



Valley Stream, New York.

Current market data.

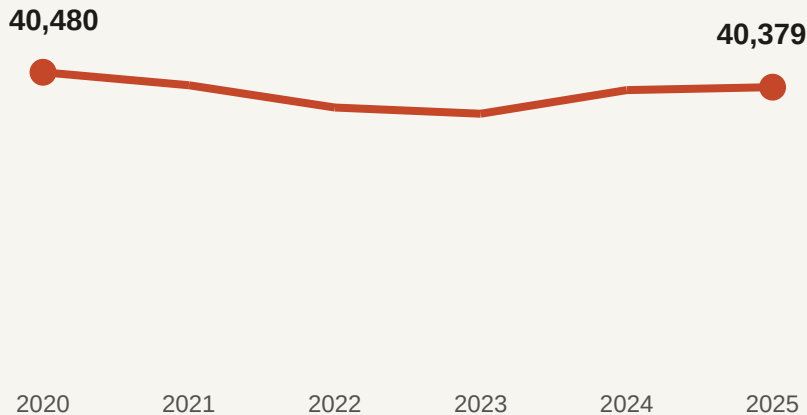
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

40,379

people, the 18th-largest of New York's cities and towns.



THE WORKDAY

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

93.8%

of 21,396 jobs located in Valley Stream are filled by
in-commuters.



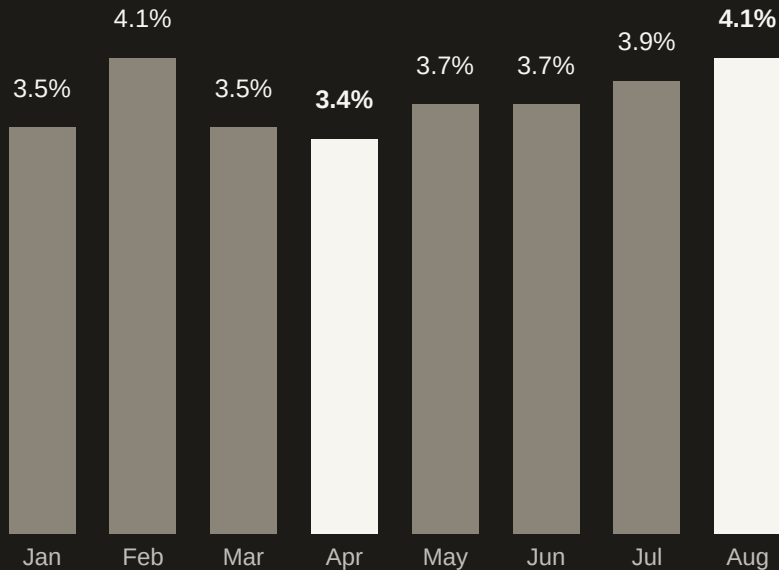
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.4%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.0%.

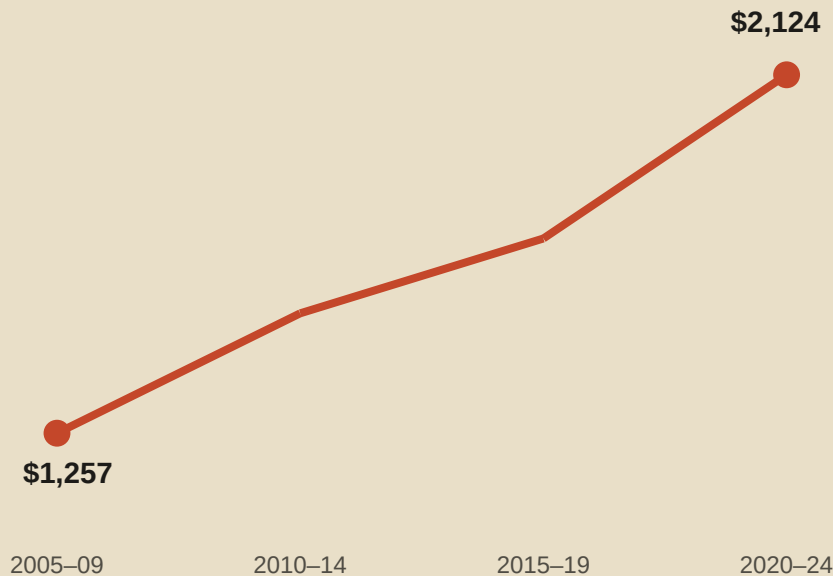


RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$2,124

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

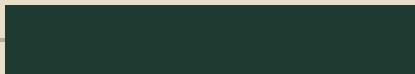
TRACT 5197.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$907–\$1,361



\$2,124 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

85

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.7% to the 12,957 homes here.

36–214

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



HOME VALUE

A median home costs 45%
more than New York's.

\$616,100

median home value in Valley Stream.

Valley Stream



\$616,100

New York



\$423,800

U.S.



\$332,700

THAT WAS VALLEY STREAM'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/valley-stream/**](https://almanacdata.ai/e/ny/valley-stream/)

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