Kearny, New Jersey.

Current market data.

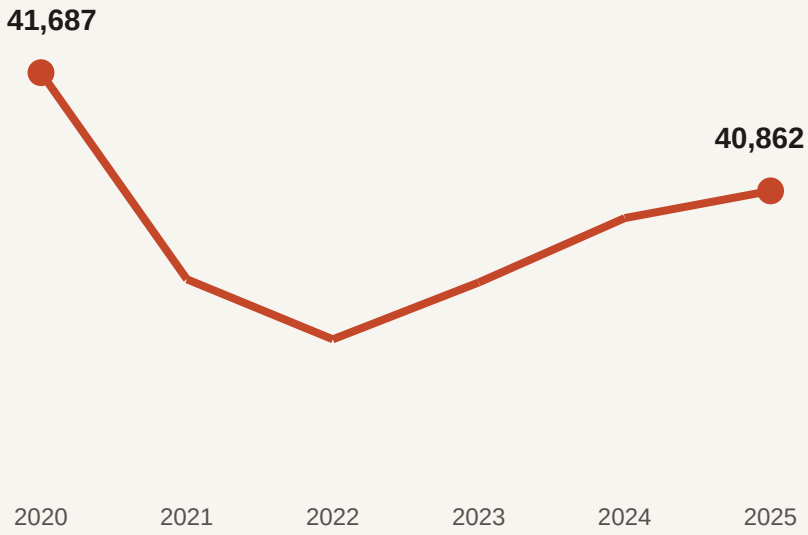
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.0% since 2020.

40,862

people, the 21st-largest of New Jersey's cities and towns.



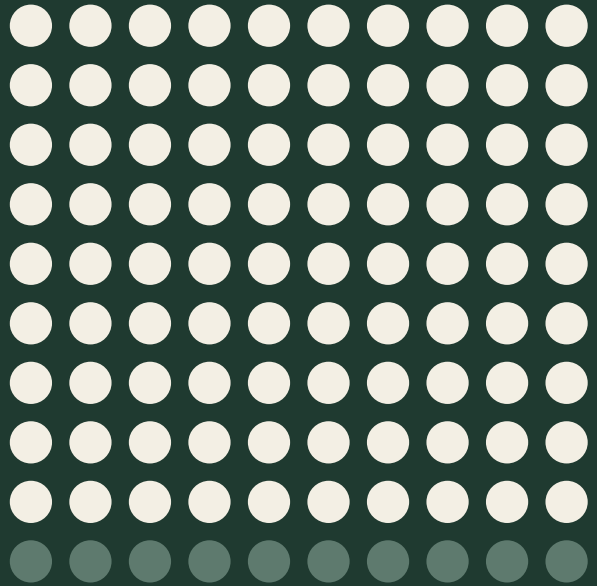
Source: Census Population Estimates, 2025

THE WORKDAY

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

89.5%

of 16,882 jobs located in Kearny are filled by in-commuters.



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

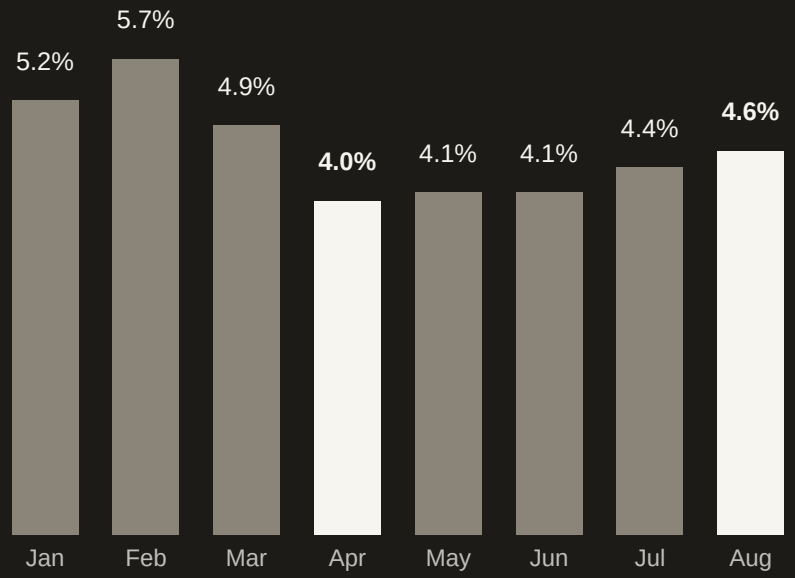
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 4.0%.

4.6%

in August 2026, the latest month released. A year earlier it was 5.8%.



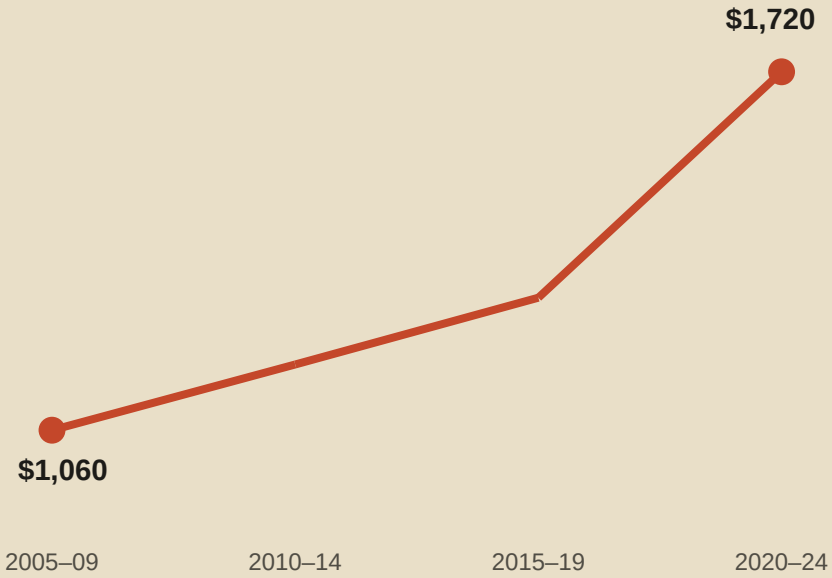
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 62% since the 2005–2009 survey, before inflation.

$1,720

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

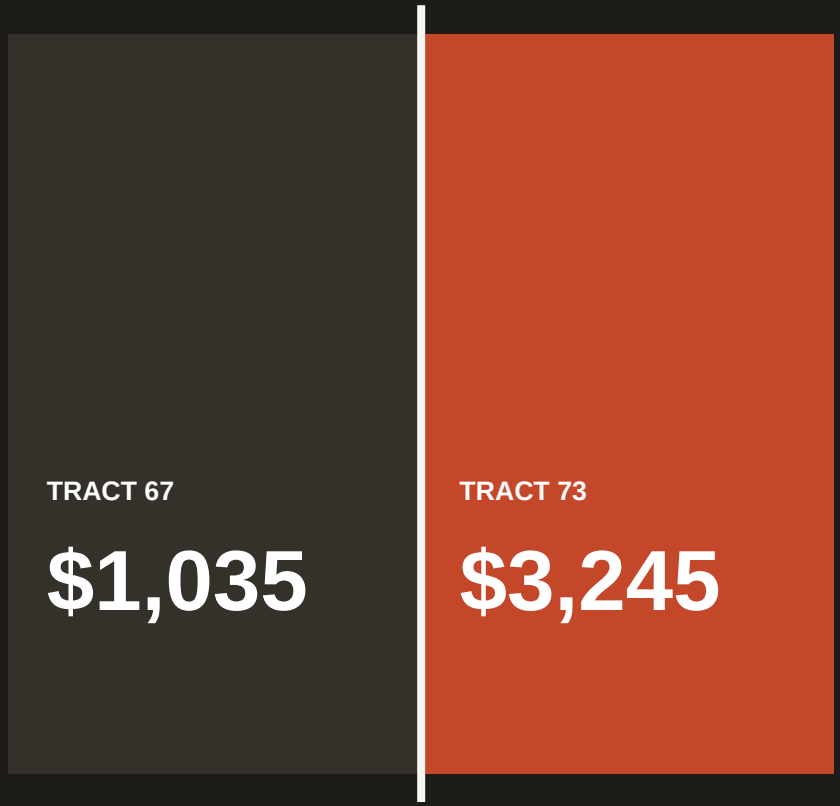


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

266

homes permitted in ten years, 2016–2025

90%

of those were in multifamily buildings

91%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1% to the 15,367 homes here.

97–169

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

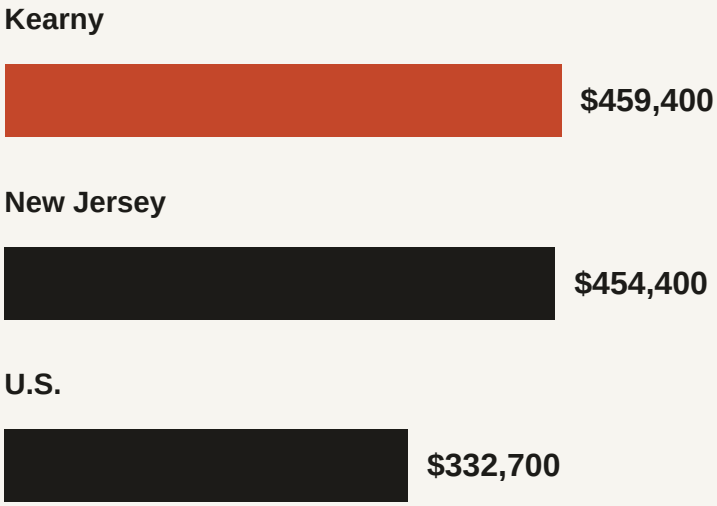
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 1% more than New Jersey's.

$459,400

median home value in Kearny.



Source: Census ACS 5-year, 2020-2024

THAT WAS KEARNY'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/kearny/**