



Highland Park, New Jersey.

Current market data.

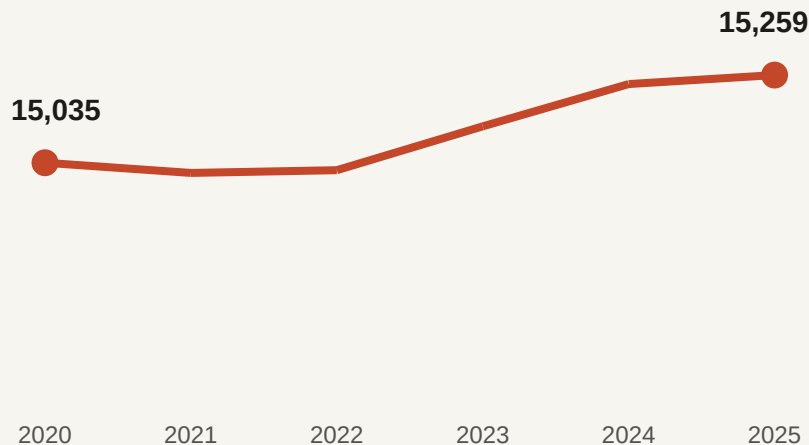
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

15,259

people, the 67th-largest of New Jersey's cities and towns.



THE WORKDAY

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

86.6%

of 2,683 jobs located in Highland Park are filled by
in-commuters.



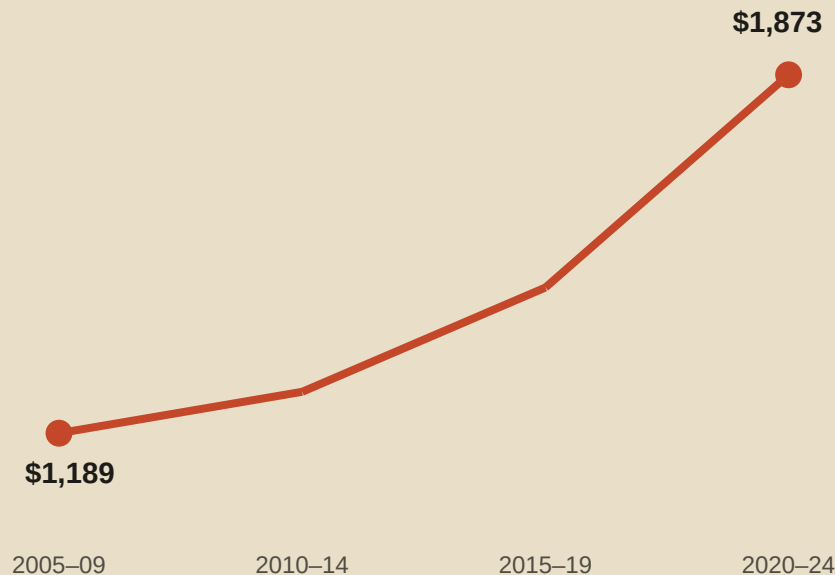
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,873

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,705 gap between neighbors, the sharpest rent edge between adjacent tracts in Middlesex County.

TRACT 14.10

\$430

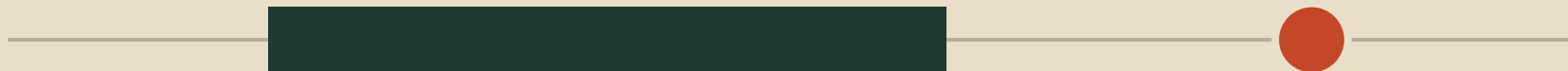
TRACT 14.09

\$3,135

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,059–\$1,588



\$1,873 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,040

homes permitted in ten years,
2016–2025

79%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 6,759 homes here.

27–42

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



HOME VALUE

A median home costs 4% more than New Jersey's.

\$471,700

median home value in Highland Park.

Highland Park



\$471,700

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS HIGHLAND PARK'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/highland-park/

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