# Oceanport, New Jersey.

Current market data.

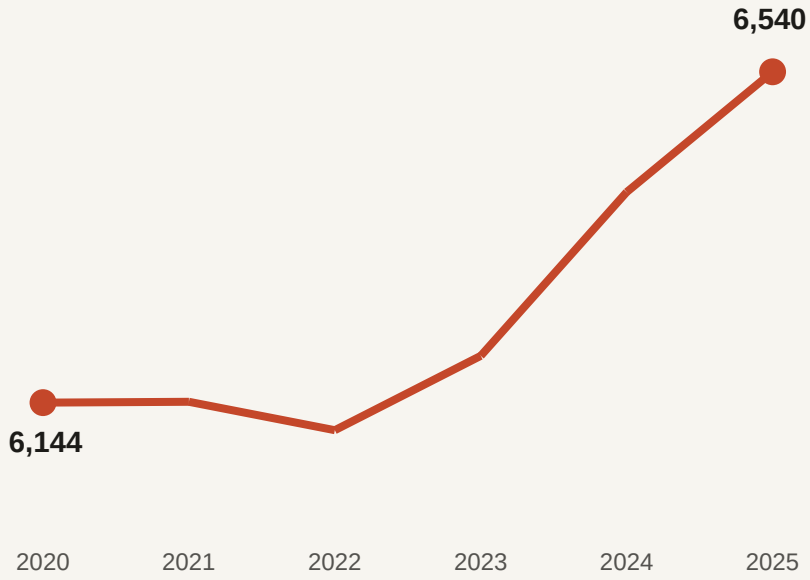
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# Growing. Up 6.4% since 2020.

**6,540**

people, the 170th-largest of New Jersey's cities and towns.



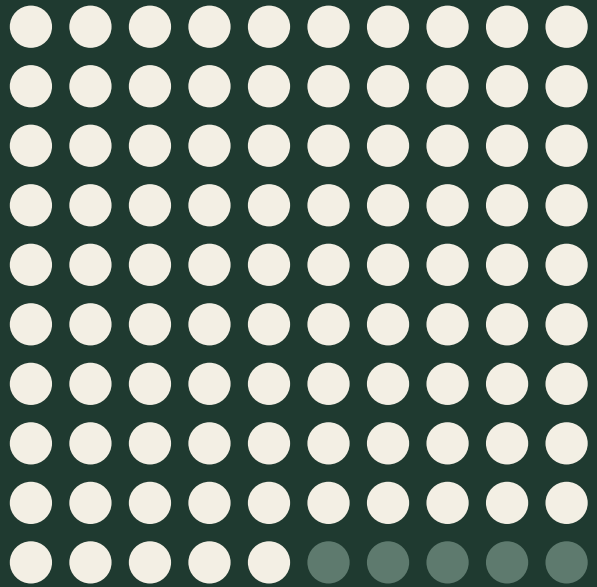

Source: Census Population Estimates, 2025

THE WORKDAY

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

**94.7%**

of 2,872 jobs located in Oceanport are filled by in-commuters.



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

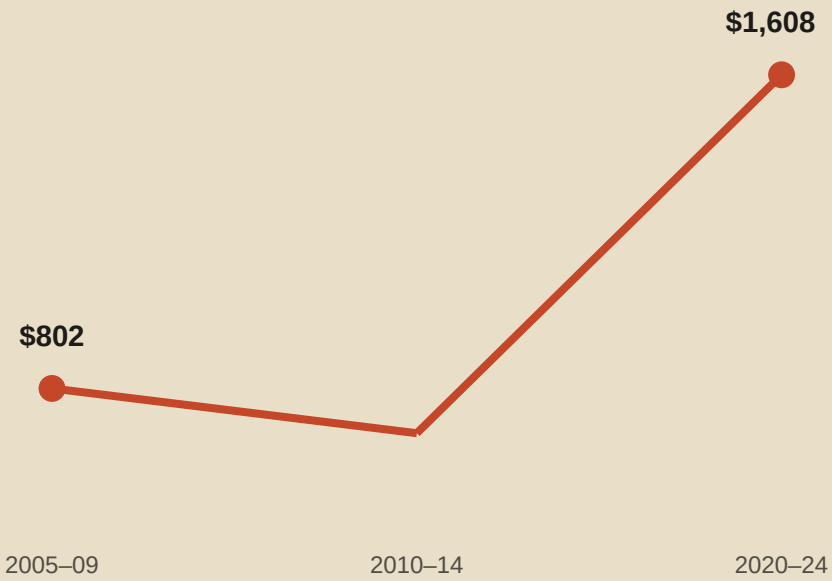
Source: Census LEHD LODES, 2023

RENT

# Median rent is up 100% since the 2005–2009 survey, before inflation.

# $1,608

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

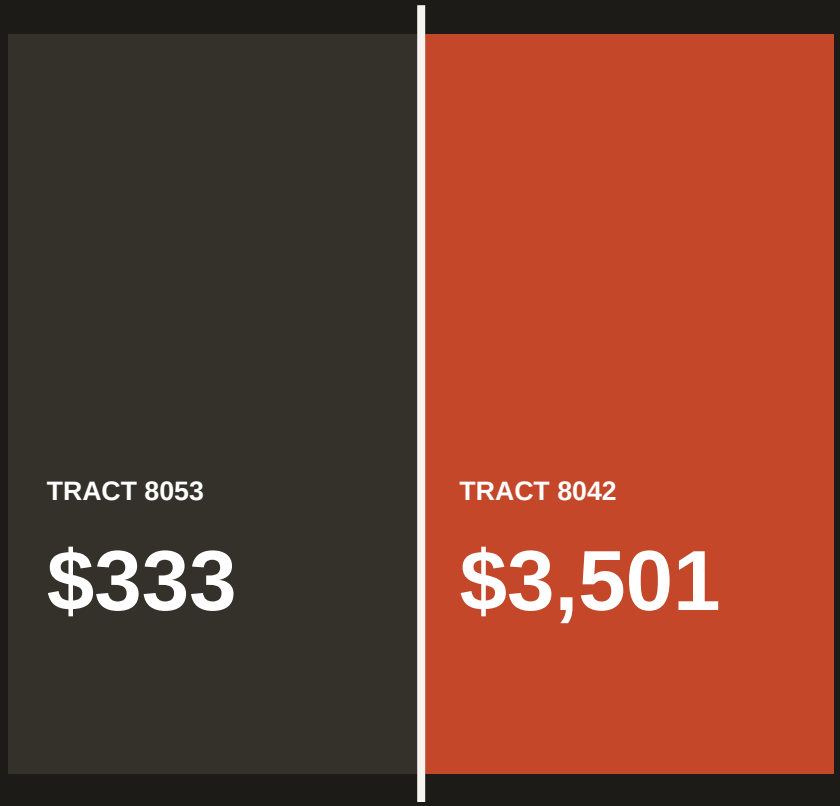



Source: Census ACS 5-year, 2020-2024

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.




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

# Most of the housing here is older than 2000.

**474**

homes permitted in ten years, 2016–2025

**4%**

of those were in multifamily buildings

**84%**

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.1–1.0% to the 2,907 homes here.

**4–29**

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

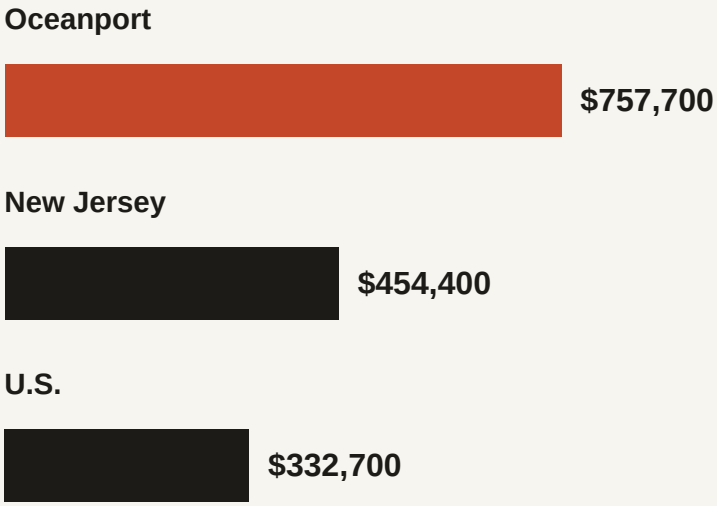
Source: Computed by the Almanac, 2023

HOME VALUE

# A median home costs 67% more than New Jersey's.

**$757,700**

median home value in Oceanport.




Source: Census ACS 5-year, 2020-2024

THAT WAS OCEANPORT'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/oceanport/**