



Hillsdale, New Jersey.

Current market data.

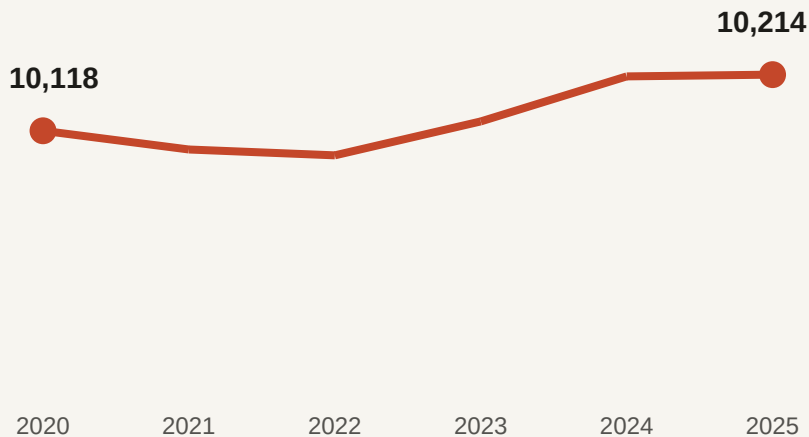
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

10,214

people, the 111th-largest of New Jersey's cities and towns.



THE WORKDAY

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

86.5%

of 2,204 jobs located in Hillsdale are filled by in-commuters.



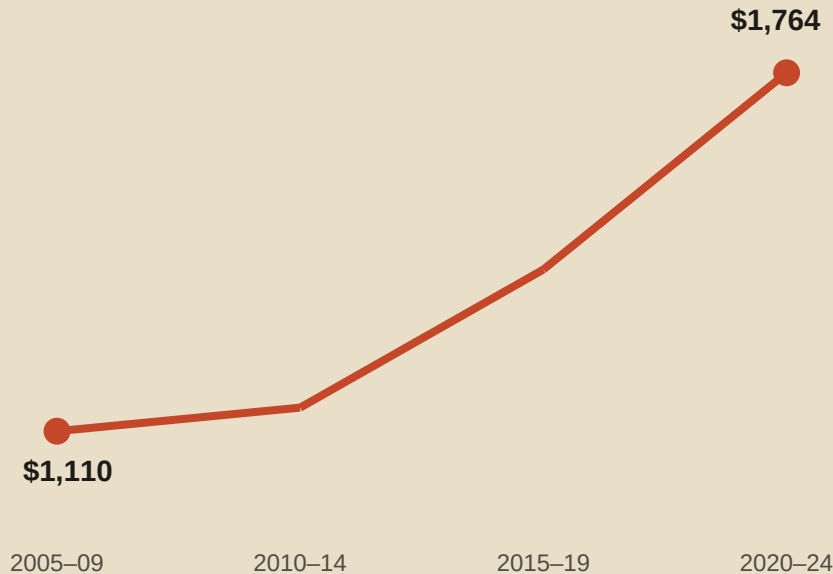
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$1,764

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

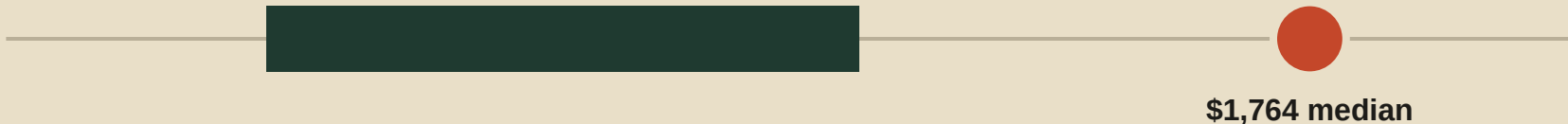
TRACT 490.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$939–\$1,408



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

378

homes permitted in ten years,
2016–2025

87%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 3,602 homes here.

3–22

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



HOME VALUE

A median home costs 49%
more than New Jersey's.

\$677,500

median home value in Hillsdale.

Hillsdale



\$677,500

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS HILLSDALE'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/hillsdale/

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