



Village of the Branch, New York.

Current market data.

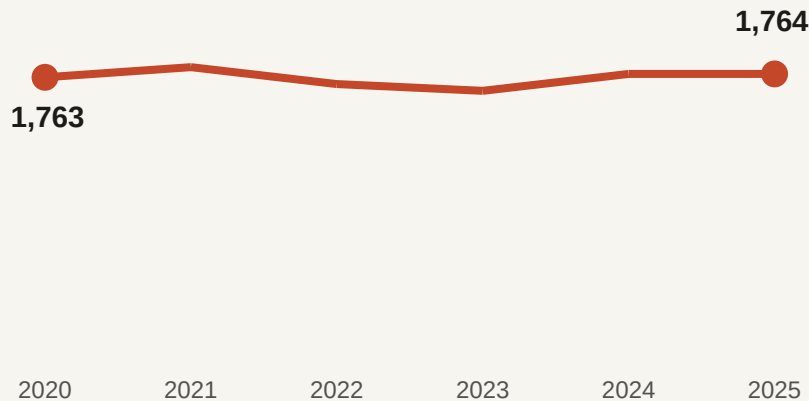
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

1,764

people, the 323rd-largest of New York's cities and towns.



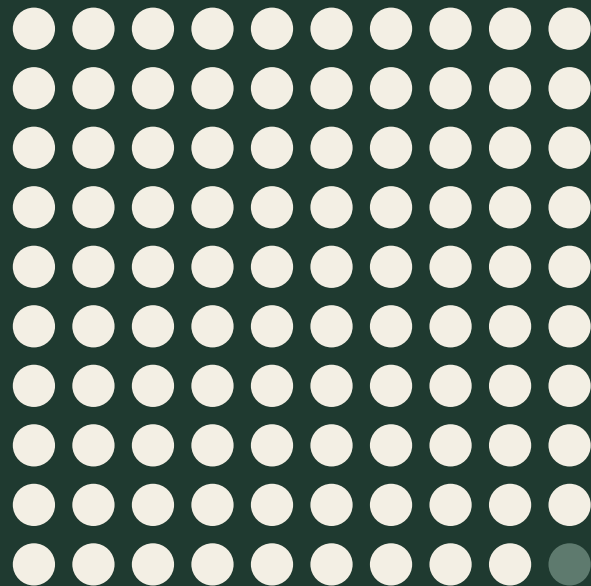
THE WORKDAY

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

99.3%

of 3,164 jobs located in Village of the Branch are filled by
in-commuters.

Source: Census LEHD LODES, 2023



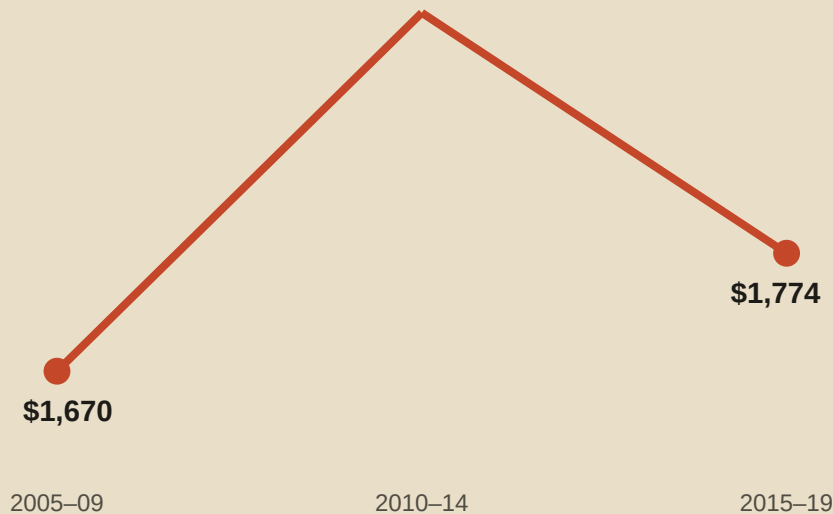
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 6%
since the 2005–2009
survey, before inflation.

\$1,774

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,402 gap between neighbors, the sharpest rent edge between adjacent tracts in Suffolk County.

TRACT 1236

\$99

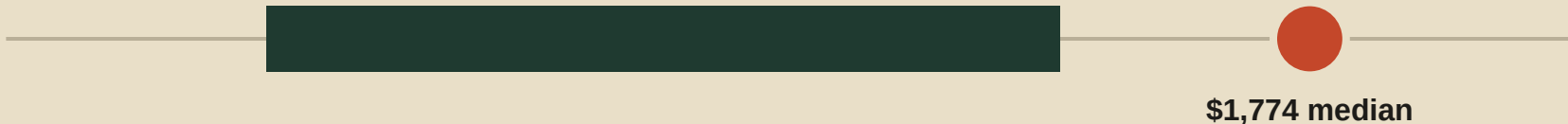
TRACT 1238.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,071–\$1,606



\$1,774 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

6

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–5% to the 597 homes here.

0–32

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



HOME VALUE

A median home costs 67% more than New York's.

\$705,900

median home value in Village of the Branch.

Village of the Branch



\$705,900

New York



\$423,800

U.S.



\$332,700

THAT WAS VILLAGE OF THE BRANCH'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/village-of-the-branch/**](https://almanacdata.ai/e/ny/village-of-the-branch/)

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