



Hackensack, New Jersey.

Current market data.

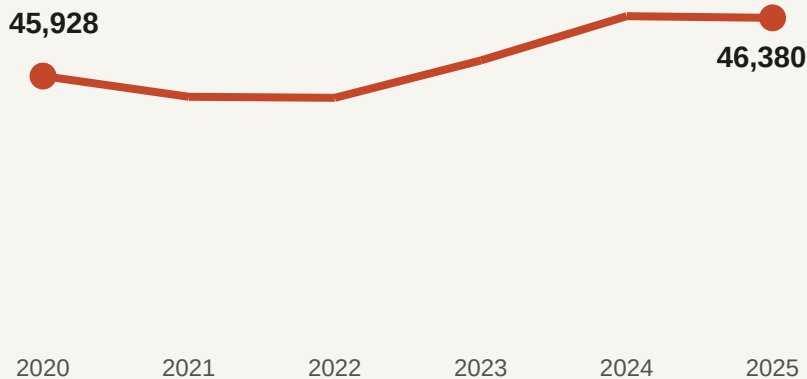
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

46,380

people, the 19th-largest of New Jersey's cities and towns.



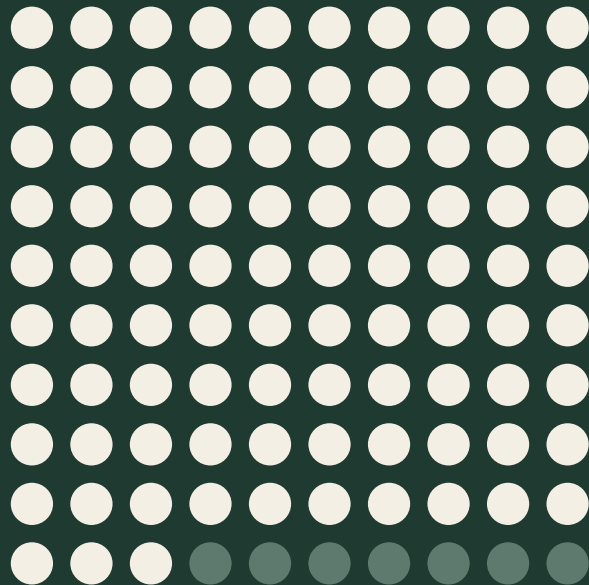
THE WORKDAY

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

93.2%

of 41,968 jobs located in Hackensack are filled by
in-commuters.

Source: Census LEHD LODES, 2023



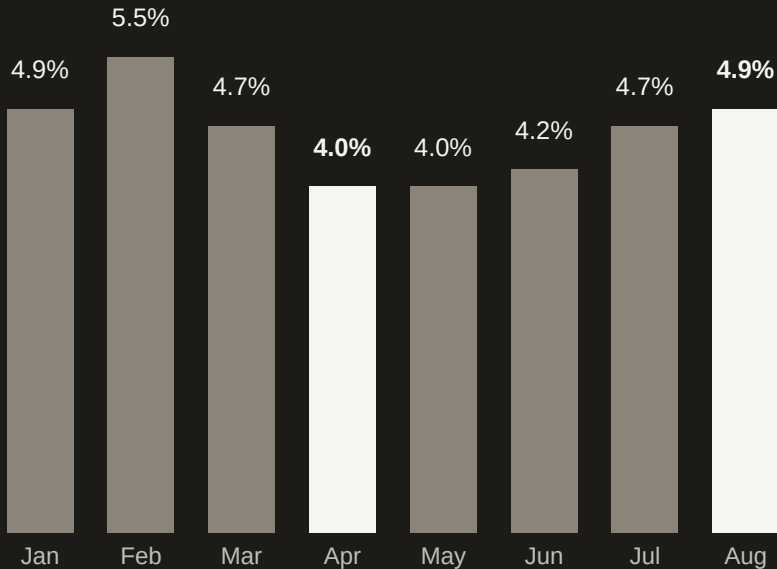
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.0%.

4.9%

in August 2026, the latest month released. A year earlier it was 5.6%.



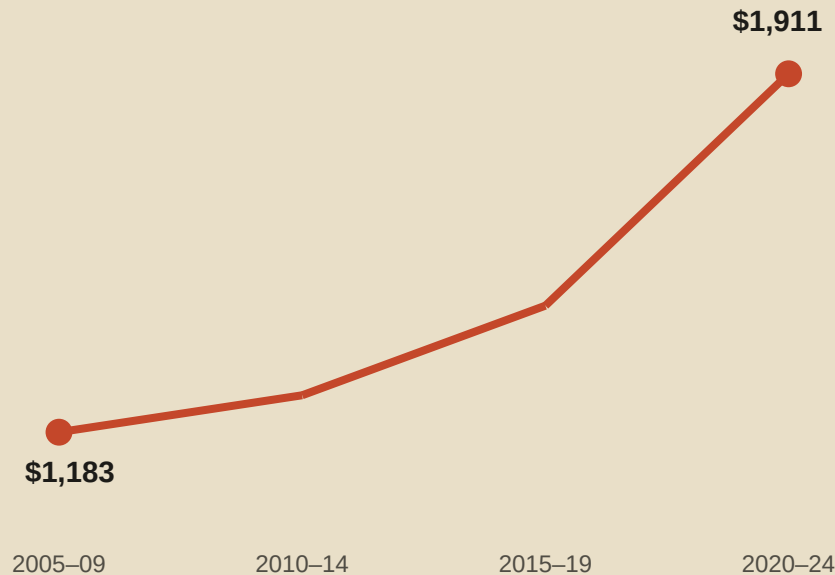


RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,911

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

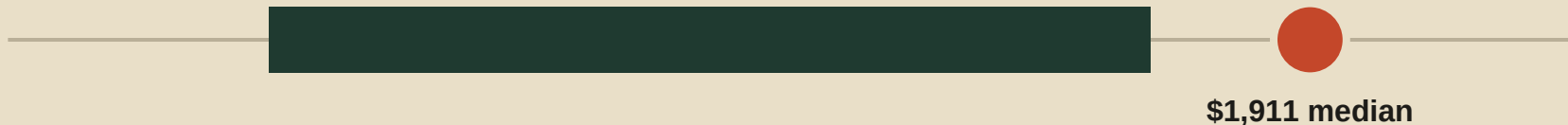
TRACT 490.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,201–\$1,802



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3,091

homes permitted in ten years,
2016–2025

99%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 21,361 homes here.

122–420

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



HOME VALUE

A median home costs 13%
less than New Jersey's.

\$393,700

median home value in Hackensack.

Hackensack



\$393,700

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS HACKENSACK'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/hackensack/

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