



South Toms River, New Jersey.

Current market data.

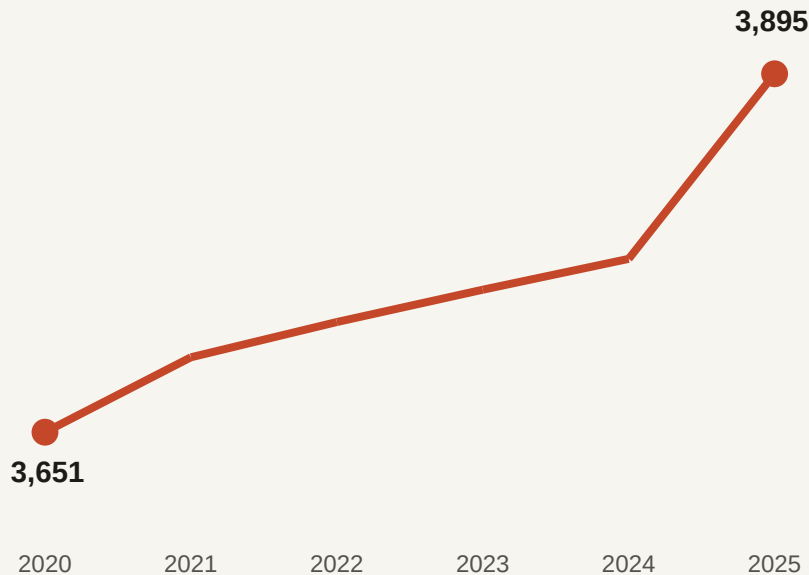
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.7% since 2020.

3,895

people, the 222nd-largest of New Jersey's cities and towns.



THE WORKDAY

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

91.4%

of 547 jobs located in South Toms River are filled by
in-commuters.



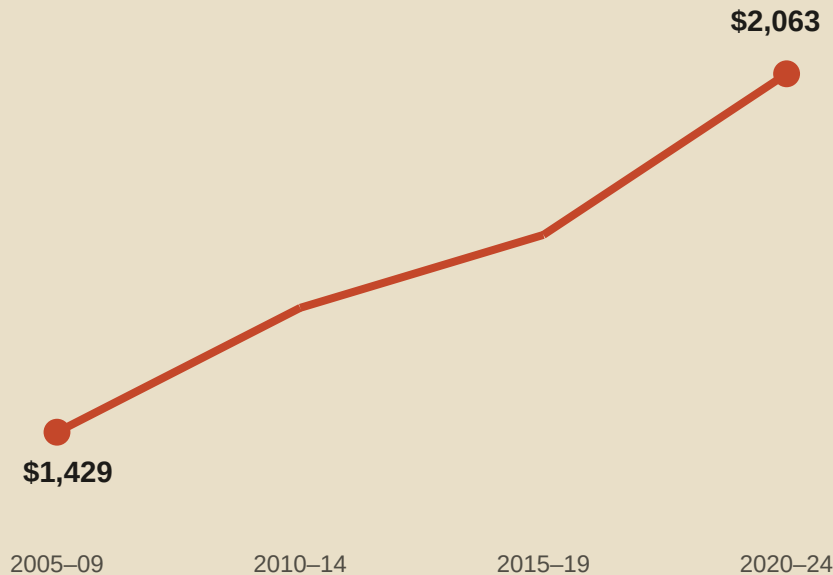
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$2,063

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

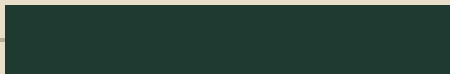
\$3,170



ROOM TO BUILD

The median rent is above what local wages can carry.

\$922–\$1,384



\$2,063 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

419

homes permitted in ten years,
2016–2025

99%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 1,105 homes here.

2–5

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



HOME VALUE

A median home costs 34% less than New Jersey's.

\$299,700

median home value in South Toms River.

South Toms River



\$299,700

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS SOUTH TOMS RIVER'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-toms-river/**](https://almanacdata.ai/e/nj/south-toms-river/)

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