



Fair Lawn, New Jersey.

Current market data.

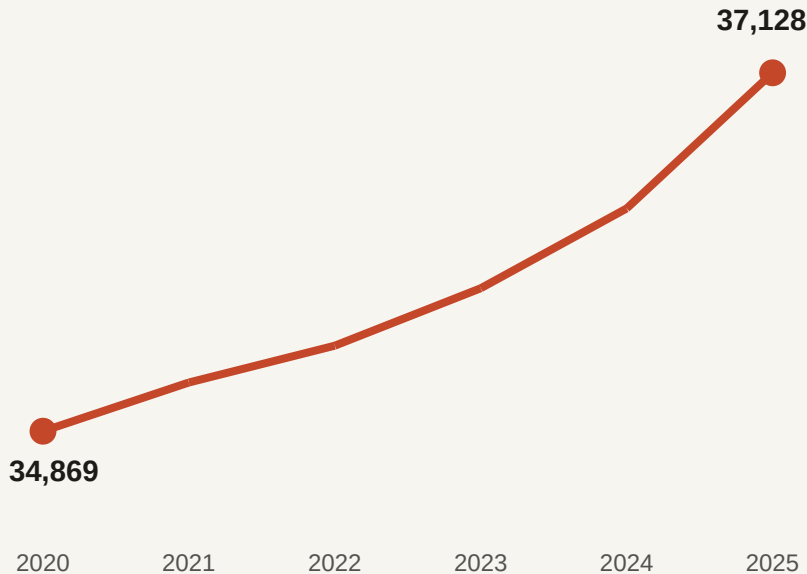
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.5% since 2020.

37,128

people, the 24th-largest of New Jersey's cities and towns.



THE WORKDAY

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

97.4%

of 12,886 jobs located in Fair Lawn are filled by in-commuters.



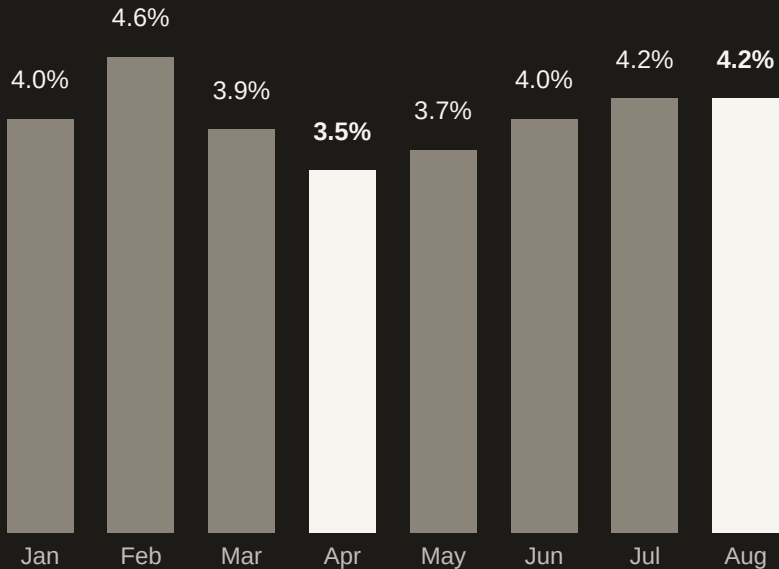
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.2%

in August 2026, the latest month released. A year earlier it was 5.1%.

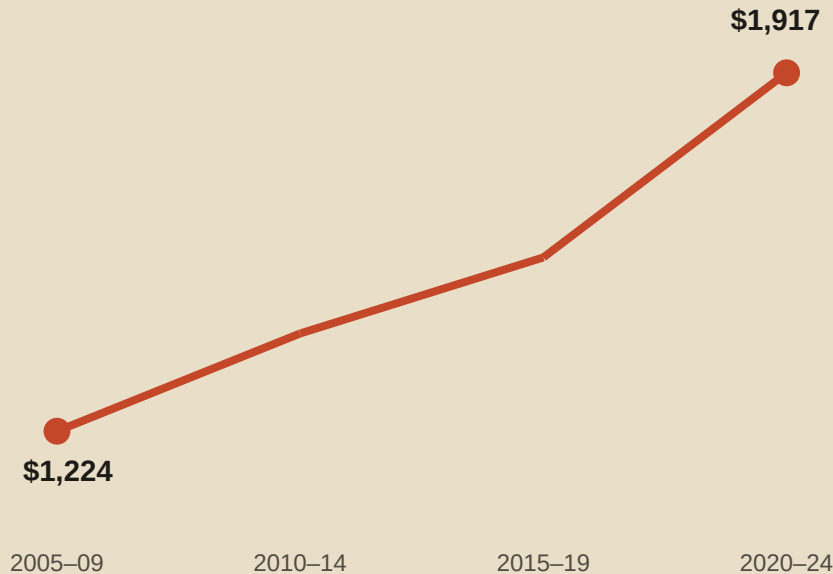


RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$1,917

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

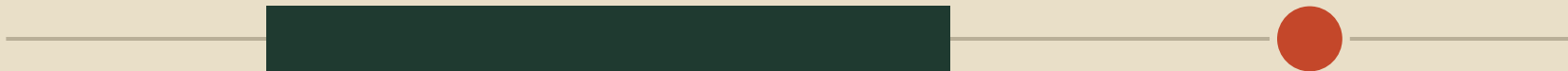
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,088–\$1,631



\$1,917 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,705

homes permitted in ten years,
2016–2025

69%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 12,500 homes here.

34–129

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



HOME VALUE

A median home costs 24% more than New Jersey's.

\$564,700

median home value in Fair Lawn.

Fair Lawn



\$564,700

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS FAIR LAWN'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/fair-lawn/

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