



Hi-Nella, New Jersey.

Current market data.

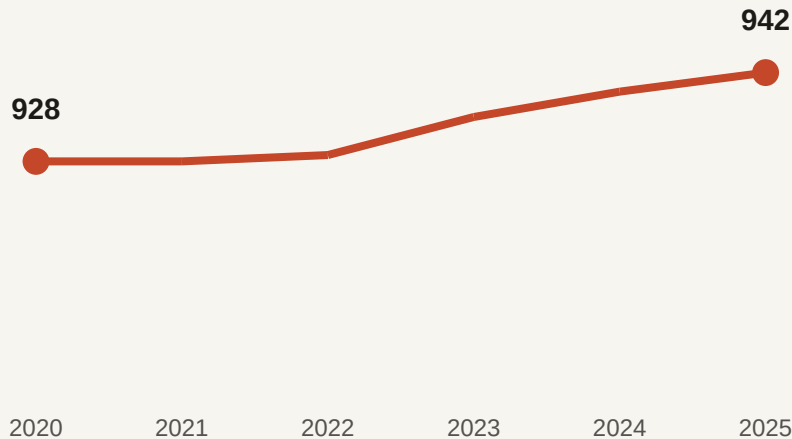
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

942

people, the 298th-largest of New Jersey's cities and towns.



THE WORKDAY

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

97.5%

of 40 jobs located in Hi-Nella are filled by in-commuters.



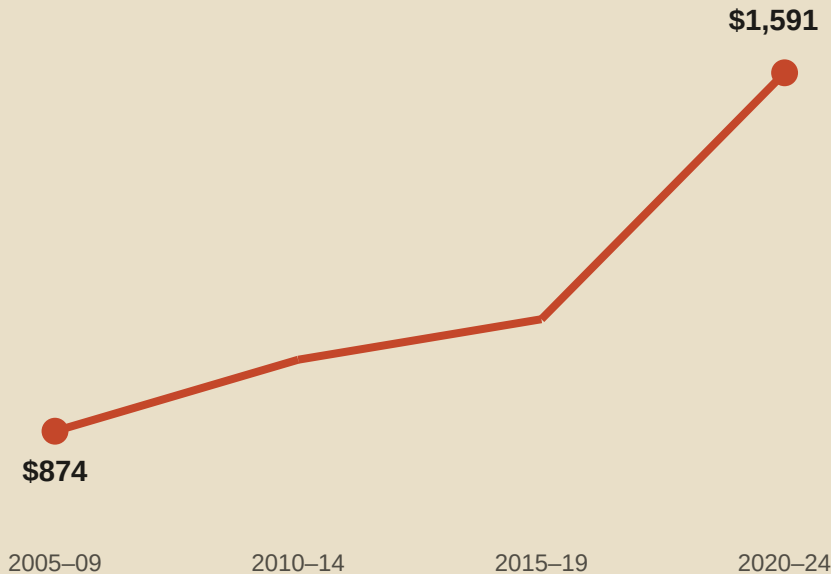
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$1,591

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,001 gap between neighbors, the sharpest rent edge between adjacent tracts in Camden County.

TRACT 6092.06

\$500

TRACT 6084.02

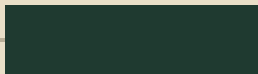
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$500–\$750



\$1,591 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 428 homes here.

0–2

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



HOME VALUE

A median home costs 42% less than New Jersey's.

\$262,000

median home value in Hi-Nella.

Hi-Nella



\$262,000

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS HI-NELLA'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/hi-nella/

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