



Westfield, New Jersey.

Current market data.

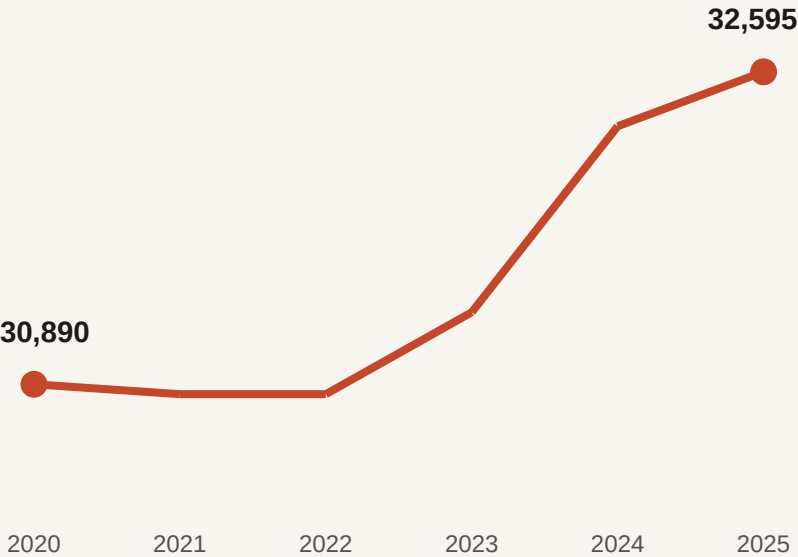
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.5% since 2020.

32,595

people, the 27th-largest of New Jersey's cities and towns.



Source: Census Population Estimates, 2025

THE WORKDAY

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

88.4%

of 9,383 jobs located in Westfield are filled by in-commuters.



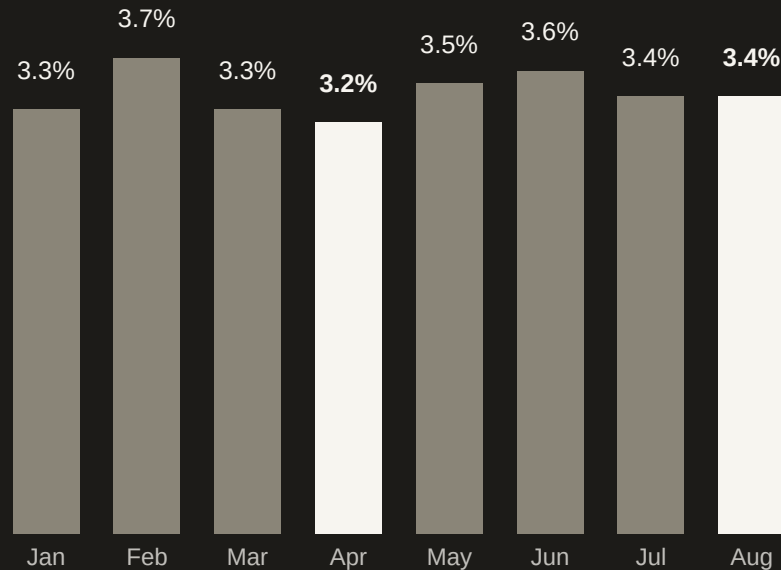
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.2%.

3.4%

in August 2026, the latest month released. A year earlier it was 4.2%.

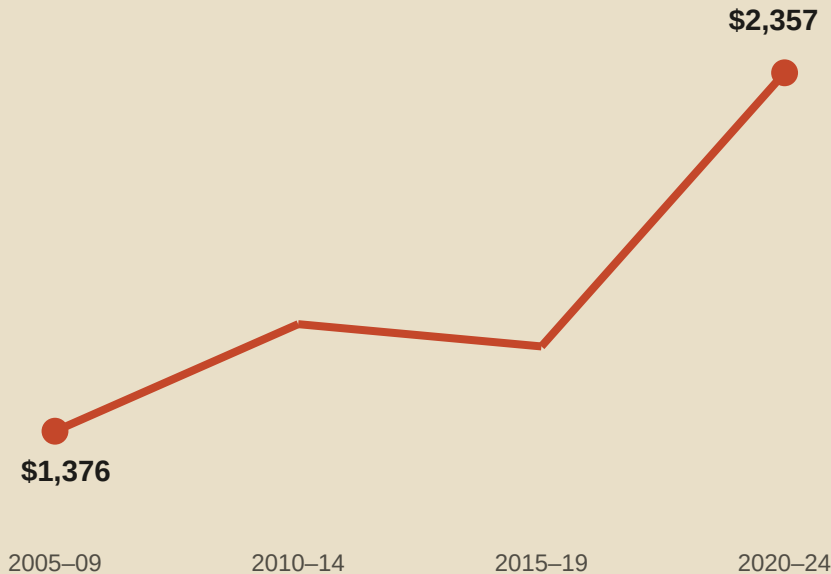


RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$2,357

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,103 gap between neighbors, the sharpest rent edge between adjacent tracts in Union County.

TRACT 371

\$976

TRACT 364

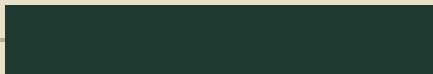
\$3,079



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,030–\$1,545



\$2,357 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

526

homes permitted in ten years,
2016–2025

27%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 11,192 homes here.

26–94

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



HOME VALUE

A median home costs
110% more than New
Jersey's.

\$953,400

median home value in Westfield.

Westfield



\$953,400

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS WESTFIELD'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/westfield/

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