



Demarest, New Jersey.

Current market data.

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

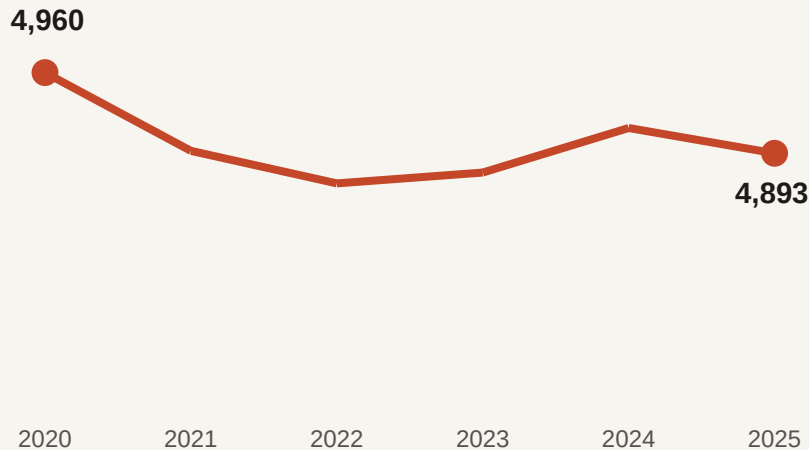


POPULATION

Down 1.4% since 2020.

4,893

people, the 200th-largest of New Jersey's cities and towns.

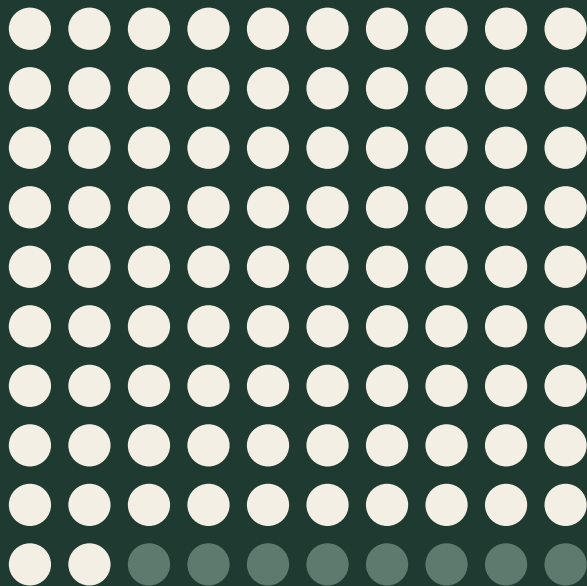


THE WORKDAY

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

92.1%

of 988 jobs located in Demarest are filled by in-commuters.



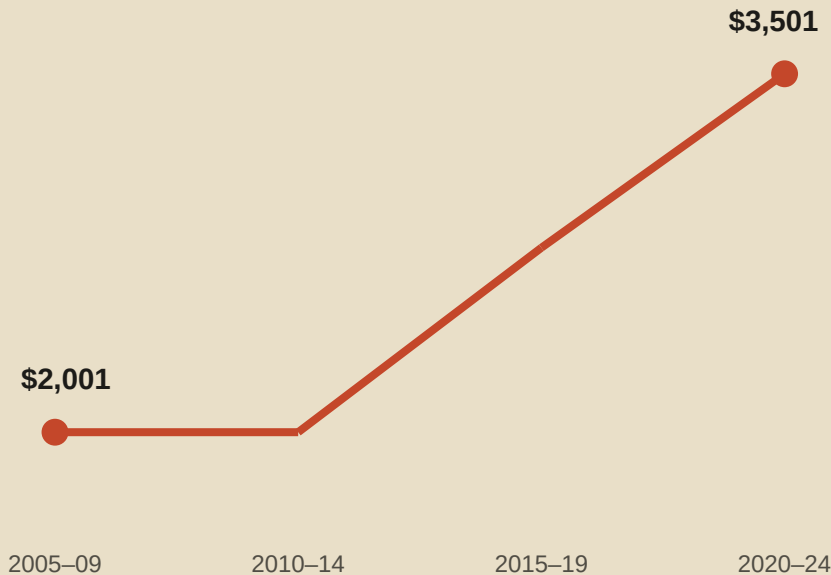
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 75%
since the 2005–2009
survey, before inflation.**

\$3,501

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

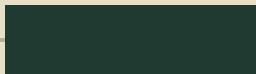
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,099–\$1,648



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

186

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 1,748 homes here.

1–10

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



HOME VALUE

A median home costs
145% more than New
Jersey's.

\$1,114,600

median home value in Demarest.

Demarest



\$1,114,600

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS DEMAREST'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/demarest/**](https://almanacdata.ai/e/nj/demarest/)

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