



Upper Saddle River, New Jersey.

Current market data.

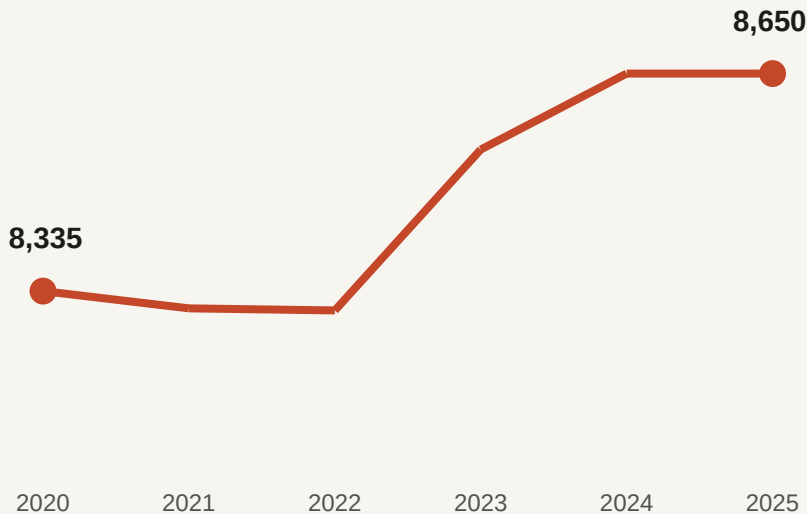
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

8,650

people, the 134th-largest of New Jersey's cities and towns.



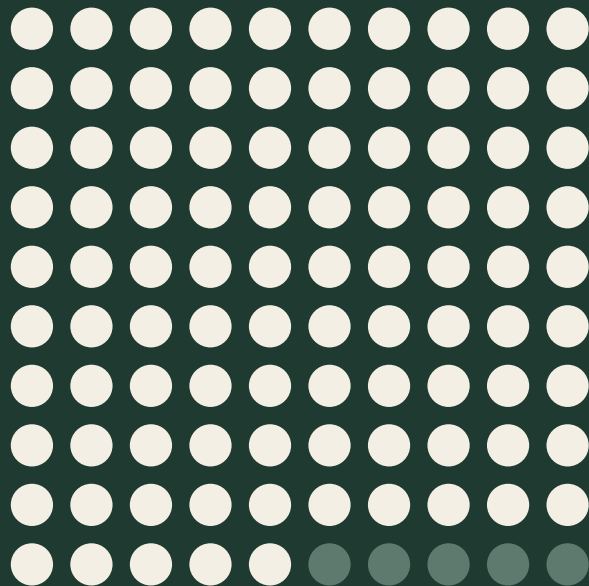
THE WORKDAY

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

95.3%

of 3,254 jobs located in Upper Saddle River are filled by
in-commuters.

Source: Census LEHD LODES, 2023



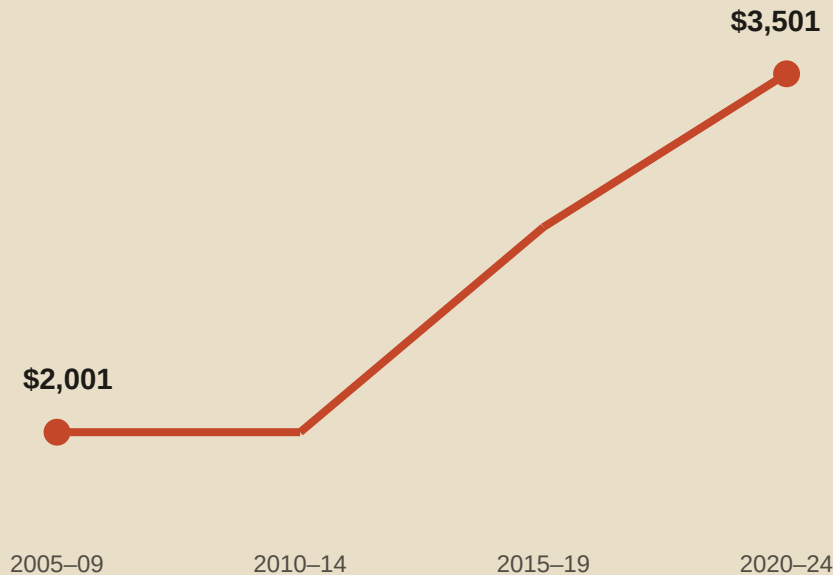
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$3,501

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

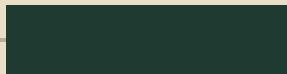
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,189–\$1,783



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

1,009

homes permitted in ten years,
2016–2025

5%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.2% to the 2,817 homes here.

3–33

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



HOME VALUE

A median home costs
144% more than New
Jersey's.

\$1,108,700

median home value in Upper Saddle River.

Upper Saddle River



\$1,108,700

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS UPPER 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/upper-saddle-river/

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