



Watchung, New Jersey.

Current market data.

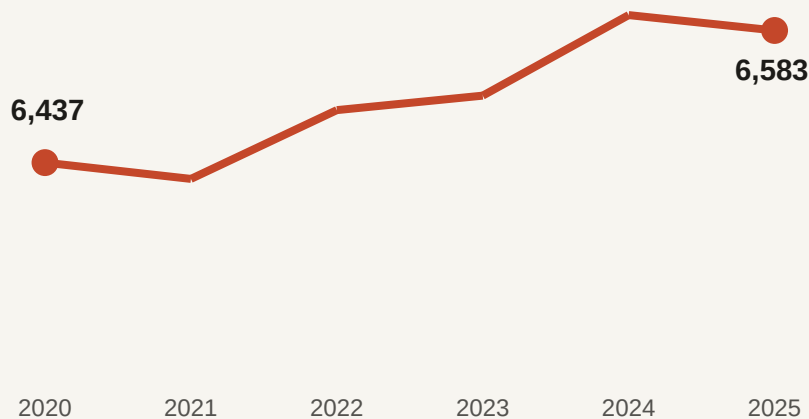
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.3% since 2020.

6,583

people, the 169th-largest of New Jersey's cities and towns.



THE WORKDAY

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

98.3%

of 5,308 jobs located in Watchung are filled by in-commuters.



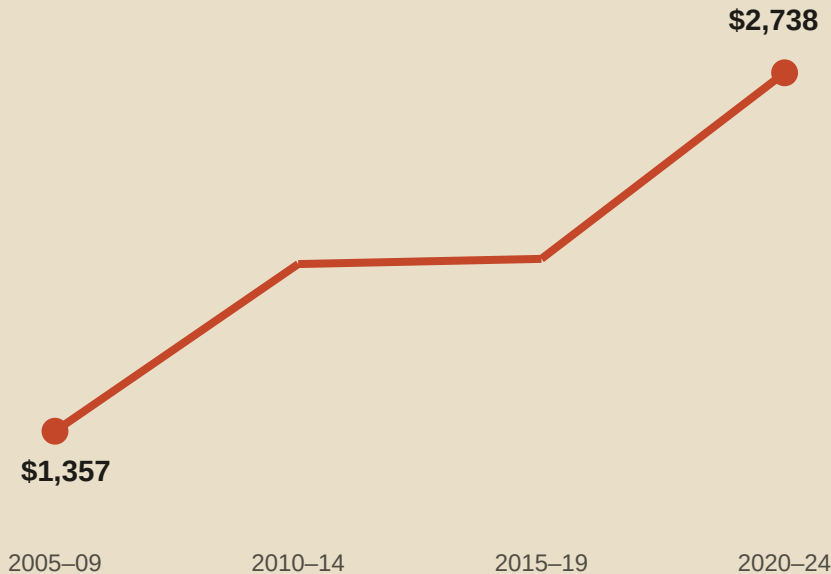
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$2,738

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

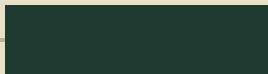
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$883–\$1,325



\$2,738 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

294

homes permitted in ten years,
2016–2025

83%

of those were in multifamily
buildings

84%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–2.1% to the 2,470 homes here.

4–53

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



HOME VALUE

A median home costs 94% more than New Jersey's.

\$882,500

median home value in Watchung.

Watchung



\$882,500

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS WATCHUNG'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/watchung/**](https://almanacdata.ai/e/nj/watchung/)

The Almanac · your hyper-diligent research partner