



# Pemberton, New Jersey.

Current market data.

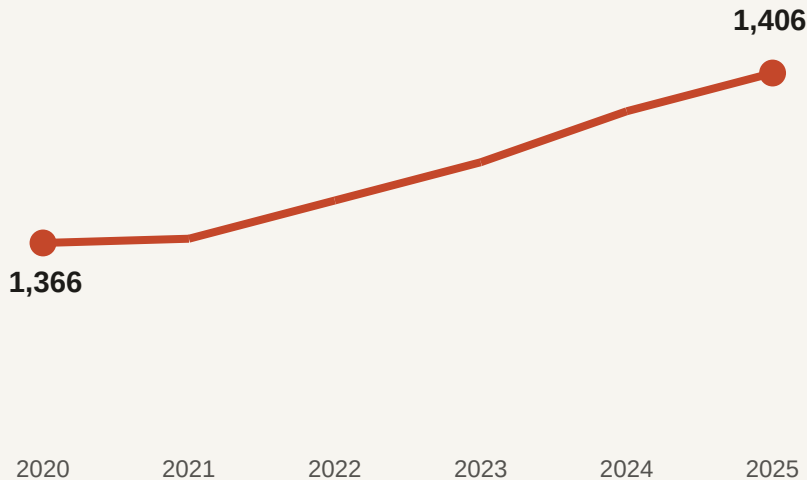
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.9% since 2020.

1,406

people, the 285th-largest of New Jersey's cities and towns.



THE WORKDAY

Nearly every job here goes  
to someone who lives  
somewhere else.

96.5%

of 202 jobs located in Pemberton are filled by in-commuters.



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

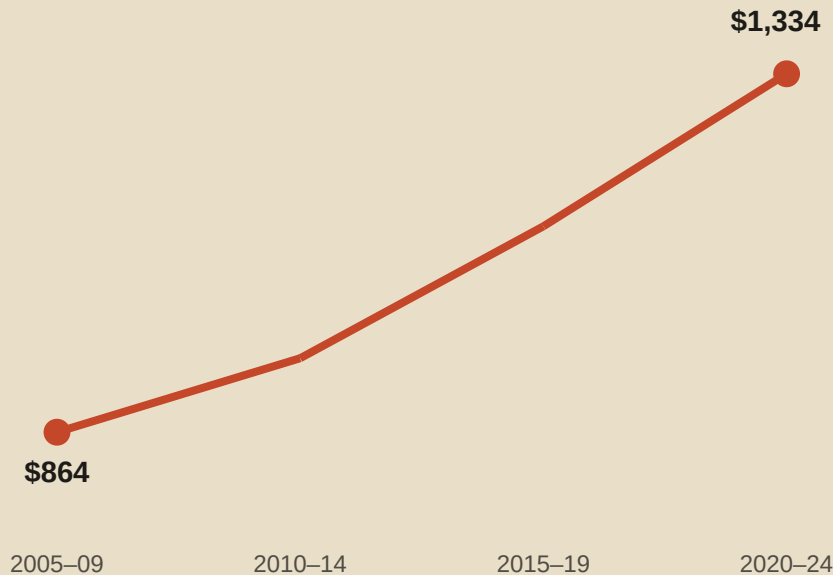


## RENT

Median rent is up 54%  
since the 2005–2009  
survey, before inflation.

**\$1,334**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,985 gap between neighbors, the sharpest rent edge between adjacent tracts in Burlington County.

TRACT 7045

**\$1,182**

TRACT 9821.11

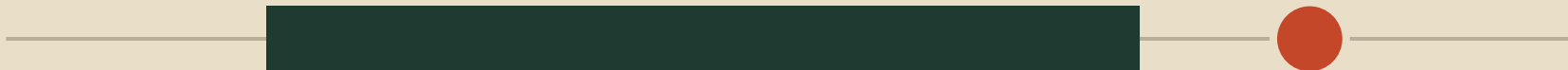
**\$3,167**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$836–\$1,253**



**\$1,334 median**

is the monthly rent range local workforce wages support.

BUILDING

**70% of the housing here was built before 2000.**

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**13**

homes permitted in ten years,  
2016–2025

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**0%**

of those were in multifamily  
buildings

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**70%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.4% to the 552 homes here.**

**1–2**

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



## HOME VALUE

A median home costs 29% less than New Jersey's.

**\$323,200**

median home value in Pemberton.

Pemberton



\$323,200

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS PEMBERTON'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/pemberton/](https://almanacdata.ai/e/nj/pemberton/)

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