



# Oradell, New Jersey.

Current market data.

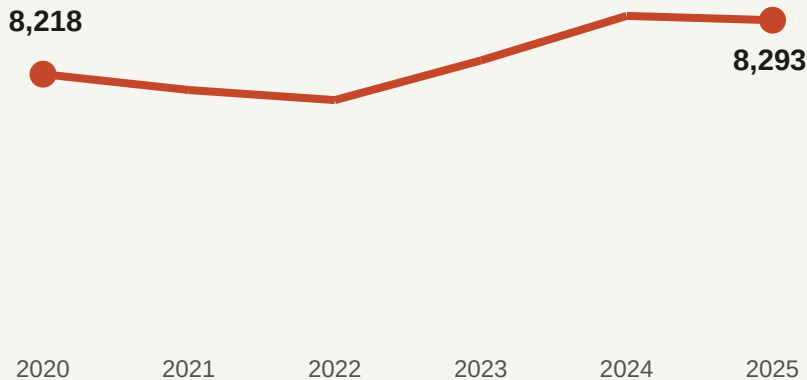
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,  
every year since.**

**8,293**

people, the 142nd-largest of New Jersey's cities and towns.



THE WORKDAY

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

93.9%

of 2,820 jobs located in Oradell are filled by in-commuters.



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

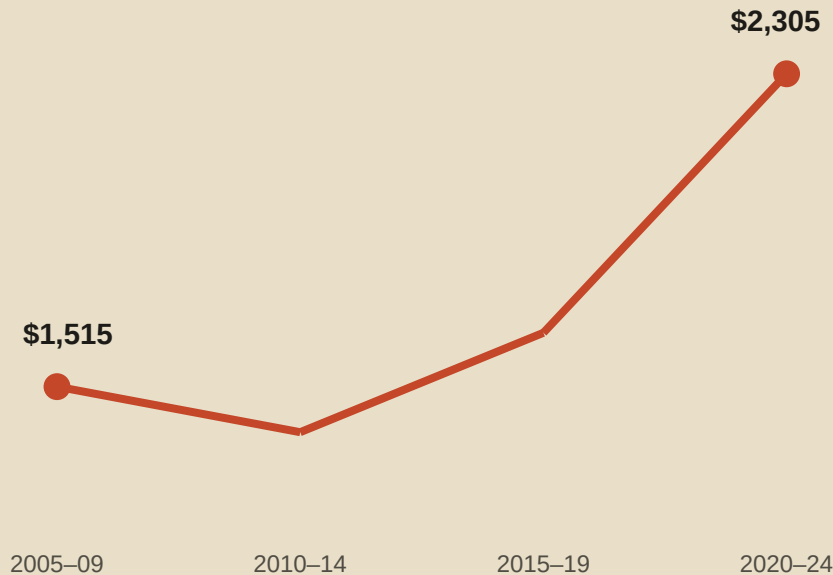


## RENT

**Median rent is up 52%  
since the 2005–2009  
survey, before inflation.**

**\$2,305**

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

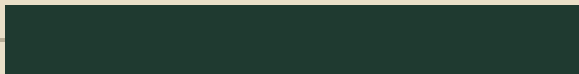
**\$3,501**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,177–\$1,766**



**\$2,305 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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**107**

homes permitted in ten years,  
2016–2025

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**45%**

of those were in multifamily  
buildings

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**93%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.1–1.0% to the 2,761 homes here.**

**3–28**

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



## HOME VALUE

A median home costs 62% more than New Jersey's.

**\$737,800**

median home value in Oradell.

Oradell



\$737,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS ORADELL'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/oradell/](https://almanacdata.ai/e/nj/oradell/)

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