



Saddle River, New Jersey.

Current market data.

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

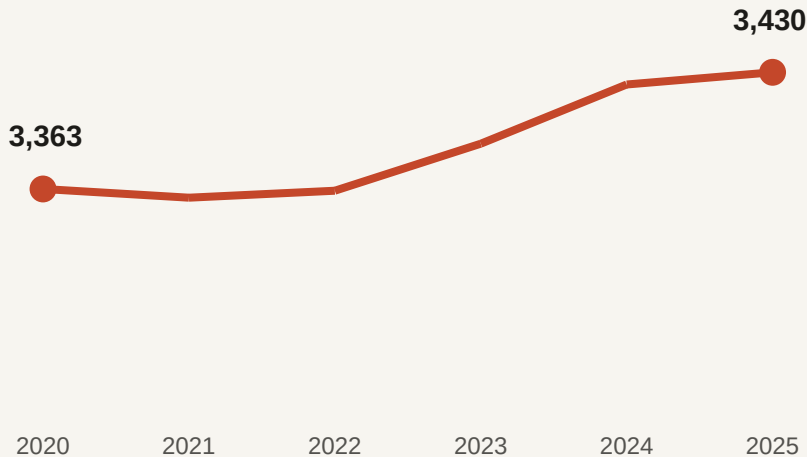


POPULATION

Growing. Up 2.0% since 2020.

3,430

people, the 228th-largest of New Jersey's cities and towns.



THE WORKDAY

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

94.4%

of 986 jobs located in Saddle River are filled by in-commuters.



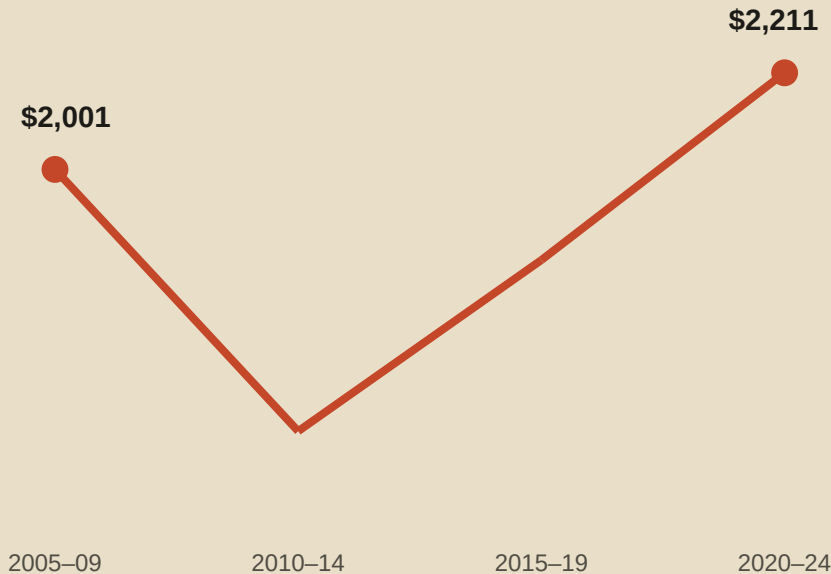
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 10%
since the 2005–2009
survey, before inflation.

\$2,211

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

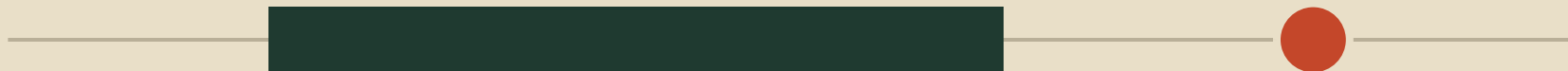
TRACT 490.01

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,293–\$1,939



\$2,211 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

146

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 1,499 homes here.

1–10

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



HOME VALUE

A median home costs
340% more than New
Jersey's.

\$2,000,001

median home value in Saddle River.

Saddle River



\$2,000,001

New Jersey



\$454,400

U.S.



\$332,700



THAT WAS SADDLE RIVER'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/saddle-river/

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