



Fanwood, New Jersey.

Current market data.

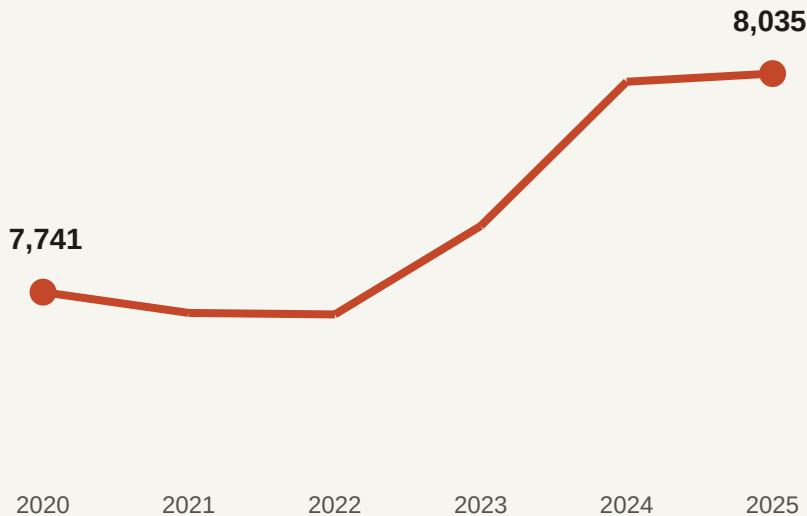
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

8,035

people, the 146th-largest of New Jersey's cities and towns.



THE WORKDAY

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

94.5%

of 1,924 jobs located in Fanwood are filled by in-commuters.



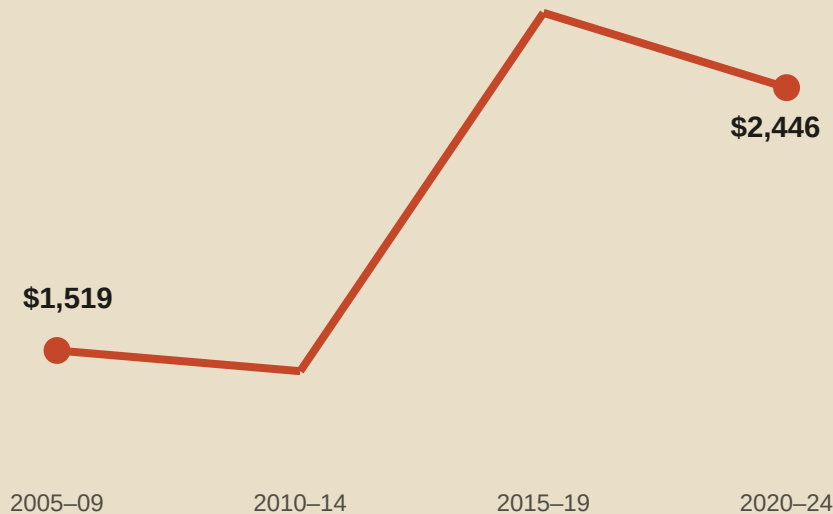
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$2,446

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

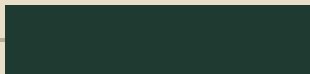
\$3,079



ROOM TO BUILD

The median rent is above what local wages can carry.

\$874–\$1,310



\$2,446 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

79

homes permitted in ten years,
2016–2025

25%

of those were in multifamily
buildings

86%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 2,898 homes here.

5–19

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



HOME VALUE

A median home costs 40% more than New Jersey's.

\$635,200

median home value in Fanwood.

Fanwood



\$635,200

New Jersey



\$454,400

U.S.



\$332,700



THAT WAS FANWOOD'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/fanwood/

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