



South Bound Brook, New Jersey.

Current market data.

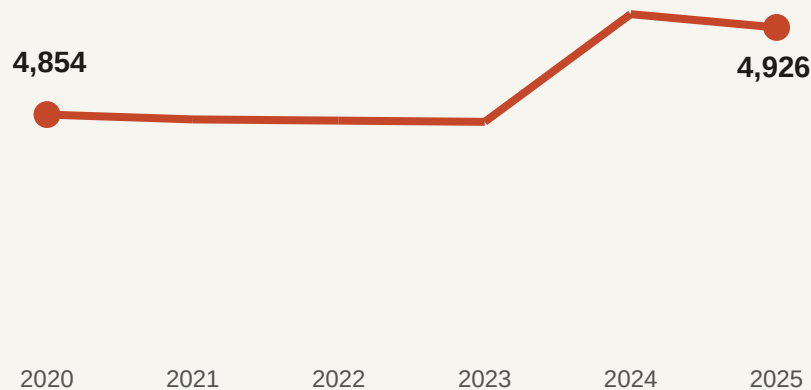
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

4,926

people, the 199th-largest of New Jersey's cities and towns.

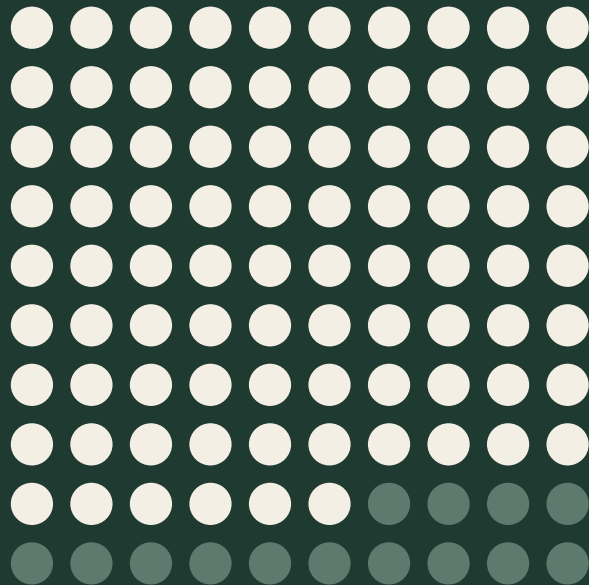


THE WORKDAY

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

86.4%

of 508 jobs located in South Bound Brook are filled by
in-commuters.



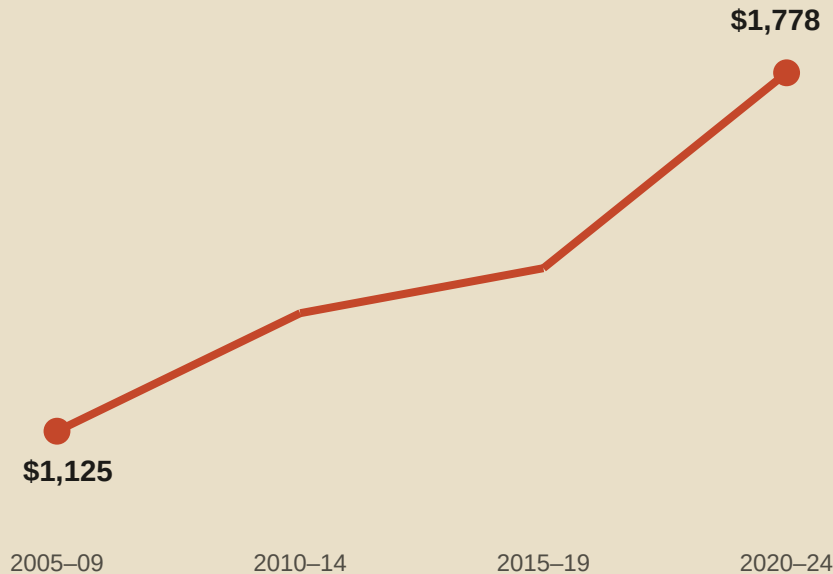
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,778

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,961 gap between neighbors, the sharpest rent edge between adjacent tracts in Somerset County.

TRACT 524

\$540

TRACT 526.04

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$859–\$1,288



\$1,778 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

729

homes permitted in ten years,
2016–2025

63%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 1,850 homes here.

5–9

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



HOME VALUE

A median home costs 21%
less than New Jersey's.

\$359,000

median home value in South Bound Brook.

South Bound Brook



\$359,000

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS SOUTH BOUND BROOK'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/south-bound-brook/

The Almanac · your hyper-diligent research partner