



Island Heights, New Jersey.

Current market data.

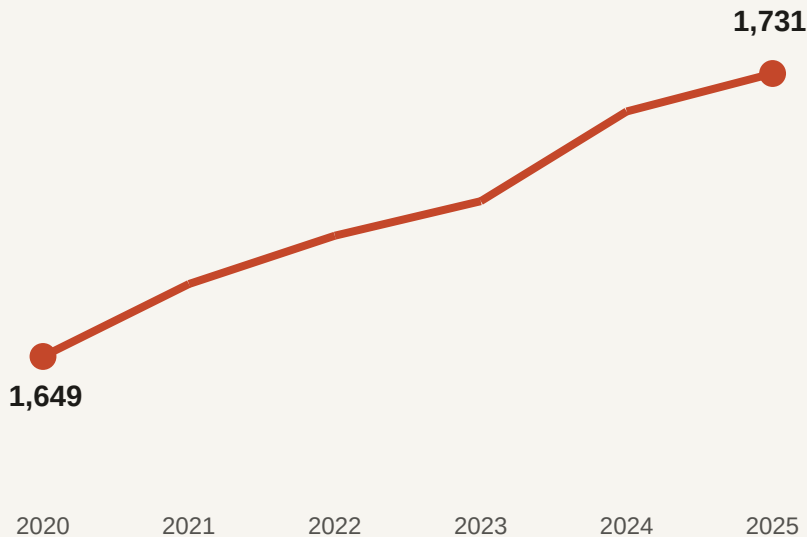
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.0% since 2020.

1,731

people, the 273rd-largest of New Jersey's cities and towns.



THE WORKDAY

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

87.5%

of 455 jobs located in Island Heights are filled by
in-commuters.



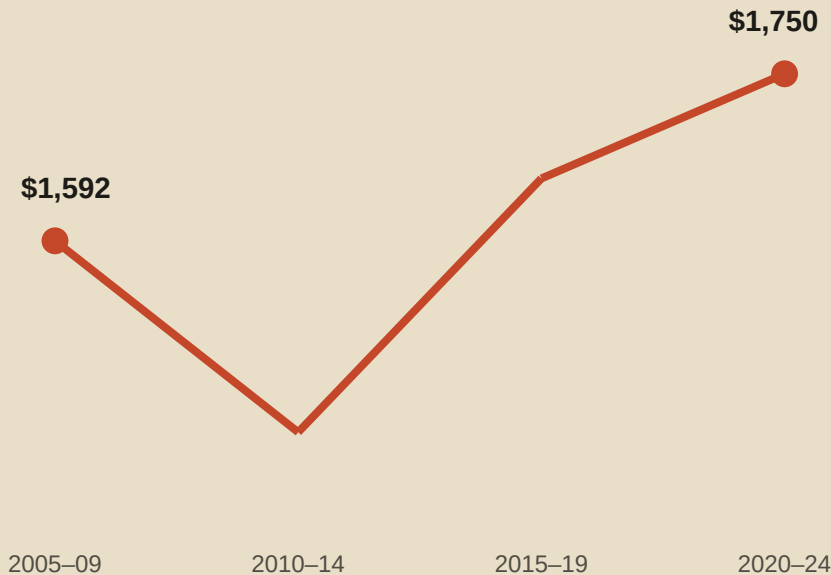
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 10%
since the 2005–2009
survey, before inflation.

\$1,750

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

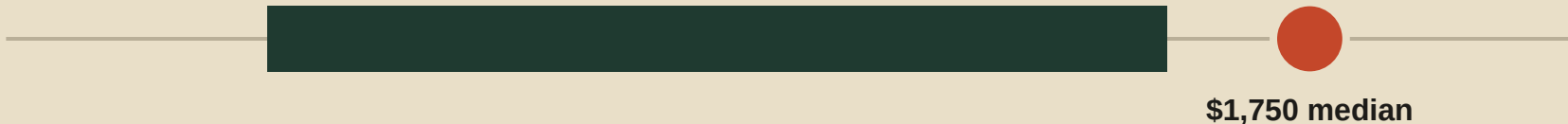
\$3,170



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,108–\$1,662



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

88

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 853 homes here.

0–5

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



HOME VALUE

A median home costs 20% more than New Jersey's.

\$546,800

median home value in Island Heights.

Island Heights



\$546,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS ISLAND HEIGHTS'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/island-heights/

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