



# Audubon Park, New Jersey.

Current market data.

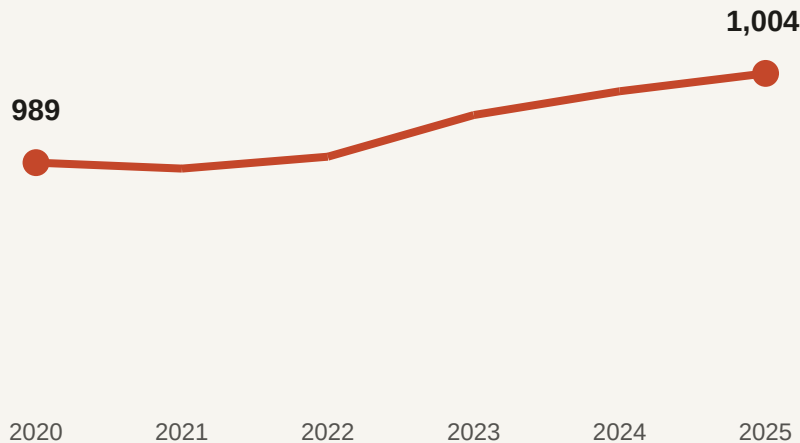
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

1,004

people, the 294th-largest of New Jersey's cities and towns.



## THE WORKDAY

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

91.7%

of 60 jobs located in Audubon Park are filled by in-commuters.



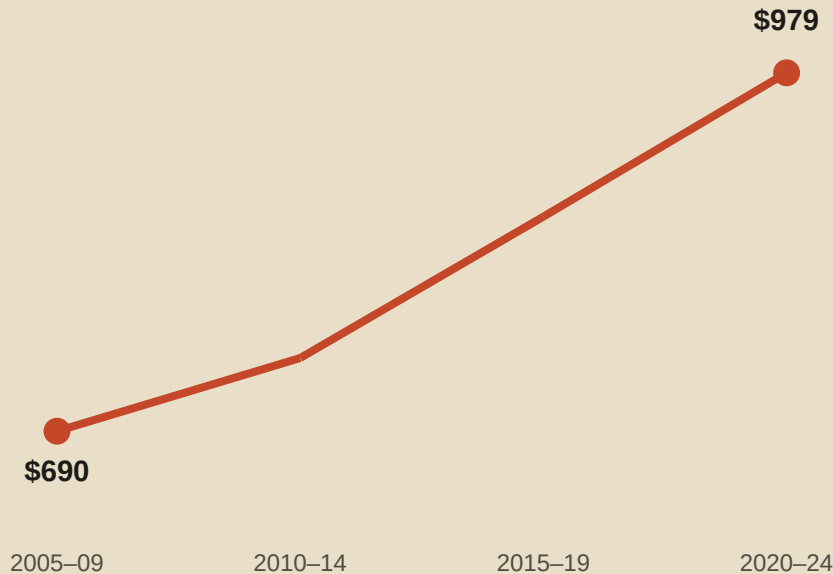
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 42%  
since the 2005–2009  
survey, before inflation.

**\$979**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$3,001 gap between neighbors, the sharpest rent edge between adjacent tracts in Camden County.

TRACT 6092.06

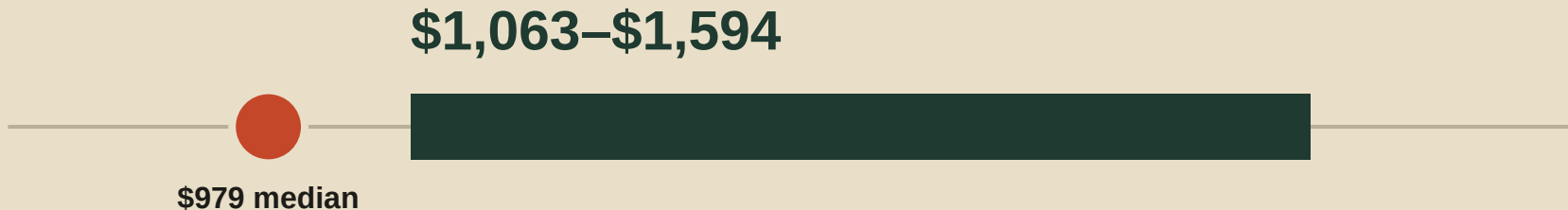
**\$500**

TRACT 6084.02

**\$3,501**

ROOM TO BUILD

# Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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0

homes permitted in ten years, 2016–2025

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100%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.7% to the 553 homes here.**

**1–4**

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



HOME VALUE

**A median home costs 75% less than New Jersey's.**

**\$112,500**

median home value in Audubon Park.

Audubon Park



\$112,500

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS AUDUBON PARK'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/audubon-park/](https://almanacdata.ai/e/nj/audubon-park/)

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