



Plandome Manor, New York.

Current market data.

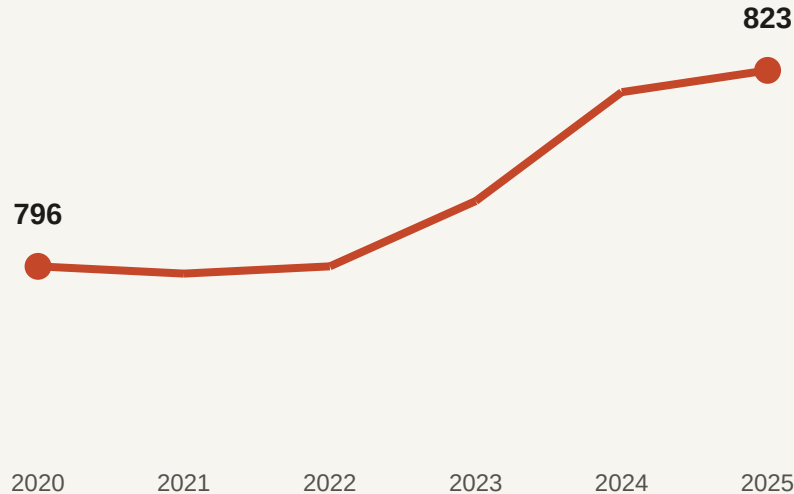
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

823

people, the 455th-largest of New York's cities and towns.



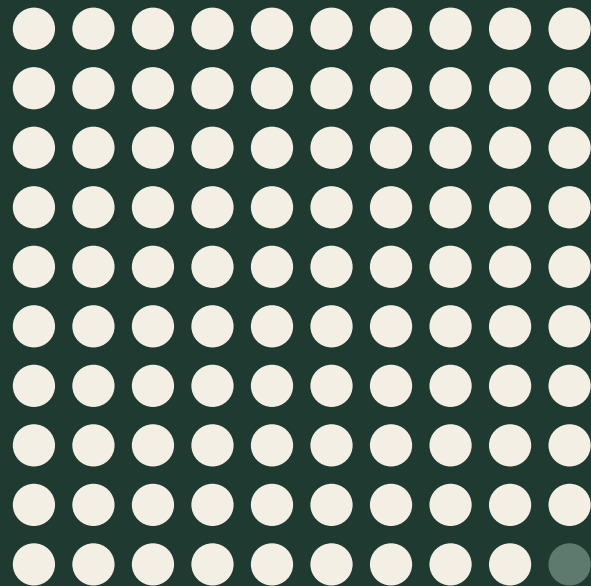
THE WORKDAY

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

98.6%

of 72 jobs located in Plandome Manor are filled by
in-commuters.

Source: Census LEHD LODES, 2023



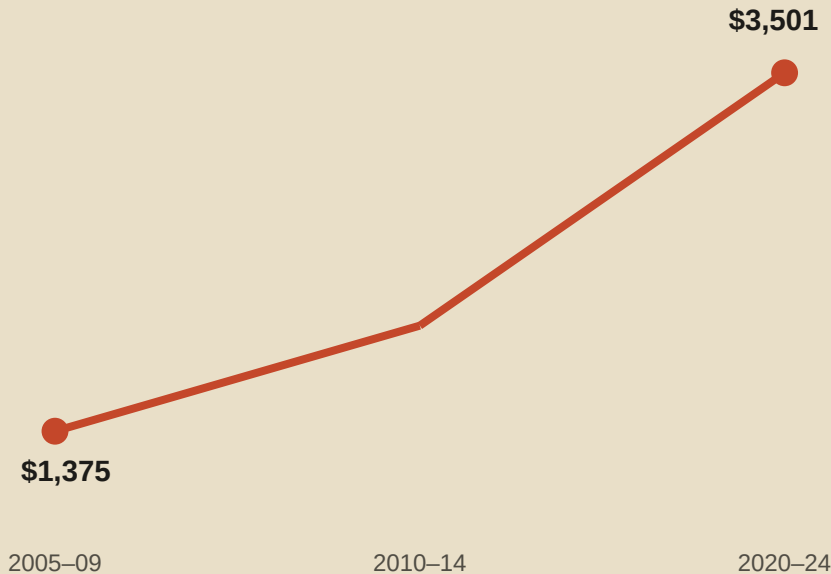
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 155%
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

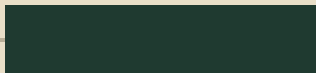
TRACT 5197.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,265–\$1,898



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

17

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 246 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
372% more than New
York's.

\$2,000,001

median home value in Plandome Manor.

Plandome Manor



\$2,000,001

New York



\$423,800

U.S.



\$332,700

THAT WAS PLANDOME MANOR'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-manor/

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