



# Plandome, New York.

Current market data.

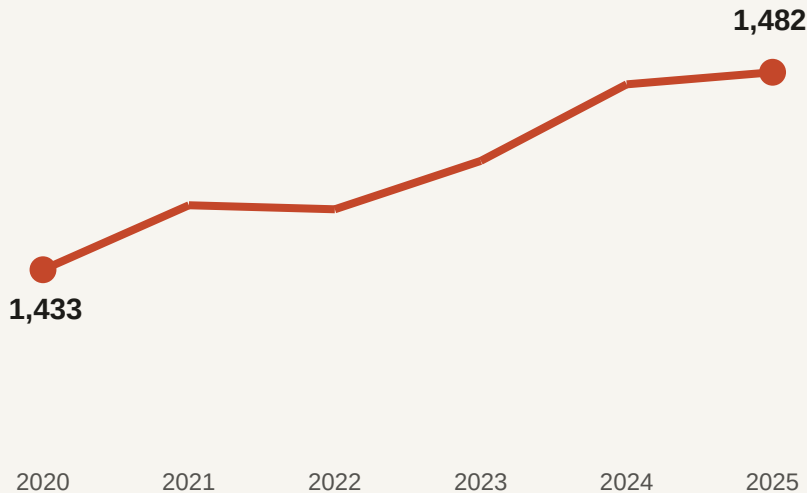
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 3.4% since 2020.**

**1,482**

people, the 360th-largest of New York's cities and towns.



THE WORKDAY

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

96.9%

of 191 jobs located in Plandome are filled by in-commuters.



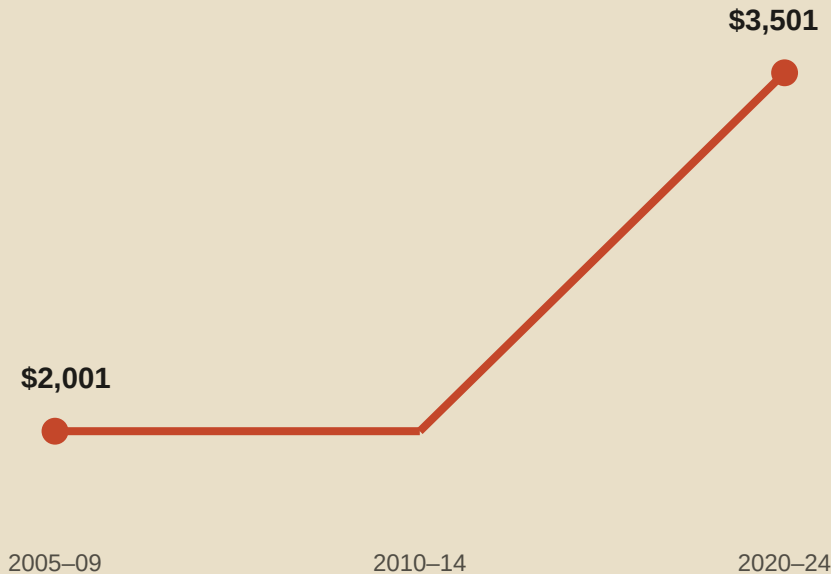
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%  
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**

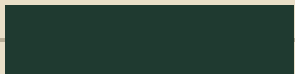
TRACT 5197.02

**\$3,501**

ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,204–\$1,806**



**\$3,501 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

---

41

homes permitted in ten years,  
2016–2025

---

0%

of those were in multifamily  
buildings

---

92%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.4% to the 479 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  
372% more than New  
York's.

**\$2,000,001**

median home value in Plandome.

Plandome



\$2,000,001

New York



\$423,800

U.S.



\$332,700

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

The Almanac · your hyper-diligent research partner