



Montvale, New Jersey.

Current market data.

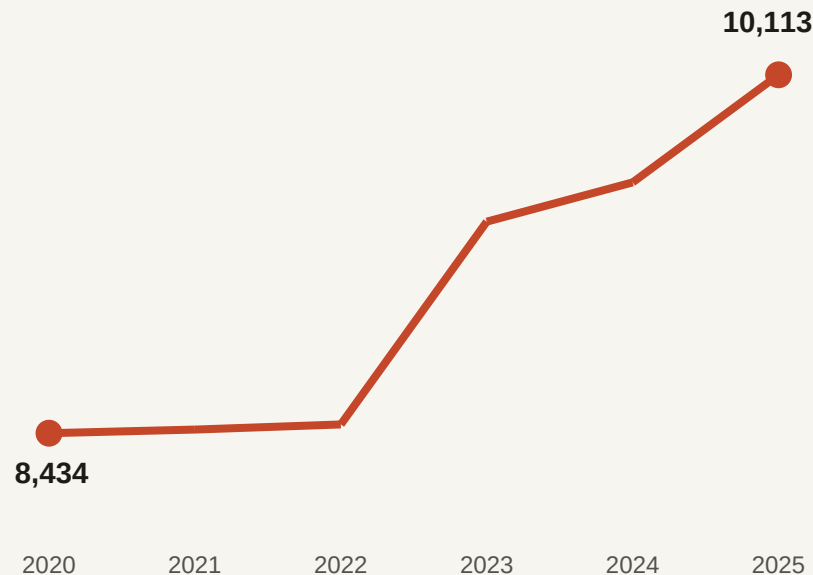
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 19.9% since 2020.

10,113

people, the 116th-largest of New Jersey's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.3%

of 10,825 jobs located in Montvale are filled by in-commuters.



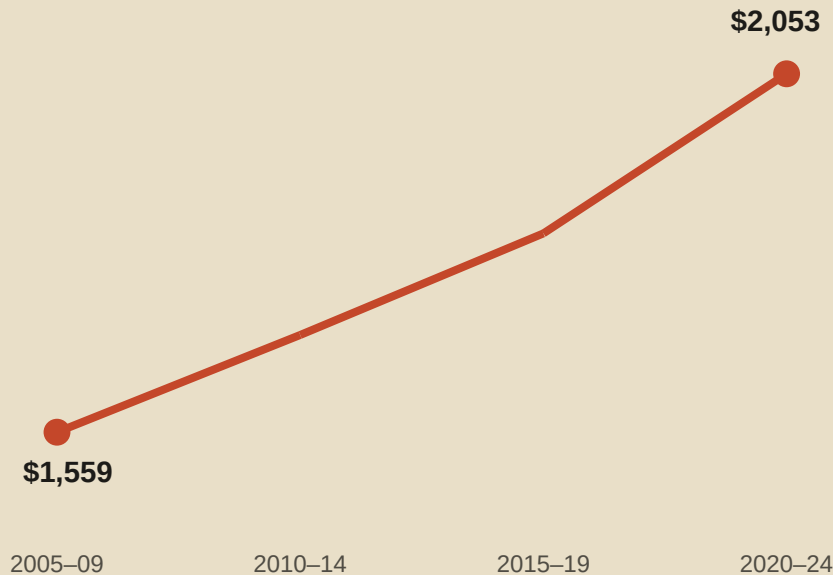
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 32%
since the 2005–2009
survey, before inflation.

\$2,053

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,269 gap between neighbors, the sharpest rent edge between adjacent tracts in Bergen County.

TRACT 490.02

\$1,232

TRACT 490.01

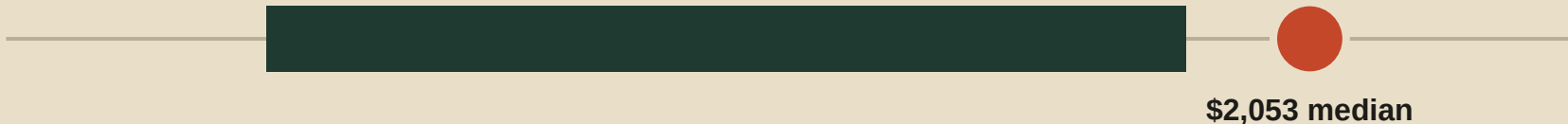
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,310–\$1,965



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,018

homes permitted in ten years,
2016–2025

80%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–3.3% to the 3,290 homes here.

8–108

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



HOME VALUE

A median home costs 56% more than New Jersey's.

\$709,700

median home value in Montvale.

Montvale



\$709,700

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MONTVALE'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/montvale/

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