



Westbury, New York.

Current market data.

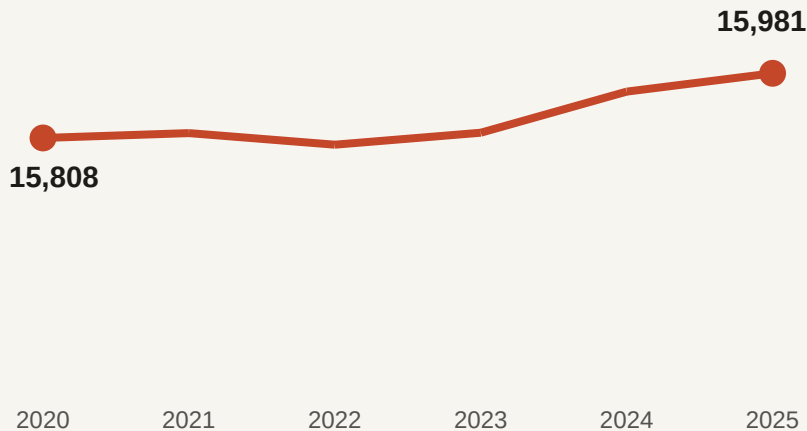
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.1% since 2020.

15,981

people, the 55th-largest of New York's cities and towns.

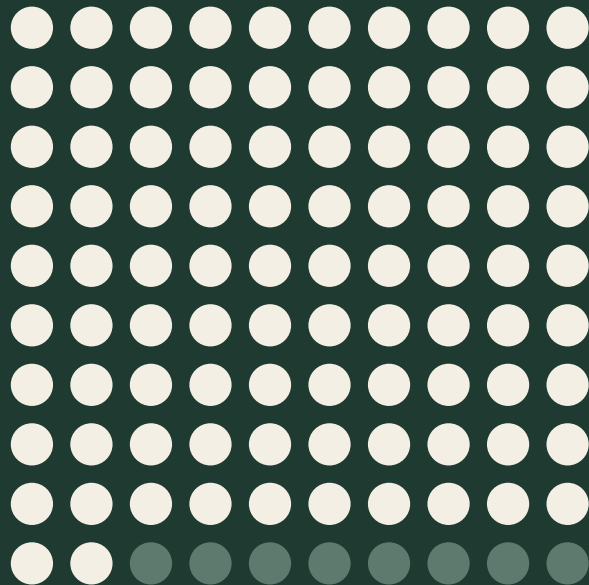


THE WORKDAY

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

92.0%

of 5,334 jobs located in Westbury are filled by in-commuters.



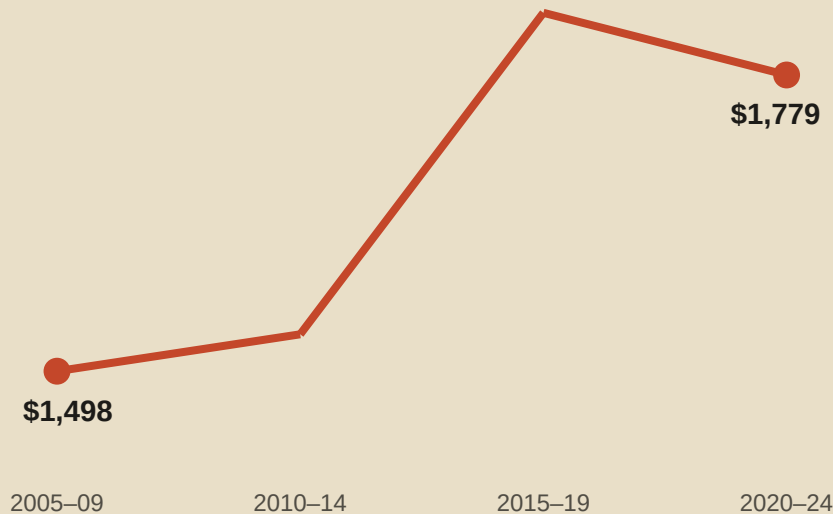
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 19%
since the 2005–2009
survey, before inflation.

\$1,779

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

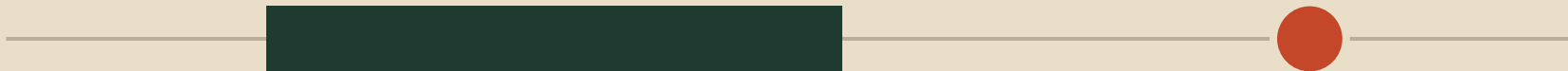
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$933–\$1,400



\$1,779 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

147

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 0.3–1.0% to the 5,352 homes here.

14–53

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



HOME VALUE

A median home costs 48%
more than New York's.

\$626,500

median home value in Westbury.

Westbury



\$626,500

New York



\$423,800

U.S.



\$332,700

THAT WAS WESTBURY'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/westbury/

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