



Sands Point, New York.

Current market data.

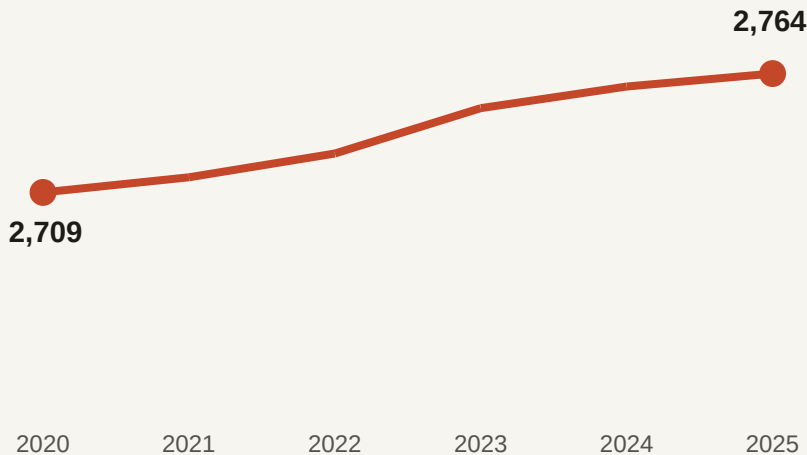
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.0% since 2020.

2,764

people, the 254th-largest of New York's cities and towns.

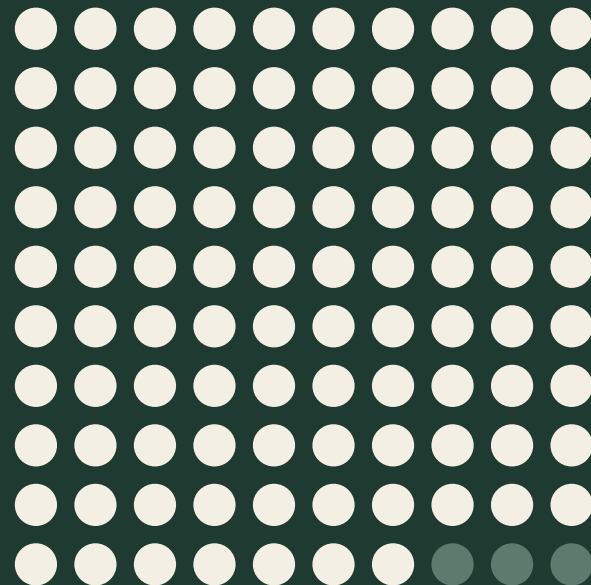


THE WORKDAY

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

97.0%

of 597 jobs located in Sands Point are filled by in-commuters.



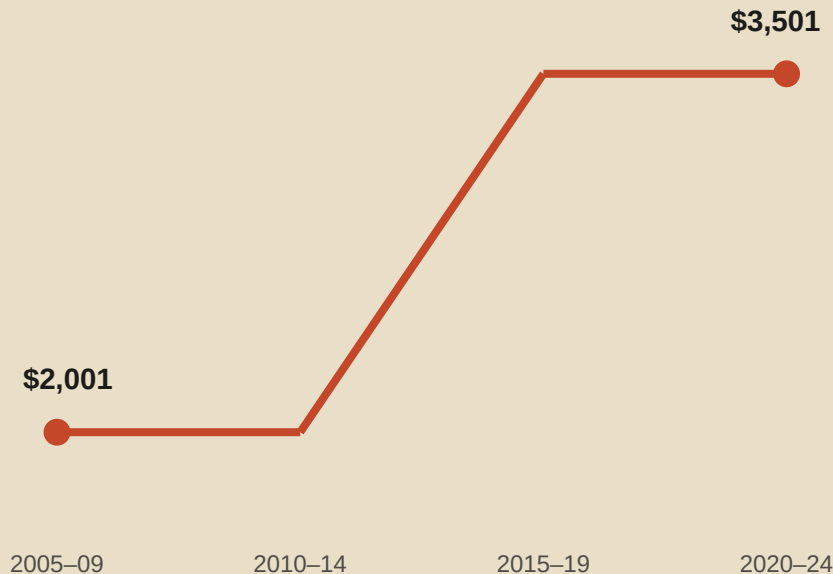
Each dot is 1% of jobs. Filled: held by in-commuters.

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

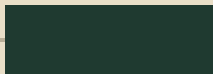
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$962–\$1,443



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

57

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.7% to the 909 homes here.

0–6

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 Sands Point.

Sands Point



\$2,000,001

New York



\$423,800

U.S.



\$332,700

THAT WAS SANDS POINT'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/sands-point/

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