



Ocean City, New Jersey.

Current market data.

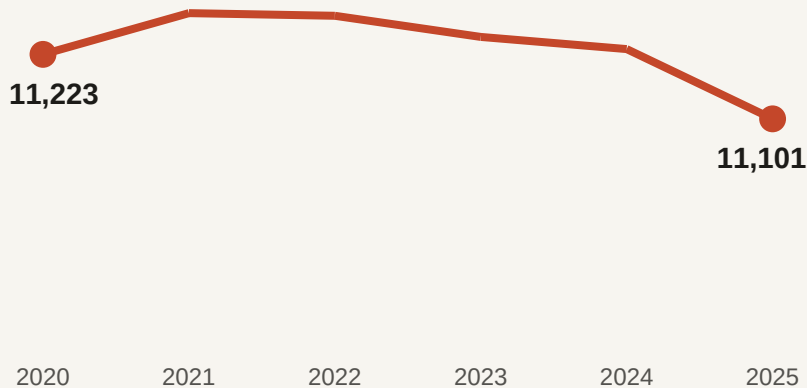
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

11,101

people, the 100th-largest of New Jersey's cities and towns.

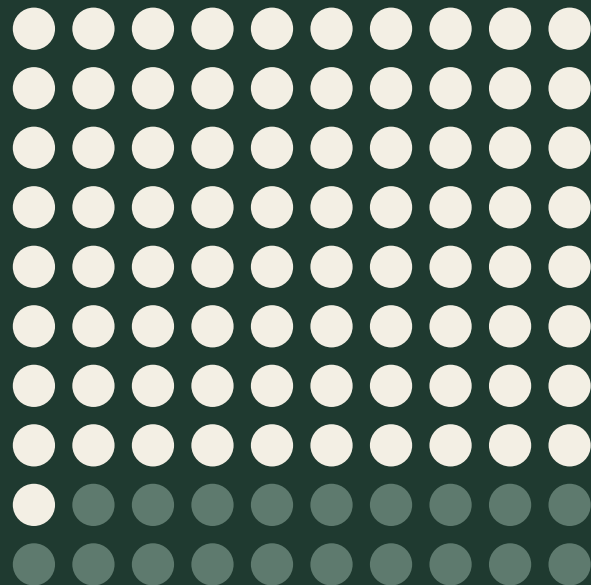


THE WORKDAY

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

81.0%

of 4,555 jobs located in Ocean City are filled by in-commuters.



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

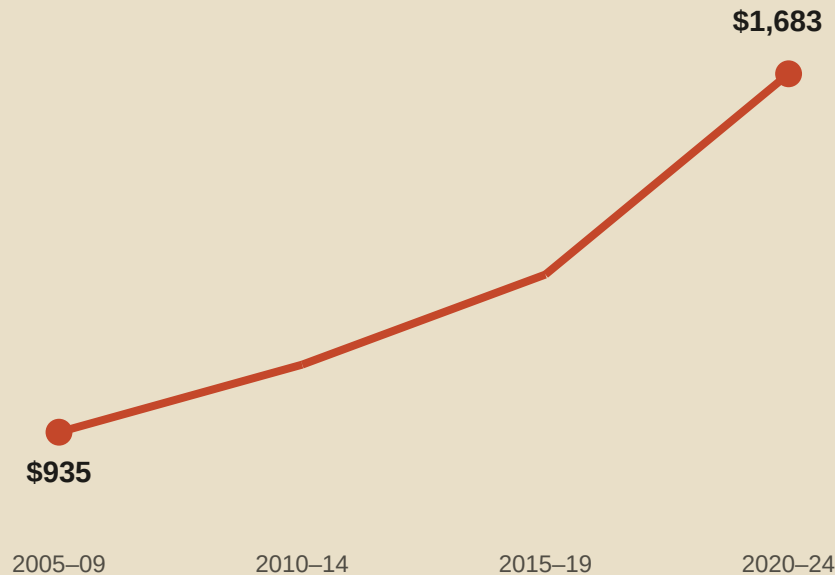


RENT

Median rent is up 80%
since the 2005–2009
survey, before inflation.

\$1,683

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,678 gap between neighbors, the sharpest rent edge between adjacent tracts in Cape May County.

TRACT 217.01

\$823

TRACT 218.05

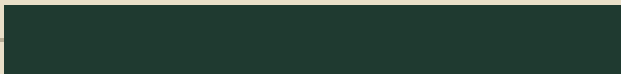
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$891–\$1,337



\$1,683 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

1,845

homes permitted in ten years,
2016–2025

51%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 21,191 homes here.

13–46

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



HOME VALUE

A median home costs 85% more than New Jersey's.

\$840,500

median home value in Ocean City.

Ocean City



\$840,500

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS OCEAN CITY'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/ocean-city/

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