



Northvale, New Jersey.

Current market data.

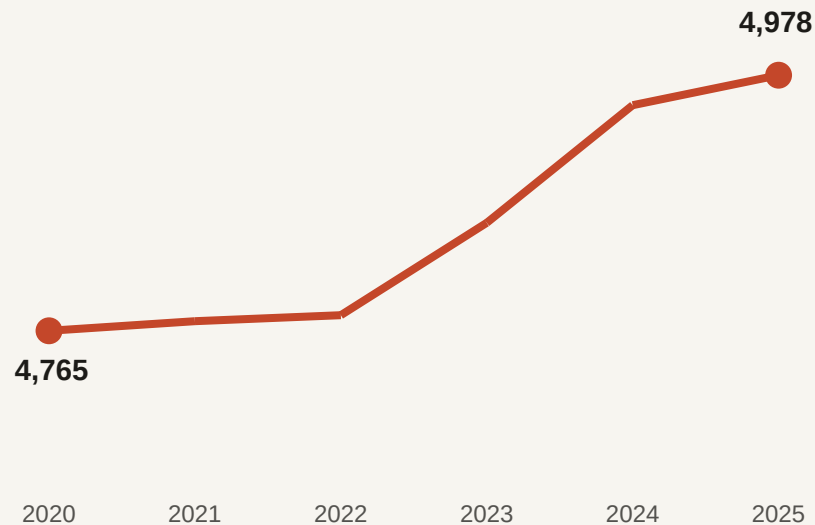
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.5% since 2020.

4,978

people, the 196th-largest of New Jersey's cities and towns.

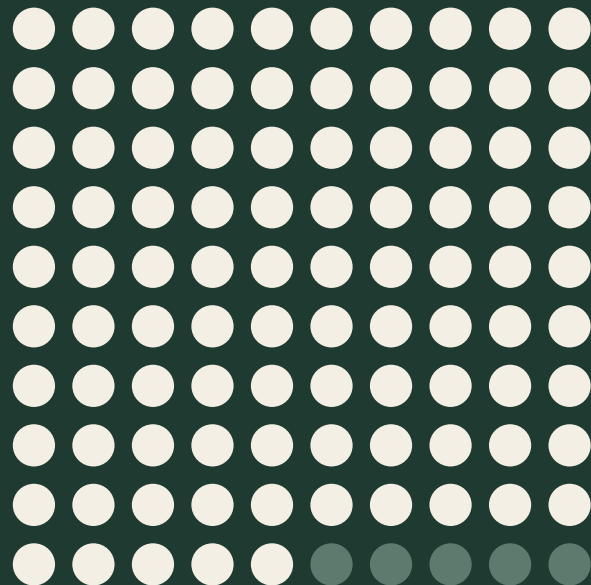


THE WORKDAY

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

95.2%

of 3,011 jobs located in Northvale are filled by in-commuters.



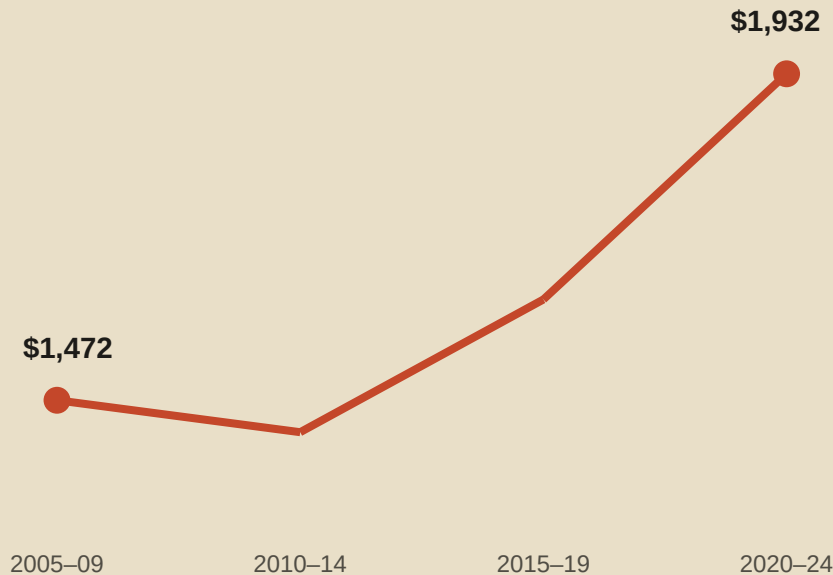
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 31%
since the 2005–2009
survey, before inflation.

\$1,932

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

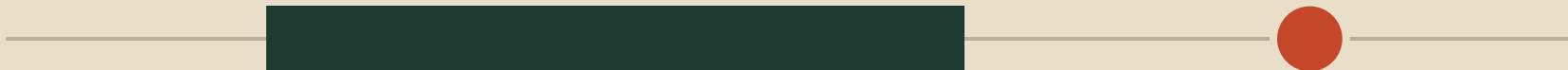
TRACT 490.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,105–\$1,658



\$1,932 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

259

homes permitted in ten years,
2016–2025

79%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 1,725 homes here.

3–30

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



HOME VALUE

A median home costs 30% more than New Jersey's.

\$592,400

median home value in Northvale.

Northvale



\$592,400

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS NORTHVALE'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/northvale/

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