



Bradley Beach, New Jersey.

Current market data.

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

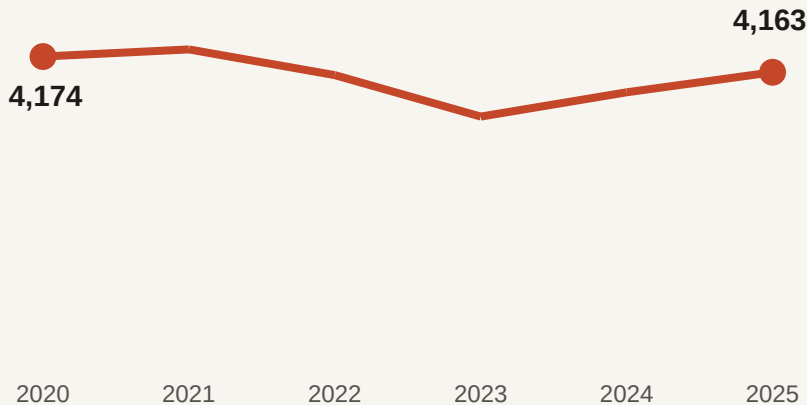


POPULATION

Down 0.3% since 2020.

4,163

people, the 217th-largest of New Jersey's cities and towns.



THE WORKDAY

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

87.4%

of 907 jobs located in Bradley Beach are filled by
in-commuters.



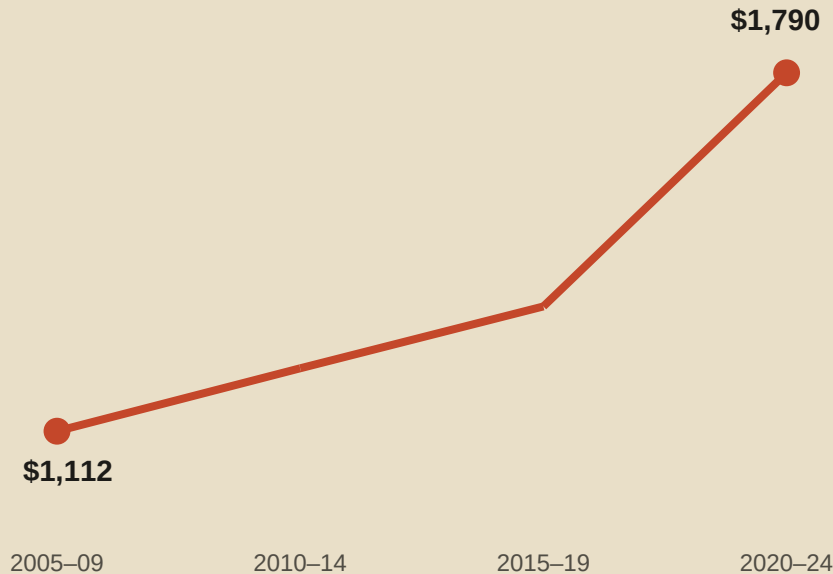
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$1,790

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

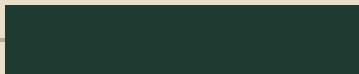
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$700–\$1,050



\$1,790 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

209

homes permitted in ten years,
2016–2025

11%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 3,202 homes here.

6–9

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



HOME VALUE

A median home costs
105% more than New
Jersey's.

\$932,800

median home value in Bradley Beach.

Bradley Beach



\$932,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS BRADLEY BEACH'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/bradley-beach/

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