



Belmar, New Jersey.

Current market data.

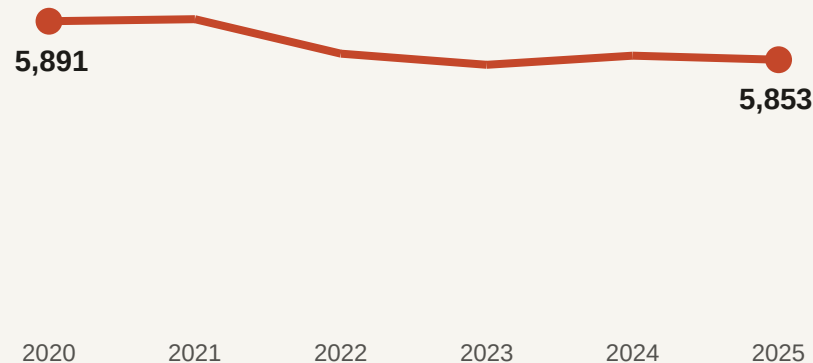
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

5,853

people, the 181st-largest of New Jersey's cities and towns.



THE WORKDAY

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

93.0%

of 2,841 jobs located in Belmar are filled by in-commuters.



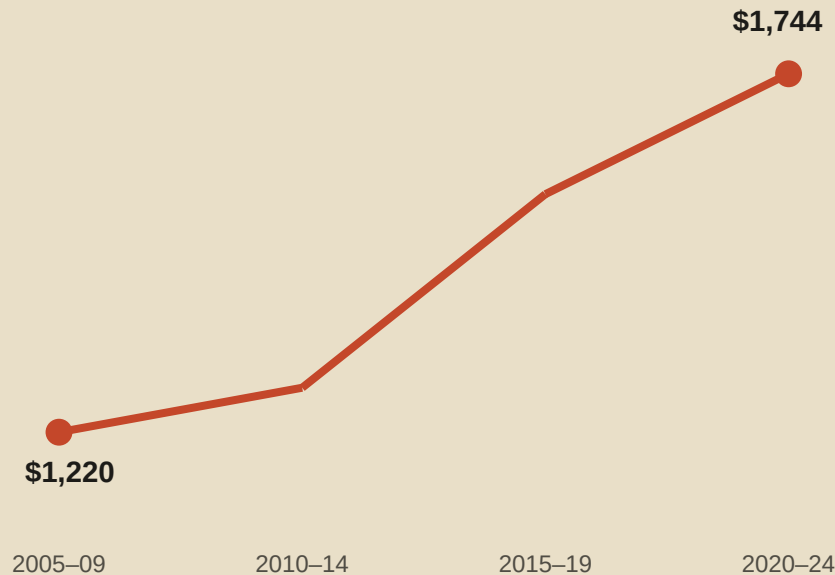
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%
since the 2005–2009
survey, before inflation.

\$1,744

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

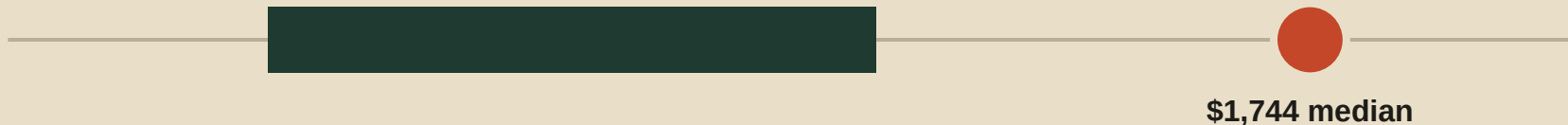
TRACT 8042

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$939–\$1,409



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

205

homes permitted in ten years,
2016–2025

75%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 3,899 homes here.

10–28

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



HOME VALUE

A median home costs 90% more than New Jersey's.

\$861,800

median home value in Belmar.

Belmar



\$861,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS BELMAR'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/belmar/

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