



ZIP 11709, Bayville, New York.

Current market data.

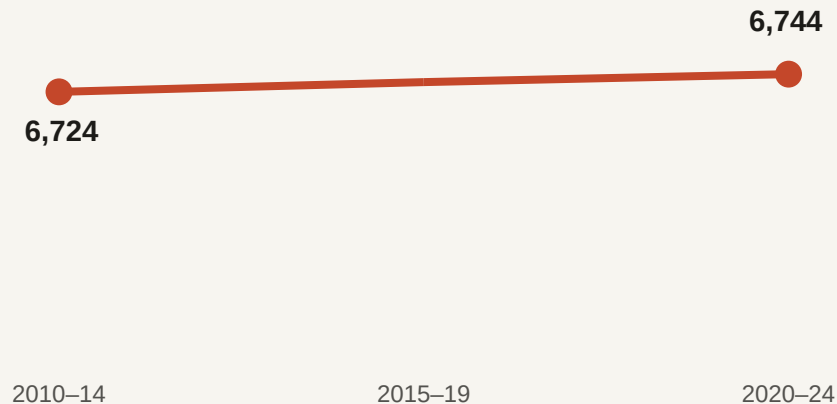
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**6,744 people call ZIP
11709 home.**

6,744

people.

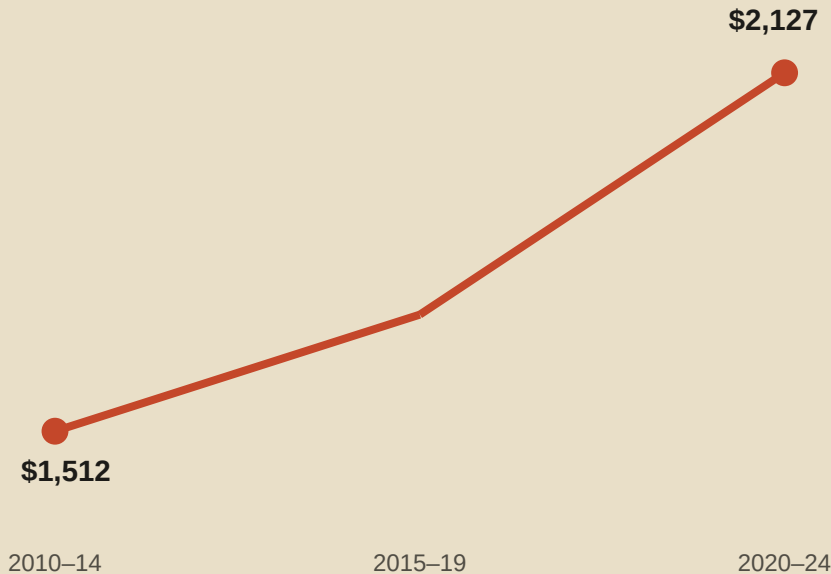


RENT

Median rent is up 41%
since the 2010–2014
survey, before inflation.

\$2,127

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

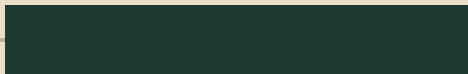




ROOM TO BUILD

The median rent is above what local wages can carry.

\$973–\$1,459



\$2,127 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 2,871 homes here.

4–9

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



HOME VALUE

**A median home costs 68%
more than New York's.**

\$710,000

median home value in ZIP 11709.

ZIP 11709



\$710,000

New York



\$423,800

U.S.



\$332,700



THAT WAS ZIP 11709'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/11709/

The Almanac · your hyper-diligent research partner