



Mountainside, New Jersey.

Current market data.

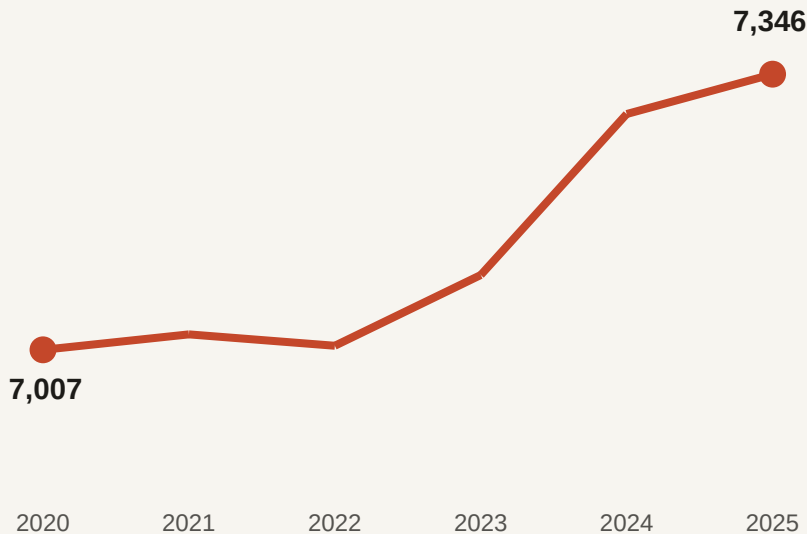
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.8% since 2020.

7,346

people, the 155th-largest of New Jersey's cities and towns.



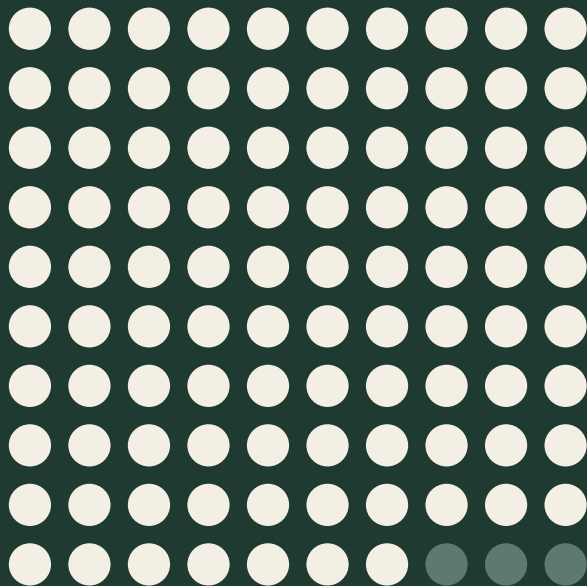
THE WORKDAY

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

96.8%

of 5,696 jobs located in Mountainside are filled by
in-commuters.

Source: Census LEHD LODES, 2023



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

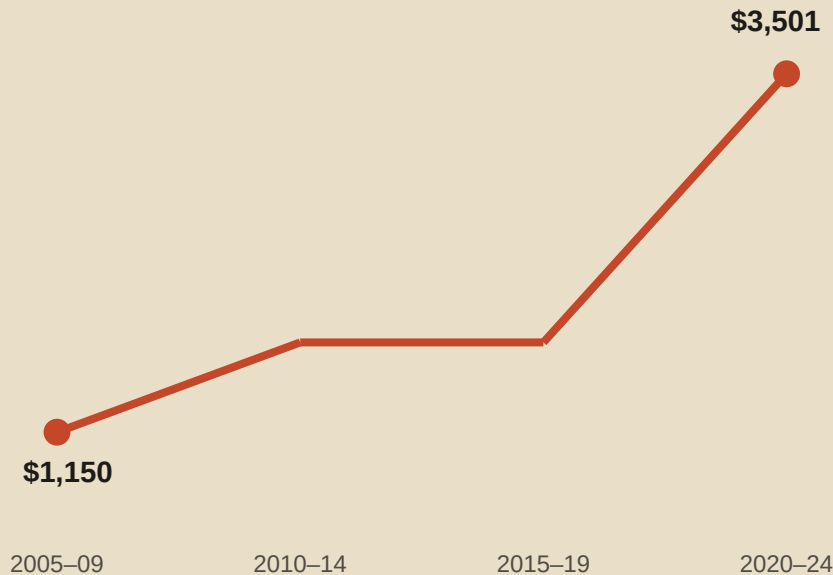


RENT

Median rent is up 204%
since the 2005–2009
survey, before inflation.

\$3,501

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,103 gap between neighbors, the sharpest rent edge between adjacent tracts in Union County.

TRACT 371

\$976

TRACT 364

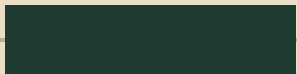
\$3,079



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,210–\$1,815



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

115

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–2.2% to the 2,567 homes here.

4–57

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



HOME VALUE

A median home costs 78% more than New Jersey's.

\$810,300

median home value in Mountainside.

Mountainside



\$810,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MOUNTAINSIDE'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/mountainside/

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