



Patchogue, New York.

Current market data.

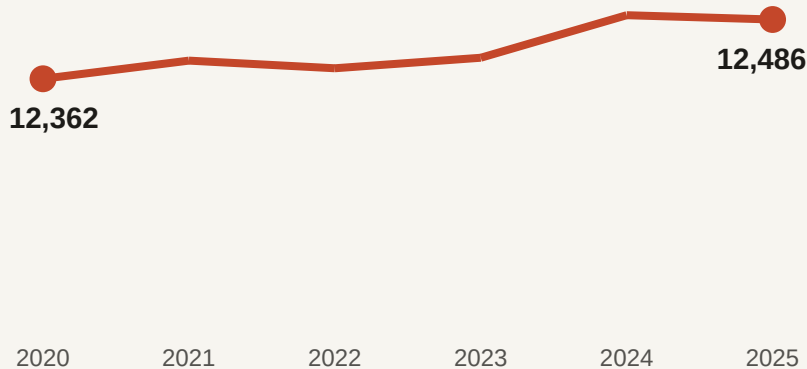
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

12,486

people, the 69th-largest of New York's cities and towns.



THE WORKDAY

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

93.1%

of 6,708 jobs located in Patchogue are filled by in-commuters.



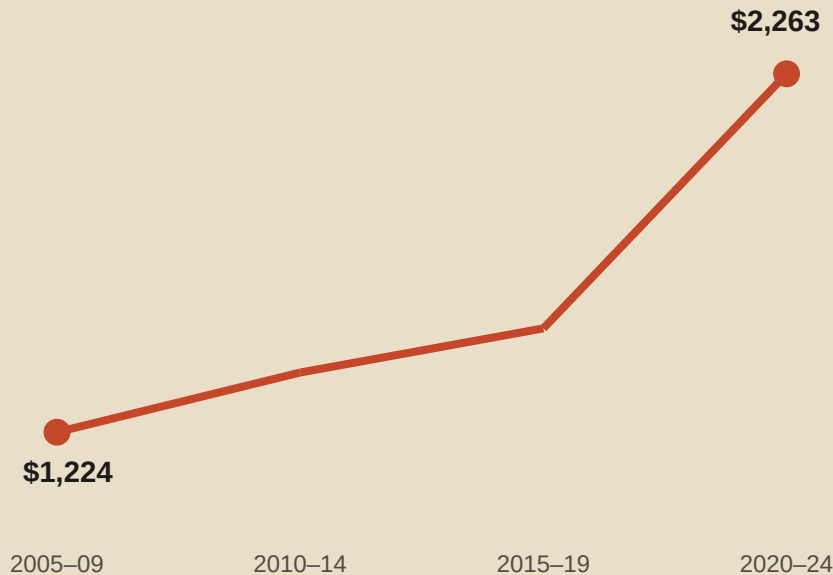
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 85%
since the 2005–2009
survey, before inflation.

\$2,263

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

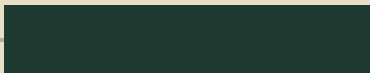
TRACT 1238.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$903–\$1,355



\$2,263 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

53

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 5,797 homes here.

23–67

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



HOME VALUE

A median home costs 13% more than New York's.

\$477,600

median home value in Patchogue.

Patchogue



\$477,600

New York



\$423,800

U.S.



\$332,700

THAT WAS PATCHOGUE'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/patchogue/

The Almanac · your hyper-diligent research partner