



Fairview, New Jersey.

Current market data.

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

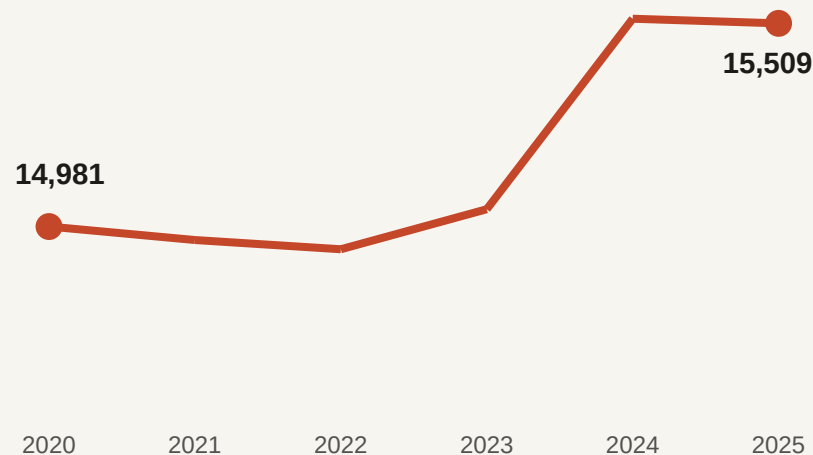


POPULATION

Growing. Up 3.5% since 2020.

15,509

people, the 63rd-largest of New Jersey's cities and towns.

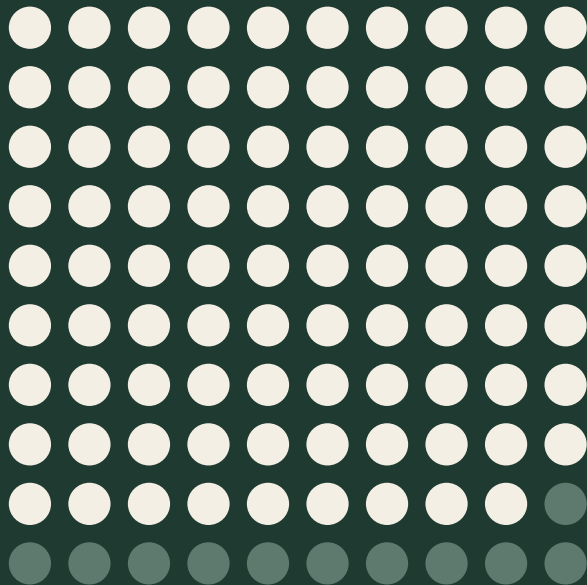


THE WORKDAY

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

89.5%

of 2,657 jobs located in Fairview are filled by in-commuters.



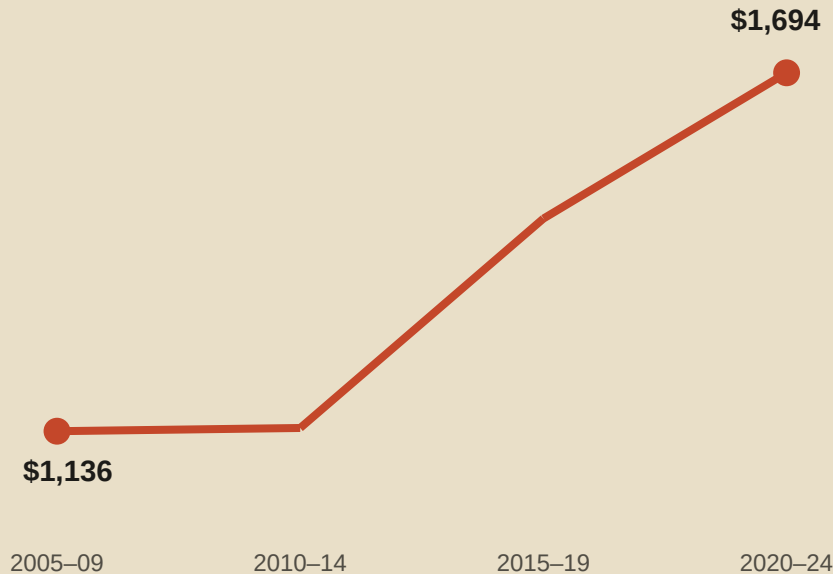
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 49%
since the 2005–2009
survey, before inflation.**

\$1,694

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

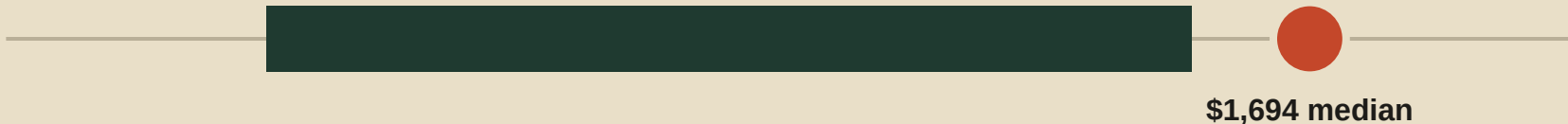
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,083–\$1,625



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

1,059

homes permitted in ten years,
2016–2025

98%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 5,566 homes here.

27–48

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



HOME VALUE

A median home costs 13%
more than New Jersey's.

\$511,400

median home value in Fairview.

Fairview



\$511,400

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS FAIRVIEW'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/fairview/

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