



Franklin, New Jersey.

Current market data.

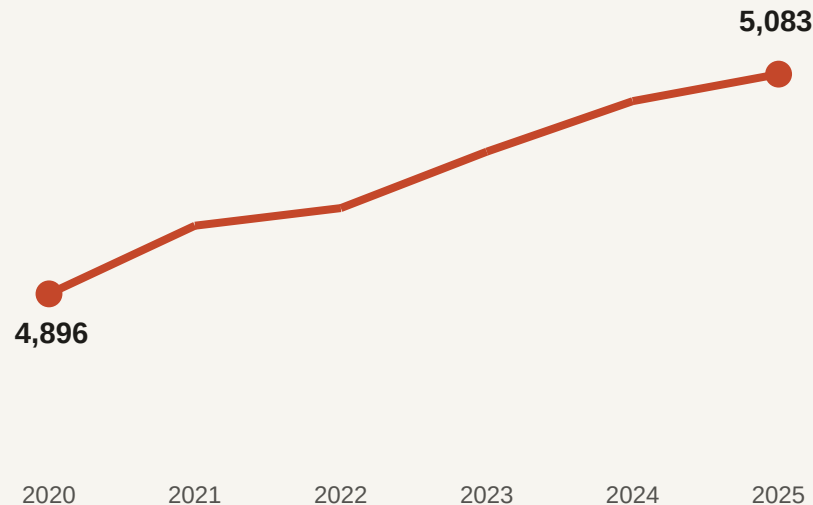
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

5,083

people, the 191st-largest of New Jersey's cities and towns.



THE WORKDAY

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

87.8%

of 1,757 jobs located in Franklin are filled by in-commuters.



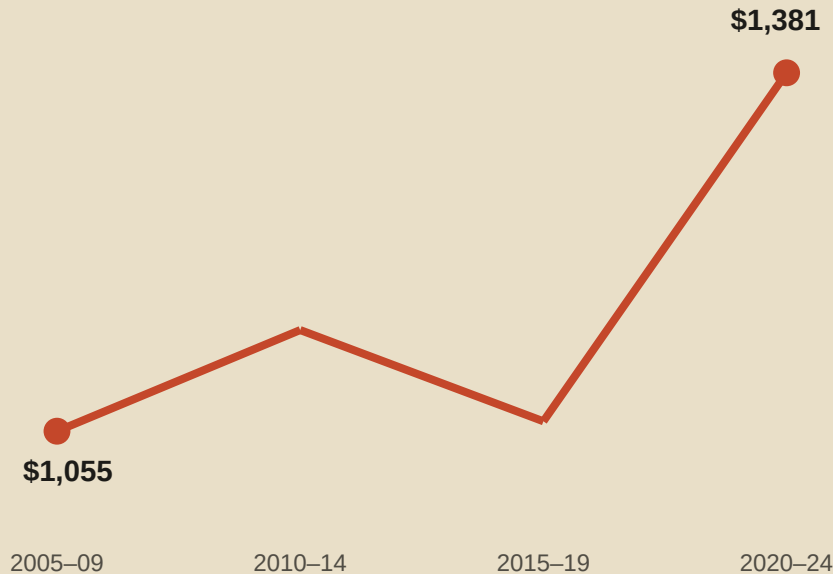
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 31%
since the 2005–2009
survey, before inflation.

\$1,381

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,404 gap between neighbors, the sharpest rent edge between adjacent tracts in Sussex County.

TRACT 3711

\$1,203

TRACT 3713

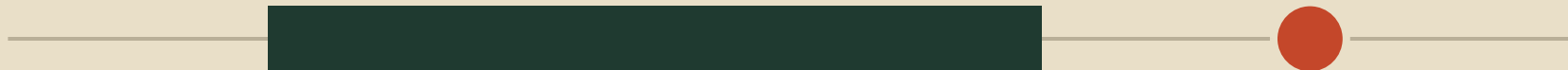
\$2,607



ROOM TO BUILD

The median rent is above what local wages can carry.

\$825–\$1,238



\$1,381 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

45

homes permitted in ten years,
2016–2025

49%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 2,288 homes here.

9–18

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



HOME VALUE

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

\$272,600

median home value in Franklin.

Franklin



\$272,600

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS FRANKLIN'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/

The Almanac · your hyper-diligent research partner