



# Paramus, New Jersey.

Current market data.

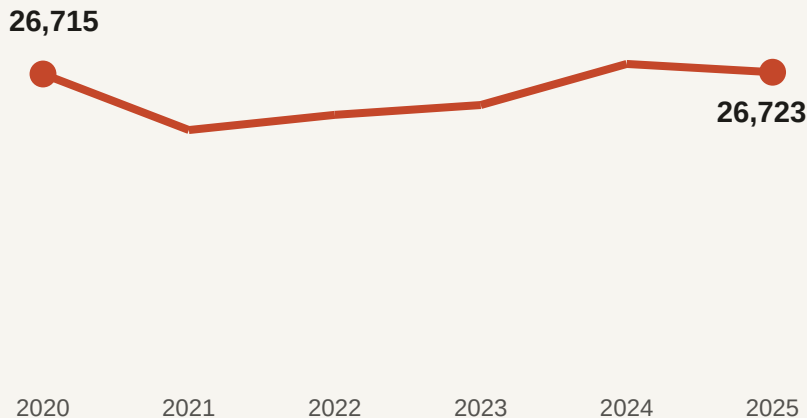
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

**26,723**

people, the 34th-largest of New Jersey's cities and towns.



THE WORKDAY

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

96.1%

of 44,730 jobs located in Paramus are filled by in-commuters.



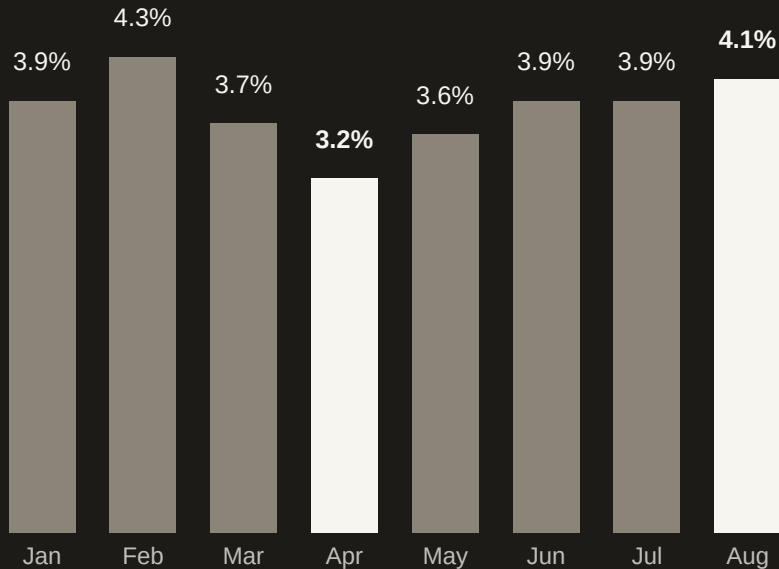
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in April:  
3.2%.

4.1%

in August 2026, the latest month released. A year earlier it was 5.1%.

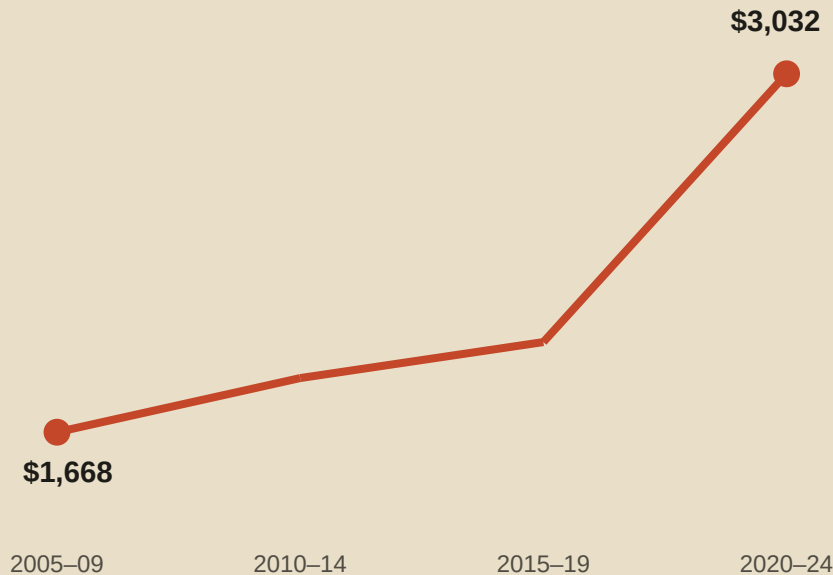


RENT

Median rent is up 82%  
since the 2005–2009  
survey, before inflation.

**\$3,032**

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

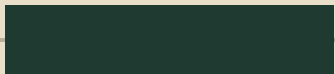
**\$3,501**



## ROOM TO BUILD

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

**\$1,133–\$1,700**



**\$3,032 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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475

homes permitted in ten years,  
2016–2025

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2%

of those were in multifamily  
buildings

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84%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–5.1% to the 8,813 homes here.**

**19–447**

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



## HOME VALUE

A median home costs 79% more than New Jersey's.

**\$813,900**

median home value in Paramus.

Paramus



\$813,900

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS PARAMUS'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/paramus/](https://almanacdata.ai/e/nj/paramus/)

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