



Wharton, New Jersey.

Current market data.

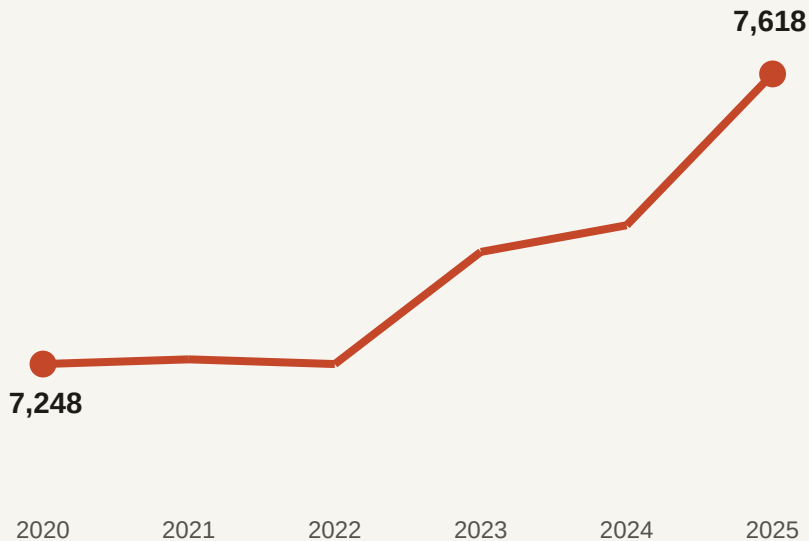
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.1% since 2020.

7,618

people, the 152nd-largest of New Jersey's cities and towns.

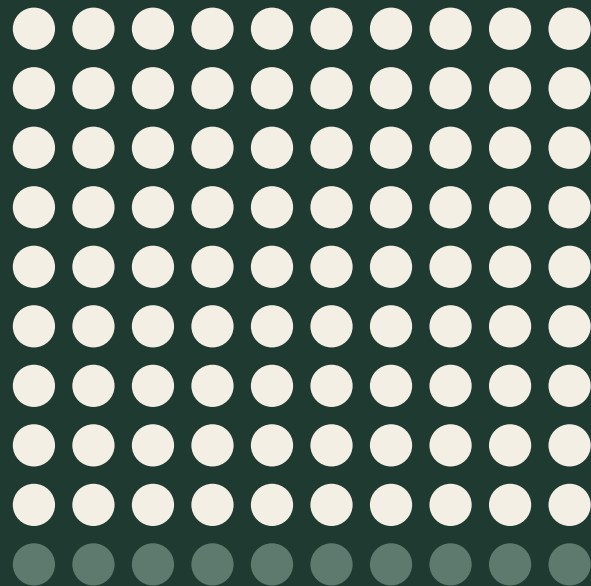


THE WORKDAY

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

89.9%

of 2,429 jobs located in Wharton are filled by in-commuters.



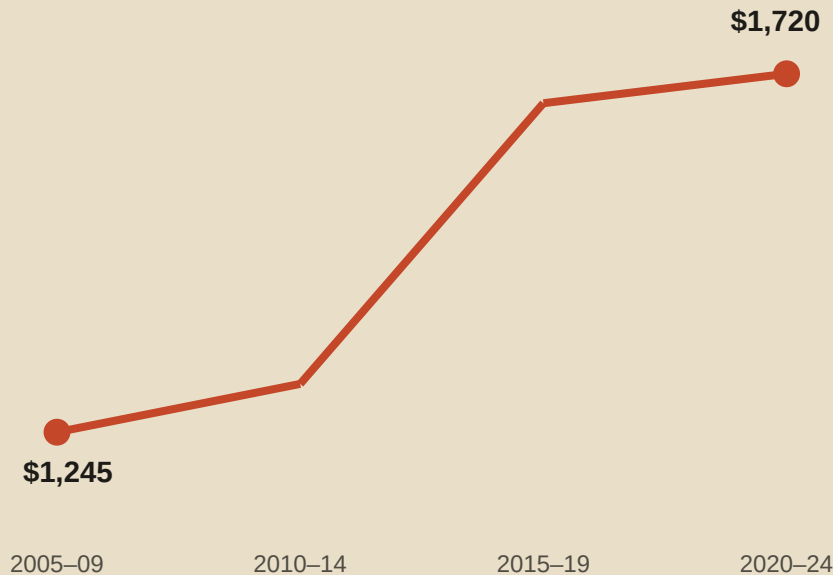
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$1,720

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,779 gap between neighbors, the sharpest rent edge between adjacent tracts in Morris County.

TRACT 417.05

\$329

TRACT 418.03

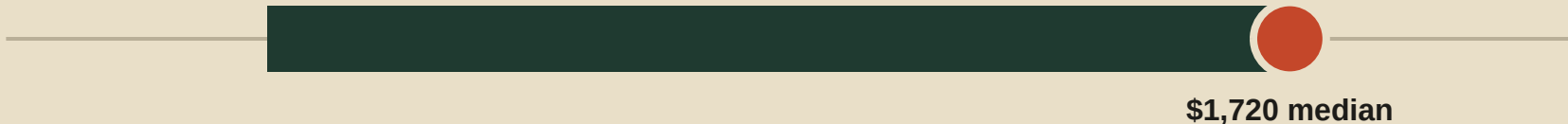
\$3,108



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,154–\$1,731



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

695

homes permitted in ten years,
2016–2025

88%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 3,059 homes here.

13–24

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



HOME VALUE

A median home costs 16% less than New Jersey's.

\$380,700

median home value in Wharton.

Wharton



New Jersey



U.S.



THAT WAS WHARTON'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/wharton/

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