



Newark, Delaware.

Current market data.

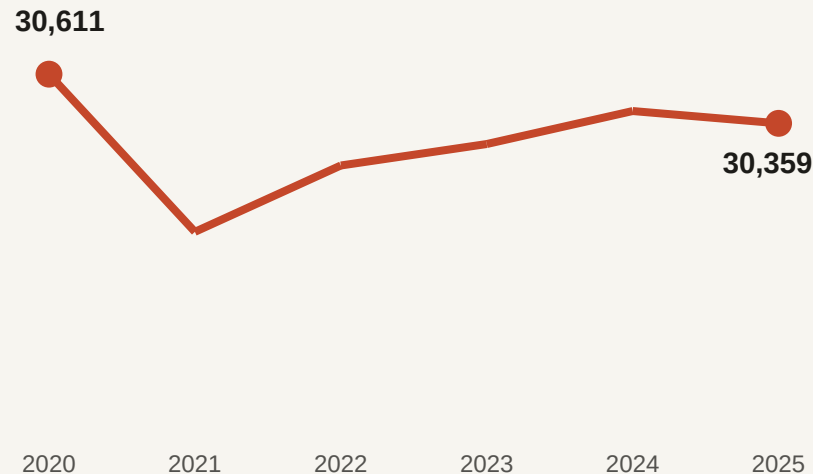
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.8% since 2020.

30,359

people, the 3rd-largest of Delaware's cities and towns.

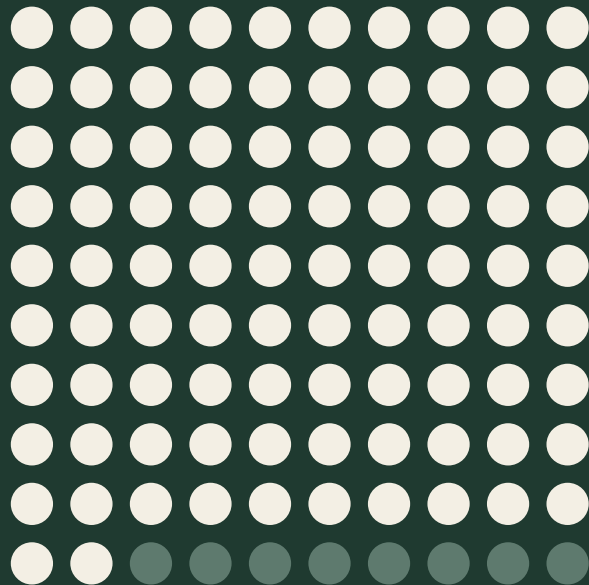


THE WORKDAY

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

91.9%

of 13,888 jobs located in Newark are filled by in-commuters.



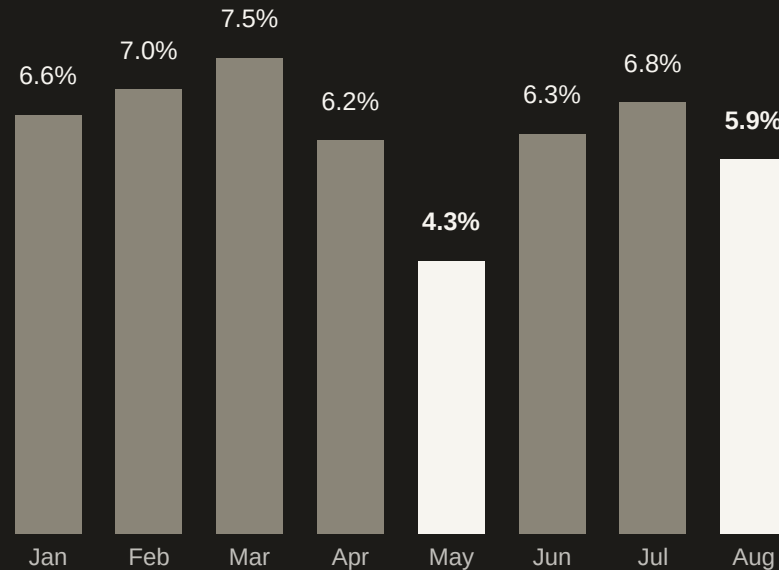
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.3%.

5.9%

in August 2026, the latest month released. A year earlier it was 7.1%.

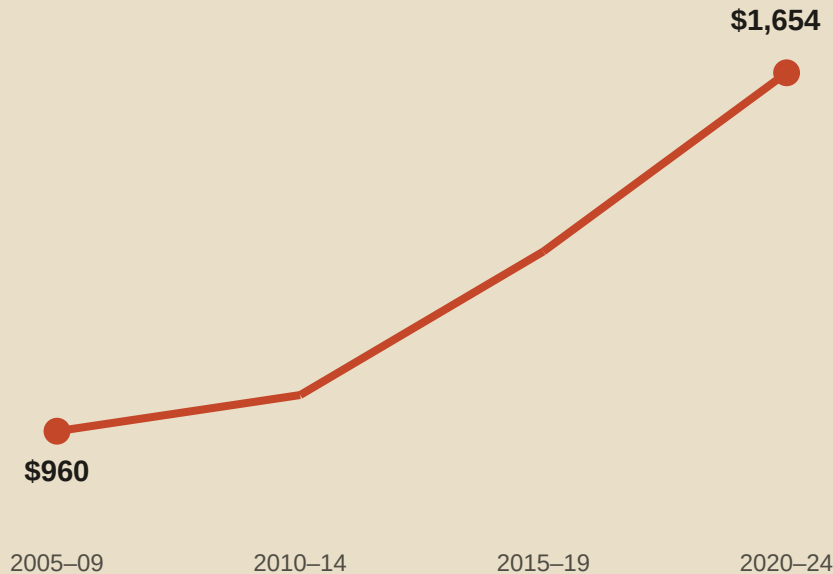


RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,654

a month. Delaware's median is \$1,401.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,618 gap between neighbors, the sharpest rent edge between adjacent tracts in New Castle County.

TRACT 114

\$883

TRACT 113

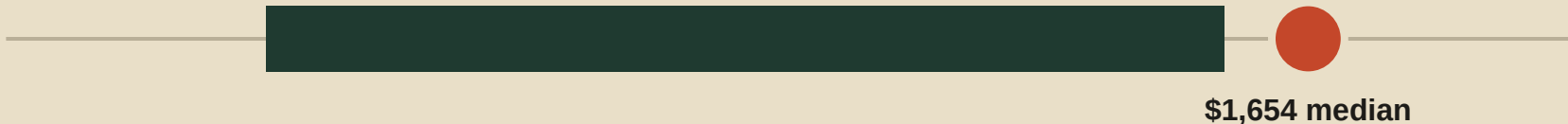
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,071–\$1,607



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

405

homes permitted in ten years,
2016–2025

70%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 9,921 homes here.

62–139

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



HOME VALUE

A median home costs 9%
more than Delaware's.

\$382,500

median home value in Newark.

Newark



\$382,500

Delaware



\$352,000

U.S.



\$332,700



THAT WAS NEWARK'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/de/newark/**](https://almanacdata.ai/e/de/newark/)

The Almanac · your hyper-diligent research partner