



Closter, New Jersey.

Current market data.

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

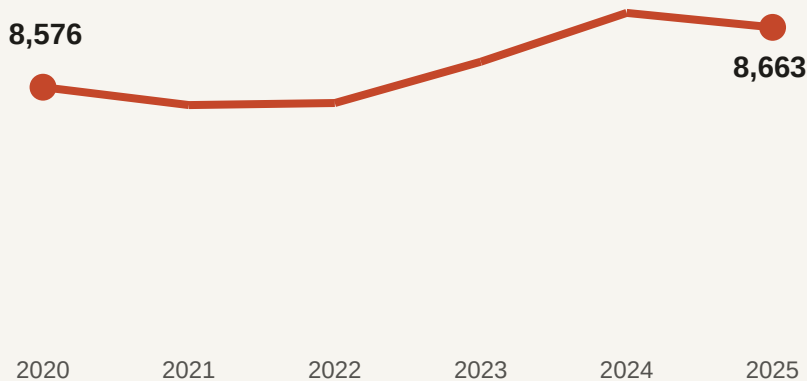


POPULATION

**Growing. Up 1.0% since
2020.**

8,663

people, the 133rd-largest of New Jersey's cities and towns.



THE WORKDAY

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

91.2%

of 3,438 jobs located in Closter are filled by in-commuters.



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

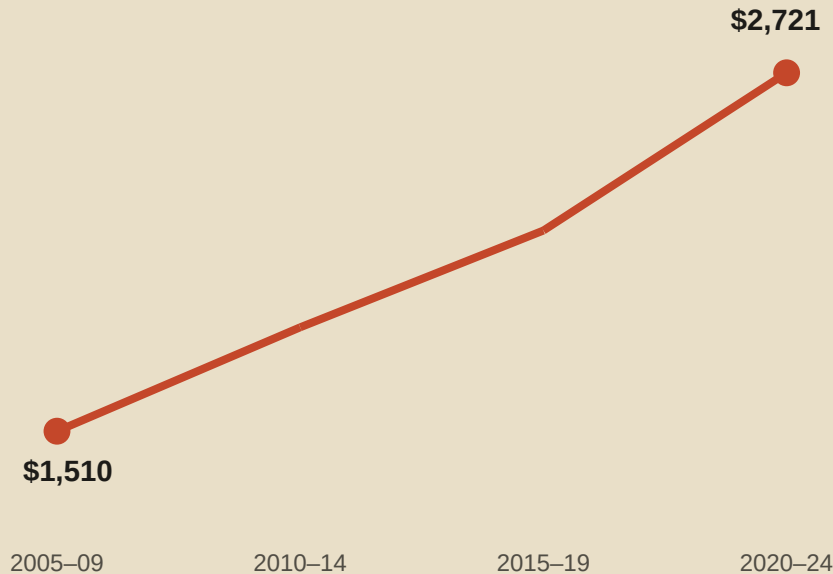


RENT

Median rent is up 80%
since the 2005–2009
survey, before inflation.

\$2,721

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,269 gap between neighbors, the sharpest rent edge between adjacent tracts in Bergen County.

TRACT 490.02

\$1,232

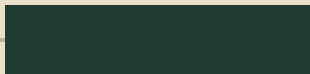
TRACT 490.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$969–\$1,454



\$2,721 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

148

homes permitted in ten years,
2016–2025

24%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 2,834 homes here.

7–34

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



HOME VALUE

A median home costs 92% more than New Jersey's.

\$871,300

median home value in Closter.

Closter



\$871,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS CLOSTER'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/closter/

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