



Pleasantville, New York.

Current market data.

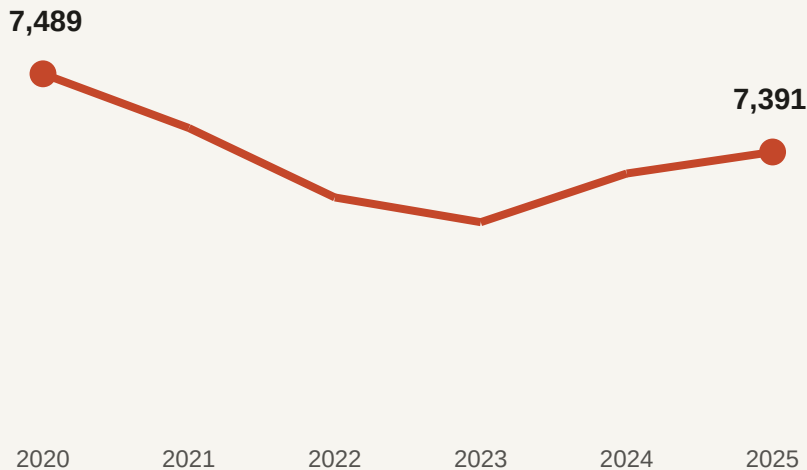
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

7,391

people, the 121st-largest of New York's cities and towns.



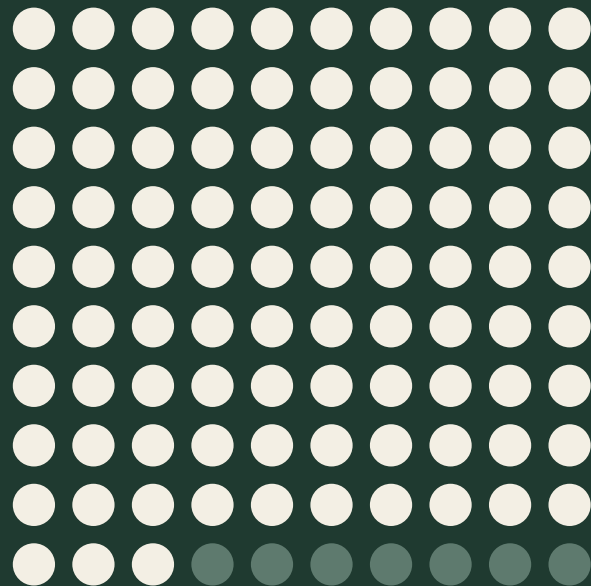
THE WORKDAY

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

92.8%

of 4,067 jobs located in Pleasantville are filled by in-commuters.

Source: Census LEHD LODES, 2023



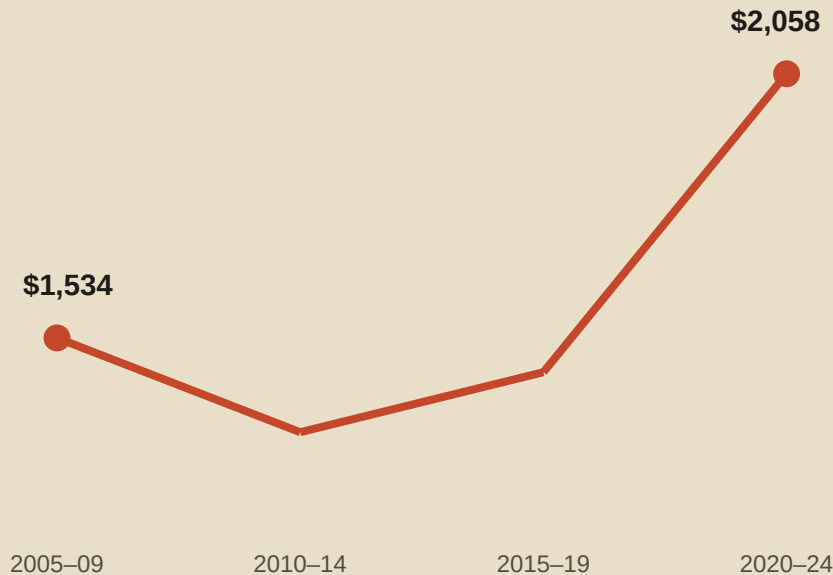
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 34%
since the 2005–2009
survey, before inflation.**

\$2,058

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,542 gap between neighbors, the sharpest rent edge between adjacent tracts in Westchester County.

TRACT 148.09

\$959

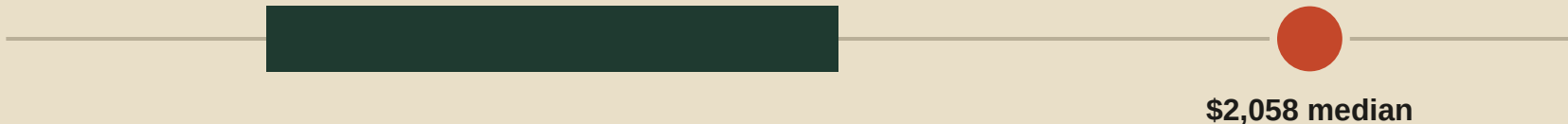
TRACT 148.08

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,077–\$1,615



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

79

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 2,933 homes here.

7–41

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



HOME VALUE

A median home costs 94%
more than New York's.

\$824,200

median home value in Pleasantville.

Pleasantville



\$824,200

New York



\$423,800

U.S.



\$332,700

THAT WAS PLEASANTVILLE'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/pleasantville/

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