



Hoboken, New Jersey.

Current market data.

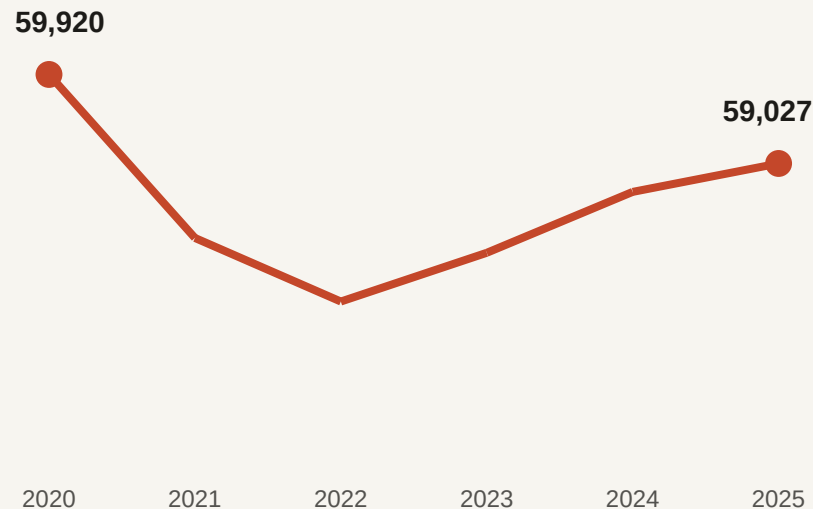
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.5% since 2020.

59,027

people, the 13th-largest of New Jersey's cities and towns.



THE WORKDAY

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

89.5%

of 26,889 jobs located in Hoboken are filled by in-commuters.



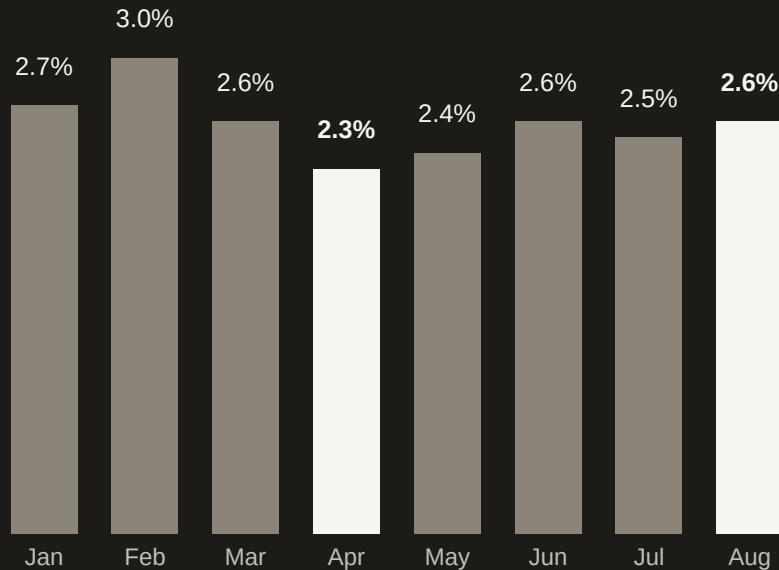
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.3%.

2.6%

in August 2026, the latest month released. A year earlier it was 3.3%.

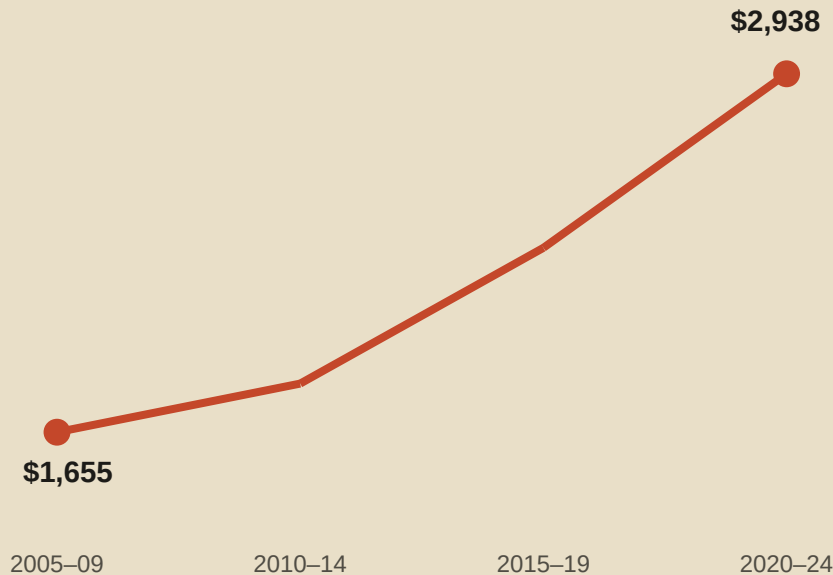


RENT

**Median rent is up 78%
since the 2005–2009
survey, before inflation.**

\$2,938

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,210 gap between neighbors, the sharpest rent edge between adjacent tracts in Hudson County.

TRACT 67

\$1,035

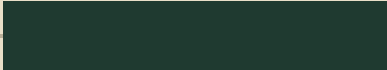
TRACT 73

\$3,245

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,206–\$1,809



\$2,938 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

1,568

homes permitted in ten years,
2016–2025

96%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 30,259 homes here.

162–269

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



HOME VALUE

A median home costs 97% more than New Jersey's.

\$895,100

median home value in Hoboken.

Hoboken



\$895,100

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS HOBOKEN'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/hoboken/

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