



ZIP 08312, Clayton, New Jersey.

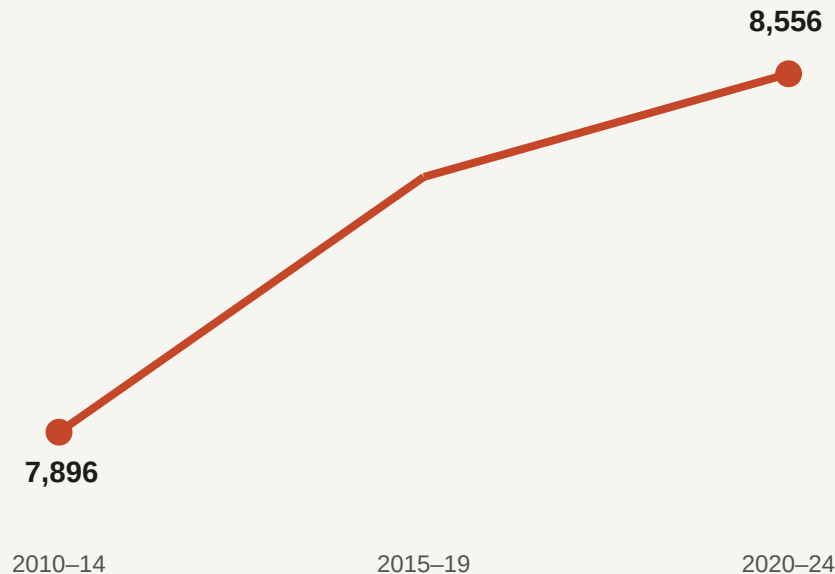
Current market data.

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

POPULATION

8,556 people call ZIP
08312 home.

8,556
people.

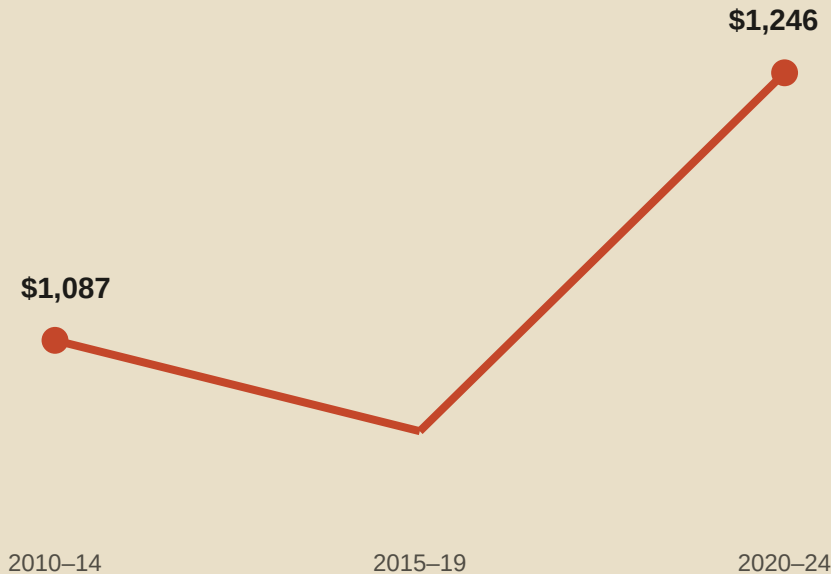


RENT

Median rent is up 15%
since the 2010–2014
survey, before inflation.

\$1,246

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$992–\$1,488



\$1,246 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 3,533 homes here.

7–14

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



HOME VALUE

A median home costs 44% less than New Jersey's.

\$254,100

median home value in ZIP 08312.

ZIP 08312



\$254,100

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS ZIP 08312'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/zip/08312/

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