



ZIP 11050, Sands Point, New York.

Current market data.

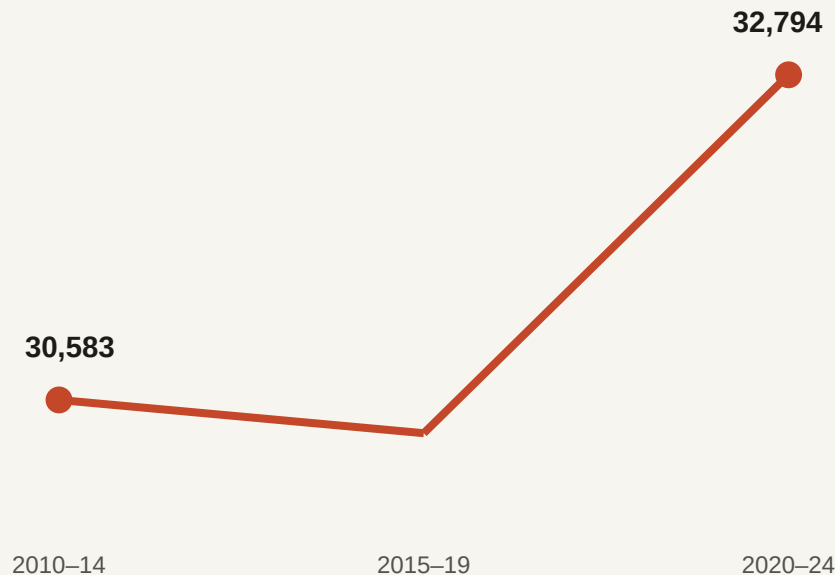
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

32,794 people call ZIP
11050 home.

32,794

people.

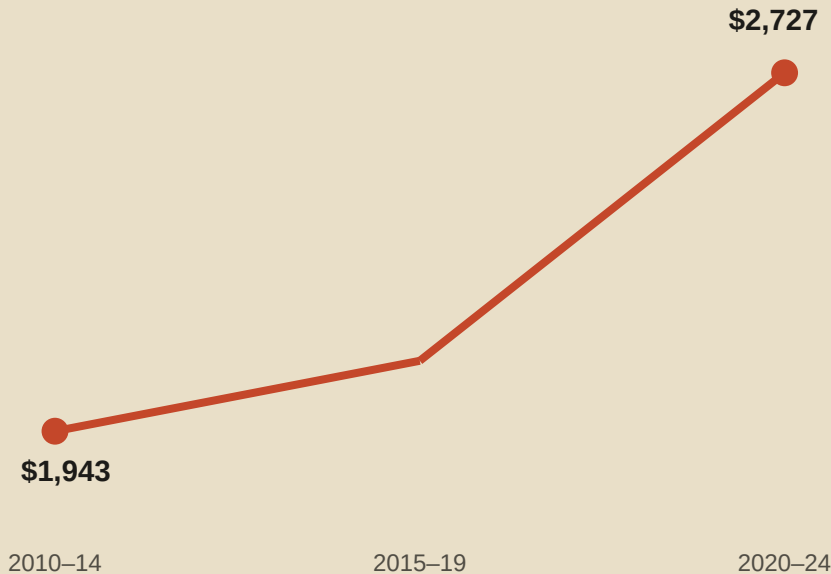


RENT

Median rent is up 40%
since the 2010–2014
survey, before inflation.

\$2,727

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

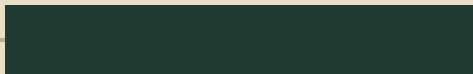




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,255–\$1,883



\$2,727 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 12,411 homes here.

43–167

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



HOME VALUE

A median home costs
144% more than New
York's.

\$1,035,400

median home value in ZIP 11050.

ZIP 11050



\$1,035,400

New York



\$423,800

U.S.



\$332,700

THAT WAS ZIP 11050'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/11050/

The Almanac · your hyper-diligent research partner