



Highlands, New Jersey.

Current market data.

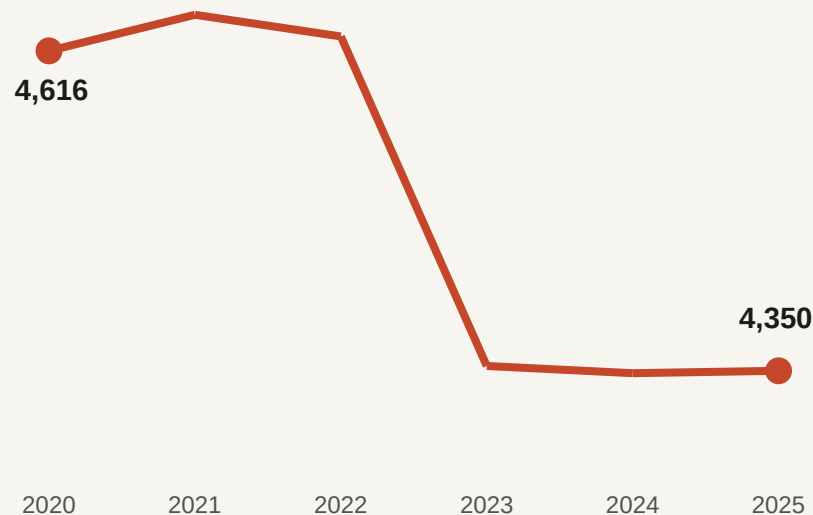
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.8% since 2020.

4,350

people, the 212th-largest of New Jersey's cities and towns.



THE WORKDAY

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

79.1%

of 942 jobs located in Highlands are filled by in-commuters.



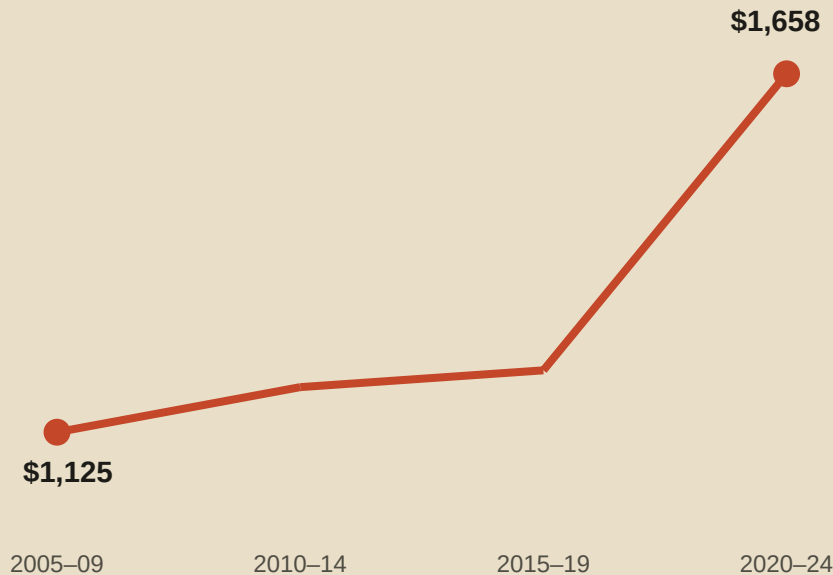
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$1,658

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,168 gap between neighbors, the sharpest rent edge between adjacent tracts in Monmouth County.

TRACT 8053

\$333

TRACT 8042

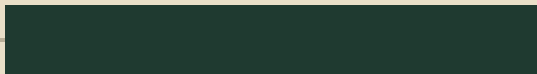
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$816–\$1,224



\$1,658 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

354

homes permitted in ten years,
2016–2025

12%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 2,808 homes here.

4–9

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



HOME VALUE

A median home costs
about the same as New
Jersey's.

\$455,000

median home value in Highlands.

Highlands



\$455,000

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS HIGHLANDS'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/highlands/**](https://almanacdata.ai/e/nj/highlands/)

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