



Westhampton Beach, New York.

Current market data.

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

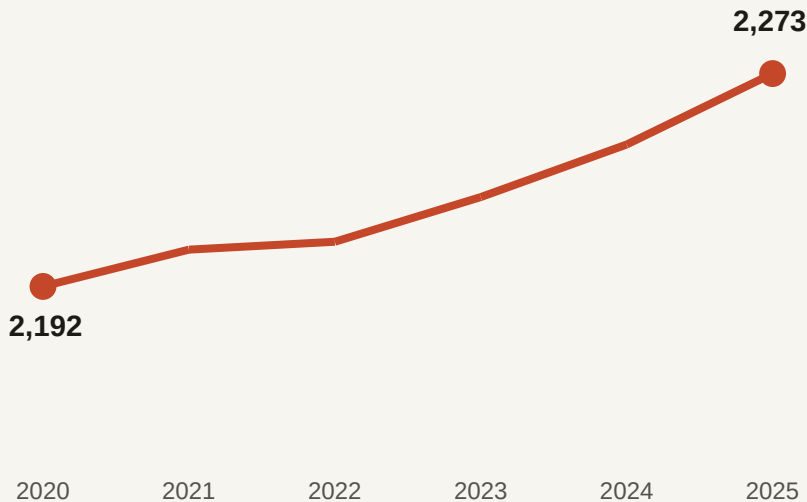


POPULATION

**Growing. Up 3.7% since
2020.**

2,273

people, the 279th-largest of New York's cities and towns.



THE WORKDAY

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

94.5%

of 2,075 jobs located in Westhampton Beach are filled by in-commuters.



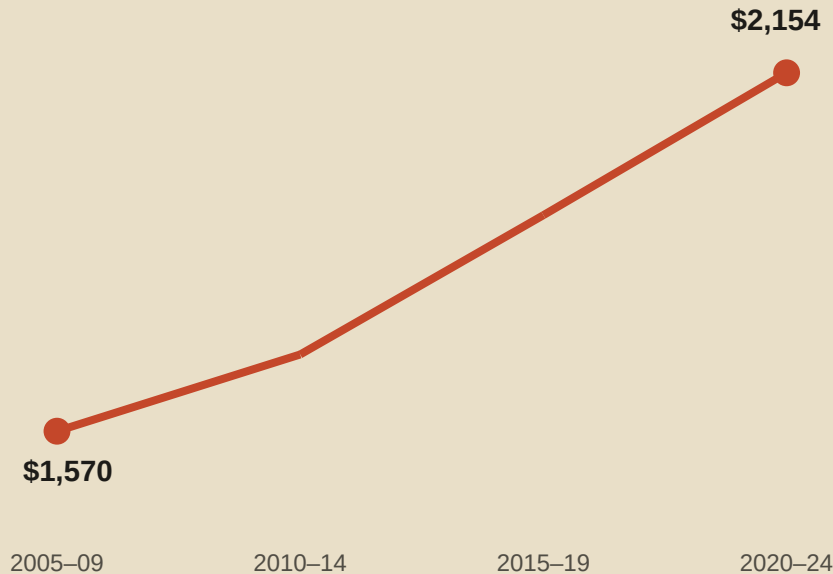
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 37%
since the 2005–2009
survey, before inflation.

\$2,154

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

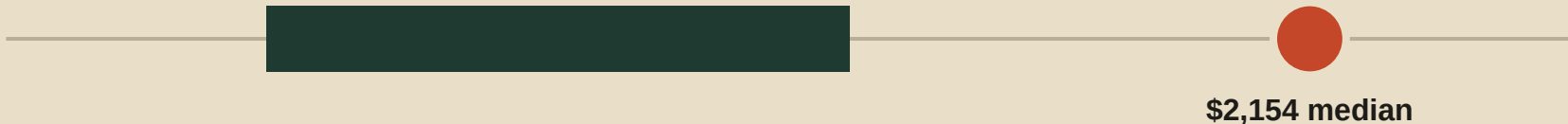
TRACT 1238.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,138–\$1,706



\$2,154 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

270

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.9% to the 2,388 homes here.

1–21

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



HOME VALUE

A median home costs
164% more than New
York's.

\$1,117,000

median home value in Westhampton Beach.

Westhampton Beach



\$1,117,000

New York



\$423,800

U.S.



\$332,700



THAT WAS WESTHAMPTON BEACH'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/westhampton-beach/

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