



# New Brunswick, New Jersey.

Current market data.

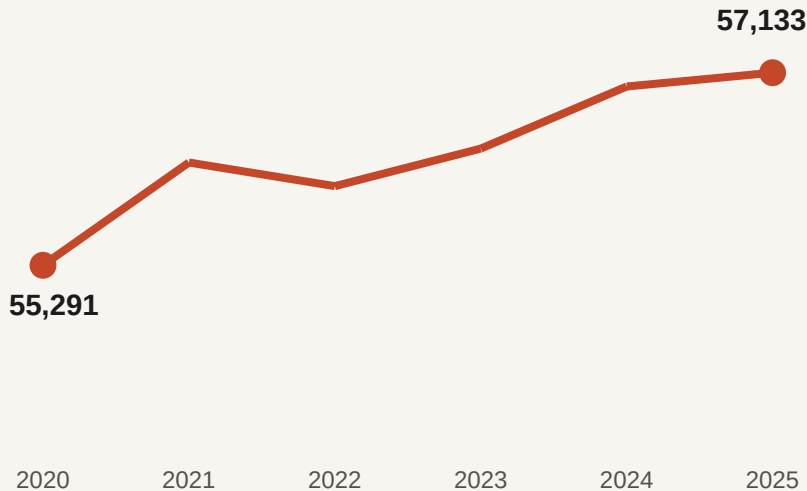
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

57,133

people, the 15th-largest of New Jersey's cities and towns.



THE WORKDAY

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

94.1%

of 50,937 jobs located in New Brunswick are filled by  
in-commuters.



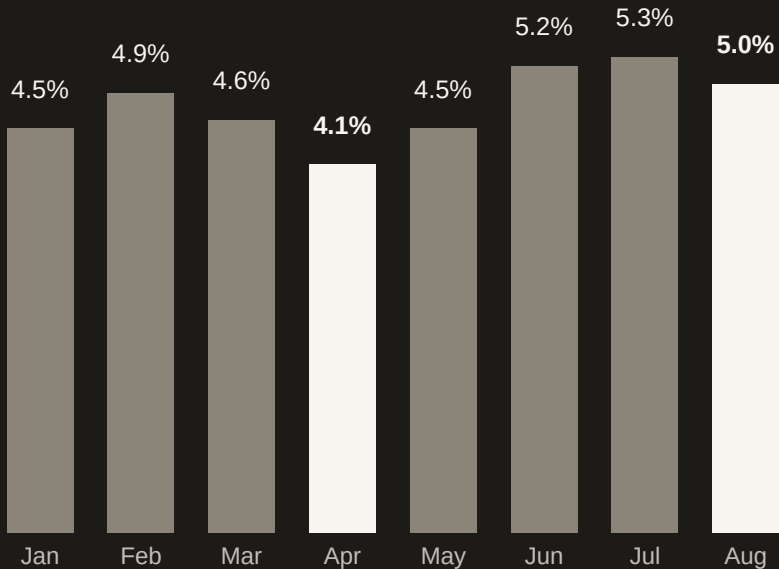
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in April:  
4.1%.

5.0%

in August 2026, the latest month released. A year earlier it was 6.4%.

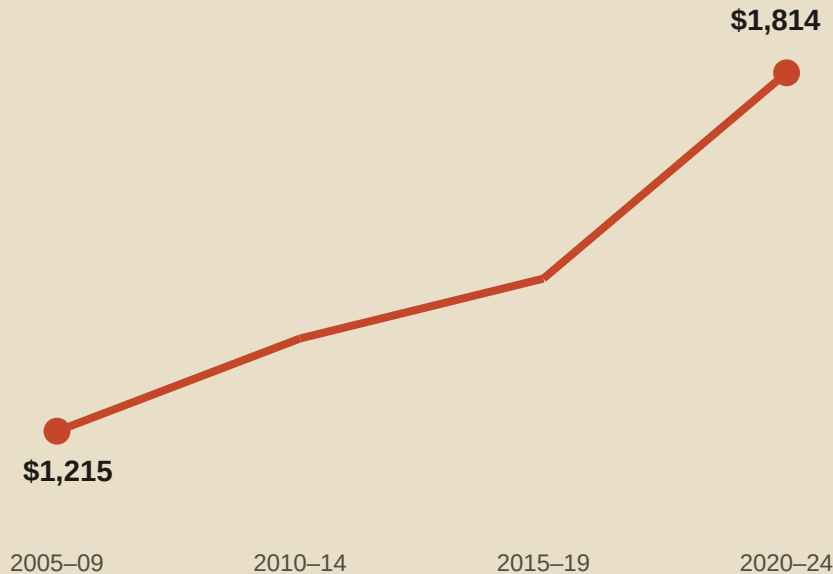


RENT

**Median rent is up 49%  
since the 2005–2009  
survey, before inflation.**

**\$1,814**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,705 gap between neighbors, the sharpest rent edge between adjacent tracts in Middlesex County.

TRACT 14.10

**\$430**

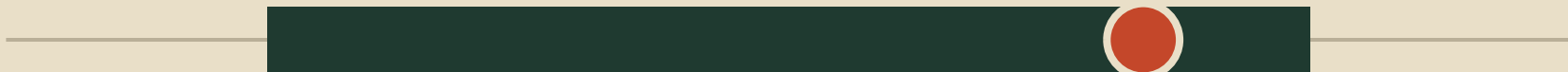
TRACT 14.09

**\$3,135**

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$1,277–\$1,916**



**\$1,814 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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**1,862**

homes permitted in ten years,  
2016–2025

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**93%**

of those were in multifamily  
buildings

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**80%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 1–3% to the 16,854 homes here.**

**186–509**

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



## HOME VALUE

A median home costs 22%  
less than New Jersey's.

**\$353,800**

median home value in New Brunswick.

New Brunswick



\$353,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS NEW BRUNSWICK'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/new-brunswick/](https://almanacdata.ai/e/nj/new-brunswick/)

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