



Woodbury Heights, New Jersey.

Current market data.

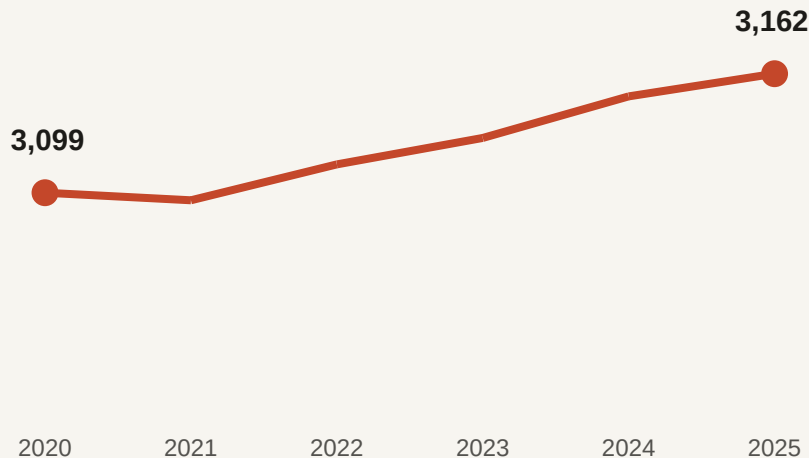
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.0% since 2020.

3,162

people, the 233rd-largest of New Jersey's cities and towns.



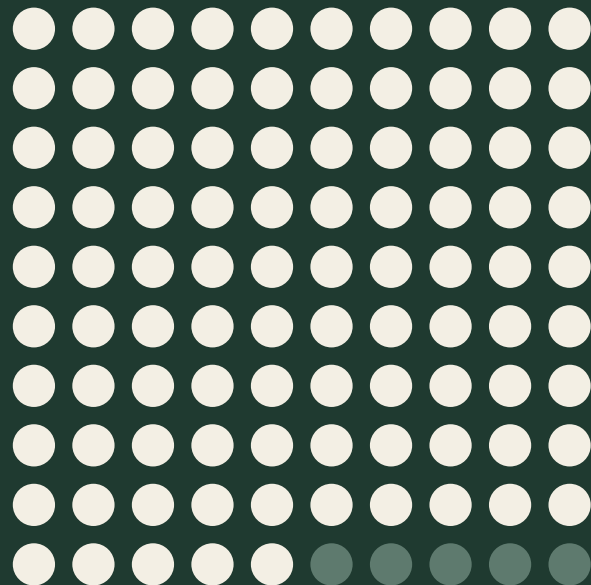
THE WORKDAY

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

94.9%

of 1,450 jobs located in Woodbury Heights are filled by in-commuters.

Source: Census LEHD LODES, 2023



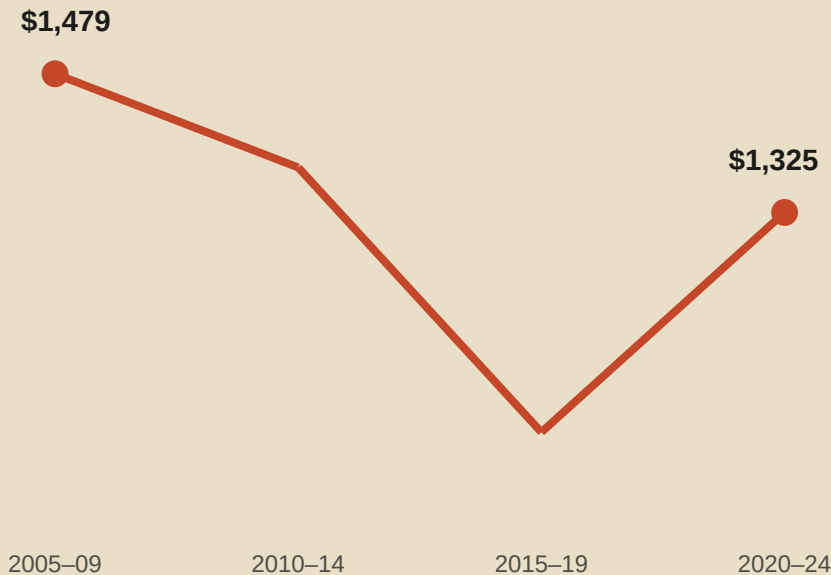
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 10%
since the 2005–2009
survey, before inflation.

\$1,325

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,998 gap between neighbors, the sharpest rent edge between adjacent tracts in Gloucester County.

TRACT 5020.01

\$820

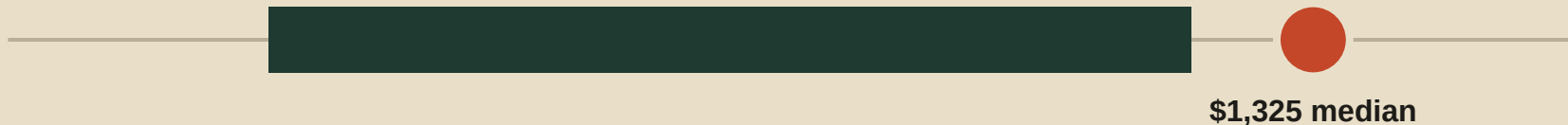
TRACT 5021

\$2,818

ROOM TO BUILD

The median rent is above what local wages can carry.

\$846–\$1,269



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1% to the 1,111 homes here.

0–15

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



HOME VALUE

A median home costs 38% less than New Jersey's.

\$283,400

median home value in Woodbury Heights.

Woodbury Heights



\$283,400

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS WOODBURY HEIGHTS'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/woodbury-heights/**](https://almanacdata.ai/e/nj/woodbury-heights/)

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