



Beachwood, New Jersey.

Current market data.

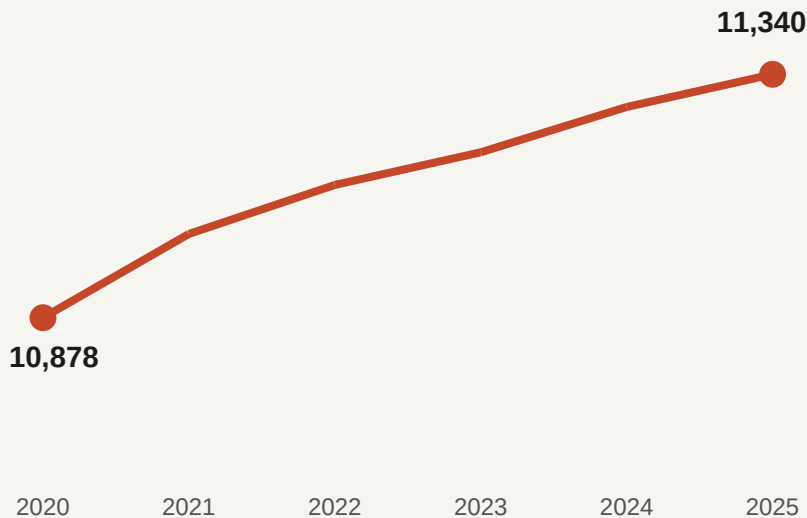
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.2% since 2020.

11,340

people, the 96th-largest of New Jersey's cities and towns.



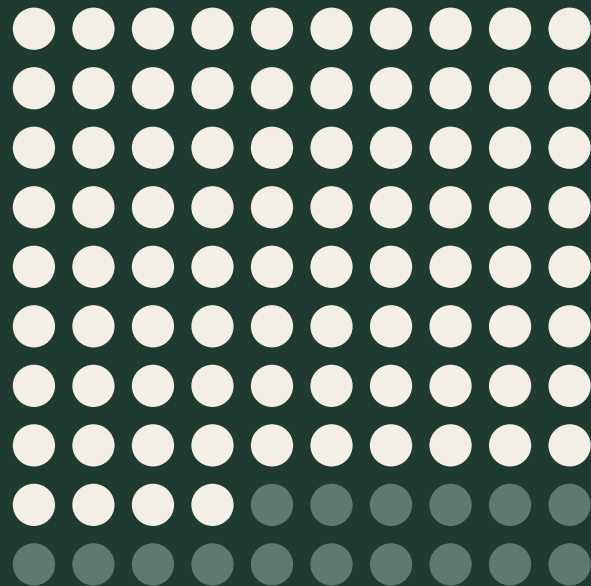
THE WORKDAY

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

84.3%

of 1,008 jobs located in Beachwood are filled by in-commuters.

Source: Census LEHD LODES, 2023



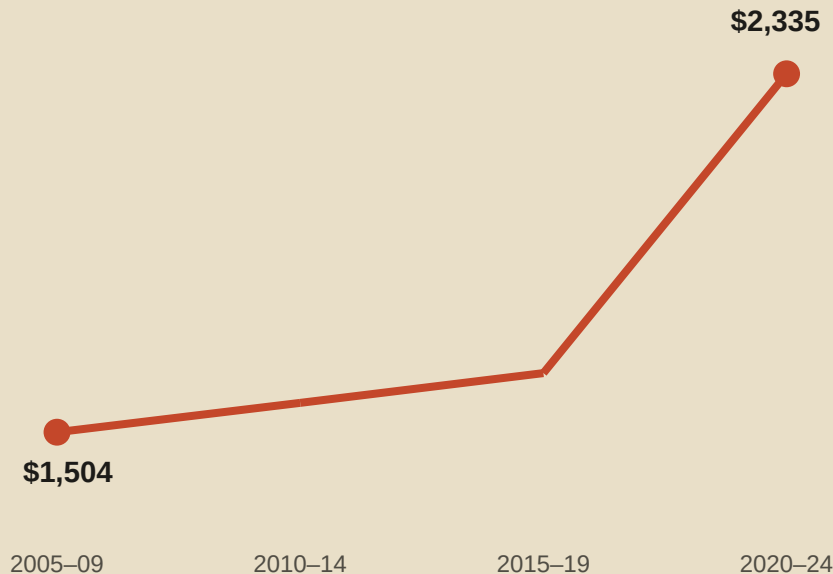
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$2,335

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,877 gap between neighbors, the sharpest rent edge between adjacent tracts in Ocean County.

TRACT 7220.03

\$1,293

TRACT 7221

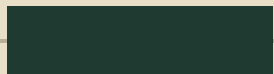
\$3,170



ROOM TO BUILD

The median rent is above what local wages can carry.

\$759–\$1,139



\$2,335 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

146

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 4,258 homes here.

4–10

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



HOME VALUE

A median home costs 22%
less than New Jersey's.

\$352,600

median home value in Beachwood.

Beachwood



\$352,600

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS BEACHWOOD'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/beachwood/**](https://almanacdata.ai/e/nj/beachwood/)

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