



Beverly, New Jersey.

Current market data.

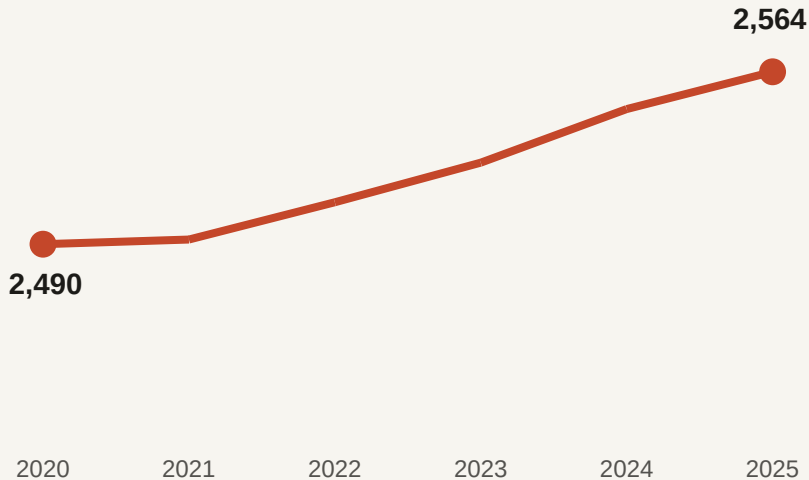
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.0% since 2020.

2,564

people, the 247th-largest of New Jersey's cities and towns.



THE WORKDAY

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

91.1%

of 291 jobs located in Beverly are filled by in-commuters.



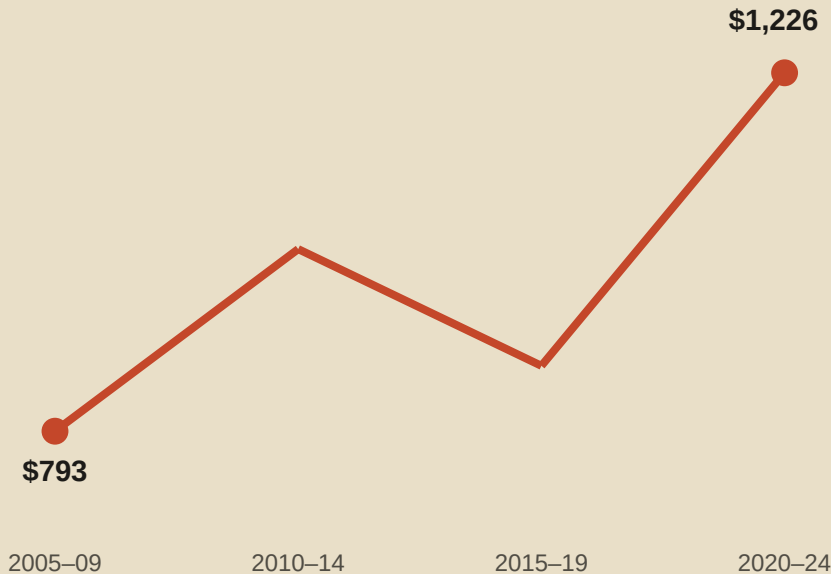
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,226

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,985 gap between neighbors, the sharpest rent edge between adjacent tracts in Burlington County.

TRACT 7045

\$1,182

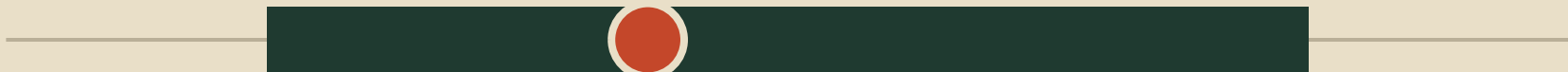
TRACT 9821.11

\$3,167

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,036–\$1,555



\$1,226 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

15

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 920 homes here.

2–3

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



HOME VALUE

A median home costs 55% less than New Jersey's.

\$205,800

median home value in Beverly.

Beverly



\$205,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS BEVERLY'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/beverly/

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