



Magnolia, New Jersey.

Current market data.

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

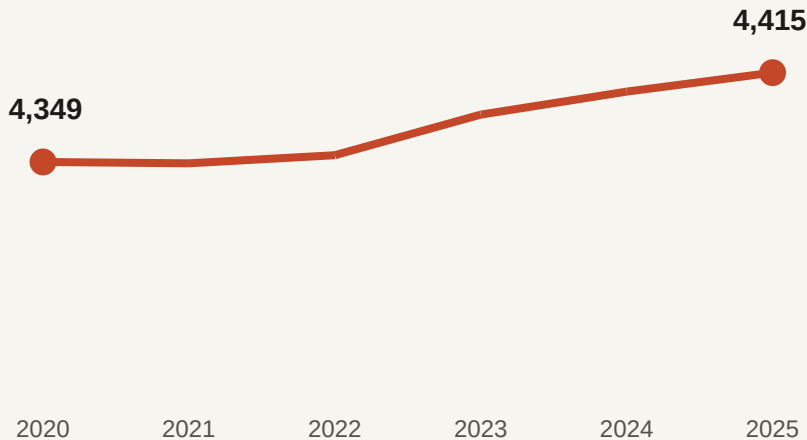


POPULATION

**Growing. Up 1.5% since
2020.**

4,415

people, the 209th-largest of New Jersey's cities and towns.



THE WORKDAY

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

93.3%

of 966 jobs located in Magnolia are filled by in-commuters.



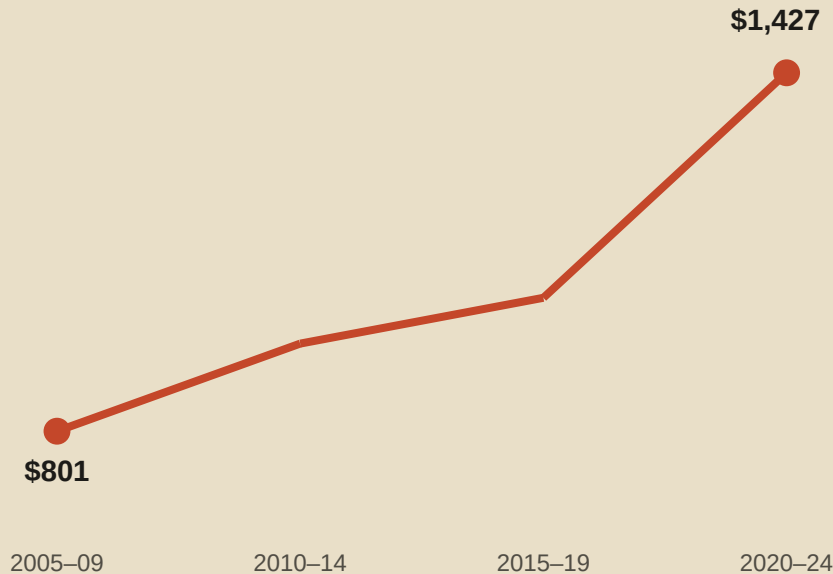
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,427

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,001 gap between neighbors, the sharpest rent edge between adjacent tracts in Camden County.

TRACT 6092.06

\$500

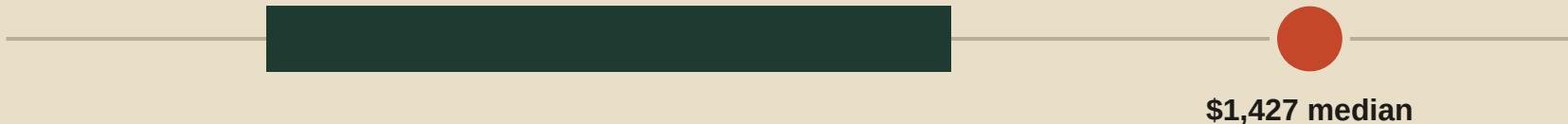
TRACT 6084.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$810–\$1,215



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

14

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

97%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 1,832 homes here.

4–10

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



HOME VALUE

A median home costs 47% less than New Jersey's.

\$238,800

median home value in Magnolia.

Magnolia



\$238,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MAGNOLIA'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/magnolia/

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