



Franklin Lakes, New Jersey.

Current market data.

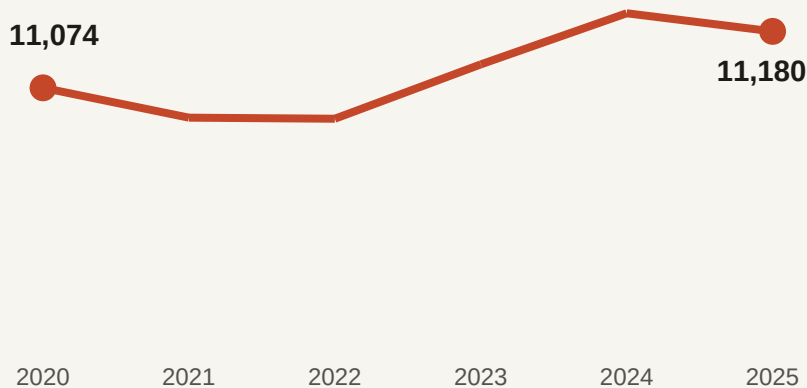
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

11,180

people, the 98th-largest of New Jersey's cities and towns.

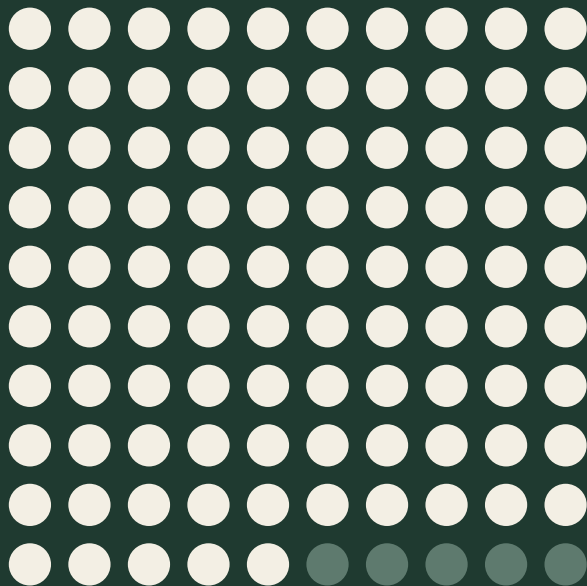


THE WORKDAY

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

95.0%

of 5,581 jobs located in Franklin Lakes are filled by
in-commuters.



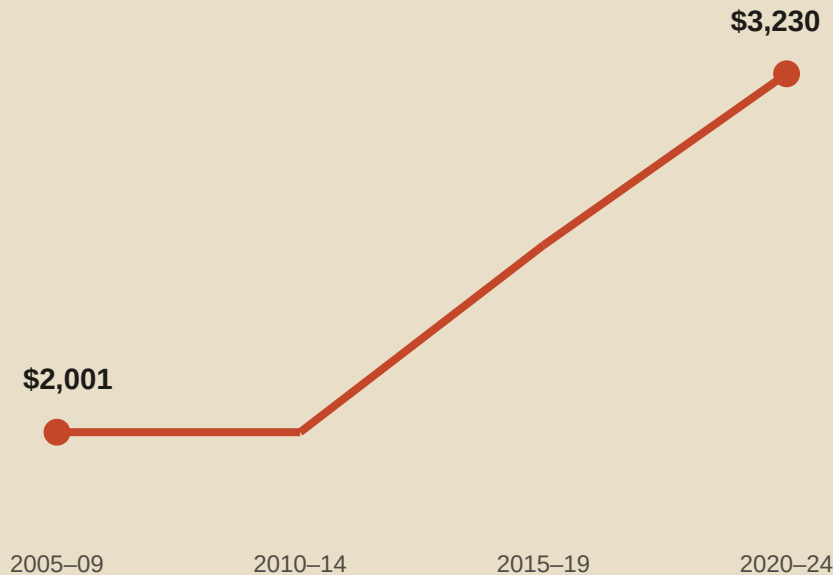
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$3,230

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

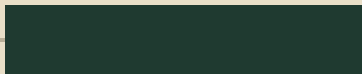
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,270–\$1,905



\$3,230 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

755

homes permitted in ten years,
2016–2025

23%

of those were in multifamily
buildings

73%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.4% to the 3,878 homes here.

5–56

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



HOME VALUE

A median home costs
178% more than New
Jersey's.

\$1,264,000

median home value in Franklin Lakes.

Franklin Lakes



\$1,264,000

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS FRANKLIN LAKES'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/franklin-lakes/

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