



Plandome Heights, New York.

Current market data.

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

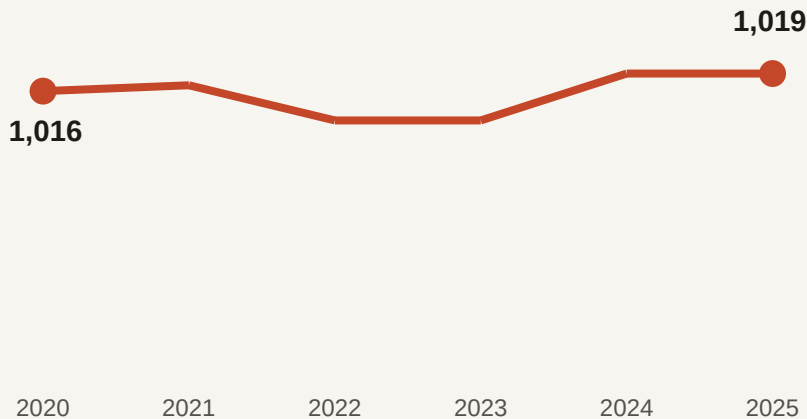


POPULATION

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

1,019

people, the 412th-largest of New York's cities and towns.



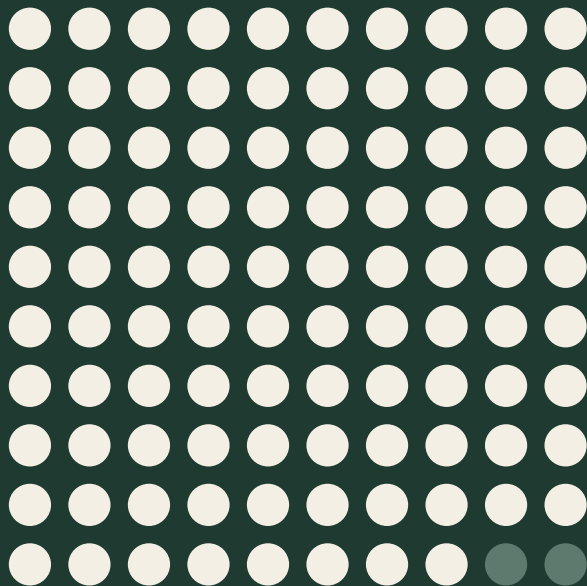
THE WORKDAY

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

98.1%

of 103 jobs located in Plandome Heights are filled by
in-commuters.

Source: Census LEHD LODES, 2023



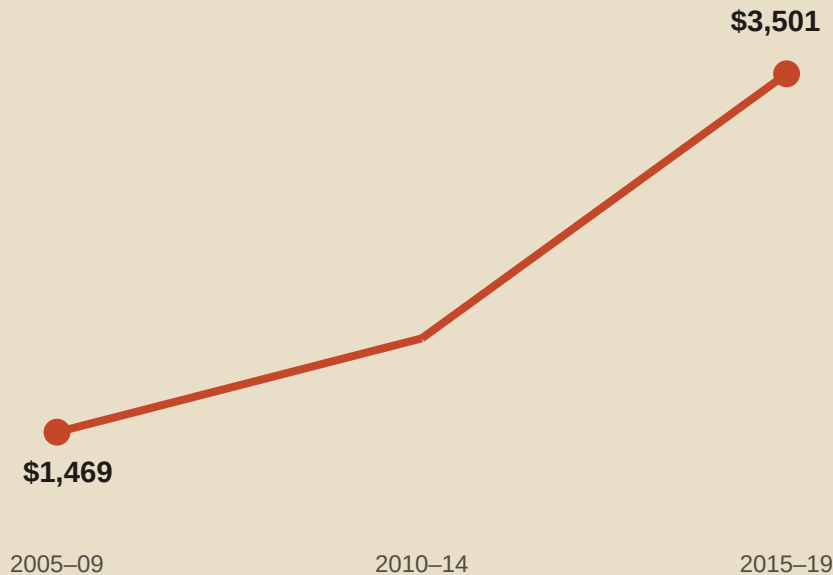
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 138%
since the 2005–2009
survey, before inflation.

\$3,501

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





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.

TRACT 5197.04

\$517

TRACT 5197.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,127–\$1,691



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

6

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 356 homes here.

0–1

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



HOME VALUE

**A median home costs
282% more than New
York's.**

\$1,618,000

median home value in Plandome Heights.

Plandome Heights



\$1,618,000

New York



\$423,800

U.S.



\$332,700

THAT WAS PLANDOME HEIGHTS'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/plandome-heights/**](https://almanacdata.ai/e/ny/plandome-heights/)

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