

Final FY2025 New Jersey Fair Market Rent: Effective October 1, 2024

Final FY2025 New Jersey FMR Metropolitan Area Summary							
Metropolitan Area Name		Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Atlantic City-Hammonton, NJ MSA		\$1,240	\$1,414	\$1,719	\$2,409	\$2,654	40
Bergen-Passaic, NJ HUD Metro FMR Area		\$1,556	\$1,807	\$2,072	\$2,550	\$3,225	40
Jersey City, NJ HUD Metro FMR Area		\$1,999	\$2,029	\$2,299	\$2,822	\$3,218	40
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area		\$1,540	\$1,731	\$2,176	\$2,622	\$2,885	40
Monmouth-Ocean, NJ HUD Metro FMR Area		\$1,474	\$1,654	\$2,040	\$2,717	\$3,023	40
Newark, NJ HUD Metro FMR Area		\$1,551	\$1,768	\$2,140	\$2,695	\$3,065	40
Ocean City, NJ MSA		\$1,192	\$1,213	\$1,591	\$2,127	\$2,135	40
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA		\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	40
Trenton, NJ MSA		\$1,391	\$1,605	\$2,028	\$2,443	\$2,747	40
Vineland-Bridgeton, NJ MSA		\$1,208	\$1,275	\$1,591	\$2,163	\$2,186	40
Warren County, NJ HUD Metro FMR Area		\$1,385	\$1,392	\$1,686	\$2,159	\$2,523	40
FY2025 New Jersey FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Atlantic County	<i>Atlantic City-Hammonton, NJ MSA</i>	\$1,240	\$1,414	\$1,719	\$2,409	\$2,654	40
Bergen County	<i>Bergen-Passaic, NJ HUD Metro FMR Area</i>	\$1,556	\$1,807	\$2,072	\$2,550	\$3,225	40

Source: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/select_Geography.odn

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Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Burlington County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	40
Camden County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	40
Cape May County	Ocean City, NJ MSA	\$1,192	\$1,213	\$1,591	\$2,127	\$2,135	40
Cumberland County	Vineland-Bridgeton, NJ MSA	\$1,208	\$1,275	\$1,591	\$2,163	\$2,186	40
Essex County	Newark, NJ HUD Metro FMR Area	\$1,551	\$1,768	\$2,140	\$2,695	\$3,065	40
Gloucester County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	40
Hudson County	Jersey City, NJ HUD Metro FMR Area	\$1,999	\$2,029	\$2,299	\$2,822	\$3,218	40
Hunterdon County	Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	\$1,540	\$1,731	\$2,176	\$2,622	\$2,885	40
Mercer County	Trenton, NJ MSA	\$1,391	\$1,605	\$2,028	\$2,443	\$2,747	40
Middlesex County	Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	\$1,540	\$1,731	\$2,176	\$2,622	\$2,885	40
Monmouth County	Monmouth-Ocean, NJ HUD Metro FMR Area	\$1,474	\$1,654	\$2,040	\$2,717	\$3,023	40
Morris County	Newark, NJ HUD Metro FMR Area	\$1,551	\$1,768	\$2,140	\$2,695	\$3,065	40
Ocean County	Monmouth-Ocean, NJ HUD Metro FMR Area	\$1,474	\$1,654	\$2,040	\$2,717	\$3,023	40

Source: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/select_Geography.odn

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Passaic County	<i>Bergen-Passaic, NJ HUD Metro FMR Area</i>	\$1,556	\$1,807	\$2,072	\$2,550	\$3,225	40
Salem County	<i>Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA</i>	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	40
Somerset County	<i>Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area</i>	\$1,540	\$1,731	\$2,176	\$2,622	\$2,885	40
Sussex County	<i>Newark, NJ HUD Metro FMR Area</i>	\$1,551	\$1,768	\$2,140	\$2,695	\$3,065	40
Union County	<i>Newark, NJ HUD Metro FMR Area</i>	\$1,551	\$1,768	\$2,140	\$2,695	\$3,065	40
Warren County	<i>Warren County, NJ HUD Metro FMR Area</i>	\$1,385	\$1,392	\$1,686	\$2,159	\$2,523	40

NOTE: Locality Names are links to the Final FY2025 FMR Documentation System for the specific area.