Tinton Falls, New Jersey.

Current market data.

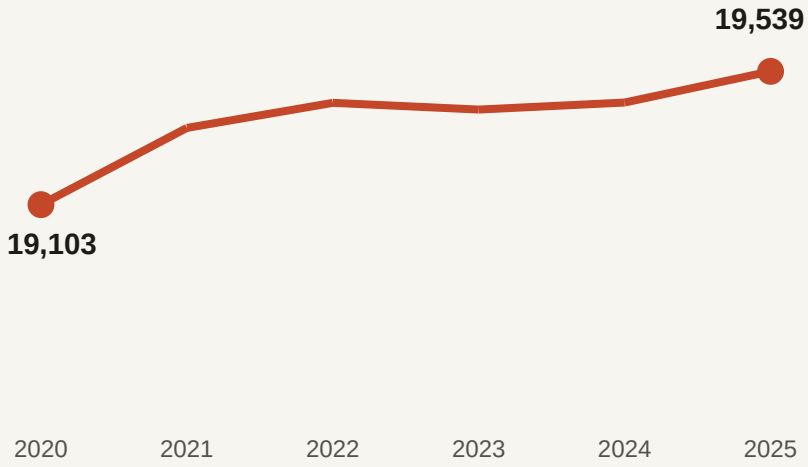
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.3% since 2020.

19,539

people, the 53rd-largest of New Jersey's cities and towns.



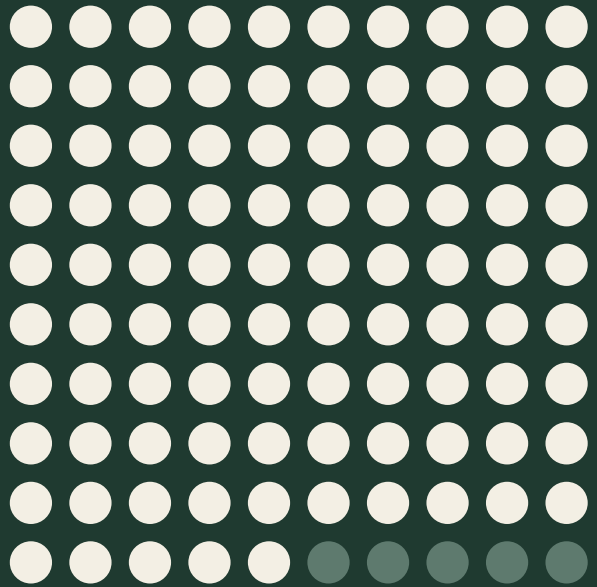
Source: Census Population Estimates, 2025

THE WORKDAY

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

94.8%

of 14,025 jobs located in Tinton Falls are filled by in-commuters.



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

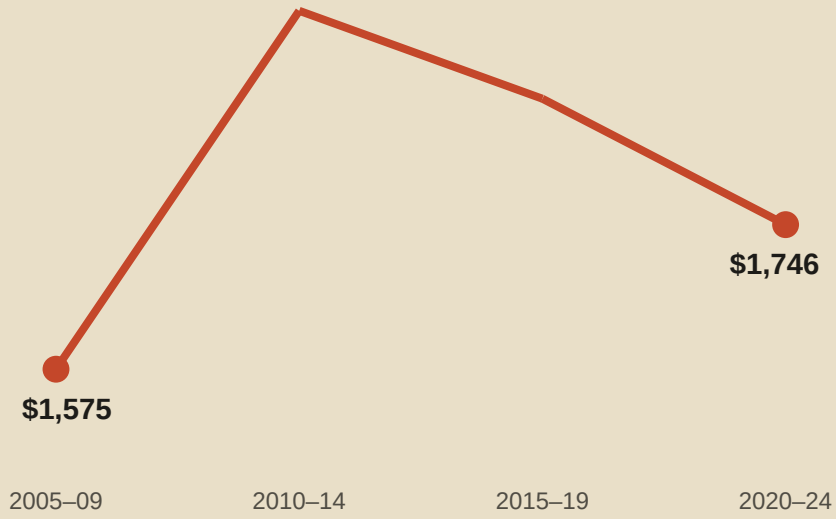
Source: Census LEHD LODES, 2023

RENT

Median rent is up 11% since the 2005–2009 survey, before inflation.

$1,746

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

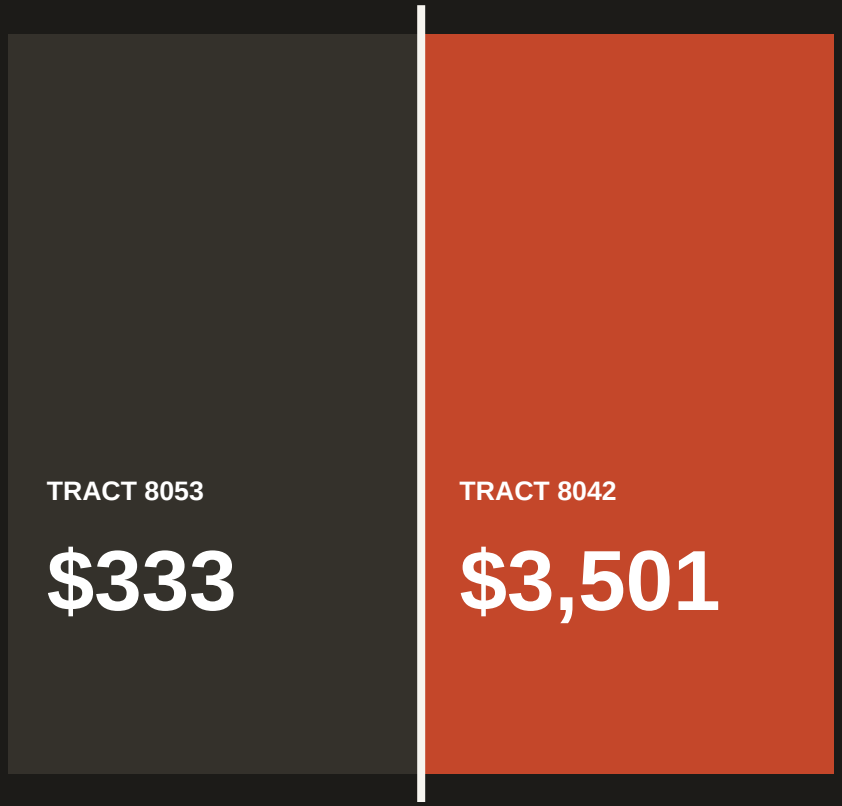


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $3,168 gap between neighbors, the sharpest rent edge between adjacent tracts in Monmouth County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside 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

74% of the housing here was built before 2000.

666

homes permitted in ten years, 2016–2025

12%

of those were in multifamily buildings

74%

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 0.1–1.5% to the 9,124 homes here.

13–140

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

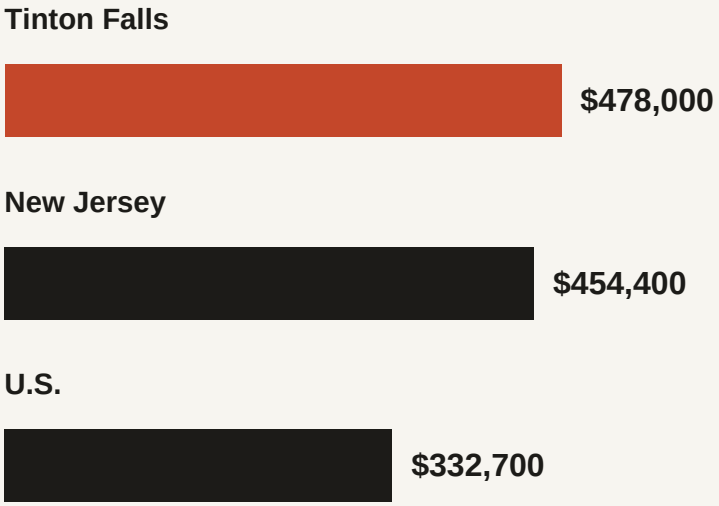
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 5% more than New Jersey's.

$478,000

median home value in Tinton Falls.



Source: Census ACS 5-year, 2020-2024

THAT WAS TINTON FALLS'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/tinton-falls/**