



Branchville, New Jersey.

Current market data.

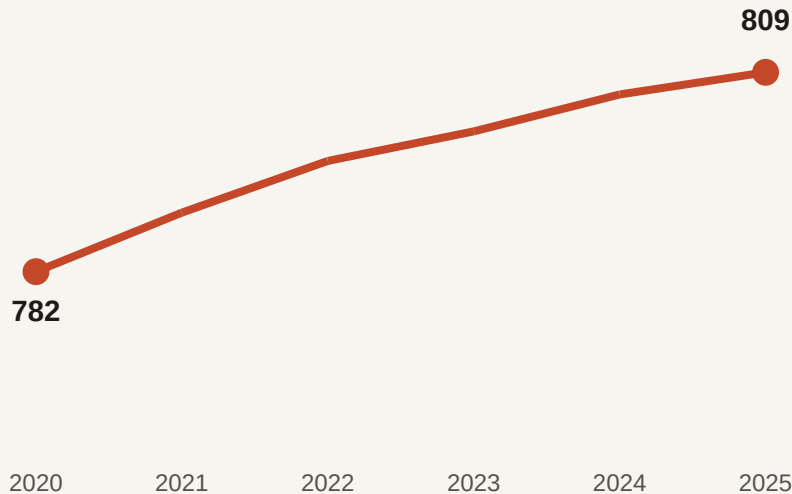
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.5% since 2020.

809

people, the 302nd-largest of New Jersey's cities and towns.



THE WORKDAY

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

98.7%

of 1,097 jobs located in Branchville are filled by in-commuters.



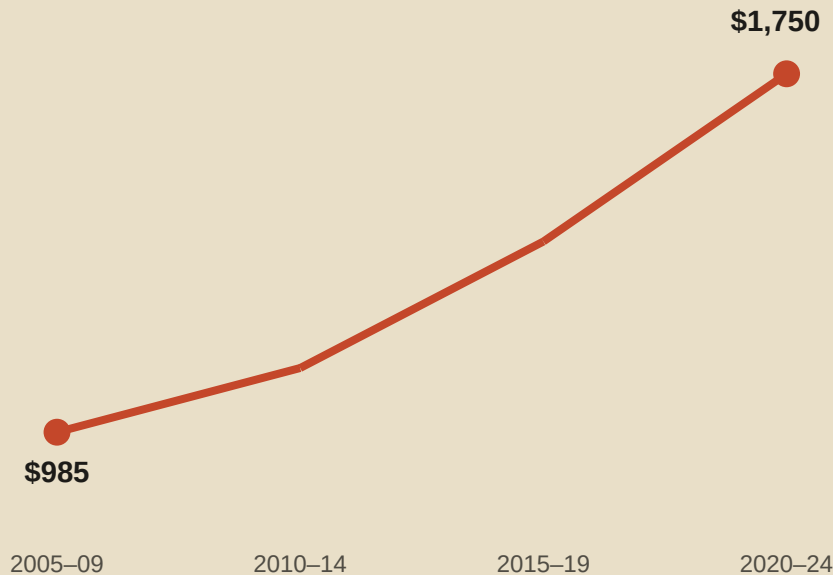
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$1,750

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 sits inside what local wages can carry.

\$1,422–\$2,133



\$1,750 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

86

homes permitted in ten years,
2016–2025

19%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–3.0% to the 371 homes here.

1–11

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



HOME VALUE

A median home costs 16% less than New Jersey's.

\$381,800

median home value in Branchville.

Branchville



\$381,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS BRANCHVILLE'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/branchville/

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