



Kinnelon, New Jersey.

Current market data.

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

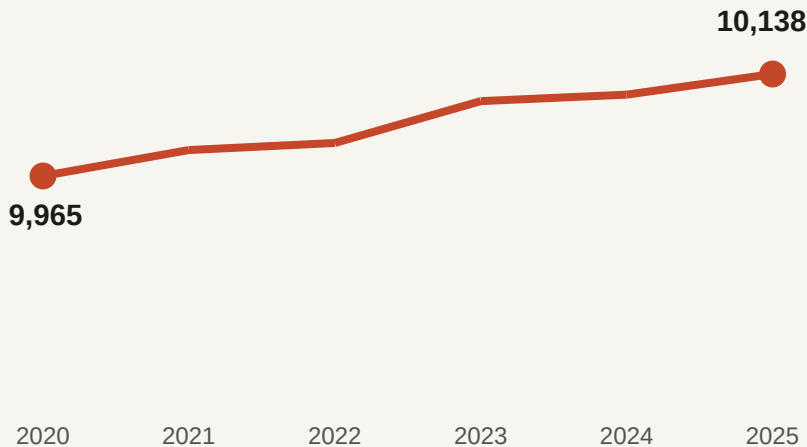


POPULATION

Growing. Up 1.7% since 2020.

10,138

people, the 114th-largest of New Jersey's cities and towns.



THE WORKDAY

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

87.8%

of 1,880 jobs located in Kinnelon are filled by in-commuters.



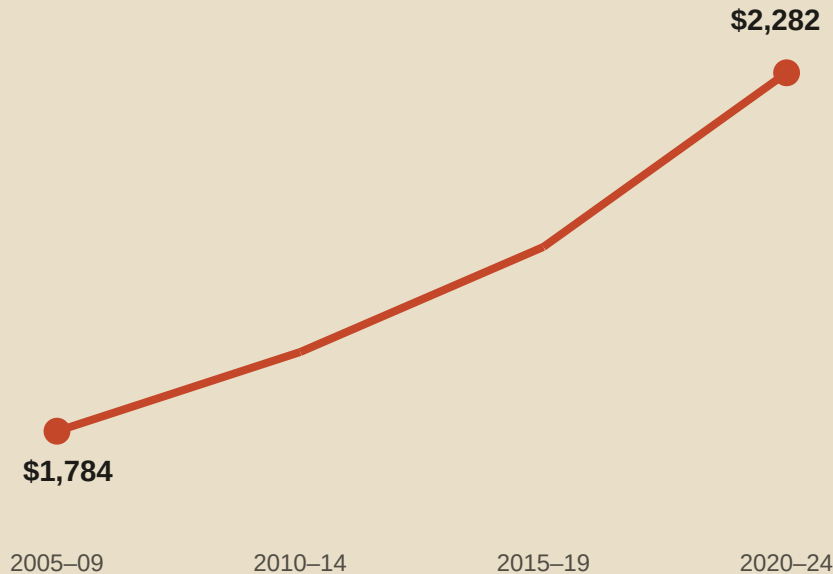
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 28%
since the 2005–2009
survey, before inflation.**

\$2,282

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,779 gap between neighbors, the sharpest rent edge between adjacent tracts in Morris County.

TRACT 417.05

\$329

TRACT 418.03

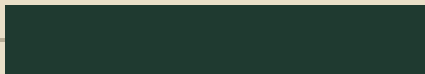
\$3,108



ROOM TO BUILD

The median rent is above what local wages can carry.

\$989–\$1,483



\$2,282 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

62

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 3,463 homes here.

3–19

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



HOME VALUE

A median home costs 55% more than New Jersey's.

\$706,400

median home value in Kinnelon.

Kinnelon



\$706,400

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS KINNELON'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/kinnelon/

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