



ZIP 11509, Atlantic Beach, New York.

Current market data.

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

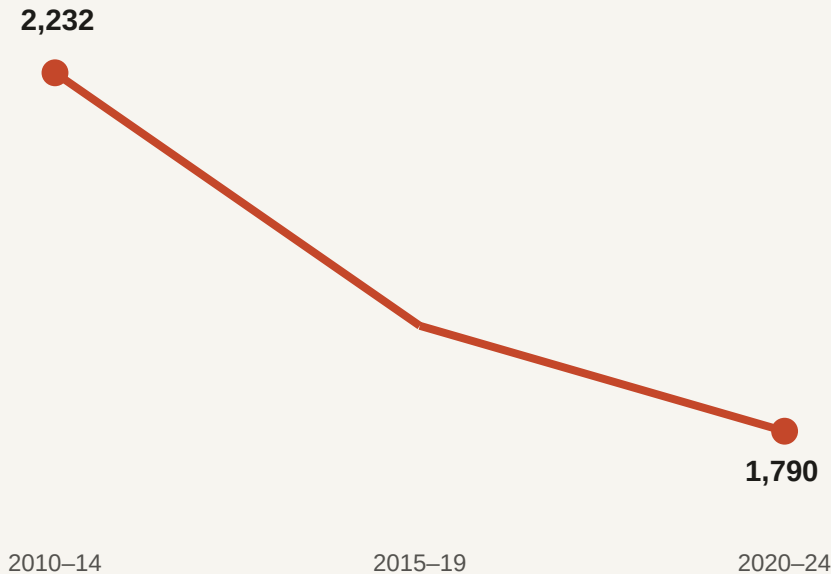


POPULATION

**1,790 people call ZIP
11509 home.**

1,790

people.

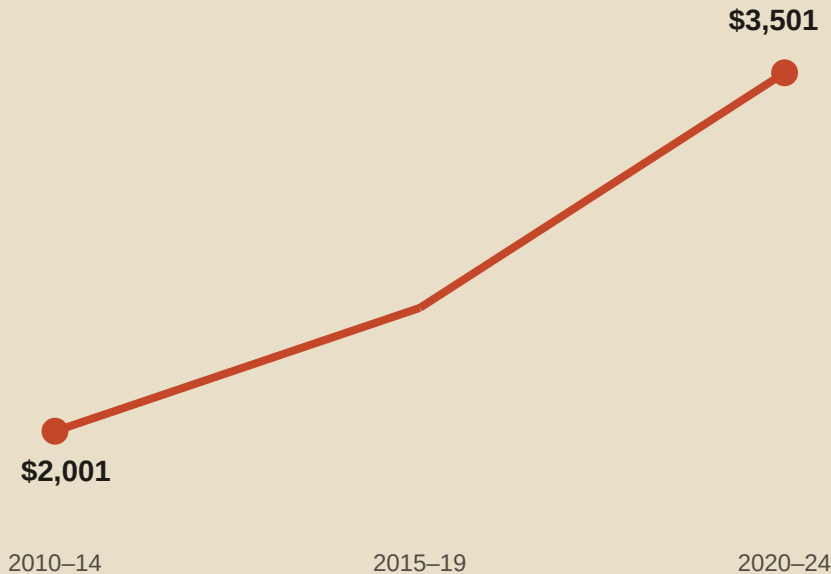


RENT

Median rent is up 75%
since the 2010–2014
survey, before inflation.

\$3,501

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

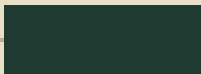




ROOM TO BUILD

The median rent is above what local wages can carry.

\$923–\$1,384



\$3,501 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 1,172 homes here.

1–6

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



HOME VALUE

A median home costs
135% more than New
York's.

\$994,800

median home value in ZIP 11509.

ZIP 11509



\$994,800

New York



\$423,800

U.S.



\$332,700

THAT WAS ZIP 11509'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/11509/

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