



Upper Nyack, New York.

Current market data.

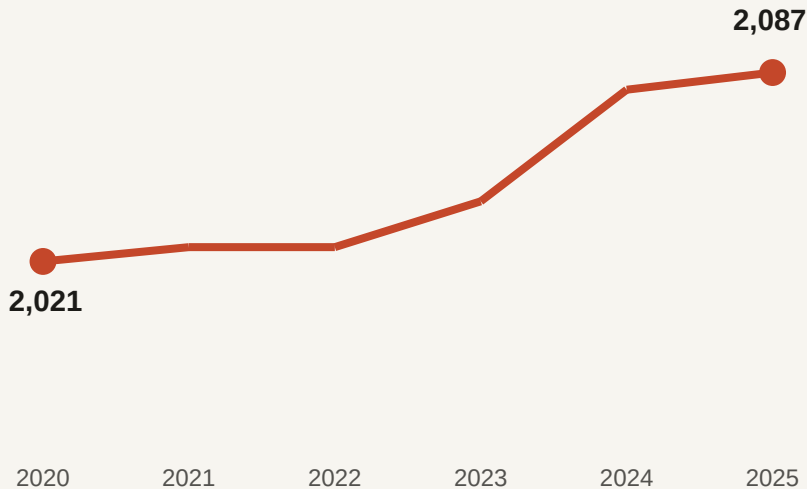
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

2,087

people, the 296th-largest of New York's cities and towns.



THE WORKDAY

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

94.4%

of 683 jobs located in Upper Nyack are filled by in-commuters.



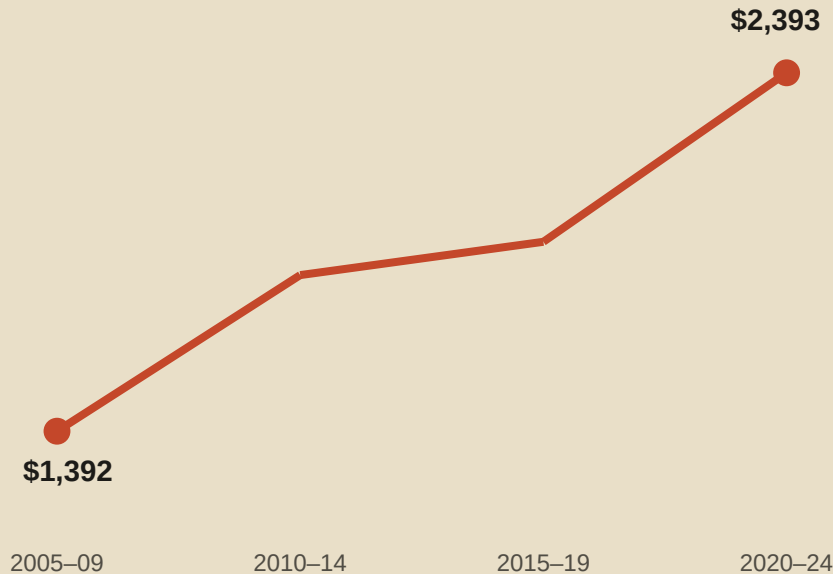
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$2,393

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,048 gap between neighbors, the sharpest rent edge between adjacent tracts in Rockland County.

TRACT 114.03

\$453

TRACT 114.05

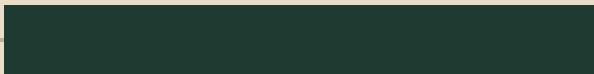
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,238–\$1,857



\$2,393 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.9% to the 757 homes here.

0–7

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



HOME VALUE

A median home costs 70% more than New York's.

\$719,000

median home value in Upper Nyack.

Upper Nyack



\$719,000

New York



\$423,800

U.S.



\$332,700

THAT WAS UPPER NYACK'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/upper-nyack/

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