

Rental Market Overview Report



New York

A Distinctive Market

Tri-State real estate is in very high demand. More newcomers are looking to settle in the area than there are available properties to house them. The best way to beat the competition and secure a home quickly is to have a solid understanding of how this market works.

When securing a property in Tri-State area, speed and organization are essential. Renters who have their documents and finances ready stand the best chance of securing the apartment they want.

Representation by a brokerage such as Station Cities can increase the ease and speed of your search. An experienced broker has the knowledge and resources to ensure that you see quality properties offered at the best possible prices.

Types of Housing – Tri-State

Types of Property Ownership – Tri-State

Understanding the unique aspects of Tri-State area's housing options can help your home search considerably. There are three distinct types of properties where you can find an apartment. Application requirements and timetables for occupancy depend on which type of property and who owns it. These variations can significantly affect the outcome of your home search.

Rental Buildings

Rental buildings are owned by a single landlord who rents apartments within the building to various tenants. These are the simplest and easiest to rent. About 75% of the apartments in Tri-State are in rental buildings.

The approval process for rental buildings is relatively straightforward. The landlord will ask you to fill out an application. They will also ask for a letter of employment, two years of tax returns, bank statements, and a credit score of 680 or more. The maximum fee a landlord can charge for an application in a rental building in Tri-State is \$20.00.

Condominiums (Condos)

Condominiums, also known as condos, are individually owned apartments in a building.

The approval process for a condo includes a secondary entity called a "condo board." A condo board is a managing body made up of a small group of elected individual owners who represent all other owners. Application and approval of new tenants follows a two-stage process.

A prospective tenant submits an application and standard documentation to the condo owner. Once the owner and tenant agree to terms, a secondary application called a "board package" is submitted to the condo board for approval. Board packages may require additional information such as detailed financial records, letters of recommendation, or supplementary personal information.

Cooperatives (Co-ops)

Like condos, cooperatives (also known as co-ops) are individually owned apartments. However, instead of purchasing the physical apartment, owners buy building shares based on their individual apartment's size and value. This way, each apartment is a shared investment among all owners in the building.

Co-ops have the most extensive application process of all the options available. Co-op board packages can have much more exhaustive requirements, especially around financial documentation. Additionally, the board may require a face-to-face interview before approval and may choose to reject an applicant for any reason without explanation.

Most co-ops have regulations restricting the number of years tenants may occupy an apartment—the typical policy being one can rent for only two out of every five years. Therefore, co-ops are not suitable as investment real estate, and most renters or international clientele shy away from them.

| Property | Ownership | Approval Time | Application Difficulty | Fees | Notes |
|------------------|-------------------|-----------------|--|---|---|
| Rental Buildings | Landlord | 1 day to 1 week | Easy: standard process | Possible application fees | Rent-stabilized and non-rent stabilized |
| Condominiums | Private Owner | 2 to 4 weeks | Moderate: 2-step process | High-cost application, board and move-in fees | Requires a board package for review but no rejection |
| Cooperatives | Shareholder/Owner | 2 to 4 weeks | Hard: multi-step process, face-to-face interviews possible | High-cost application, board and move-in fees | Requires a board package for review but may be rejected |

Building Styles

Another critical factor to consider when searching for a home is the style of the building. Residential buildings in Tri-State area come in three distinct styles, each with subtle implications regarding specific amenities. It is important to know what inferences to draw from each type of building to navigate listings efficiently.

Doorman

The presence of a doorman defines many buildings. These attendants cater to tenants and owners of typically larger buildings and act as building security, providing safety and extra convenience.

Elevator

Elevator buildings have no doorman on duty and are typically six to 12 stories high.

Walk-Up

Walk-ups are not equipped with elevators (they have stairs only). They also do not provide doorman attendance.

| | Building Style | Amenities |
|---------|-------------------|---|
| Doorman | Luxury High-Rise | 24-hour doorman, concierge services, full amenities |
| | Standard Doorman | 24-hour doorman, minimal concierge services, modest amenities |
| | Part-Time Doorman | Partial doorman, surveillance cameras, minimal amenities |
| | Elevator | Possibly an elevator attendant, minimal amenities (usually laundry and security measures) |
| | Walk-Up | Stairs only, security measures, minimal (if any) amenities |

Building Types

Descriptions of a building's architecture will often appear in property marketing. Much like building style, architecture can imply certain aesthetic features or possible concerns for some renters. For this reason, it is essential to know what options are available. There are seven architectural styles found in Tri-State area.

| Architectural Style | Amenities | Stories | Aesthetic/Age | Features | Note |
|--------------------------------|-------------|---------|-----------------------------|---|--|
| Brownstone, Townhouse, Mansion | Not Usually | 3 to 5 | Ornate, Vintage/1800s-1900s | Crown molding, fireplaces, hardwood floors, high ceilings | Typically walk-up, older plumbing, electrical, etc. may require frequent maintenance |
| Loft | Minimal | 5 to 20 | Varies/Late 1800s-Mid 1900s | Freight elevators, cast iron, columns, open floorplan | May lack defined floorplan |

| | | | | | |
|------------------|---------|------------------------------|---|--|---|
| Modern | Several | 10 to 80 | Modern/ 2000- Newer | Contempor ary kitchens and bathrooms | Most expensive , smaller apartment s than other options, laundry in apartment s |
| Postwar | Yes | 8 to 30 | Simplistic/ 1945- Newer (1960s- 1980s Average) | "Cookie- cutter" apartment s | Affordable luxury |
| Prewar | Some | Varies | Ornate, Vintage/ Older- 1939 | Fireplaces , hardwood floors, high ceilings, crown moldings, formal dining rooms, maid's quarters, expansive room sizes | Older plumbing, electrical, etc. may require frequent maintenan ce |
| High-rise | Some | 20+ | Standard Apartment / 1950s- Newer | "Cookie- cutter" apartment s | Elevators and possibly doormen |
| Low-rise | Minimal | < 20 (4 to 12 average) | Standard Apartment / Varies | Varies | May have "cookie- cutter" apartment s, good for the budget- conscious |

Neighborhoods

| Neighborhoods | | 1BD | 2BD | 3BD | 4BD | 5BD | Studio |
|---------------|------------------|---------|---------|-----|-----|-----|---------|
| Chelsea | Apartment | \$4,000 | \$5,000 | N/A | N/A | N/A | \$2,851 |
| East Village | Apartment | \$3,544 | \$4,277 | N/A | N/A | N/A | \$2,698 |

| | | | | | | | |
|--------------------------|------------------|---------------|---------------|----------------|--------------|-----------------|-------------|
| Financial District | Apartment | \$4,510 | \$5,555 | N/A | N/A | N/A | N/A |
| Flatiron District | Apartment | \$3,944 | \$6,400 | N/A | N/A | N/A | \$3,000 |
| Gramercy | Apartment | \$3,724 | \$4,900 | N/A | N/A | N/A | \$3,034 |
| Greenwich Village | Apartment | \$4,272 | \$6,000 | N/A | N/A | N/A | \$3,469 |
| Lower East Side | Apartment | \$3,367 | \$3,892 | N/A | N/A | N/A | \$2,528 |
| Midtown East | Apartment | \$3,189 | \$3,834 | N/A | N/A | N/A | \$2,581 |
| Midtown West | Apartment | \$3,126 | \$3,972 | N/A | N/A | N/A | \$2,617 |
| SoHo | Apartment | \$3,769 | \$4,874 | N/A | N/A | N/A | \$3,205 |
| Tribeca | Apartment | \$6,648 | \$8,498 | N/A | N/A | N/A | \$5,000 |
| Upper East Side | Apartment | \$3,143 | \$3,741 | N/A | N/A | N/A | \$2,473 |
| Upper West Side | Apartment | \$3,445 | \$4,000 | N/A | N/A | N/A | \$2,468 |
| West Village | Apartment | \$5,000 | \$7000 | N/A | N/A | N/A | \$3,200 |
| Boerum Hill | Apartment | \$3,606 | \$4,975 | N/A | N/A | N/A | \$3,300 |
| Brooklyn Heights | Apartment | \$3,846 | \$7,330 | N/A | N/A | N/A | \$2,961 |
| Carroll Gardens | Apartment | \$2700 | \$3300 | N/A | N/A | N/A | \$2100 |
| Clinton Hill | Apartment | \$3,700 | \$5,000 | N/A | N/A | N/A | \$2,942 |
| Cobble Hill | Apartment | \$3,283 | \$5,274 | N/A | N/A | N/A | \$2,821 |
| Downtown Brooklyn | Apartment | \$4,200 | \$6,327 | N/A | N/A | N/A | \$3,398 |
| Dumbo | Apartment | \$4,944 | \$7,100 | N/A | N/A | N/A | \$4,073 |
| Fort Greene | Apartment | \$3,824 | \$5,129 | N/A | N/A | N/A | \$3,444 |
| Greenpoint | Apartment | \$4,042 | \$5,300 | N/A | N/A | N/A | \$3,341 |
| Park Slope | Apartment | \$3,478 | \$4,300 | N/A | N/A | N/A | \$2,447 |
| Prospect Heights | Apartment | \$2600 | \$3300 | N/A | N/A | N/A | \$2000 |
| Prospect Lefferts Garden | Apartment | \$2,487 | \$3,050 | N/A | N/A | N/A | \$1,800 |
| Williamsburg | Apartment | \$4,037 | \$4,900 | N/A | N/A | N/A | \$3,500 |
| Windsor Terrace | Apartment | \$2600 | \$3300 | N/A | N/A | N/A | \$2000 |
| Astoria | Apartment | \$2600-3400 | \$3000-6000 | N/A | N/A | N/A | \$2400-3000 |
| Forest Hills | Apartment | \$2000-3500 | \$3000-5500 | N/A | N/A | N/A | \$2000-3000 |
| Long Island City | Apartment | \$3800-4300 | \$4300-7000 | N/A | N/A | N/A | \$3000-3600 |
| Bronxville | Apartment | \$2250-\$4000 | \$3395-\$4600 | \$2600-\$6500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3400-\$12000 | \$5000-10000 | \$10000-\$29000 | N/A |

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|--------------------------|------------------|---------------------|--------------------|---------------------|---------------------|---------------------|-----|
| Chappaqua | Apartment | \$2100- \$3500 | \$3900- \$5800 | \$4,800 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3800- \$6000 | \$8000- \$9000 | \$6000- \$10000 | N/A |
| Edgemont | Apartment | \$2000- \$3400 | \$2700- \$5500 | \$3600- \$5000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3700- \$8500 | \$6000- \$11000 | \$5600- \$15000 | N/A |
| Harrison | Apartment | \$1500- \$2600 | \$2200- \$3800 | \$2100- \$4200 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4000- \$7300 | \$3000- \$8100 | \$8000- \$15000 | N/A |
| Mamaroneck- Larchmont | Apartment | \$1900- \$4500 | \$2200- \$6600 | \$2900- \$12000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3800- \$22000 | \$6200- \$12000 | \$10500- \$25000 | N/A |
| Pelham | Apartment | \$1200- \$2500 | \$3000- \$4500 | \$3200- \$6000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$5000- \$12500 | \$3500- \$8200 | \$7000- \$8500 | N/A |
| Rye | Apartment | \$2300- \$3500 | \$2500- \$4700 | \$3200- \$15000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4250- \$15000 | \$6900- \$15000 | \$8800- \$22000 | N/A |
| Rye Brook | Apartment | \$2300- \$3500 | \$2500- \$4500 | \$3000- \$6000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3900- \$8000 | \$4000- \$9000 | \$8200- 12000 | N/A |
| Rye Neck | Apartment | \$1600- \$2000 | \$2200- \$4000 | \$2600- \$5000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3600- \$9500 | \$3700- \$9000 | \$5500- \$12000 | N/A |
| Tuckahoe | Apartment | \$1600- \$3500 | \$2000- \$4500 | \$2300- \$5000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4000- \$8500 | \$4000- \$10000 | \$6000- \$11500 | N/A |
| Bethel | Apartment | \$1,300- \$1,600 | \$1,600- \$3100 | \$2100- \$3,500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2,200- \$2,600 | \$3500- \$4500 | N/A | N/A |
| Danbury | Apartment | \$1100- \$1600 | \$1,400- \$2500 | \$1,800- \$5000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$1,600- \$5,000 | \$2,000- \$5,500 | N/A | N/A |
| | | \$3,000- | \$4,200- | | | | |

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|------------|------------------|---------------------|----------------------|----------------------|----------------------|-----------------------|-----|
| Darien | Apartment | \$4,200 | \$6,000 | \$5,400 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4,200- \$15,000 | \$4,500- \$15,000 | \$16,000- \$40,000 | N/A |
| Easton | House | N/A | N/A | \$3,900- \$25,000 | \$5,700 | \$4,800- \$6,000 | N/A |
| Fairfield | Apartment | \$1,400- \$2,400 | \$1,800- \$4,200 | \$2,700- \$5,900 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2,500- \$5,500 | \$2,500- \$10,000 | \$3,500- \$11,500 | N/A |
| Greenwich | Apartment | \$1,500- \$3,500 | \$2,300- \$6,000 | \$3,000- \$13,000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,800- \$11,500 | \$4,600- \$31,500 | \$8,000- \$30,000 | N/A |
| New Canaan | Apartment | \$2,200- \$4,200 | \$2,300- \$6,500 | \$3,000- \$8,000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4,500- \$9,000 | \$6,500- \$16,500 | \$7,000- \$18,500 | N/A |
| Norwalk | Apartment | \$1,100- \$2,700 | \$1,400- \$4,000 | \$1,600- \$8,000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2,200- \$22,500 | \$3,400- \$25,000 | \$3,100- \$35,000 | N/A |
| Redding | Apartment | \$2,150 | N/A | N/A | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,000- \$3,800 | \$4,400- \$5,000 | \$6,300 | N/A |
| Ridgefield | Apartment | \$1,700- \$2,500 | \$2,200- \$2,800 | \$4,200 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2,500- \$4,500 | \$3,400- \$5,200 | \$4,500- \$9,000 | N/A |
| Stamford | Apartment | \$1,400- \$3,200 | \$1,400- \$5,700 | \$2,300- \$8,200 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2,600- \$8,200 | \$2,600- \$10,000 | \$5,700- \$15,000 | N/A |
| Trumbull | Apartment | \$1,300- \$2,000 | \$2,500- \$3,600 | \$2,600- \$3,800 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2,600- \$3,800 | \$3,000- \$4,000 | \$3,300- \$4,900 | N/A |
| Weston | Apartment | \$1,700 | \$2,650 | N/A | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,700- \$12,000 | \$6,500- \$12,500 | \$8,200- \$19,000 | N/A |
| Westport | Apartment | \$1,800- \$6,200 | \$2,900- \$10,200 | \$5,500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,200- \$11,000 | \$5,000- \$17,000 | \$7,500- \$23,000 | N/A |
| Wilton | Apartment | \$1,895- | \$2,500- | \$3,400- | N/A | N/A | N/A |

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|-------------------|------------------|----------------------|----------------------|-------------------------|----------------------|----------------------|-----|
| | | 1,950 | 2,930 | 4,011 | | | |
| | House | N/A | N/A | \$3,200- \$6,800 | \$4,500- \$17,600 | \$4,400- \$26,000 | N/A |
| Edgewater | Apartment | \$2,300 - 3,500 | \$3,100 - 4,700 | \$4,400 - 6,100 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4,000-7000 | \$5500- 9,900 | \$5000- 12,000 | N/A |
| Englewood | Apartment | \$2,300 - 2,900 | \$3,000 - 3,600 | \$4,400 - 5,900 rare | N/A | N/A | N/A |
| | House | N/A | N/A | \$4,000 - 6,500 | \$5,000 - 9,000 | \$6,000- 15000 | N/A |
| Fair Lawn | Apartment | \$2,200 - 2,800 | \$2,200 - 3,400 | \$3,200 - 4,300 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,400-5000 | \$3,800 - 4,500 | \$4,000 - 6,000 | N/A |
| Fort Lee | Apartment | \$2,300 - 3,375 | \$3,700 - 9,800 | \$4,500 - 15,000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,500-6900 | \$4300- 5500 | \$ 4,800- 11,000 | N/A |
| Glen Rock | Apartment | N/A | \$2,500 - 3800 | N/A | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,500-5200 | \$4,500 - 6,500 | \$4,700 - \$7,500 | N/A |
| Ramsey | Apartment | \$1,900 - 2,300 | \$2,100- 3300 | \$3,000 - 3,500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3300-5200 | \$4,500 - 6,500 | \$5,000 - 9,000 | N/A |
| Ridgewood | Apartment | \$2,050 - 3,500 | \$2,500 - 5,200 | \$3,600- 4,500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3600-5,800 | \$4,200- 7300 | \$4,800 - 12,000 | N/A |
| Rutherford | Apartment | \$2,200 - 2,600 | \$2,600 - 4,300 | \$4,000 + rare | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,500- 5,500 | \$4,200 - 6,000 | \$5,000 - 8,000 | N/A |
| Tenafly | Apartment | \$2,100 - 2,800 | \$2,300 - 4,000 | \$3,000 - 5,000 rare | N/A | N/A | N/A |
| | House | N/A | N/A | \$4,300-5800 | \$5,200- 8000 | \$5,600 - 12,950 | N/A |
| Livingston | Apartment | \$2,400 - \$3,500 | \$3,000 - \$5,400 | 4,000 - \$6,500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,200- \$4,500 | \$3,700 - \$6,000 | \$4,500 - \$8,500 | N/A |
| Maplewood | Apartment | \$2,100 - \$3,400 | \$3,000 - \$5,000 | \$3,000 - \$4,500 | N/A | N/A | N/A |

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|----------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|
| | House | N/A | N/A | \$3,300 - \$5000 | \$3,500 - \$7500 | \$4,500 - \$9,700 | N/A |
| Montclair | Apartment | \$2,100 - \$3,400 | \$3,000 - \$4,000 | \$3,500 - \$6,000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3,800 - \$6,000 | \$4,500 - \$7,200 | \$5,000 - 10,000 | N/A |
| Short Hills | Apartment | \$2,100- \$3,000 | \$2,400 - \$3,600 | \$3,000 - \$4,000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4,200- \$5,800 | \$4,200 - \$6,500 | \$5,000- \$11,000 | N/A |
| West Orange | Apartment | \$2,100 - \$2,800 | \$2,700 - \$3,700 | \$3,200 - 4,400 | N/A | N/A | N/A |
| | House | N/A | N/A | \$4,100 - 5,500 | \$5,000 - \$8,000 | \$5,500- \$9,500 | N/A |
| Hoboken | Studio | N/A | N/A | N/A | N/A | N/A | \$1,800 - 3,100 |
| | Apartment | \$2,700 - 4,300 | \$2,900 - \$8,000 | \$4,400- 9500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$7000- 15000 | N/A | N/A | N/A |
| Jersey City | Studio | N/A | N/A | N/A | N/A | N/A | \$1,900 - 3,900 |
| | Apartment | \$2,400 - 5,000 | \$3,300 - 7,200 | \$4,500- 12000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$5000- 12000 | N/A | N/A | N/A |
| Weehawken | Studio | N/A | N/A | N/A | N/A | N/A | \$2,700 - 3,100 |
| | Apartment | \$2,200 - 4300 | \$2,500 - 7,000 | \$3,800 - 13,000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$6400-9000 | N/A | N/A | N/A |
| West New York | Studio | N/A | N/A | N/A | N/A | N/A | \$2,200- 3,000 |
| | Apartment | \$2200- 3500 | \$2,500- 4500 | \$4,500 - 12,000 | N/A | N/A | N/A |
| Princeton | Apartment | \$2000 - \$3500 | \$2600- \$3700 | \$3600 - \$4900 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3500 - \$7000 | \$3600 - \$8000 | \$6500 + | N/A |
| West Windsor | Apartment | \$2000 - \$2300 | \$2300 - \$3000 | \$2800 - \$4000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2800 - \$4200 | \$3500 - \$4800 | \$4000 + | N/A |
| | | \$1900 - | \$2200- | \$2300- | | | |

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|-----------------------|------------------|-------------------|-------------------|-------------------|---------------------|-------------------|-----|
| Plainsboro | Apartment | \$2100 | \$2500 | \$2800 | N/A | N/A | N/A |
| Chatham | Apartment | \$2100- \$2800 | \$2200- \$3600 | \$6000+ | N/A | N/A | N/A |
| | House | N/A | N/A | \$3000- \$5200 | \$2000- \$3600 | \$2500- \$3200 | N/A |
| Chester | Apartment | \$2200- \$2500 | \$2000- \$2500 | \$4300- \$4700 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3200- \$4750 | \$3400- \$5000 | \$5000 + | N/A |
| East Hanover | Apartment | \$2000- \$2500 | \$2000- \$3100 | \$2700- \$3000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2600- \$4000 | \$2800- \$5000 | \$4300+ | N/A |
| Florham Park | Apartment | \$2000- \$2700 | \$2250- \$4500 | \$2800- \$4300 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2800- \$3500 | \$3200- \$5000 | \$5000+ | N/A |
| Madison | Apartment | \$1900- \$3200 | \$2600- \$4700 | \$3000- \$3900 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2600- \$4200 | \$3000- \$5500 | \$5000+ | N/A |
| Mendham | Apartment | N/A | \$2150- \$3200 | \$3000- \$4000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3500- \$6000 | \$5000- \$10,000 | \$5900+ | N/A |
| Morristown | Apartment | \$1900- \$4500 | \$2250- \$6500 | \$2800- \$5250 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3000- \$4200 | \$3200- \$4800 | \$5000+ | N/A |
| Mountain Lakes | Apartment | N/A | \$3500- \$3800 | \$4000- \$4200 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3200- \$3800 | \$4000- \$7000 | \$5000+ | N/A |
| Parsippany-Troy Hills | Apartment | \$1700- \$2500 | \$2200- \$3600 | \$2500- \$3400 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2500- \$3100 | \$3000- \$4200 | \$5000+ | N/A |
| Randolph | Apartment | \$1600- \$2150 | \$2100- \$2500 | \$2800- \$3200 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3500- \$3800 | \$3300- \$4800 | \$4000+ | N/A |
| Cranford | Apartment | \$1400- \$1600 | \$1600- \$2500 | \$2400- \$4500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2400- | \$3000- | \$4400+ | N/A |

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|----------------|------------------|--------------------|--------------------|-----------------------------|--------------------|--------------------|-----|
| Kenilworth | Apartment | \$1300- \$1600 | \$1500- \$2300 | \$2900 \$1800- \$2600 | \$4800 N/A | N/A | N/A |
| | House | N/A | N/A | \$2300- \$2600 | \$2600- \$2800 | \$2800- \$3200 | N/A |
| New Providence | Apartment | \$1400- \$1700 | \$1800- \$2100 | \$2500- \$5300 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2400- \$4000 | \$3100- \$4500 | \$4000+ | N/A |
| Summit | Apartment | \$1400- \$2000 | \$2250- \$3600 | \$2300- \$6000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2600- \$6100 | \$3100- \$6800 | \$5100- \$7100 | N/A |
| Westfield | Apartment | \$1400- \$1650 | \$1650- \$4100 | \$2400- \$3200 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2650- \$4300 | \$2750- \$5950 | \$3200- \$6900 | N/A |
| Basking Ridge | Apartment | \$1950 - \$2300 | \$2300 - \$2900 | \$2700 - \$4500 | N/A | N/A | N/A |
| | House | N/A | N/A | \$3700 - \$5000 | \$3900 - \$8000 | \$4500 - \$8000 | N/A |
| Somerville | Apartment | \$1700 - \$2300 | \$2200 - \$3100 | \$2600 - \$3300 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2800 - \$3300 | \$3000 - \$3900 | N/A | N/A |
| Bernardsville | Apartment | \$1500 - \$2000 | \$1800 - \$2400 | \$2600 - \$4000 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2700 - 6000 | \$4000 - \$6000 | \$5000 - \$7500 | N/A |
| Bridgewater | Apartment | \$1600 - \$2000 | \$2000 - \$3000 | \$2500 - \$3700 | N/A | N/A | N/A |
| | House | N/A | N/A | \$2600 - \$3800 | \$3000 - \$4700 | \$4600+ | N/A |