



Garwood, New Jersey.

Current market data.

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

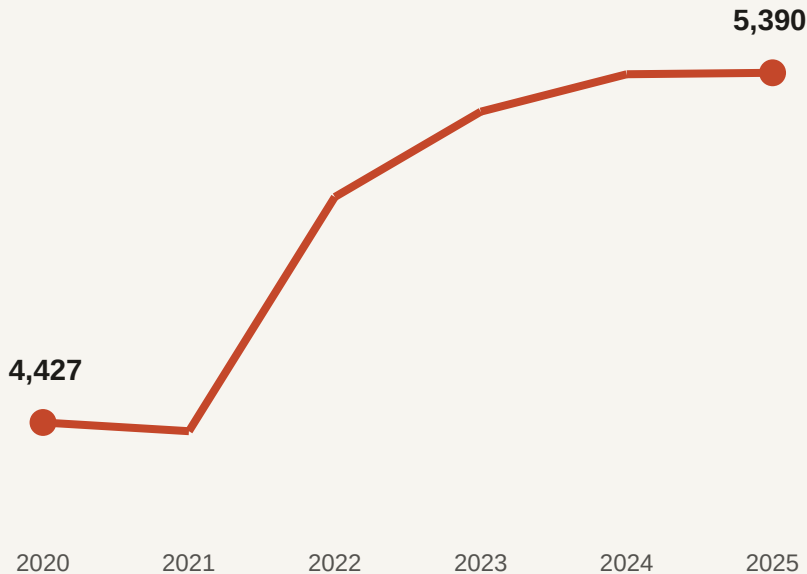


POPULATION

**Growing. Up 21.8% since
2020.**

5,390

people, the 187th-largest of New Jersey's cities and towns.



THE WORKDAY

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

94.2%

of 2,148 jobs located in Garwood are filled by in-commuters.



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

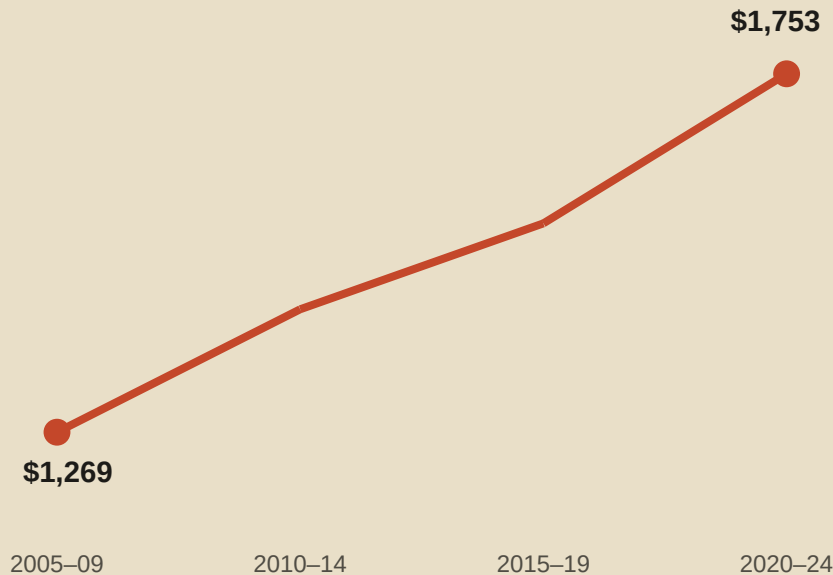


RENT

**Median rent is up 38%
since the 2005–2009
survey, before inflation.**

\$1,753

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

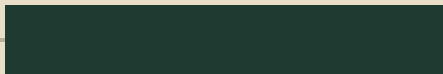
\$3,079



ROOM TO BUILD

The median rent is above what local wages can carry.

\$778–\$1,167



\$1,753 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

501

homes permitted in ten years,
2016–2025

72%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 2,169 homes here.

10–21

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



HOME VALUE

A median home costs 17% more than New Jersey's.

\$533,300

median home value in Garwood.

Garwood



\$533,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS GARWOOD'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/garwood/

The Almanac · your hyper-diligent research partner