



Loch Arbour, New Jersey.

Current market data.

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

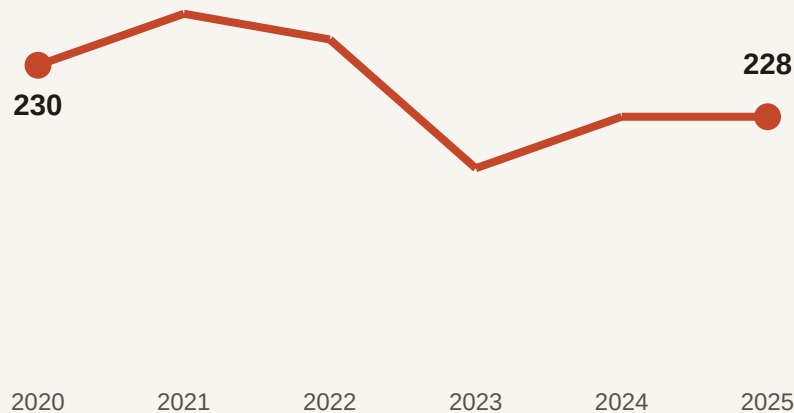


POPULATION

Down 0.9% since 2020.

228

people, the 321st-largest of New Jersey's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 92 jobs located in Loch Arbour are filled by in-commuters.



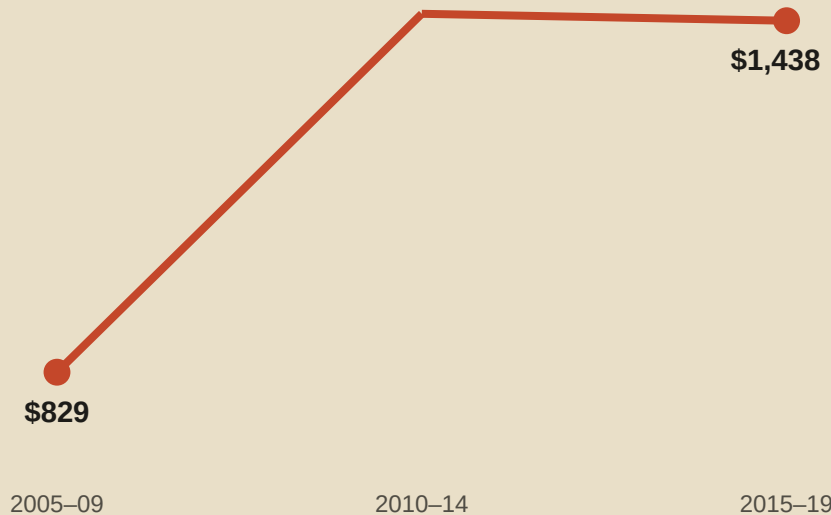
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,438

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

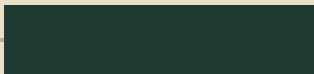
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$518–\$777



\$1,438 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

7

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 172 homes here.

0–1

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



HOME VALUE

A median home costs
203% more than New
Jersey's.

\$1,375,000

median home value in Loch Arbour.

Loch Arbour



\$1,375,000

New Jersey



\$454,400

U.S.



\$332,700



THAT WAS LOCH ARBOUR'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/loch-arbour/**](https://almanacdata.ai/e/nj/loch-arbour/)

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