



Northport, New York.

Current market data.

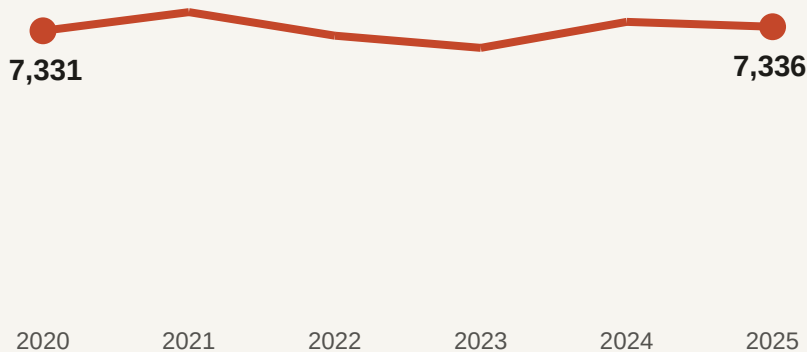
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

7,336

people, the 122nd-largest of New York's cities and towns.

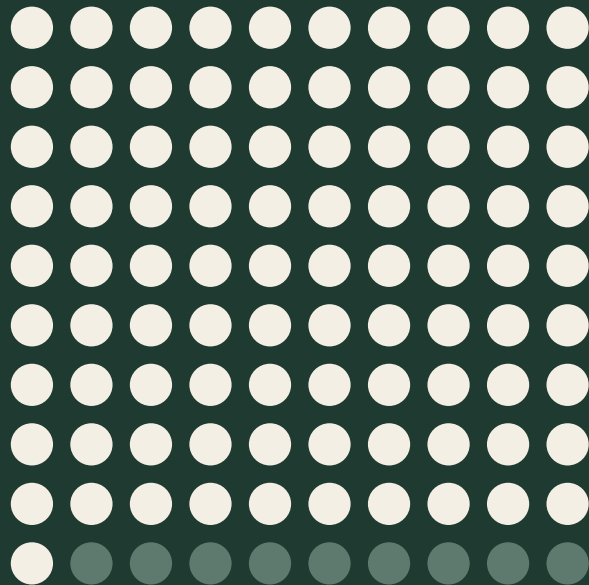


THE WORKDAY

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

91.4%

of 3,576 jobs located in Northport are filled by in-commuters.



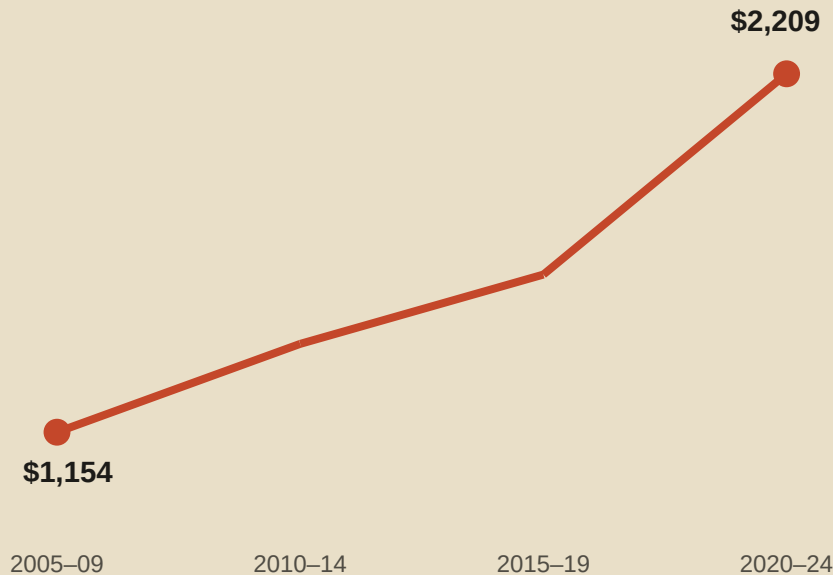
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 91%
since the 2005–2009
survey, before inflation.

\$2,209

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

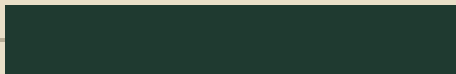
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$995–\$1,493



\$2,209 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

7

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 3,230 homes here.

4–36

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



HOME VALUE

A median home costs 76% more than New York's.

\$745,300

median home value in Northport.

Northport



\$745,300

New York



\$423,800

U.S.



\$332,700

THAT WAS NORTHPORT'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/northport/

The Almanac · your hyper-diligent research partner