



Garfield, New Jersey.

Current market data.

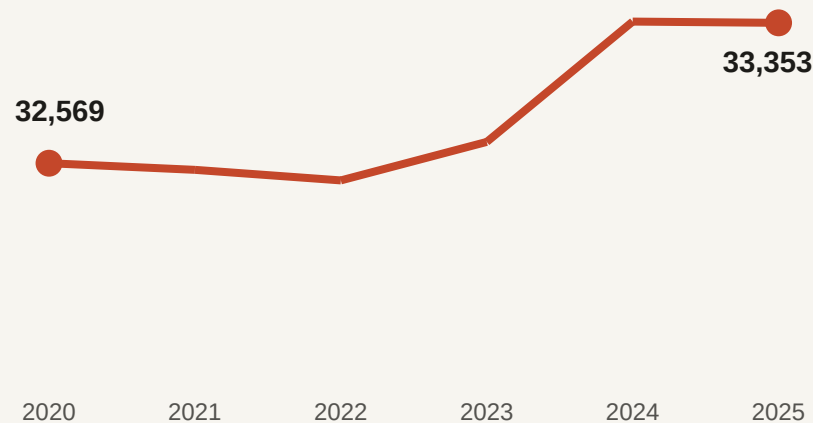
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.4% since 2020.

33,353

people, the 25th-largest of New Jersey's cities and towns.



THE WORKDAY

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

84.5%

of 6,432 jobs located in Garfield are filled by in-commuters.



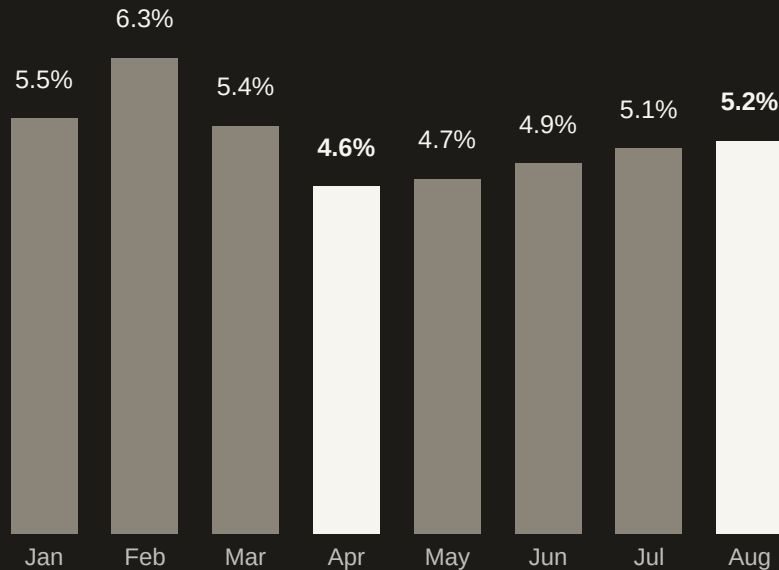
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.6%.

5.2%

in August 2026, the latest month released. A year earlier it was 6.7%.

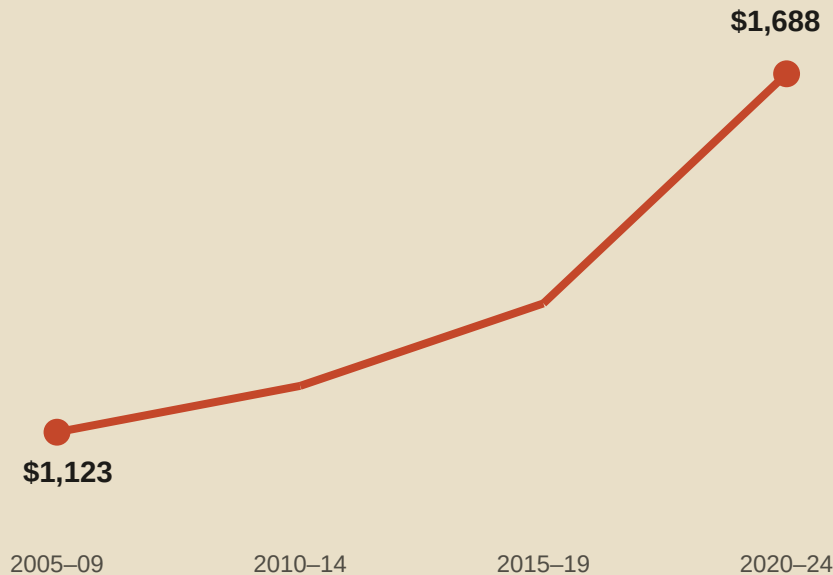


RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$1,688

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

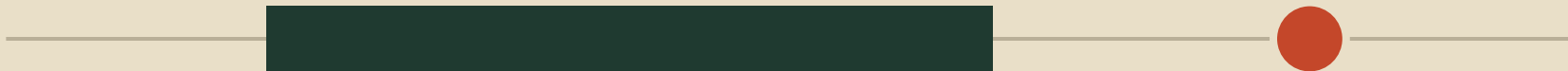
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$983–\$1,474



\$1,688 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

326

homes permitted in ten years,
2016–2025

88%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.8% to the 11,846 homes here.

64–92

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



HOME VALUE

A median home costs 5% more than New Jersey's.

\$475,500

median home value in Garfield.

Garfield



\$475,500

New Jersey



\$454,400

U.S.



\$332,700



THAT WAS GARFIELD'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/garfield/

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