



FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 New Jersey FMR Summary

Final FY2026 New Jersey FMR Metropolitan Area Summary						
Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Atlantic City-Hammonton, NJ HUD Metro FMR Area	\$1,346	\$1,537	\$1,867	\$2,586	\$2,851	40
Bergen-Passaic, NJ HUD Metro FMR Area	\$1,778	\$2,024	\$2,324	\$2,835	\$3,618	40
Cape May County, NJ HUD Metro FMR Area	\$1,320	\$1,366	\$1,792	\$2,396	\$2,405	40
Jersey City, NJ HUD Metro FMR Area	\$2,407	\$2,458	\$2,763	\$3,367	\$3,955	40
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	\$1,804	\$1,978	\$2,486	\$2,981	\$3,296	40
Monmouth-Ocean, NJ HUD Metro FMR Area	\$1,676	\$1,889	\$2,328	\$3,043	\$3,371	40
Newark, NJ HUD Metro FMR Area	\$1,612	\$1,822	\$2,205	\$2,761	\$3,137	40
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,397	\$1,520	\$1,810	\$2,170	\$2,423	40
Trenton-Princeton, NJ MSA	\$1,344	\$1,545	\$1,950	\$2,338	\$2,670	40
Vineland, NJ MSA	\$1,280	\$1,375	\$1,673	\$2,303	\$2,311	40
Warren County, NJ HUD Metro FMR Area	\$1,517	\$1,527	\$1,895	\$2,404	\$2,800	40

FY2026 New Jersey FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Atlantic County	Atlantic City-Hammonton, NJ HUD Metro FMR Area	\$1,346	\$1,537	\$1,867	\$2,586	\$2,851	40
Bergen County	Bergen-Passaic, NJ HUD Metro FMR Area	\$1,778	\$2,024	\$2,324	\$2,835	\$3,618	40
Burlington County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,397	\$1,520	\$1,810	\$2,170	\$2,423	40
Camden County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,397	\$1,520	\$1,810	\$2,170	\$2,423	40
Cape May County	Cape May County, NJ HUD Metro FMR Area	\$1,320	\$1,366	\$1,792	\$2,396	\$2,405	40
Cumberland County	Vineland, NJ MSA	\$1,280	\$1,375	\$1,673	\$2,303	\$2,311	40
Essex County	Newark, NJ HUD Metro FMR Area	\$1,612	\$1,822	\$2,205	\$2,761	\$3,137	40
Gloucester County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,397	\$1,520	\$1,810	\$2,170	\$2,423	40
Hudson County	Jersey City, NJ HUD Metro FMR Area	\$2,407	\$2,458	\$2,763	\$3,367	\$3,955	40
Hunterdon County	Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	\$1,804	\$1,978	\$2,486	\$2,981	\$3,296	40

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Mercer County	Trenton-Princeton, NJ MSA	\$1,344	\$1,545	\$1,950	\$2,338	\$2,670	40
Middlesex County	Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	\$1,804	\$1,978	\$2,486	\$2,981	\$3,296	40
Monmouth County	Monmouth-Ocean, NJ HUD Metro FMR Area	\$1,676	\$1,889	\$2,328	\$3,043	\$3,371	40
Morris County	Newark, NJ HUD Metro FMR Area	\$1,612	\$1,822	\$2,205	\$2,761	\$3,137	40
Ocean County	Monmouth-Ocean, NJ HUD Metro FMR Area	\$1,676	\$1,889	\$2,328	\$3,043	\$3,371	40
Passaic County	Bergen-Passaic, NJ HUD Metro FMR Area	\$1,778	\$2,024	\$2,324	\$2,835	\$3,618	40
Salem County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,397	\$1,520	\$1,810	\$2,170	\$2,423	40
Somerset County	Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	\$1,804	\$1,978	\$2,486	\$2,981	\$3,296	40
Sussex County	Newark, NJ HUD Metro FMR Area	\$1,612	\$1,822	\$2,205	\$2,761	\$3,137	40
Union County	Newark, NJ HUD Metro FMR Area	\$1,612	\$1,822	\$2,205	\$2,761	\$3,137	40

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Warren County	Warren County, NJ HUD Metro FMR Area	\$1,517	\$1,527	\$1,895	\$2,404	\$2,800	40