



South River, New Jersey.

Current market data.

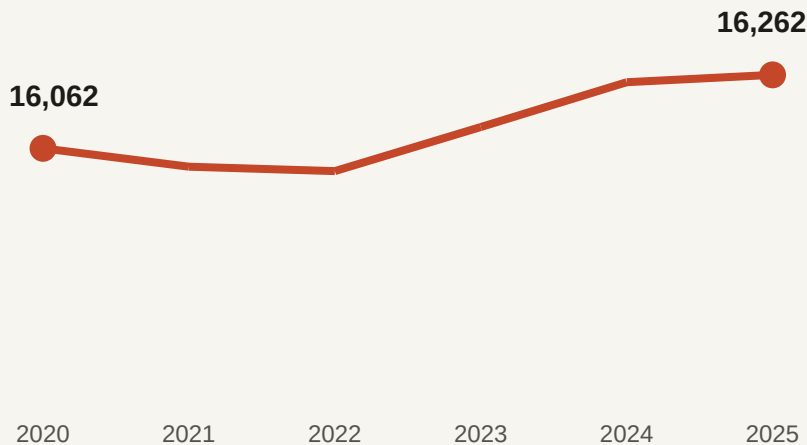
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.2% since 2020.

16,262

people, the 60th-largest of New Jersey's cities and towns.



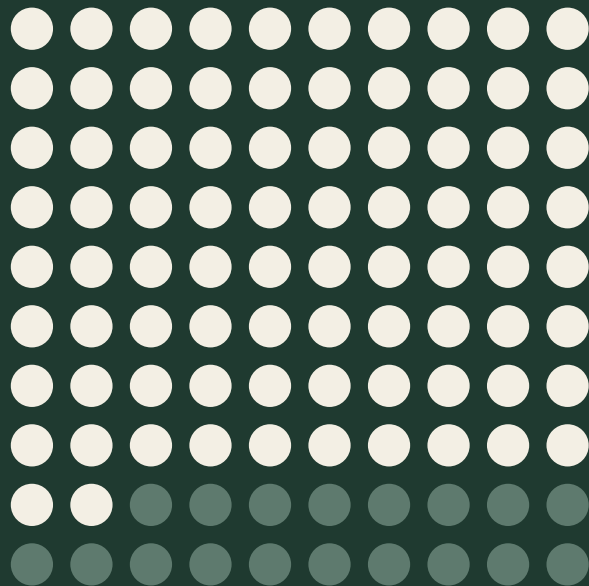
THE WORKDAY

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

82.2%

of 2,475 jobs located in South River are filled by
in-commuters.

Source: Census LEHD LODES, 2023



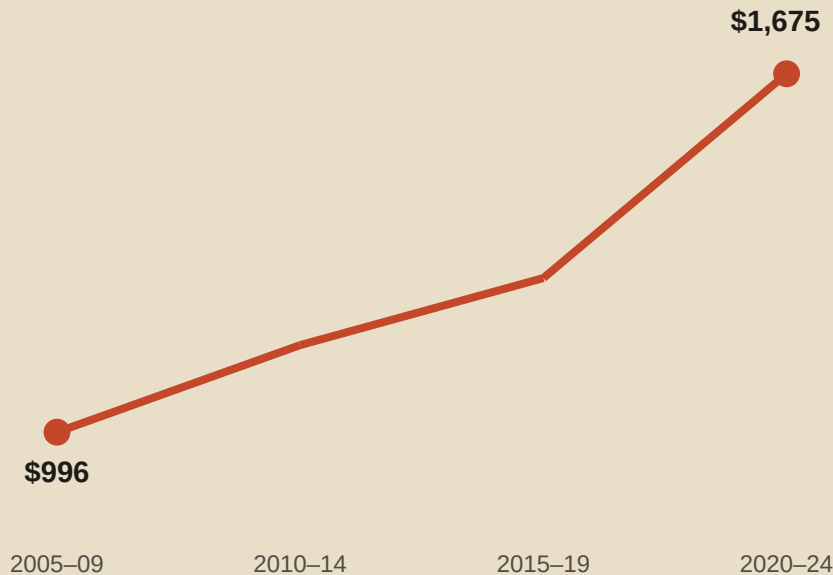
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$1,675

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,705 gap between neighbors, the sharpest rent edge between adjacent tracts in Middlesex County.

TRACT 14.10

\$430

TRACT 14.09

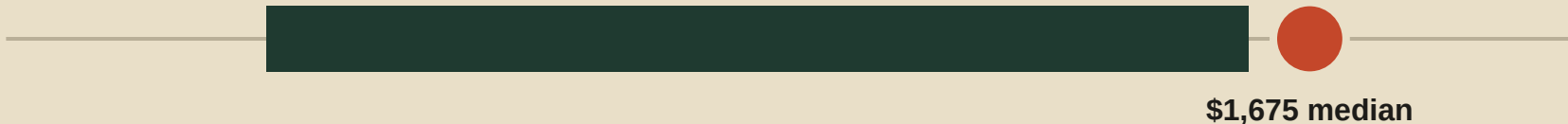
\$3,135



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,094–\$1,641



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

207

homes permitted in ten years,
2016–2025

49%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 5,754 homes here.

23–26

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



HOME VALUE

A median home costs 11%
less than New Jersey's.

\$405,200

median home value in South River.

South River



\$405,200

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS SOUTH 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/south-river/**](https://almanacdata.ai/e/nj/south-river/)

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