



Roslyn Harbor, New York.

Current market data.

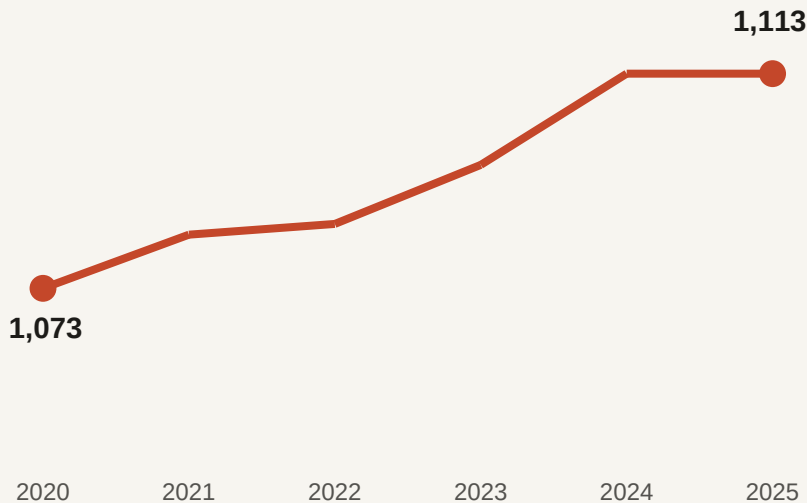
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.7% since 2020.

1,113

people, the 401st-largest of New York's cities and towns.



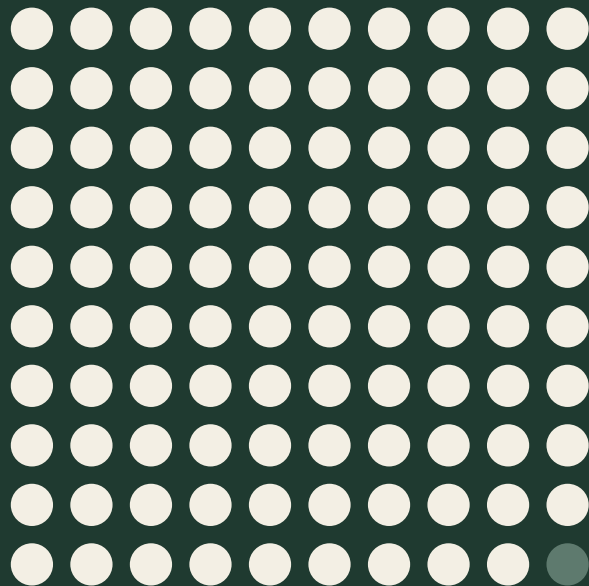
THE WORKDAY

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

99.3%

of 288 jobs located in Roslyn Harbor are filled by
in-commuters.

Source: Census LEHD LODES, 2023



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

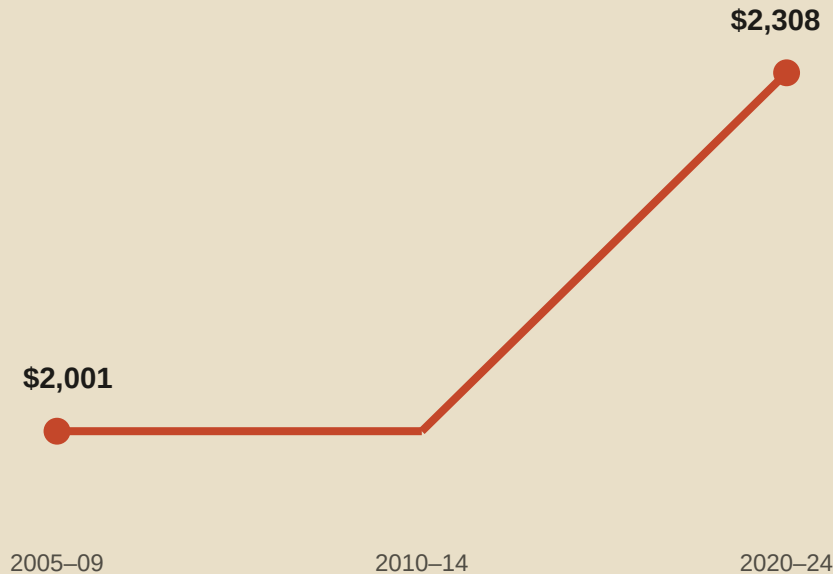


RENT

Median rent is up 15%
since the 2005–2009
survey, before inflation.

\$2,308

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

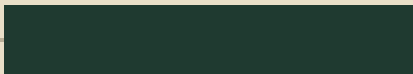
TRACT 5197.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$984–\$1,477



\$2,308 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

26

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.9% to the 321 homes here.

0–3

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



HOME VALUE

A median home costs
260% more than New
York's.

\$1,525,000

median home value in Roslyn Harbor.

Roslyn Harbor



\$1,525,000

New York



\$423,800

U.S.



\$332,700



THAT WAS ROSLYN HARBOR'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/roslyn-harbor/

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