



Ocean Beach, New York.

Current market data.

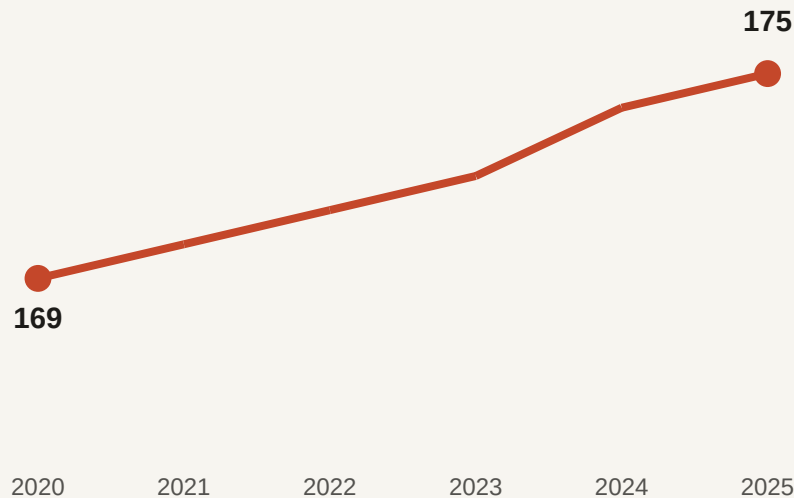
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 3.6% since
2020.**

175

people, the 589th-largest of New York's cities and towns.



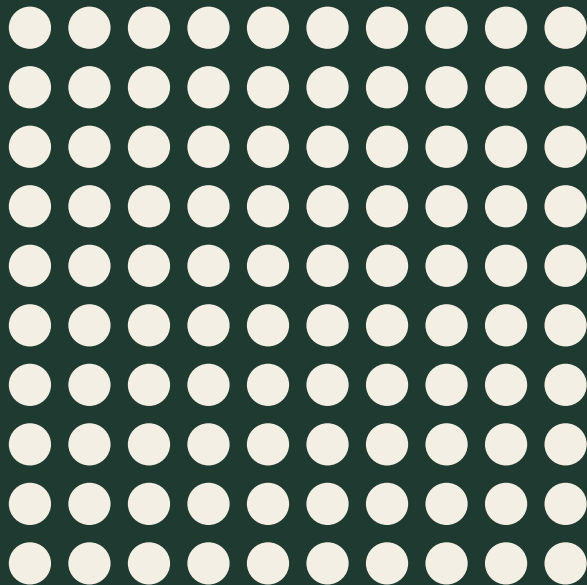
THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 161 jobs located in Ocean Beach are filled by
in-commuters.

Source: Census LEHD LODES, 2023



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



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

BUILDING

Most of the housing here is older than 2000.

47

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 601 homes here.

0–2

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



HOME VALUE

A median home costs 44%
more than New York's.

\$609,400

median home value in Ocean Beach.

Ocean Beach



\$609,400

New York



\$423,800

U.S.



\$332,700

THAT WAS OCEAN 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/ocean-beach/**](https://almanacdata.ai/e/ny/ocean-beach/)

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