



Matawan, New Jersey.

Current market data.

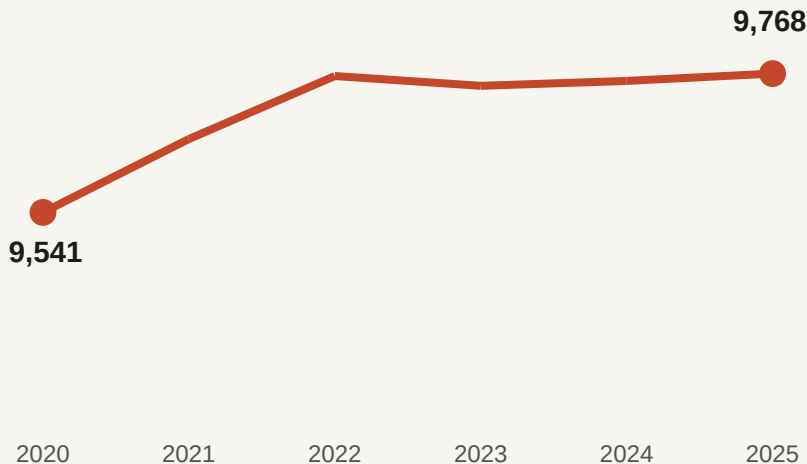
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.4% since 2020.

9,768

people, the 120th-largest of New Jersey's cities and towns.



THE WORKDAY

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

93.3%

of 3,218 jobs located in Matawan are filled by in-commuters.



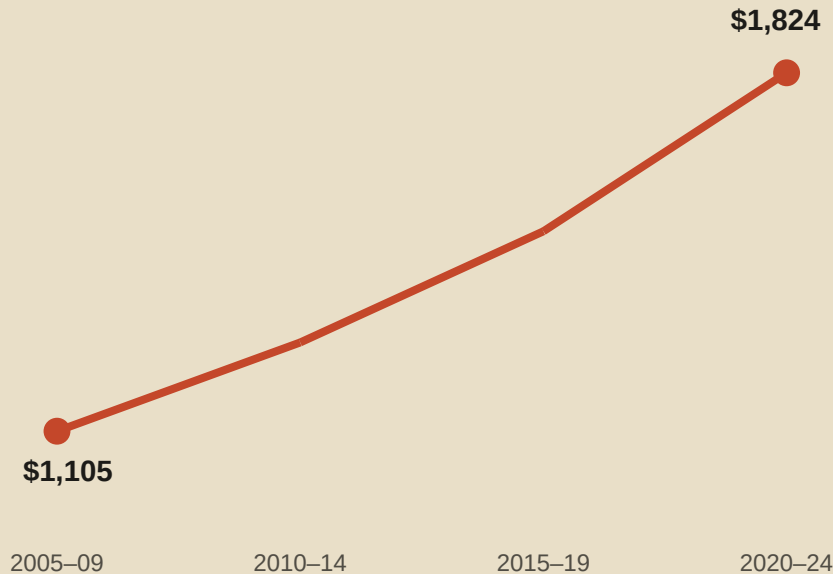
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,824

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

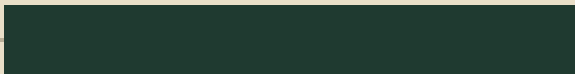
TRACT 8042

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$929–\$1,394



\$1,824 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

214

homes permitted in ten years,
2016–2025

87%

of those were in multifamily
buildings

83%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.8% to the 4,010 homes here.

19–32

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



HOME VALUE

A median home costs 3% more than New Jersey's.

\$467,800

median home value in Matawan.

Matawan



\$467,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MATAWAN'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/matawan/

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