



Avalon, New Jersey.

Current market data.

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

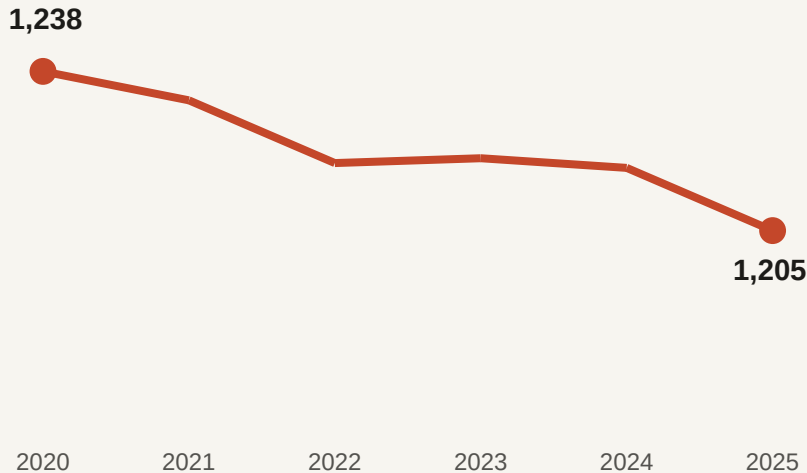


POPULATION

Down 2.7% since 2020.

1,205

people, the 289th-largest of New Jersey's cities and towns.



THE WORKDAY

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

93.4%

of 1,062 jobs located in Avalon are filled by in-commuters.



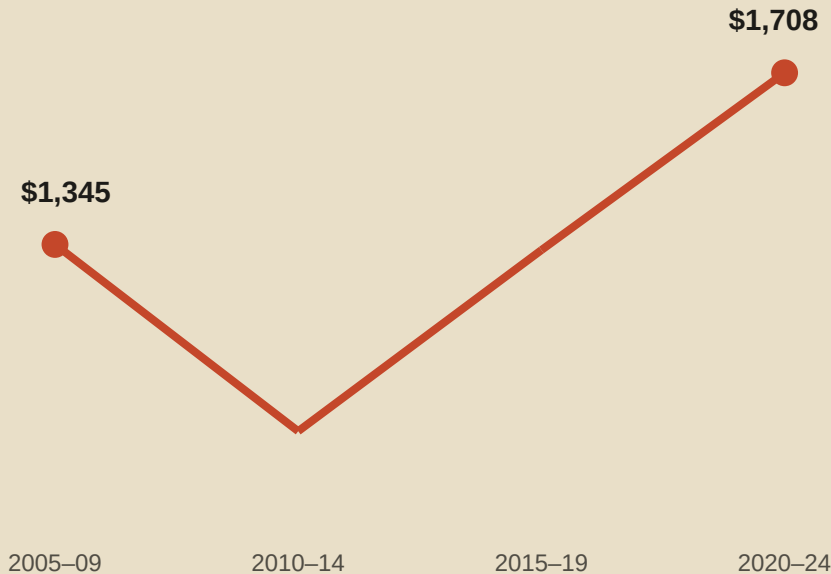
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 27%
since the 2005–2009
survey, before inflation.

\$1,708

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,678 gap between neighbors, the sharpest rent edge between adjacent tracts in Cape May County.

TRACT 217.01

\$823

TRACT 218.05

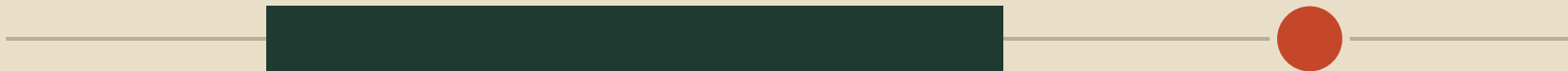
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,000–\$1,500



\$1,708 median

is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

826

homes permitted in ten years,
2016–2025

8%

of those were in multifamily
buildings

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 5,454 homes here.

0–11

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



HOME VALUE

A median home costs
331% more than New
Jersey's.

\$1,959,000

median home value in Avalon.

Avalon



\$1,959,000

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS AVALON'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/avalon/

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