



Monmouth Beach, New Jersey.

Current market data.

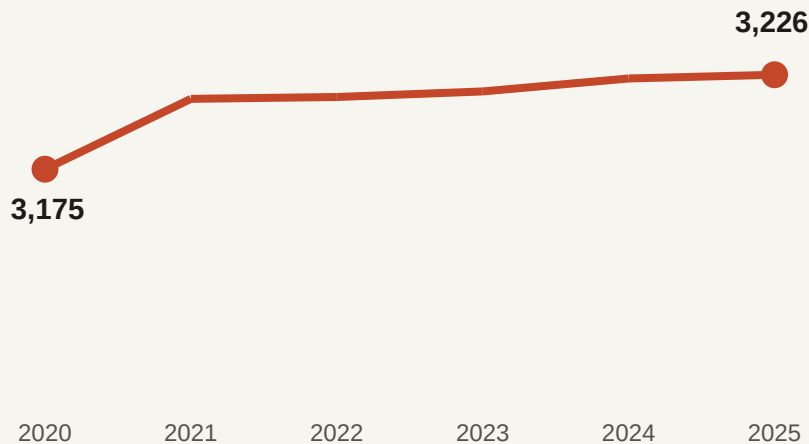
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

3,226

people, the 232nd-largest of New Jersey's cities and towns.

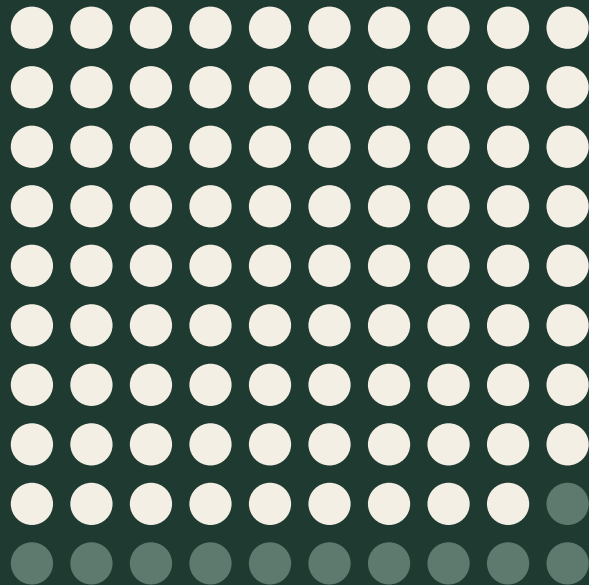


THE WORKDAY

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

89.2%

of 793 jobs located in Monmouth Beach are filled by
in-commuters.



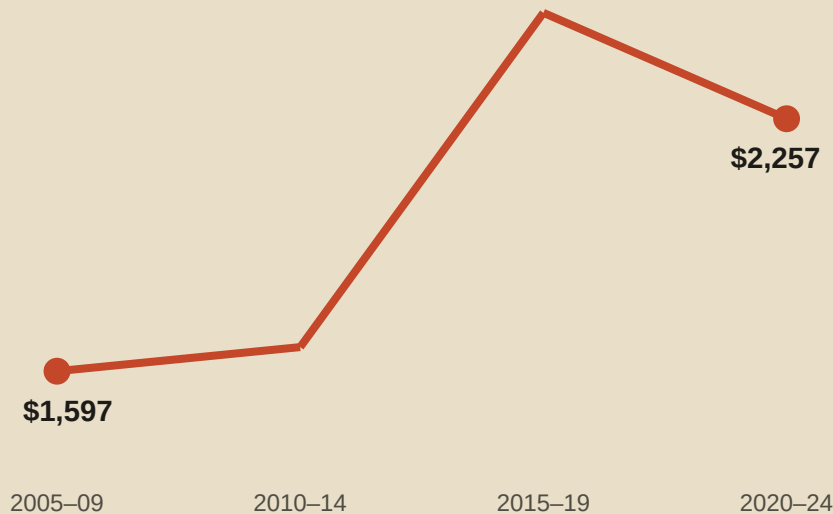
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$2,257

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.

\$915–\$1,372



\$2,257 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

215

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 1,856 homes here.

1–8

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



HOME VALUE

A median home costs
119% more than New
Jersey's.

\$995,000

median home value in Monmouth Beach.

Monmouth Beach



\$995,000

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MONMOUTH BEACH'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/monmouth-beach/**](https://almanacdata.ai/e/nj/monmouth-beach/)

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