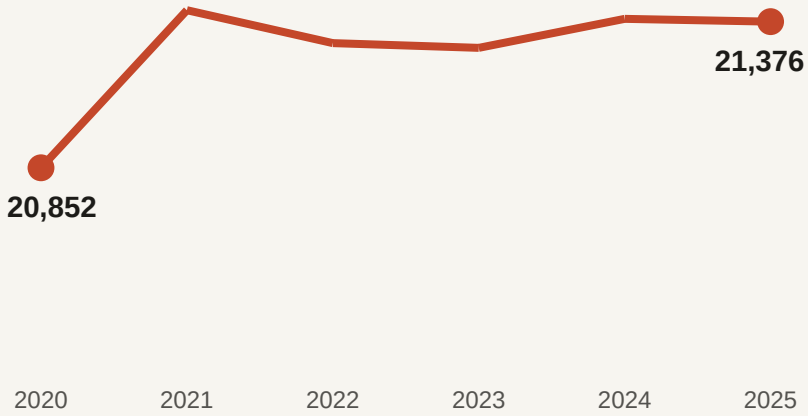
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.5% since 2020.

21,376

people, the 41st-largest of New York's cities and towns.



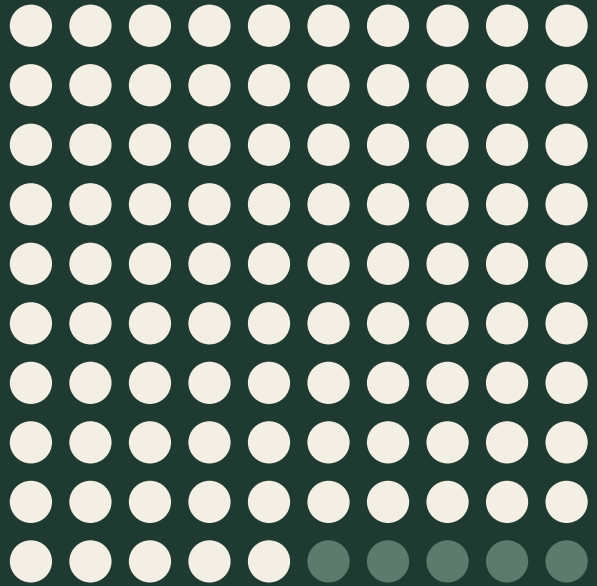
Source: Census Population Estimates, 2025

THE WORKDAY

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

95.2%

of 20,060 jobs located in Mineola are filled by in-commuters.



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

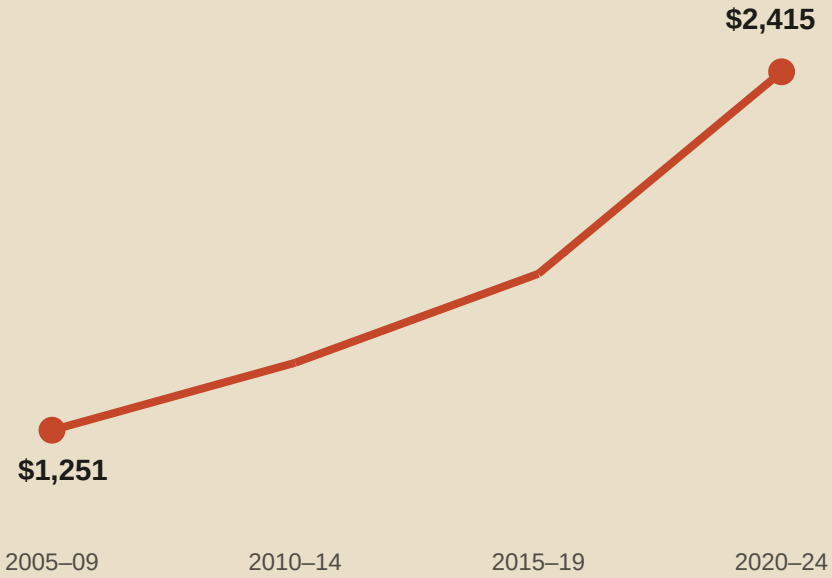
Source: Census LEHD LODES, 2023

RENT

Median rent is up 93% since the 2005–2009 survey, before inflation.

$2,415

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

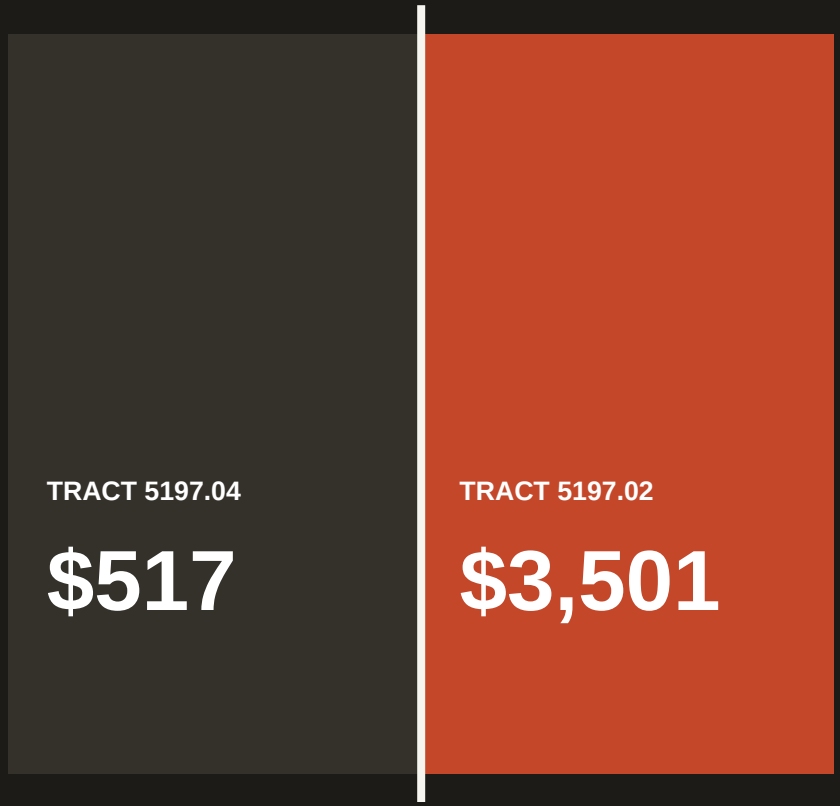


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

571

homes permitted in ten years, 2016–2025

91%

of those were in multifamily buildings

87%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–2.2% to the 9,083 homes here.

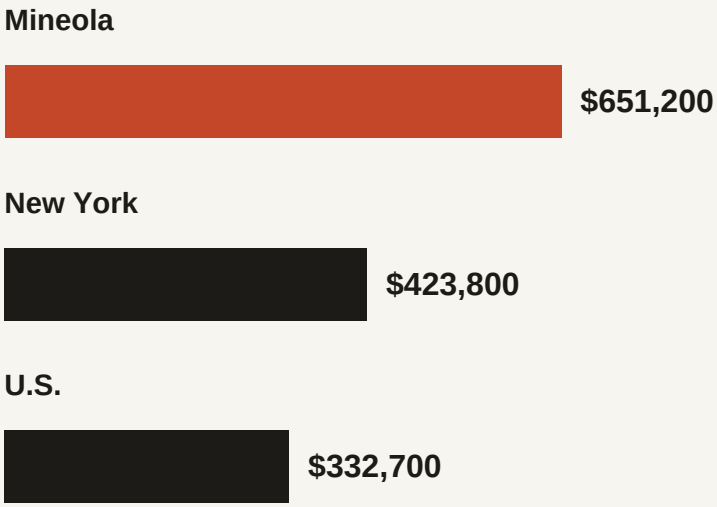
28–201

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

Source: Computed by the Almanac, 2023

HOME VALUE

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



$651,200

median home value in Mineola.

Source: Census ACS 5-year, 2020-2024

THAT WAS MINEOLA'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/mineola/**