



# Eatontown, New Jersey.

Current market data.

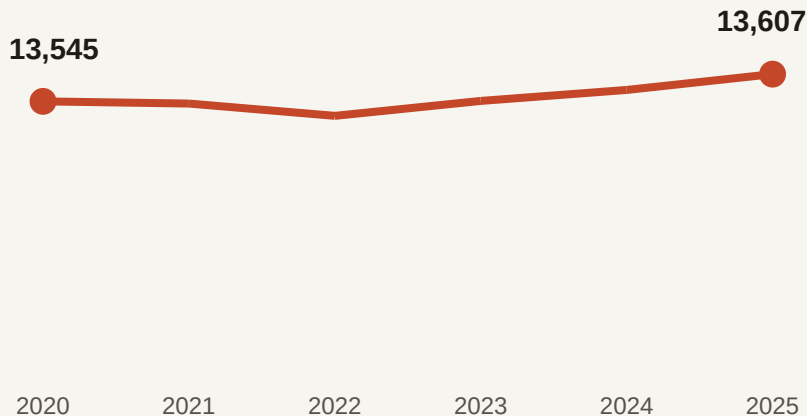
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

**13,607**

people, the 78th-largest of New Jersey's cities and towns.



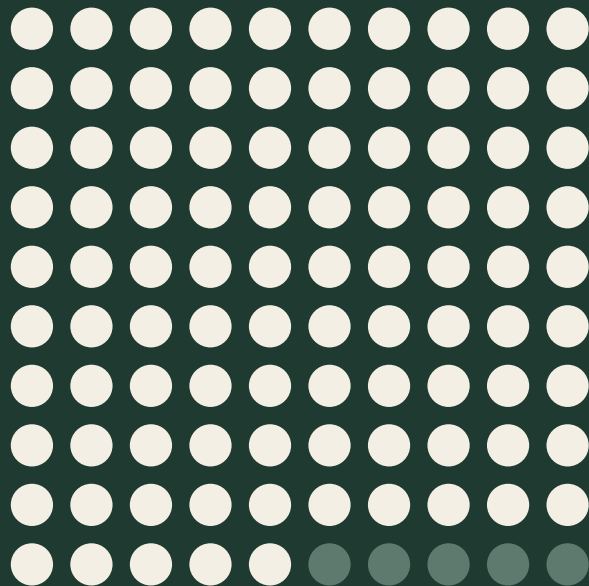
THE WORKDAY

Nearly every job here goes  
to someone who lives  
somewhere else.

95.4%

of 12,693 jobs located in Eatontown are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



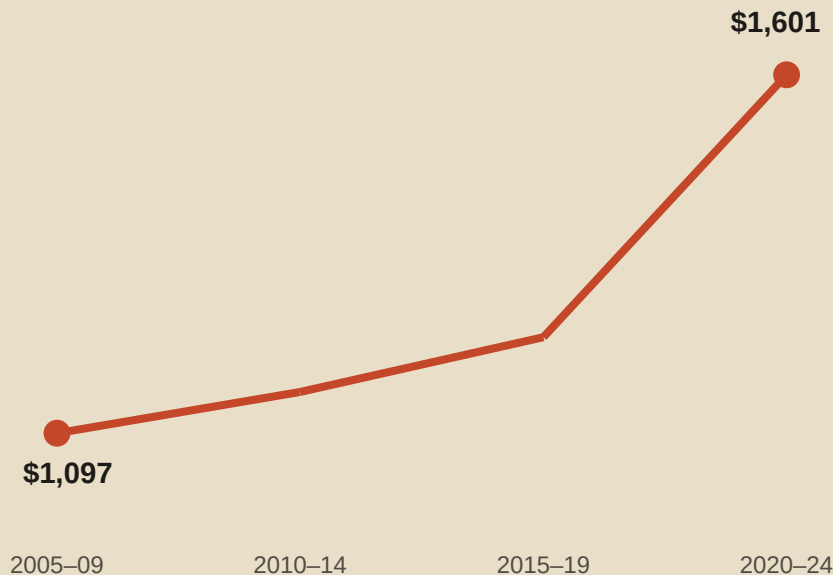
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%  
since the 2005–2009  
survey, before inflation.

**\$1,601**

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**

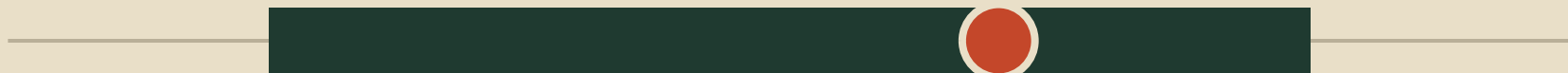
TRACT 8042

**\$3,501**

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$1,186–\$1,778**



**\$1,601 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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## 150

homes permitted in ten years,  
2016–2025

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## 36%

of those were in multifamily  
buildings

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## 87%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–2.1% to the 5,968 homes here.**

**24–127**

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



## HOME VALUE

A median home costs 8% more than New Jersey's.

**\$492,400**

median home value in Eatontown.

Eatontown



\$492,400

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS EATONTOWN'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/eatontown/](https://almanacdata.ai/e/nj/eatontown/)

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