



Chester, New Jersey.

Current market data.

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

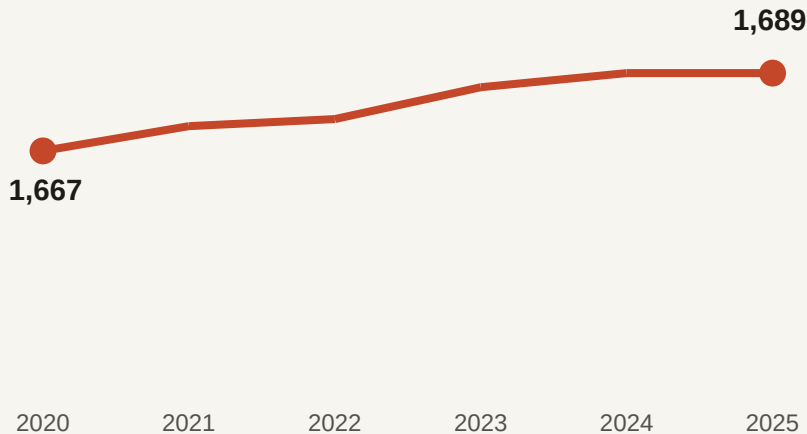


POPULATION

**Growing. Up 1.3% since
2020.**

1,689

people, the 276th-largest of New Jersey's cities and towns.



THE WORKDAY

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

98.0%

of 4,568 jobs located in Chester are filled by in-commuters.



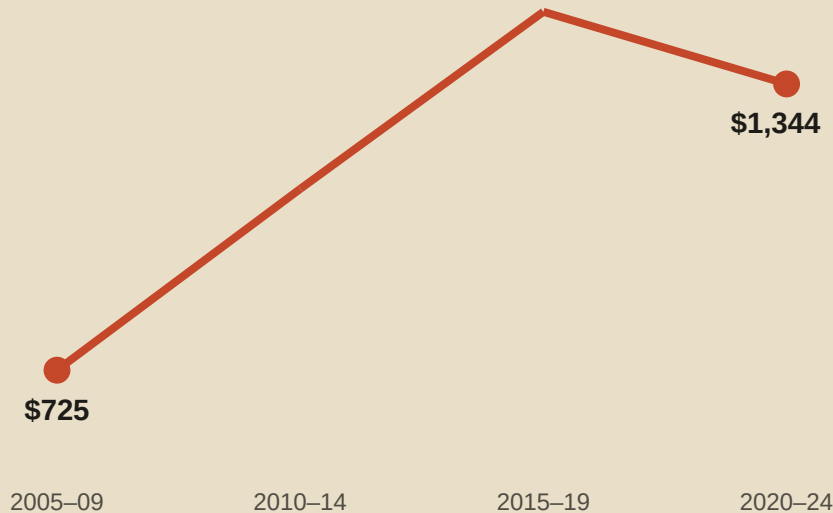
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 85%
since the 2005–2009
survey, before inflation.

\$1,344

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,779 gap between neighbors, the sharpest rent edge between adjacent tracts in Morris County.

TRACT 417.05

\$329

TRACT 418.03

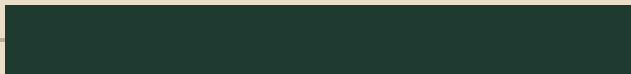
\$3,108



ROOM TO BUILD

The median rent is above what local wages can carry.

\$715–\$1,073



\$1,344 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

218

homes permitted in ten years,
2016–2025

82%

of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–7.7% to the 598 homes here.

1–46

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



HOME VALUE

A median home costs 45% more than New Jersey's.

\$659,800

median home value in Chester.

Chester



\$659,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS CHESTER'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/chester/

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