



Elizabeth, New Jersey.

Current market data.

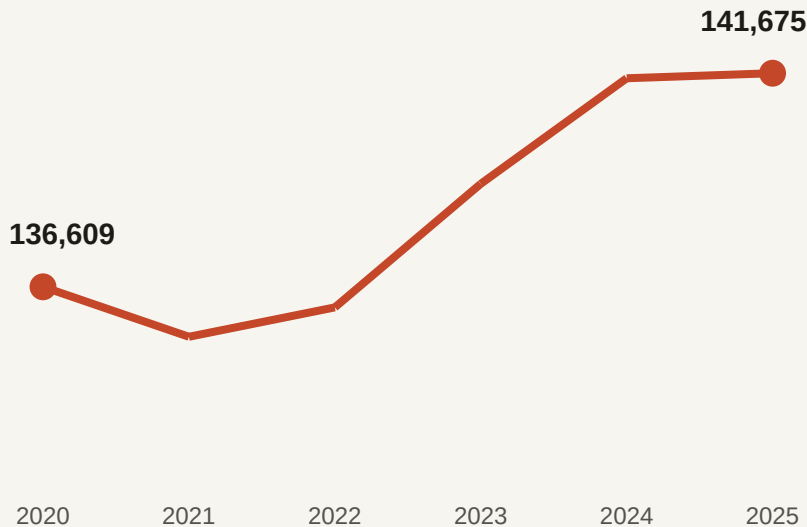
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.7% since 2020.

141,675

people, the 4th-largest of New Jersey's cities and towns.

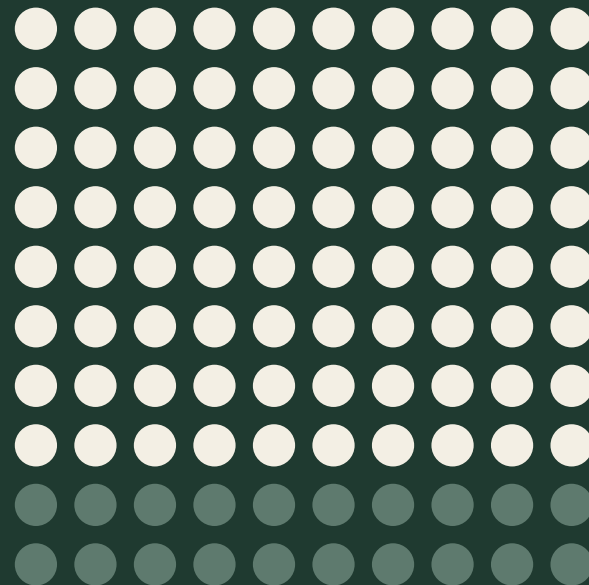


THE WORKDAY

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

80.5%

of 51,512 jobs located in Elizabeth are filled by in-commuters.



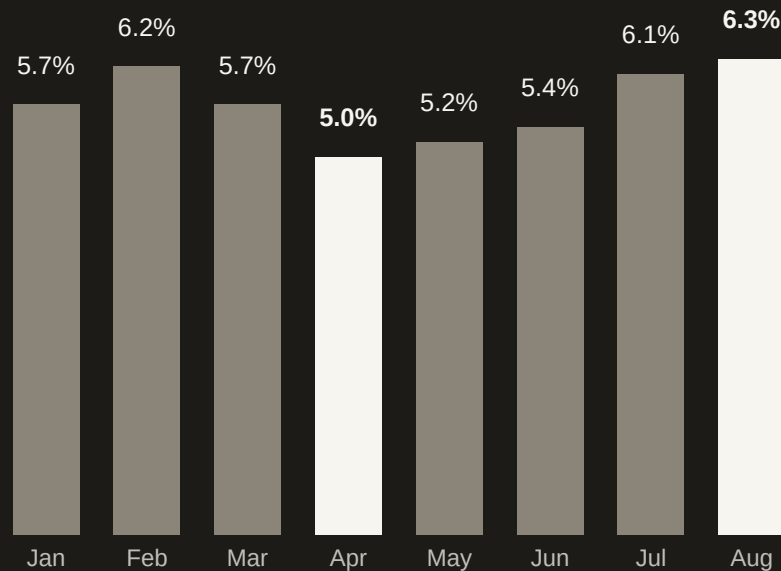
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
5.0%.

6.3%

in August 2026, the latest month released. A year earlier it was 7.8%.

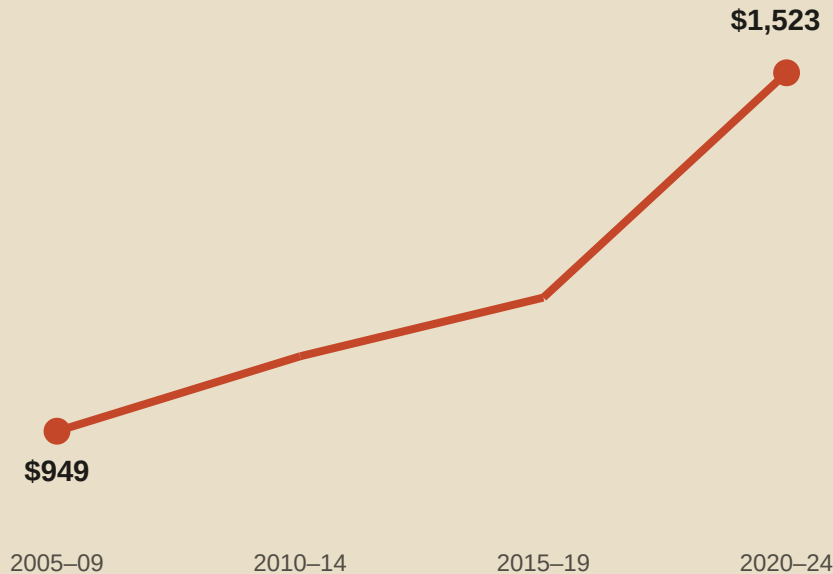


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,523

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,103 gap between neighbors, the sharpest rent edge between adjacent tracts in Union County.

TRACT 371

\$976

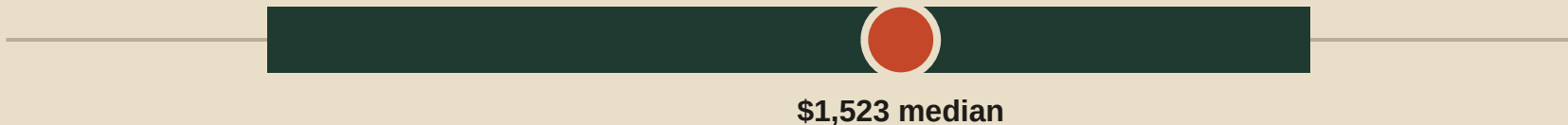
TRACT 364

\$3,079

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,168–\$1,752



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,948

homes permitted in ten years,
2016–2025

98%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 48,976 homes here.

438–515

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



HOME VALUE

A median home costs 1% less than New Jersey's.

\$449,300

median home value in Elizabeth.

Elizabeth



\$449,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS ELIZABETH'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/elizabeth/

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