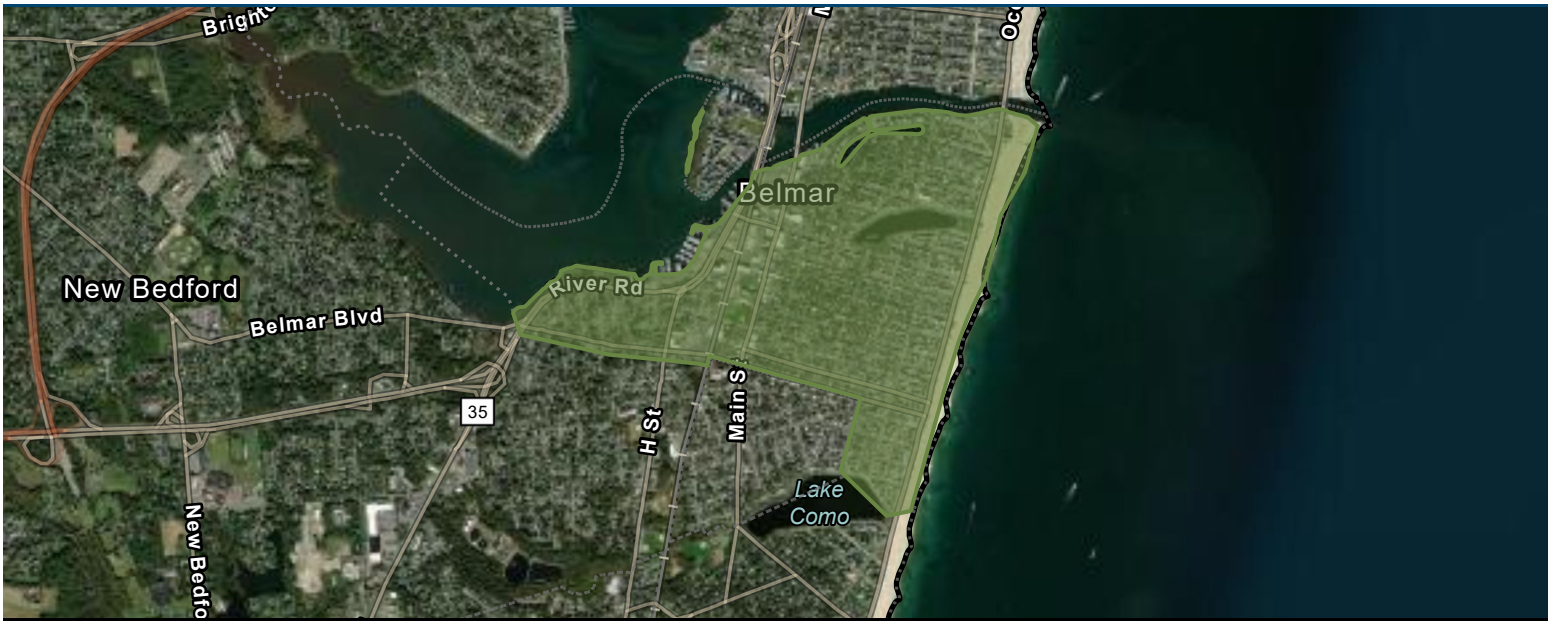
Monmouth County Municipal Market Report

Belmar, NJ

Prepared by Esri



Demographics

Population						
	2010		2022		2027	
Total Population		5,794		5,787		6,062
Population Density		5,543.4		5,536.7		5,799.8
Compounded Annual Growth Rate		N/A		-0.91%		0.93%
Growth Rate Time Period	*N/A*		*(2020-2022)*		*(2022-2027)*	
Race & Ethnicity	**2010**		**2022**		**2027**	
White	5,044	87%	4,581	79%	4,647	77%
African American	202	3%	109	2%	114	2%
American Indian/Alaska Native	14	0%	76	1%	92	2%
Asian	53	1%	72	1%	76	1%
Pacific Islander	8	0%	0	0%	0	0%
Some Other Race	328	6%	498	9%	613	10%
Two or More Races	145	3%	451	8%	520	9%
Hispanic Origin (Any Race)	971	17%	980	17%	1,144	19%

Generations (2022)		
Generation Alpha Population (Born 2017 or Later)	313	5%
Generation Z Population (Born 1999 to 2016)	977	17%
Millennial Population (Born 1981 to 1998)	1,529	26%
Generation X Population (Born 1965 to 1980)	1,161	20%
Baby Boomer Population (Born 1946 to 1964)	1,427	25%
Silent & Greatest Generations Population (Born 1945/Earlier)	380	7%

Age (2022)		
2022 Child Population (Age <18)	887	15%
Working-Age Population (Age 18-64)	3,757	65%
Senior Population (Age 65+)	1,143	20%
Median Age (Esri)	43.3	N/A

Source: ACS, Esri, Esri-Data Axle, U.S. Census

Housing

Housing Units	2022		2027	
Owner Occupied Housing Units	1,435	50%	1,474	49%
Renter Occupied Housing Units	1,412	50%	1,515	51%
Total Housing Units	4,047	N/A	4,180	N/A
Home Values				
Less than $50,000	4	0%	2	0%
$50,000-$99,999	0	0%	0	0%
$100,000-$149,999	0	0%	0	0%
$150,000-$199,999	5	0%	1	0%
$200,000-$249,999	25	2%	12	1%
$250,000-$299,999	17	1%	9	1%
$300,000-$399,999	115	8%	82	6%
$400,000-$499,999	193	13%	178	12%
$500,000-$749,999	395	28%	443	30%
$750,000-$999,999	516	36%	586	40%
$1,000,000-$1,499,999	87	6%	94	6%
$1,500,000-$1,999,999	43	3%	40	3%
$2,000,000 or greater	35	2%	27	2%
Median Home Value	$726,899	N/A	$754,266	N/A
Average Home Value	$766,202	N/A	$781,598	N/A

Source: ACS, Esri, Esri-Data Axle, U.S. Census

Income & Employment

Household Income	2022		2027	
Less than $15,000	173	6%	127	4%
$15,000-$24,999	80	3%	56	2%
$25,000-$34,999	161	6%	90	3%
$35,000-$49,999	222	8%	135	5%
$50,000-$74,999	427	15%	464	16%
$75,000-$99,999	452	16%	541	18%
$100,000-$149,999	592	21%	740	25%
$150,000-$199,999	257	9%	287	10%
$200,000 or greater	483	17%	549	18%
Median Household Income	$93,668	N/A	$103,454	N/A
Average Household Income	$134,230	N/A	$150,431	N/A
Per Capita Income	$66,041	N/A	$74,178	N/A

Labor Force	2020		2022	
Civilian Population Age 16+ in Labor Force (Esri)	3,010	54%	3,365	3,365
Employed Civilian Population Age 16+ (Esri)	3,201	57%	3,198	95%
Unemployed Population Age 16+ (Esri)	N/A	N/A	167	95%
Unemployment Rate (Esri)	N/A	N/A	N/A	5.0%

Occupation				
Management	341	11%	396	12%
Business/Financial	164	5%	259	8%
Computer/Mathematical	100	3%	128	4%
Architecture/Engineering	91	3%	90	3%
Life/Physical/Social Science	33	1%	31	1%
Community/Social Service	46	1%	52	2%
Legal	29	1%	63	2%
Education/Training/Library	176	6%	270	8%
Arts/Design/Entertainment/Sports/Media	44	1%	50	2%
Healthcare Practitioner/Technician	119	4%	196	6%
Healthcare Support	56	2%	61	2%
Protective Service	185	6%	109	3%
Food Preparation/Serving Related	332	10%	178	6%
Building/Grounds Cleaning/Maintenance	113	4%	40	1%
Personal Care/Service	100	3%	29	1%
Sales and Sales Related	439	14%	401	13%
Office/Administrative Support	331	10%	265	8%
Farming/Fishing/Forestry	0	0%	0	0%
Construction/Extraction	203	6%	302	9%
Installation/Maintenance/Repair	33	1%	37	1%
Production	115	4%	78	2%
Transportation/Material Moving	151	5%	163	5%

Source: ACS, Esri, Esri-Data Axle, U.S. Census

Industry Sectors (2022)

Industry	Businesses		Sales		Employees	
Total Businesses (NAICS 11-99)	340	N/A	$410,665	N/A	2,253	N/A
Agriculture/Forestry/Fishing/Hunting (NAICS 11)	0	0%	$0	0%	0	0%
Mining (NAICS 21)	0	0%	$0	0%	0	0%
Utilities (NAICS 22)	0	0%	$0	0%	0	0%
Construction (NAICS 23)	24	7%	$21,038	5%	84	4%
Manufacturing (NAICS 31-33)	7	2%	$19,837	5%	58	3%
Wholesale Trade (NAICS 42)	4	1%	$173,150	42%	26	1%
Retail Trade (NAICS 44-45)	51	15%	$43,353	11%	196	9%
Motor Vehicle/Parts Dealers (NAICS 441)	3	1%	$3,045	1%	6	0%
Furniture/Home Furnishings (NAICS 442)	1	0%	$860	0%	3	0%
Electronics/Appliances (NAICS 443)	0	0%	$0	0%	0	0%
Building Material/Garden Equipment & Supply (NAICS 444)	2	1%	$1,597	0%	7	0%
Food & Beverage Stores (NAICS 445)	10	3%	$8,364	2%	39	2%
Health/Personal Care (NAICS 446)	3	1%	$8,716	2%	44	2%
Gas Stations (NAICS 447)	1	0%	$3,315	1%	3	0%
Clothing/Accessories (NAICS 448)	8	2%	$5,491	1%	23	1%
Sports/Hobby/Book/Music (NAICS 451)	5	1%	$5,544	1%	28	1%
General Merchandise Stores (NAICS 452)	2	1%	$1,094	0%	6	0%
Misc Store Retailers (NAICS 453)	15	4%	$5,327	1%	37	2%
Non-store Retailers (NAICS 454)	1	0%	$0	0%	0	0%
Transportation/Warehouse (NAICS 48-49)	6	2%	$4,754	1%	94	4%
Information (NAICS S51)	5	1%	$9,510	2%	29	1%
Finance & Insurance (NAICS 52)	10	3%	$17,586	4%	59	3%
Central Bank/Credit Intermediation (NAICS 521-522)	5	1%	$11,721	3%	29	1%
Securities/Commodity Contracts (NAICS 523)	1	0%	$661	0%	2	0%
Insurance/Funds/Trusts/Other (NAICS 524-525)	4	1%	$5,204	1%	28	1%
Real Estate/Rental/Leasing (NAICS 53)	21	6%	$15,473	4%	79	4%
Professional/Scientific/Tech Services (NAICS 54)	34	10%	$27,061	7%	181	8%
Legal Services (NAICS 5411)	10	3%	$8,800	2%	56	2%
Management of Companies/Enterprises (NAICS 55)	0	0%	$0	0%	0	0%
Administration/Support/Waste Management &Remediation (NAICS 56)	11	3%	$12,616	3%	87	4%
Educational Services (NAICS 61)	11	3%	$1,007	0%	319	14%
Health Care/Social Assistance (NAICS 62)	10	3%	$5,396	1%	58	3%
Arts/Entertainment/Recreation (NAICS 71)	12	4%	$2,317	1%	36	2%
Accommodation/Food Services (NAICS 72)	66	19%	$37,023	9%	644	29%
Accommodation (NAICS 721)	6	2%	$2,052	1%	22	1%
Food Service & Drinking Places (NAICS 722)	60	18%	$34,971	9%	622	28%
Other Services Except Public Administration (NAICS 81)	41	12%	$13,411	3%	209	9%
Automotive Repair & Maintenance (NAICS 8111)	3	1%	$1,767	0%	10	0%
Public Administration (NAICS 92)	12	4%	$7,133	2%	86	4%
Unclassified Establishments (NAICS 99)	15	4%	$0	0%	8	0%

If you would like more information about economic development programs and opportunities in Monmouth County, please contact the Division of Economic Development

Phone: 732-431-7470
Email: econdev@co.monmouth.nj.us
www.visitmonmouth.com

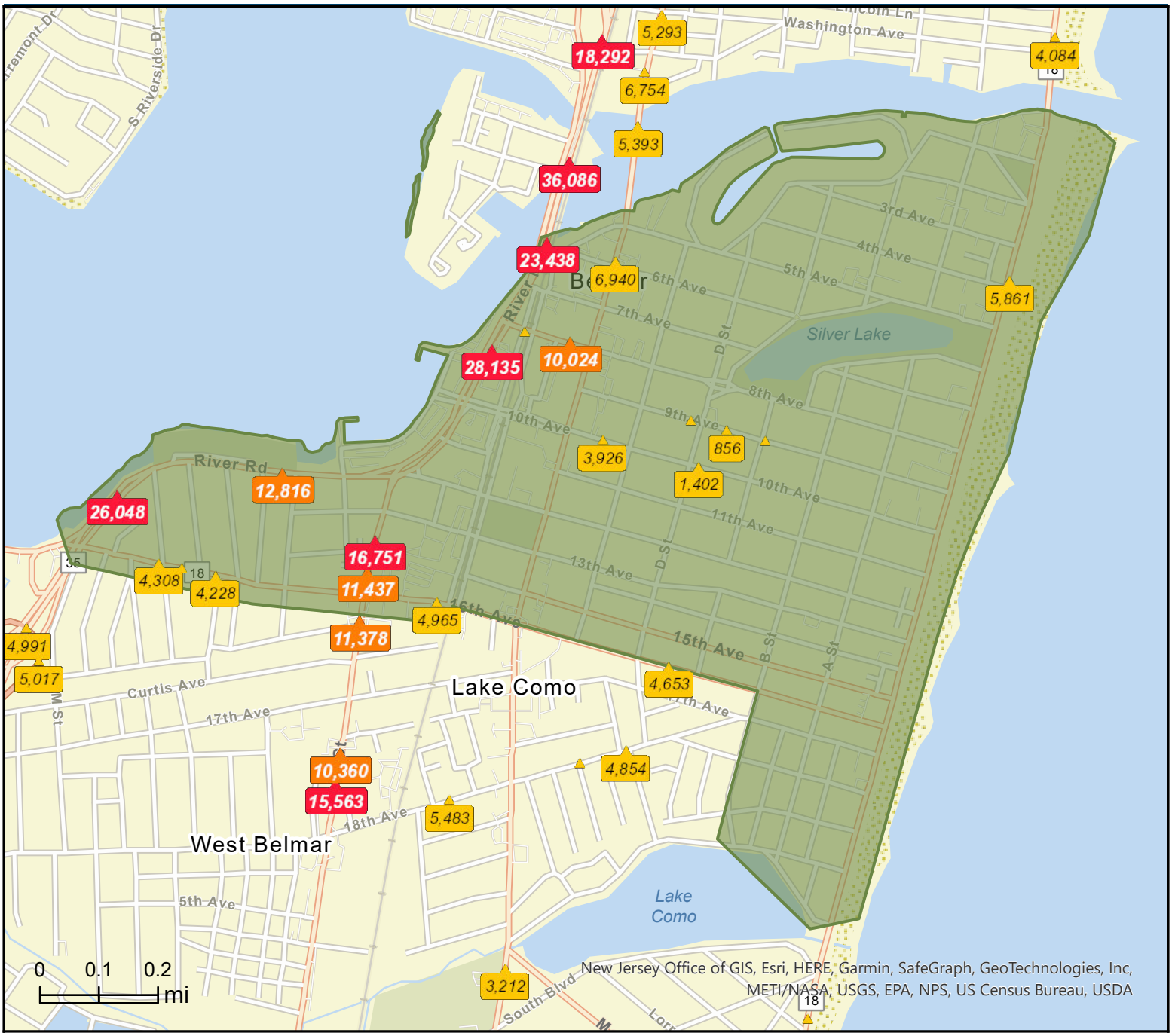
Hall of Records Annex
1 East Main Street
Freehold, NJ 07728

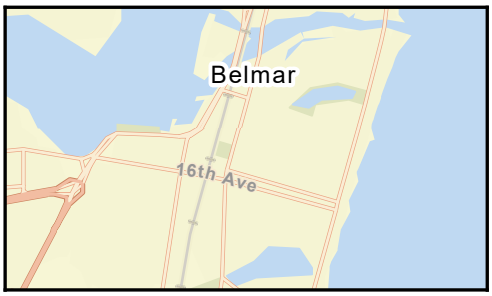
Source: ACS, Esri, Esri-Data Axle, U.S. Census

Traffic Count Map

Belmar, NJ

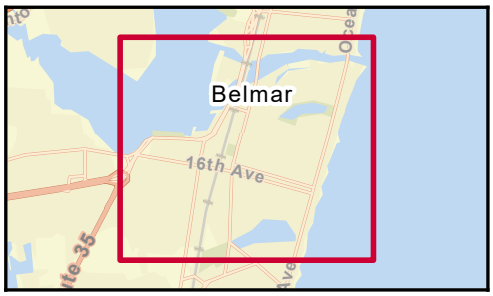
Prepared by Esri





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2022 Kalibrate Technologies (Q1 2022).

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