



Manville, New Jersey.

Current market data.

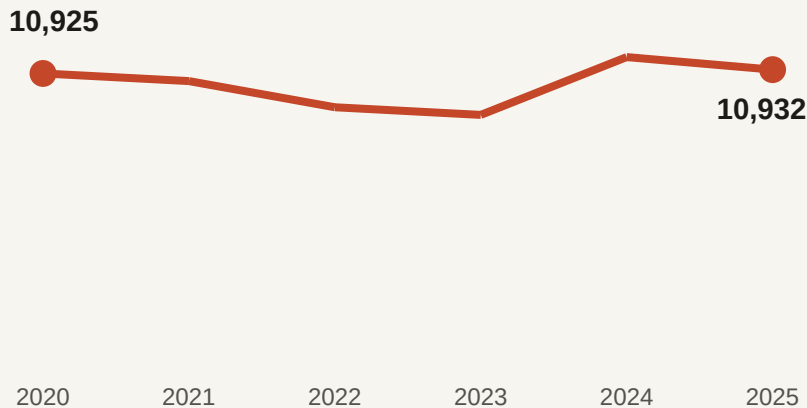
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

10,932

people, the 103rd-largest of New Jersey's cities and towns.

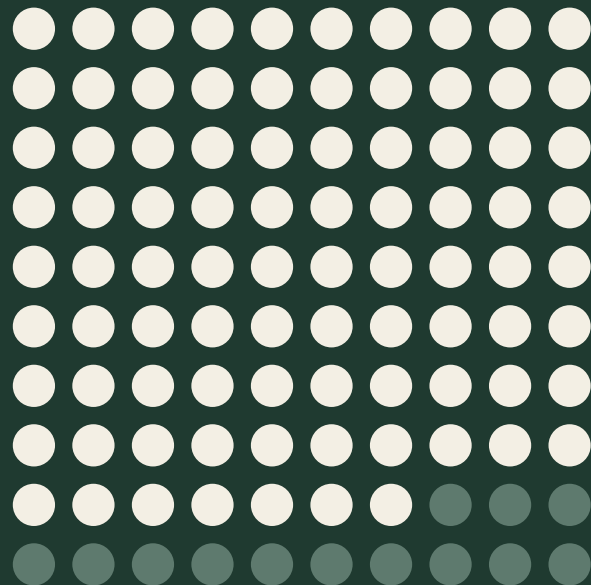


THE WORKDAY

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

87.0%

of 1,918 jobs located in Manville are filled by in-commuters.



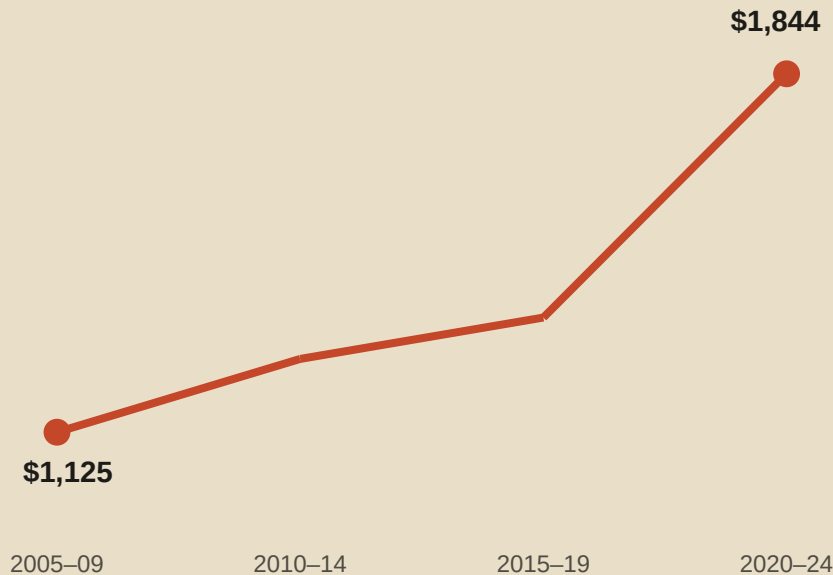
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$1,844

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,961 gap between neighbors, the sharpest rent edge between adjacent tracts in Somerset County.

TRACT 524

\$540

TRACT 526.04

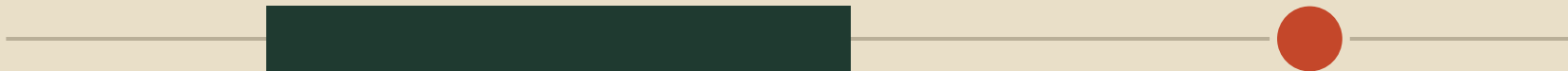
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$974–\$1,461



\$1,844 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

122

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 4,639 homes here.

10–19

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



HOME VALUE

A median home costs 22%
less than New Jersey's.

\$354,300

median home value in Manville.

Manville



\$354,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MANVILLE'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/manville/

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