



Pine Beach, New Jersey.

Current market data.

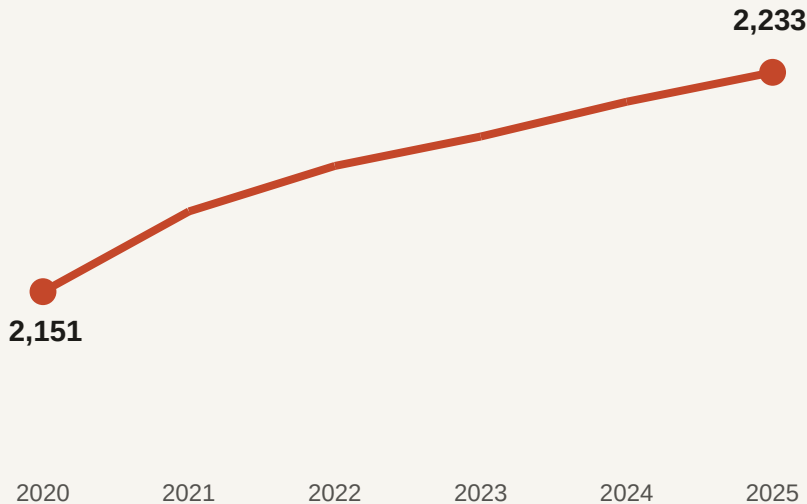
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

2,233

people, the 257th-largest of New Jersey's cities and towns.

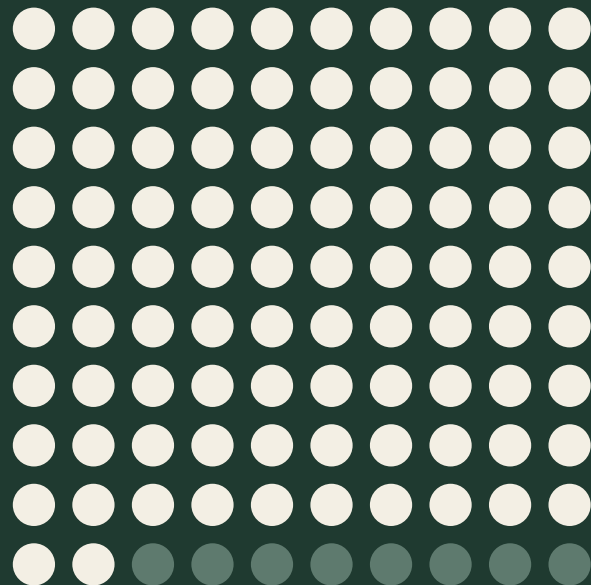


THE WORKDAY

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

92.2%

of 244 jobs located in Pine Beach are filled by in-commuters.



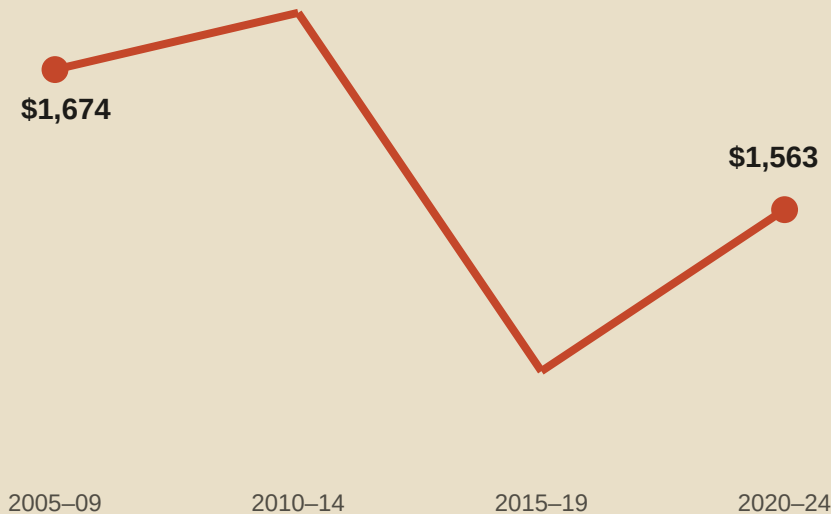
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 7%
since the 2005–2009
survey, before inflation.

\$1,563

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,877 gap between neighbors, the sharpest rent edge between adjacent tracts in Ocean County.

TRACT 7220.03

\$1,293

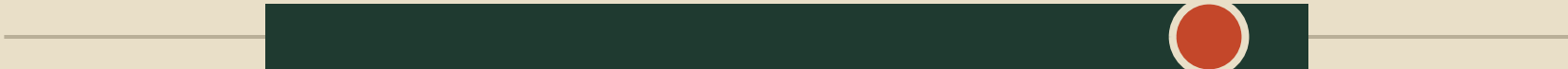
TRACT 7221

\$3,170

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,076–\$1,614



\$1,563 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

31

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 1,018 homes here.

0–2

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



HOME VALUE

A median home costs 1% more than New Jersey's.

\$457,800

median home value in Pine Beach.

Pine Beach



\$457,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS PINE 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/pine-beach/

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