



Edgewater, New Jersey.

Current market data.

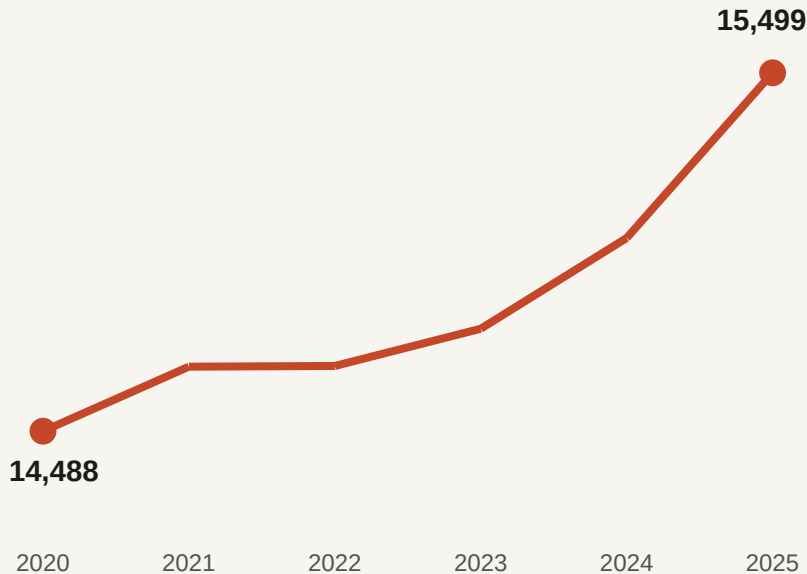
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.0% since 2020.

15,499

people, the 64th-largest of New Jersey's cities and towns.



THE WORKDAY

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

94.6%

of 5,794 jobs located in Edgewater are filled by in-commuters.



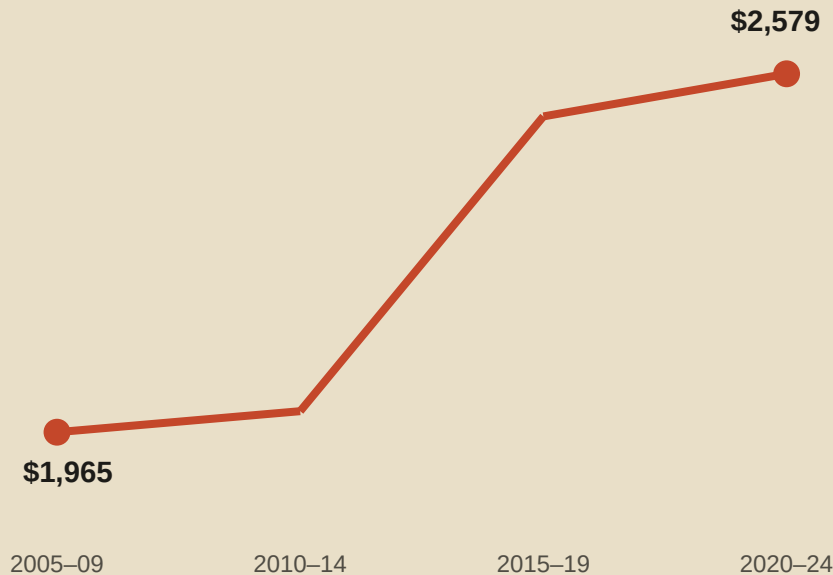
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 31%
since the 2005–2009
survey, before inflation.

\$2,579

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

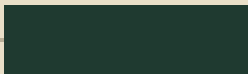
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$792–\$1,188



\$2,579 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

953

homes permitted in ten years,
2016–2025

90%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.7% to the 7,872 homes here.

39–58

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



HOME VALUE

A median home costs 58%
more than New Jersey's.

\$715,700

median home value in Edgewater.

Edgewater



\$715,700

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS EDGEWATER'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/edgewater/

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