



Madison, New Jersey.

Current market data.

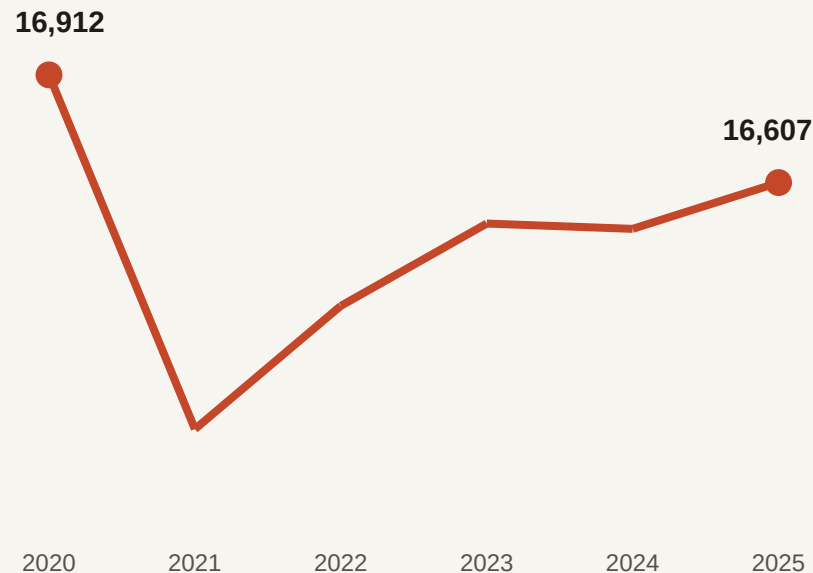
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

16,607

people, the 58th-largest of New Jersey's cities and towns.

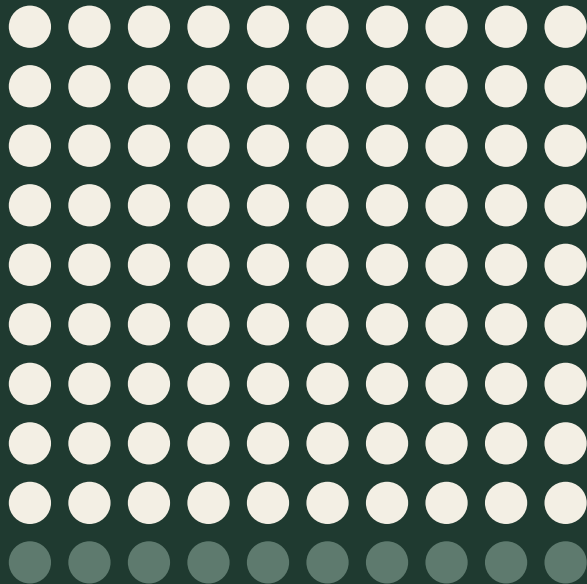


THE WORKDAY

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

90.2%

of 7,202 jobs located in Madison are filled by in-commuters.



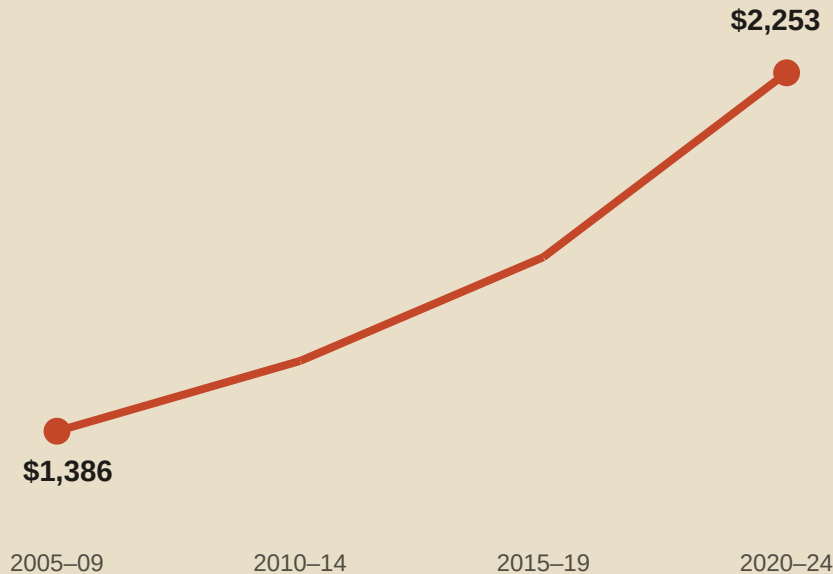
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$2,253

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

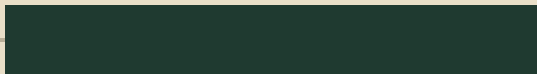
\$3,108



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,108–\$1,662



\$2,253 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

591

homes permitted in ten years,
2016–2025

68%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 5,781 homes here.

25–72

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



HOME VALUE

A median home costs
108% more than New
Jersey's.

\$943,200

median home value in Madison.

Madison



\$943,200

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MADISON'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/madison/**](https://almanacdata.ai/e/nj/madison/)

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