



Pleasantville, New Jersey.

Current market data.

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

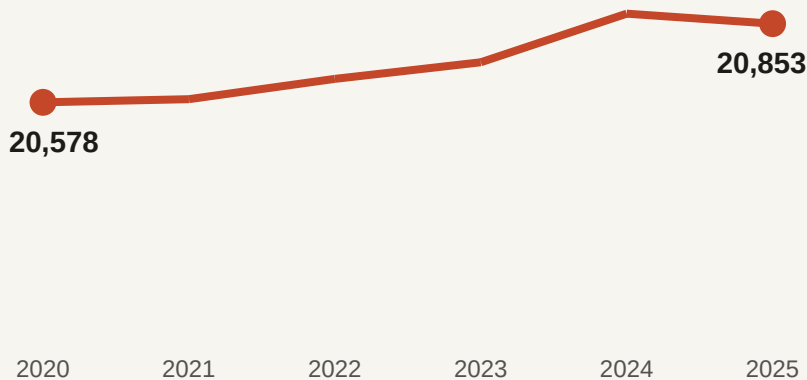


POPULATION

**Growing. Up 1.3% since
2020.**

20,853

people, the 48th-largest of New Jersey's cities and towns.



THE WORKDAY

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

87.1%

of 5,739 jobs located in Pleasantville are filled by
in-commuters.



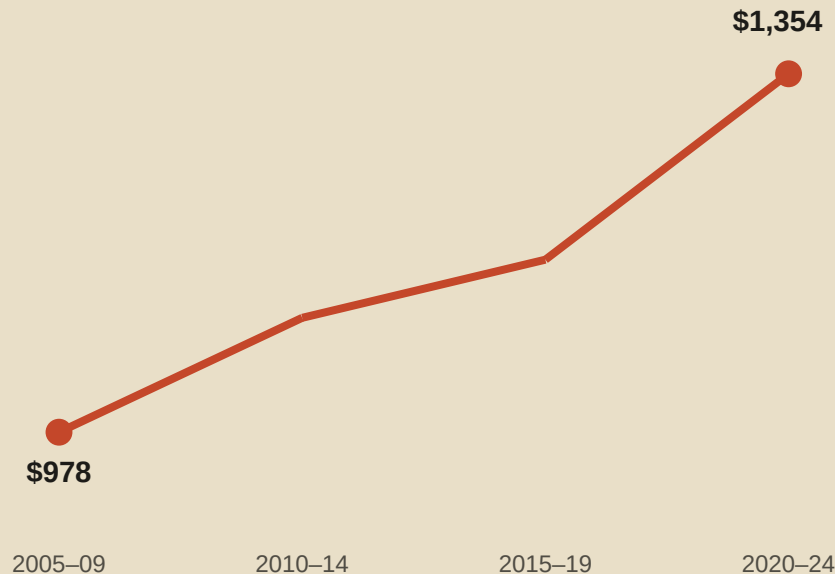
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$1,354

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,954 gap between neighbors, the sharpest rent edge between adjacent tracts in Atlantic County.

TRACT 127.02

\$632

TRACT 118.04

\$2,586



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,075–\$1,613



\$1,354 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

748

homes permitted in ten years,
2016–2025

77%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.6–0.8% to the 7,240 homes here.

45–57

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



HOME VALUE

A median home costs 57% less than New Jersey's.

\$194,100

median home value in Pleasantville.

Pleasantville



\$194,100

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS PLEASANTVILLE'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/pleasantville/

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