



Asbury Park, New Jersey.

Current market data.

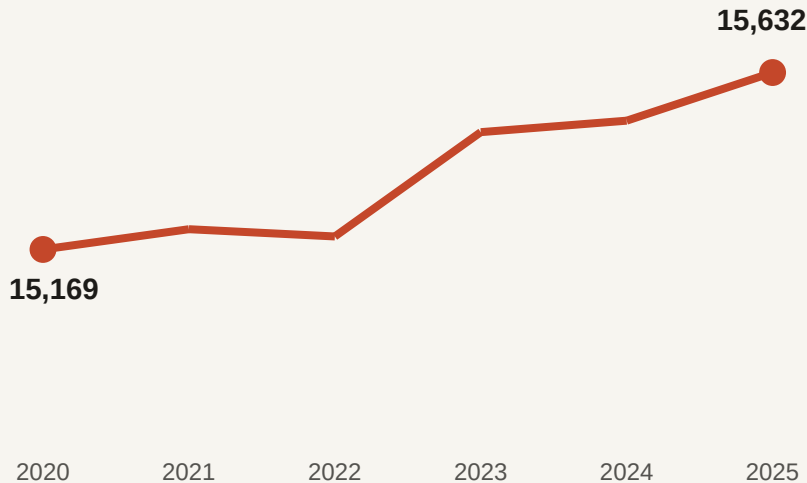
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.1% since 2020.

15,632

people, the 61st-largest of New Jersey's cities and towns.



THE WORKDAY

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

86.1%

of 5,906 jobs located in Asbury Park are filled by in-commuters.



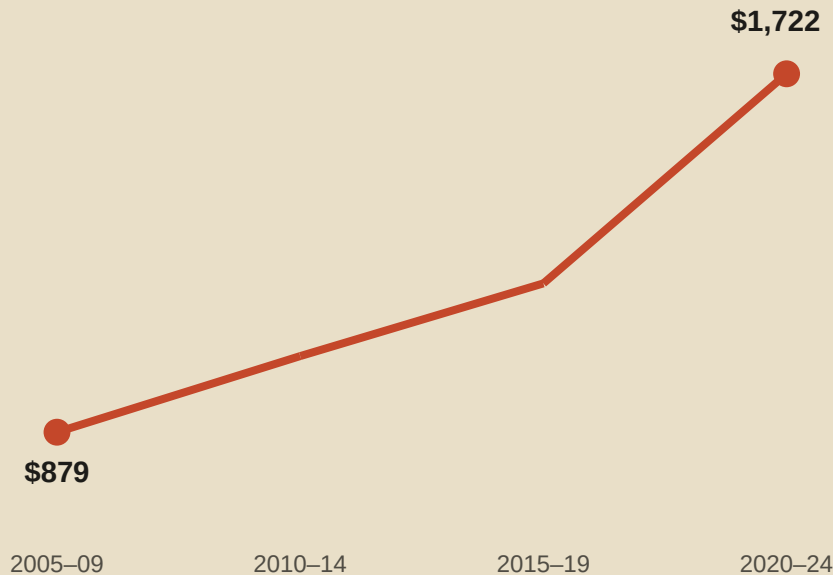
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 96%
since the 2005–2009
survey, before inflation.

\$1,722

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,168 gap between neighbors, the sharpest rent edge between adjacent tracts in Monmouth County.

TRACT 8053

\$333

TRACT 8042

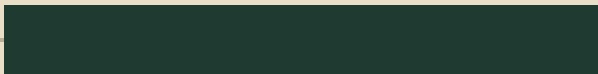
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$895–\$1,342



\$1,722 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

613

homes permitted in ten years,
2016–2025

68%

of those were in multifamily
buildings

84%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.7% to the 8,681 homes here.

47–59

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



HOME VALUE

A median home costs 28% more than New Jersey's.

\$581,100

median home value in Asbury Park.

Asbury Park



New Jersey



U.S.



THAT WAS ASBURY PARK'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/asbury-park/

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