



Andover, New Jersey.

Current market data.

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

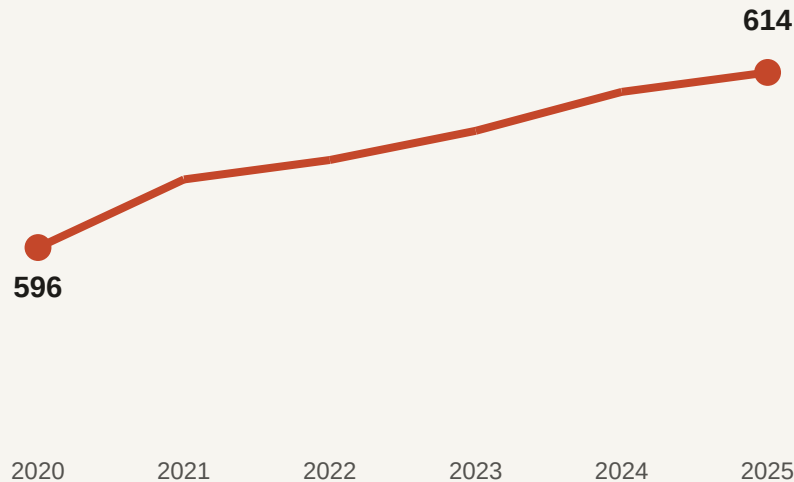


POPULATION

**Growing. Up 3.0% since
2020.**

614

people, the 309th-largest of New Jersey's cities and towns.

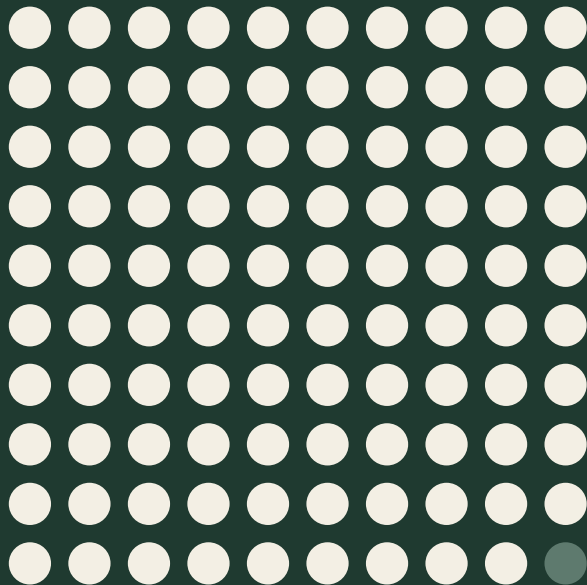


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.9%

of 262 jobs located in Andover are filled by in-commuters.



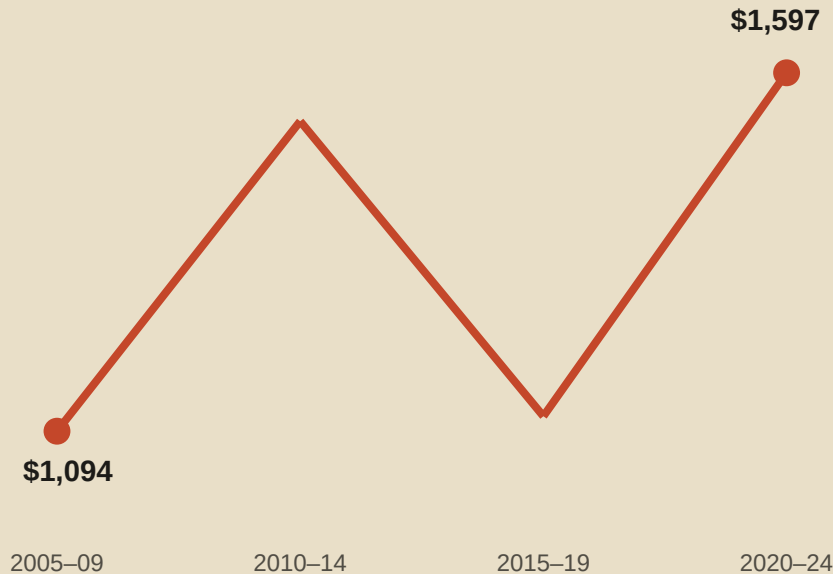
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$1,597

a month. New Jersey's median is \$1,720.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,404 gap between neighbors, the sharpest rent edge between adjacent tracts in Sussex County.

TRACT 3711

\$1,203

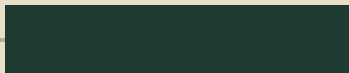
TRACT 3713

\$2,607

ROOM TO BUILD

The median rent is above what local wages can carry.

\$614–\$921



\$1,597 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 295 homes here.

1–3

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



HOME VALUE

A median home costs 12% less than New Jersey's.

\$400,000

median home value in Andover.

Andover



\$400,000

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS ANDOVER'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/nj/andover/

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