ZIP 10523, Elmsford, New York.

Current market data.

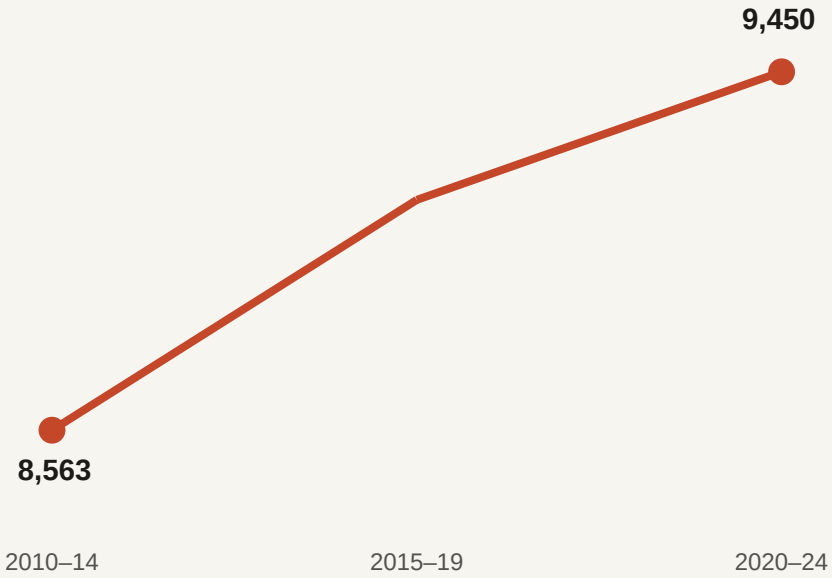
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

9,450 people call ZIP 10523 home.

9,450

people.



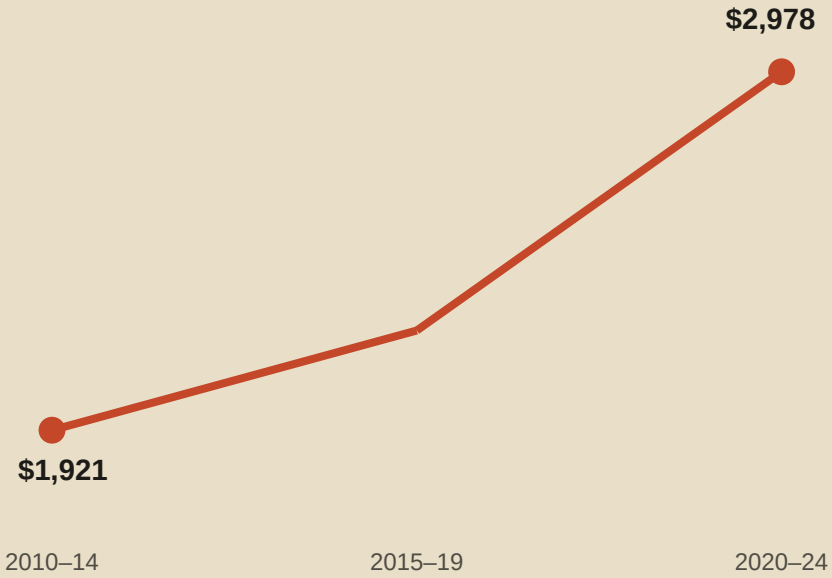
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 55% since the 2010–2014 survey, before inflation.

$2,978

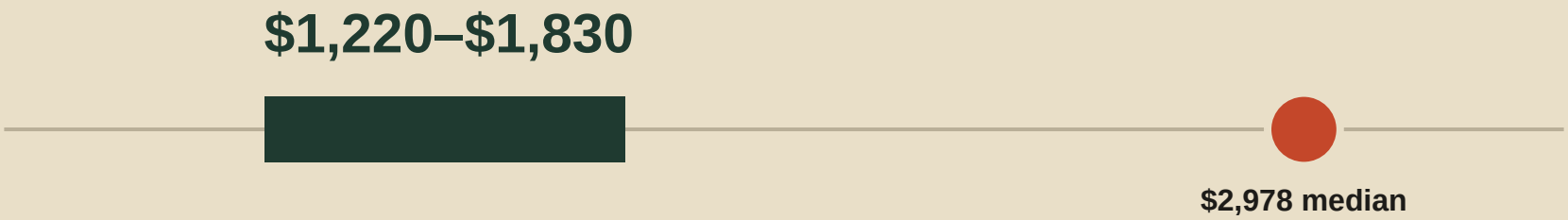
a month. New York's median is $1,621.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

77%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–3% to the 3,606 homes here.

19–100

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

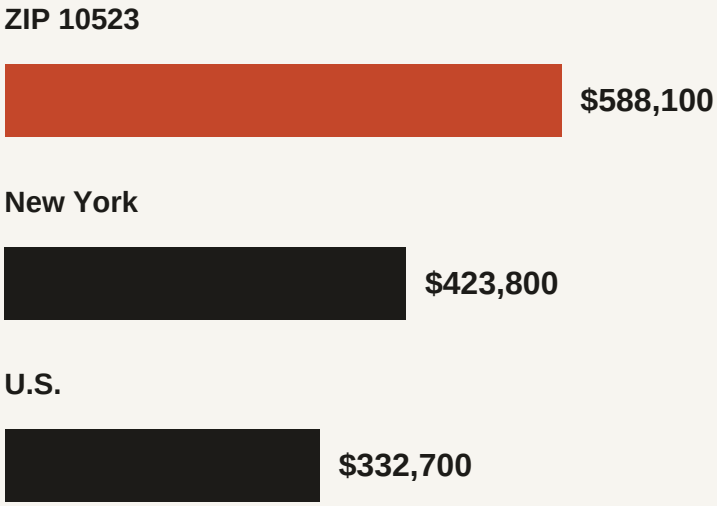
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 39% more than New York's.

$588,100

median home value in ZIP 10523.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 10523'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/zip/10523/**