



Audubon, New Jersey.

Current market data.

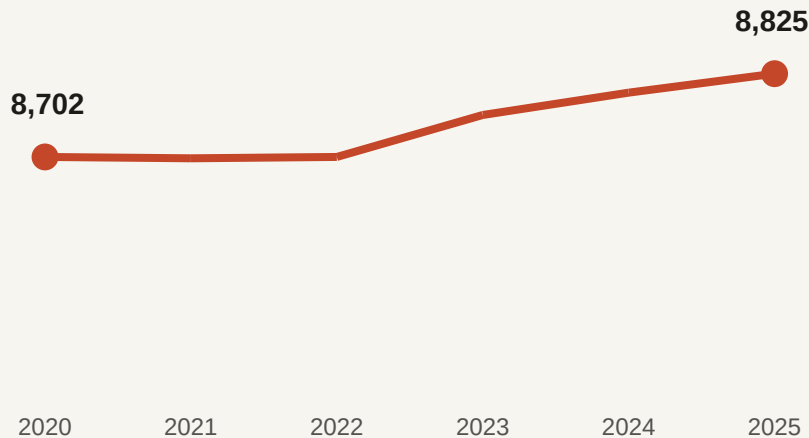
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.4% since 2020.

8,825

people, the 132nd-largest of New Jersey's cities and towns.



THE WORKDAY

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

92.3%

of 2,337 jobs located in Audubon are filled by in-commuters.



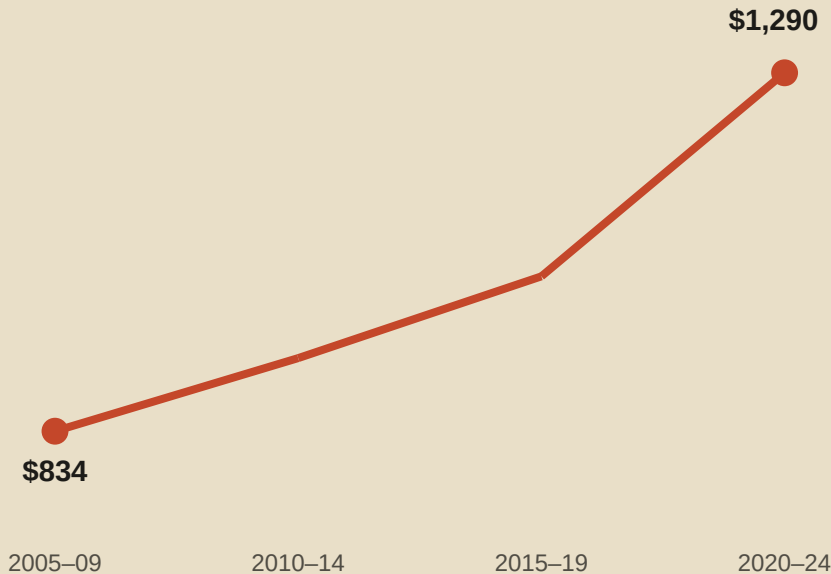
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$1,290

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

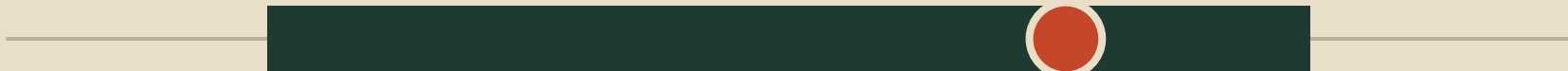
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$933–\$1,399



\$1,290 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

249

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 3,465 homes here.

9–23

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



HOME VALUE

A median home costs 32%
less than New Jersey's.

\$307,400

median home value in Audubon.

Audubon



\$307,400

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS AUDUBON'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/

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