



Passaic, New Jersey.

Current market data.

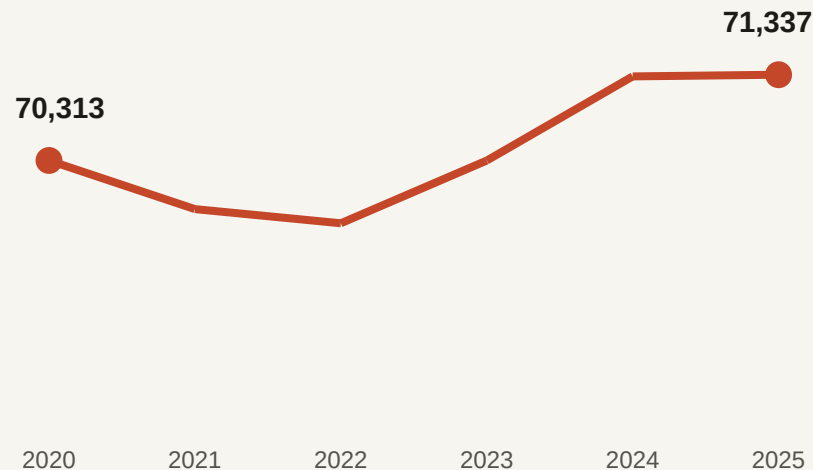
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

71,337

people, the 10th-largest of New Jersey's cities and towns.

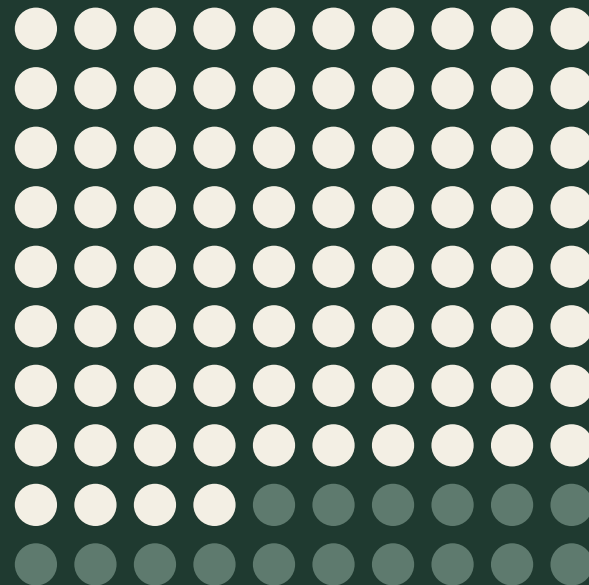


THE WORKDAY

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

83.6%

of 21,014 jobs located in Passaic are filled by in-commuters.



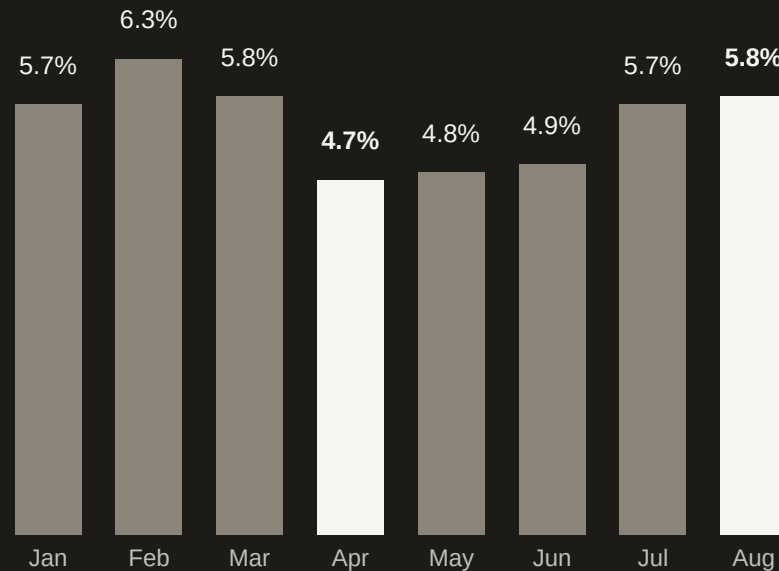
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.7%.

5.8%

in August 2026, the latest month released. A year earlier it was 7.2%.

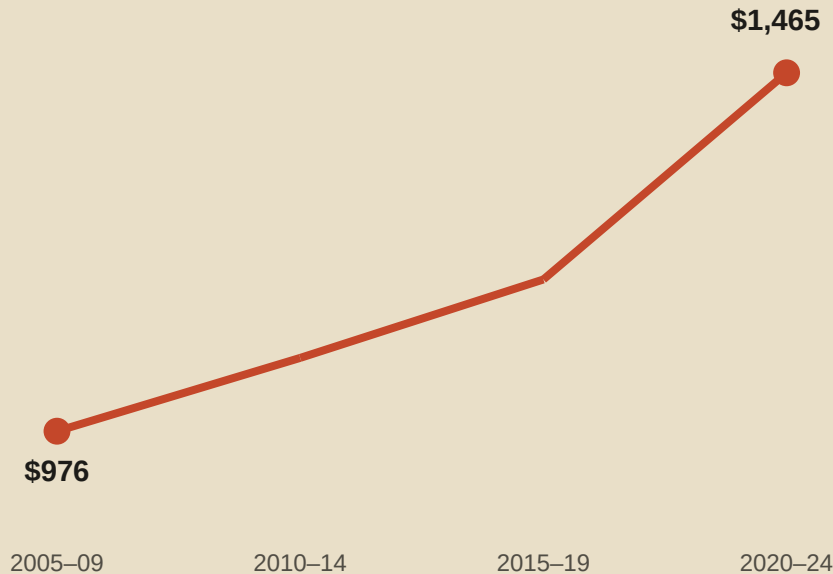


RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$1,465

a month. New Jersey's median is \$1,720.



THE SEAM

Cross one tract line and median rent jumps \$1,590.

A \$1,590 gap between neighbors, the sharpest rent edge between adjacent tracts in Passaic County.

TRACT 1964.01

\$1,911

TRACT 2460.03

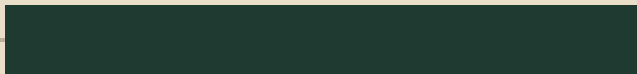
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$784–\$1,176



\$1,465 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

752

homes permitted in ten years,
2016–2025

78%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 21,693 homes here.

210–264

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

HOME VALUE

A median home costs 5% less than New Jersey's.

\$429,900

median home value in Passaic.

Passaic



New Jersey



U.S.



THAT WAS PASSAIC'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/passaic/

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