



Point Pleasant Beach, New Jersey.

Current market data.

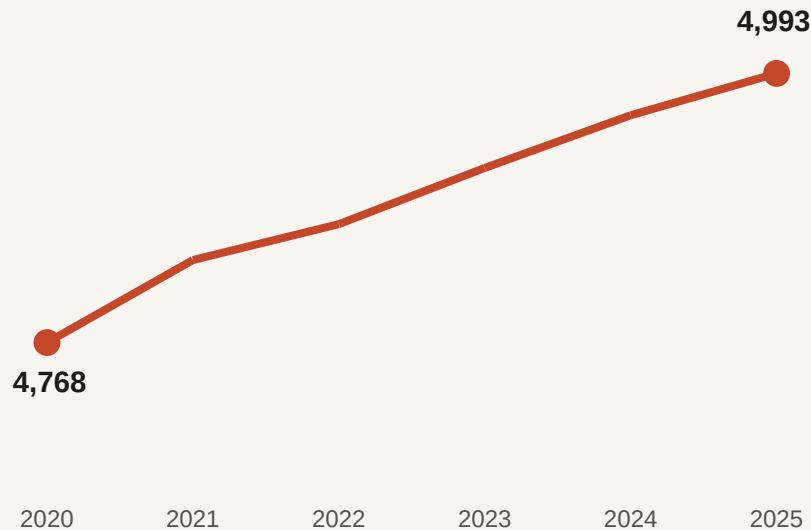
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.7% since 2020.

4,993

people, the 194th-largest of New Jersey's cities and towns.



THE WORKDAY

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

90.7%

of 3,570 jobs located in Point Pleasant Beach are filled by
in-commuters.



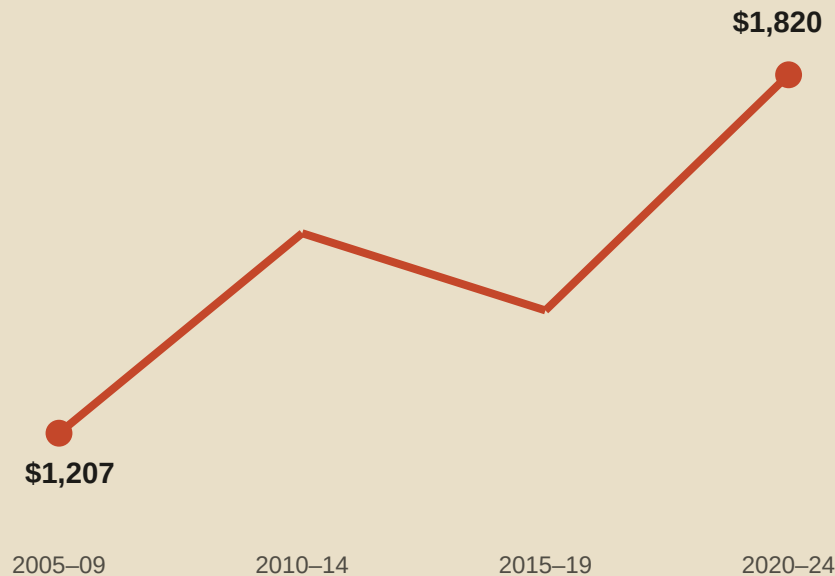
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,820

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

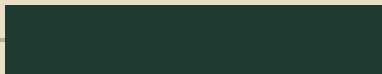
\$3,170



ROOM TO BUILD

The median rent is above what local wages can carry.

\$740–\$1,109



\$1,820 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

604

homes permitted in ten years,
2016–2025

72%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 2,822 homes here.

3–36

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



HOME VALUE

A median home costs 87% more than New Jersey's.

\$850,300

median home value in Point Pleasant Beach.

Point Pleasant Beach



\$850,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS POINT PLEASANT 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/point-pleasant-beach/**](https://almanacdata.ai/e/nj/point-pleasant-beach/)

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