South Amboy, New Jersey.

Current market data.

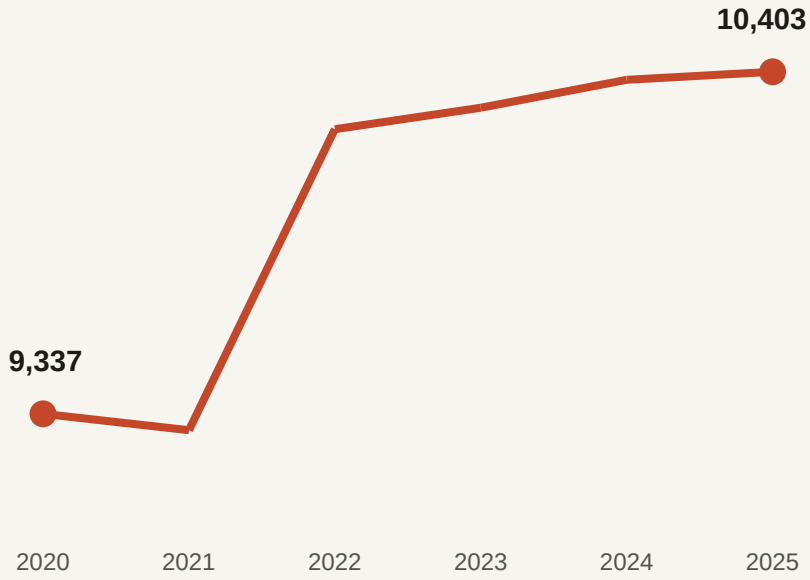
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.4% since 2020.

10,403

people, the 107th-largest of New Jersey's cities and towns.



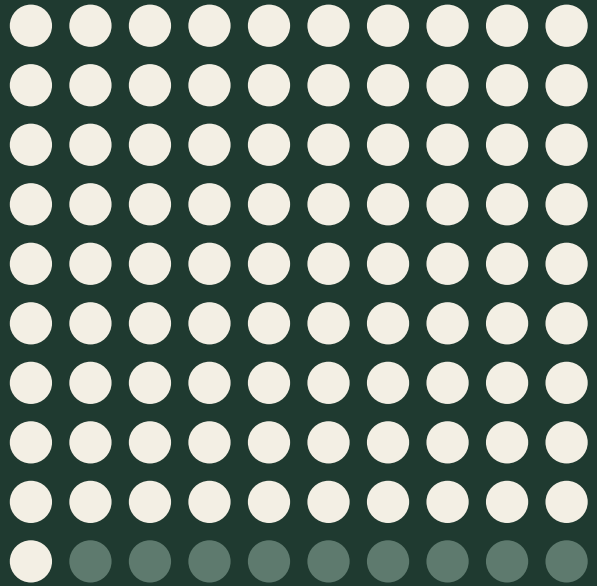
Source: Census Population Estimates, 2025

THE WORKDAY

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

90.6%

of 2,774 jobs located in South Amboy are filled by in-commuters.



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

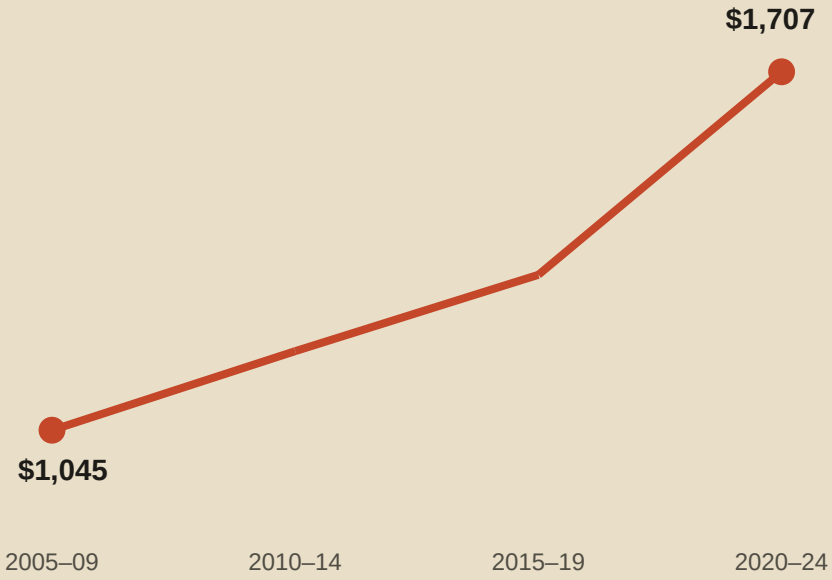
Source: Census LEHD LODES, 2023

RENT

Median rent is up 63% since the 2005–2009 survey, before inflation.

$1,707

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

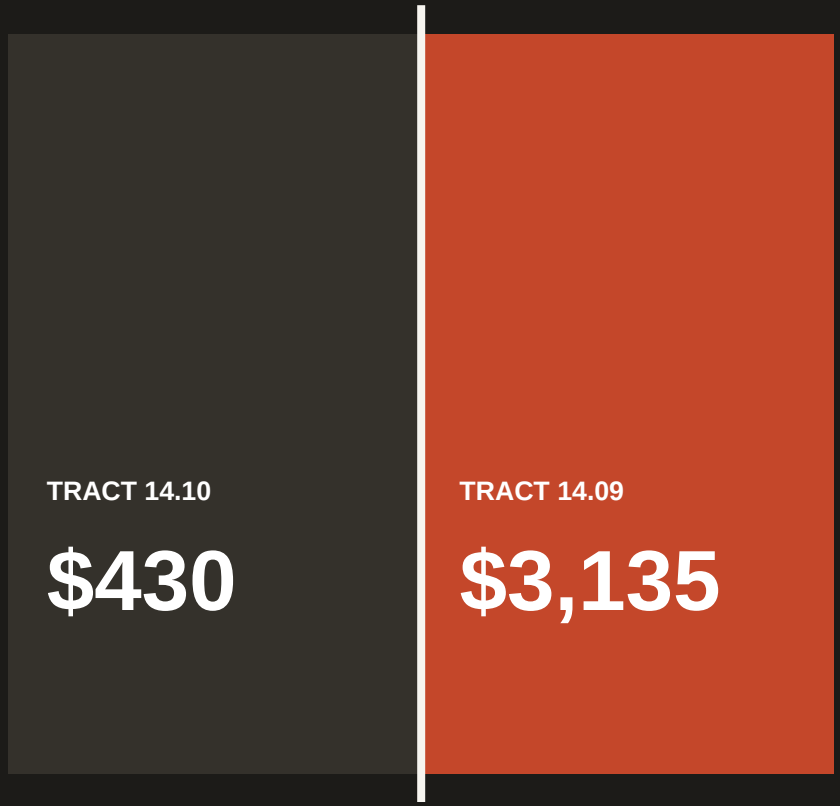


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $2,705 gap between neighbors, the sharpest rent edge between adjacent tracts in Middlesex County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above 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

70% of the housing here was built before 2000.

1,119

homes permitted in ten years, 2016–2025

95%

of those were in multifamily buildings

70%

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 0.4–0.6% to the 4,493 homes here.

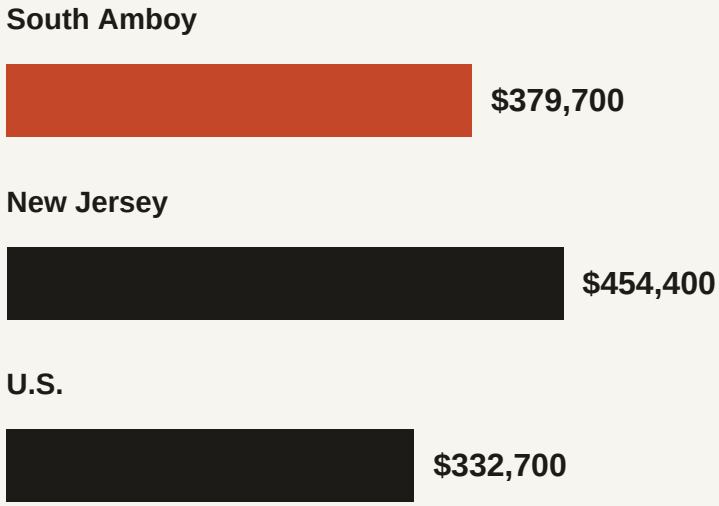
19–28

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 16% less than New Jersey's.



$379,700

median home value in South Amboy.

Source: Census ACS 5-year, 2020-2024

THAT WAS SOUTH AMBOY'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/south-amboy/**