



New Providence, New Jersey.

Current market data.

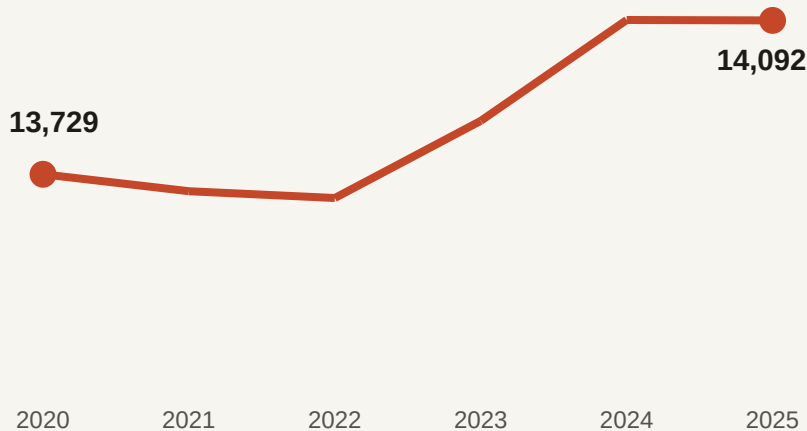
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.6% since 2020.

14,092

people, the 76th-largest of New Jersey's cities and towns.



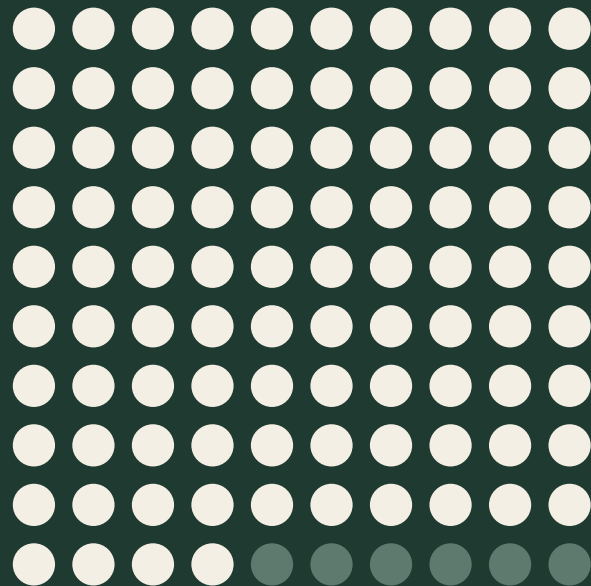
THE WORKDAY

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

94.1%

of 8,558 jobs located in New Providence are filled by
in-commuters.

Source: Census LEHD LODES, 2023



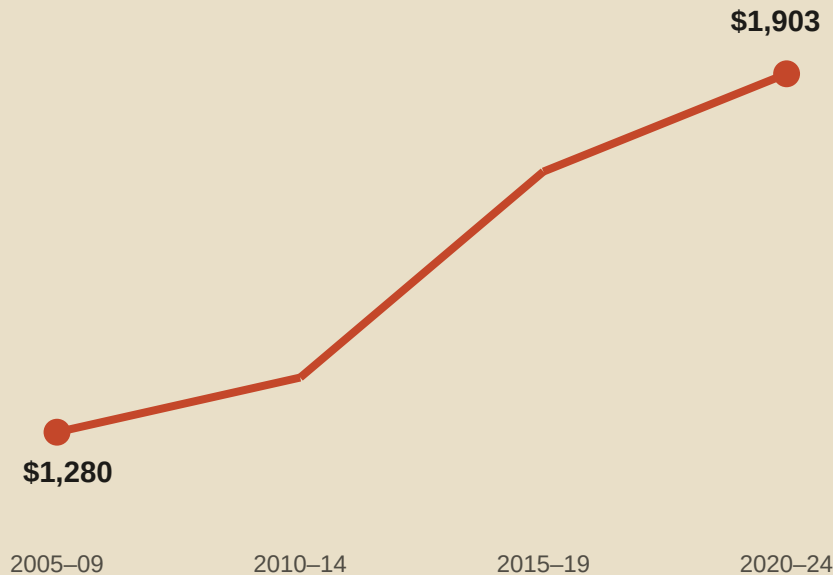
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,903

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

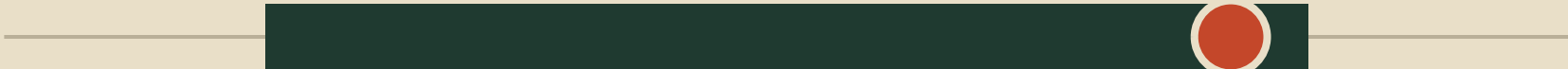
\$3,079



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,301–\$1,951



\$1,903 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

389

homes permitted in ten years,
2016–2025

79%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.5% to the 5,659 homes here.

14–86

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



HOME VALUE

A median home costs 69% more than New Jersey's.

\$769,900

median home value in New Providence.

New Providence



\$769,900

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS NEW PROVIDENCE'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-providence/

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