



Oakland, New Jersey.

Current market data.

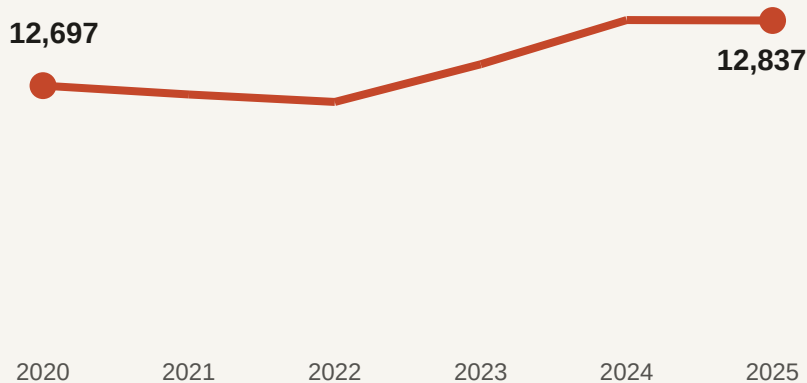
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.1% since 2020.

12,837

people, the 82nd-largest of New Jersey's cities and towns.



THE WORKDAY

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

91.1%

of 5,947 jobs located in Oakland are filled by in-commuters.



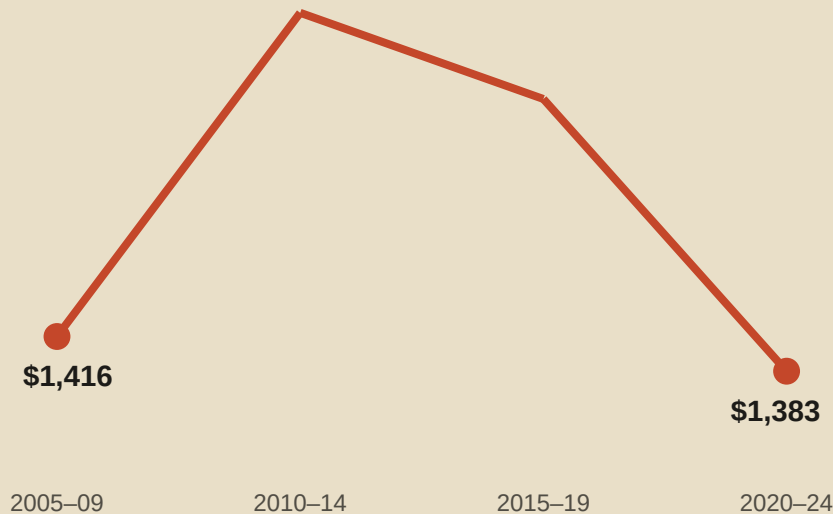
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 2%
since the 2005–2009
survey, before inflation.

\$1,383

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

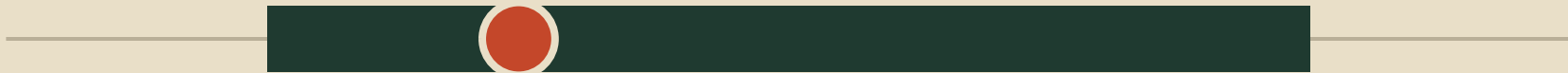
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,234–\$1,851



\$1,383 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

138

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 4,683 homes here.

4–59

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.

\$591,300

median home value in Oakland.

Oakland



\$591,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS OAKLAND'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/oakland/

The Almanac · your hyper-diligent research partner