



Nyack, New York.

Current market data.

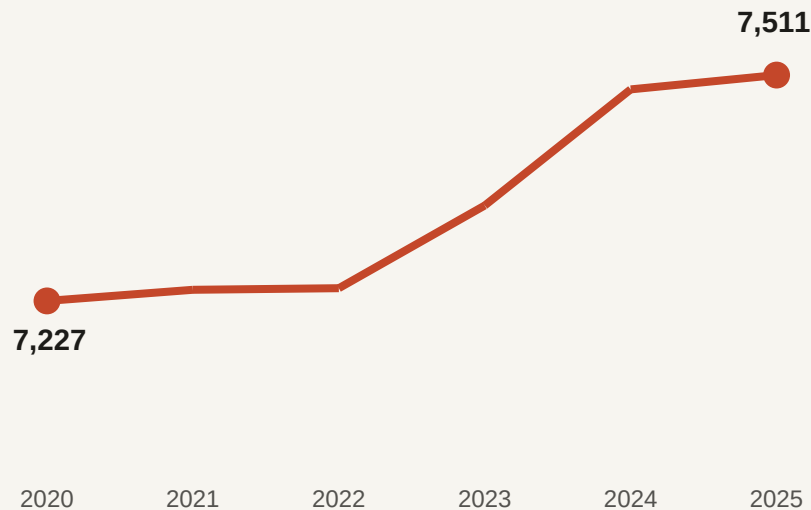
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

7,511

people, the 118th-largest of New York's cities and towns.



THE WORKDAY

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

92.2%

of 4,632 jobs located in Nyack are filled by in-commuters.



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

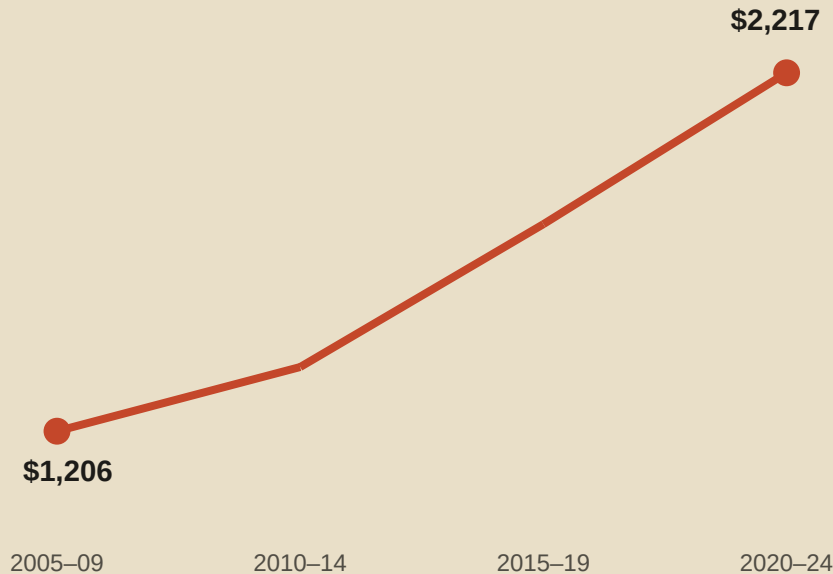


RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$2,217

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,048 gap between neighbors, the sharpest rent edge between adjacent tracts in Rockland County.

TRACT 114.03

\$453

TRACT 114.05

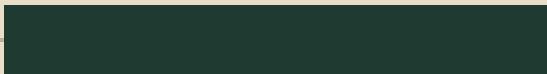
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,102–\$1,652



\$2,217 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

190

homes permitted in ten years,
2016–2025

97%

of those were in multifamily
buildings

84%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 3,731 homes here.

21–46

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



HOME VALUE

A median home costs 48%
more than New York's.

\$628,200

median home value in Nyack.

Nyack



\$628,200

New York



\$423,800

U.S.



\$332,700

THAT WAS NYACK'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/nyack/

The Almanac · your hyper-diligent research partner