Monmouth County Municipal Market Report

Fair Haven, NJ

Prepared by Esri

Demographics

Population	2010		2022		2027	
Total Population		6,121		6,264		6,183
Population Density		3,841.2		3,931.0		3,880.1
Compounded Annual Growth Rate		N/A		-0.04%		-0.26%
Growth Rate Time Period	*N/A*		*(2020-2022)*		*(2022-2027)*	
Race & Ethnicity	**2010**		**2022**		**2027**	
White	5,792	95%	5,698	91%	5,556	90%
African American	153	3%	69	1%	69	1%
American Indian/Alaska Native	6	0%	6	0%	6	0%
Asian	66	1%	94	2%	97	2%
Pacific Islander	6	0%	0	0%	0	0%
Some Other Race	27	0%	31	0%	36	1%
Two or More Races	71	1%	366	6%	419	7%
Hispanic Origin (Any Race)	165	3%	247	4%	260	4%

Generations (2022)		
Generation Alpha Population (Born 2017 or Later)	532	8%
Generation Z Population (Born 1999 to 2016)	1,757	28%
Millennial Population (Born 1981 to 1998)	975	16%
Generation X Population (Born 1965 to 1980)	1,526	24%
Baby Boomer Population (Born 1946 to 1964)	1,200	19%
Silent & Greatest Generations Population (Born 1945/Earlier)	274	4%

Age (2022)		
2022 Child Population (Age <18)	1,988	32%
Working-Age Population (Age 18-64)	3,383	54%
Senior Population (Age 65+)	893	14%
Median Age (Esri)	40.5	N/A

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

Housing

Housing Units	2022		2027	
Owner Occupied Housing Units	1,824	92%	1,820	93%
Renter Occupied Housing Units	150	8%	138	7%
Total Housing Units	2,065	N/A	2,065	N/A
Home Values				
Less than $50,000	2	0%	1	0%
$50,000-$99,999	0	0%	0	0%
$100,000-$149,999	1	0%	0	0%
$150,000-$199,999	0	0%	0	0%
$200,000-$249,999	2	0%	1	0%
$250,000-$299,999	6	0%	2	0%
$300,000-$399,999	28	2%	17	1%
$400,000-$499,999	140	8%	115	6%
$500,000-$749,999	729	40%	755	41%
$750,000-$999,999	659	36%	706	39%
$1,000,000-$1,499,999	150	8%	143	8%
$1,500,000-$1,999,999	53	3%	44	2%
$2,000,000 or greater	54	3%	36	2%
Median Home Value	$751,517	N/A	$756,728	N/A
Average Home Value	$827,344	N/A	$815,865	N/A

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

Income & Employment

Household Income	2022		2027	
Less than $15,000	36	2%	24	1%
$15,000-$24,999	22	1%	14	1%
$25,000-$34,999	48	2%	33	2%
$35,000-$49,999	40	2%	29	1%
$50,000-$74,999	55	3%	46	2%
$75,000-$99,999	156	8%	111	6%
$100,000-$149,999	310	16%	325	17%
$150,000-$199,999	322	16%	327	17%
$200,000 or greater	985	50%	1,049	54%
Median Household Income	$199,588	N/A	$200,001	N/A
Average Household Income	$264,240	N/A	$287,377	N/A
Per Capita Income	$83,272	N/A	$91,006	N/A

Labor Force	2020		2022	
Civilian Population Age 16+ in Labor Force (Esri)	2,629	45%	2,992	2,992
Employed Civilian Population Age 16+ (Esri)	2,658	46%	2,902	97%
Unemployed Population Age 16+ (Esri)	N/A	N/A	90	97%
Unemployment Rate (Esri)	N/A	N/A	N/A	3.0%

Occupation				
Management	560	21%	573	20%
Business/Financial	256	10%	369	13%
Computer/Mathematical	78	3%	117	4%
Architecture/Engineering	33	1%	70	2%
Life/Physical/Social Science	16	1%	10	0%
Community/Social Service	33	1%	49	2%
Legal	77	3%	50	2%
Education/Training/Library	125	5%	127	4%
Arts/Design/Entertainment/Sports/Media	41	2%	110	4%
Healthcare Practitioner/Technician	210	8%	270	9%
Healthcare Support	43	2%	0	0%
Protective Service	38	1%	50	2%
Food Preparation/Serving Related	118	4%	103	4%
Building/Grounds Cleaning/Maintenance	25	1%	23	1%
Personal Care/Service	53	2%	35	1%
Sales and Sales Related	535	20%	418	14%
Office/Administrative Support	240	9%	291	10%
Farming/Fishing/Forestry	0	0%	0	0%
Construction/Extraction	53	2%	68	2%
Installation/Maintenance/Repair	39	1%	32	1%
Production	35	1%	59	2%
Transportation/Material Moving	50	2%	78	3%

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

Industry Sectors (2022)

Industry	Businesses		Sales		Employees	
Total Businesses (NAICS 11-99)	182	N/A	$161,215	N/A	1,349	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)	11	6%	$12,337	8%	62	5%
Manufacturing (NAICS 31-33)	3	2%	$1,855	1%	14	1%
Wholesale Trade (NAICS 42)	2	1%	$37,843	23%	21	2%
Retail Trade (NAICS 44-45)	26	14%	$35,922	22%	139	10%
Motor Vehicle/Parts Dealers (NAICS 441)	1	1%	$2,594	2%	8	1%
Furniture/Home Furnishings (NAICS 442)	0	0%	$0	0%	0	0%
Electronics/Appliances (NAICS 443)	2	1%	$3,344	2%	12	1%
Building Material/Garden Equipment & Supply (NAICS 444)	2	1%	$2,949	2%	10	1%
Food & Beverage Stores (NAICS 445)	2	1%	$11,908	7%	52	4%
Health/Personal Care (NAICS 446)	0	0%	$0	0%	0	0%
Gas Stations (NAICS 447)	1	1%	$7,734	5%	7	1%
Clothing/Accessories (NAICS 448)	4	2%	$1,062	1%	6	0%
Sports/Hobby/Book/Music (NAICS 451)	6	3%	$3,191	2%	21	2%
General Merchandise Stores (NAICS 452)	1	1%	$397	0%	2	0%
Misc Store Retailers (NAICS 453)	7	4%	$2,743	2%	21	2%
Non-store Retailers (NAICS 454)	0	0%	$0	0%	0	0%
Transportation/Warehouse (NAICS 48-49)	1	1%	$0	0%	2	0%
Information (NAICS S51)	3	2%	$768	0%	6	0%
Finance & Insurance (NAICS 52)	14	8%	$19,238	12%	156	12%
Central Bank/Credit Intermediation (NAICS 521-522)	3	2%	$6,082	4%	25	2%
Securities/Commodity Contracts (NAICS 523)	4	2%	$4,954	3%	15	1%
Insurance/Funds/Trusts/Other (NAICS 524-525)	7	4%	$8,202	5%	116	9%
Real Estate/Rental/Leasing (NAICS 53)	6	3%	$6,979	4%	65	5%
Professional/Scientific/Tech Services (NAICS 54)	31	17%	$12,891	8%	108	8%
Legal Services (NAICS 5411)	1	1%	$437	0%	4	0%
Management of Companies/Enterprises (NAICS 55)	0	0%	$0	0%	0	0%
Administration/Support/Waste Management &Remediation (NAICS 56)	7	4%	$2,669	2%	22	2%
Educational Services (NAICS 61)	16	9%	$2,957	2%	290	22%
Health Care/Social Assistance (NAICS 62)	11	6%	$8,540	5%	97	7%
Arts/Entertainment/Recreation (NAICS 71)	6	3%	$2,452	2%	27	2%
Accommodation/Food Services (NAICS 72)	12	7%	$6,138	4%	119	9%
Accommodation (NAICS 721)	0	0%	$0	0%	0	0%
Food Service & Drinking Places (NAICS 722)	12	7%	$6,138	4%	119	9%
Other Services Except Public Administration (NAICS 81)	19	10%	$10,626	7%	153	11%
Automotive Repair & Maintenance (NAICS 8111)	1	1%	$1,060	1%	6	0%
Public Administration (NAICS 92)	6	3%	$0	0%	68	5%
Unclassified Establishments (NAICS 99)	8	4%	$0	0%	0	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

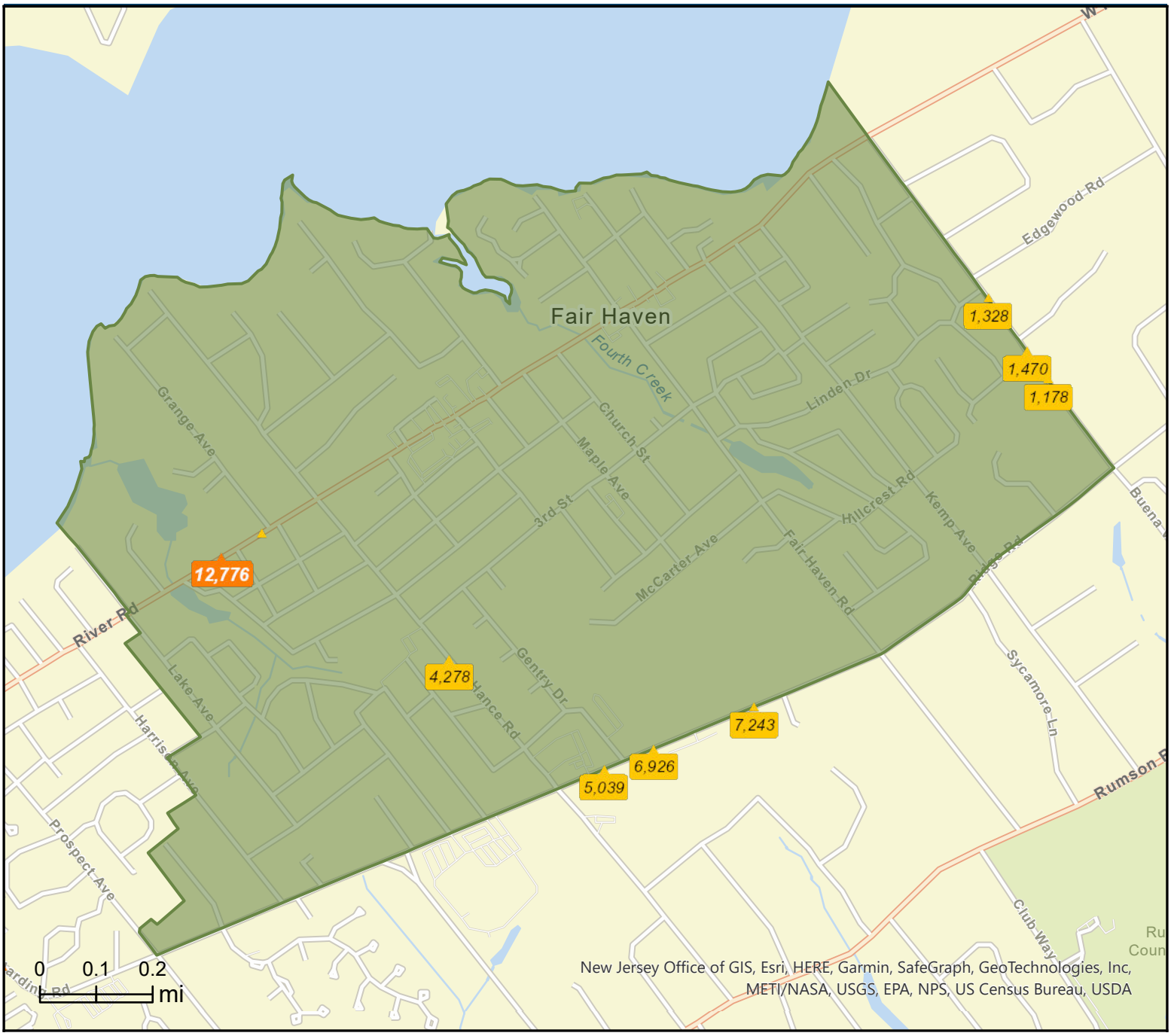
Hall of Records Annex
1 East Main Street
Freehold, NJ 07728

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

Traffic Count Map

Fair Haven, 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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