



# Monmouth County Municipal Market Report

Loch Arbour, NJ

Prepared by Esri



## Demographics

### Population

	2010		2022		2027
Total Population		222		222	219
Population Density		2,557.6		2,557.6	2,523.0
Compounded Annual Growth Rate		N/A		-0.40%	-0.27%
<i>Growth Rate Time Period</i>	<i>N/A</i>		<i>(2020-2022)</i>		<i>(2022-2027)</i>

### Race & Ethnicity

	2010		2022		2027	
White	210	95%	205	92%	200	91%
African American	3	1%	1	0%	1	0%
American Indian/Alaska Native	0	0%	0	0%	0	0%
Asian	3	1%	3	1%	3	1%
Pacific Islander	0	0%	0	0%	0	0%
Some Other Race	3	1%	2	1%	2	1%
Two or More Races	4	2%	12	5%	14	6%
Hispanic Origin (Any Race)	9	4%	9	4%	11	5%

### Generations (2022)

Generation Alpha Population (Born 2017 or Later)		8	4%
Generation Z Population (Born 1999 to 2016)		33	15%
Millennial Population (Born 1981 to 1998)		55	25%
Generation X Population (Born 1965 to 1980)		44	20%
Baby Boomer Population (Born 1946 to 1964)		66	30%
Silent & Greatest Generations Population (Born 1945/Earlier)		17	8%

### Age (2022)

2022 Child Population (Age <18)		28	13%
Working-Age Population (Age 18-64)		140	63%
Senior Population (Age 65+)		55	25%
Median Age (Esri)		50.2	N/A



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## Housing

	2022		2027	
<b>Housing Units</b>				
Owner Occupied Housing Units	70	75%	71	77%
Renter Occupied Housing Units	23	25%	22	24%
Total Housing Units	153	N/A	153	N/A
<b>Home Values</b>				
Less than \$50,000	0	0%	0	0%
\$50,000-\$99,999	0	0%	0	0%
\$100,000-\$149,999	0	0%	0	0%
\$150,000-\$199,999	0	0%	0	0%
\$200,000-\$249,999	0	0%	0	0%
\$250,000-\$299,999	0	0%	0	0%
\$300,000-\$399,999	1	1%	0	0%
\$400,000-\$499,999	1	1%	1	1%
\$500,000-\$749,999	11	16%	12	17%
\$750,000-\$999,999	26	37%	30	42%
\$1,000,000-\$1,499,999	12	17%	13	18%
\$1,500,000-\$1,999,999	6	9%	5	7%
\$2,000,000 or greater	13	19%	10	14%
Median Home Value	\$961,538	N/A	\$937,500	N/A
Average Home Value	\$1,216,786	N/A	\$1,150,704	N/A



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## Income & Employment

Household Income	2022		2027	
Less than \$15,000	3	3%	2	2%
\$15,000-\$24,999	1	1%	0	0%
\$25,000-\$34,999	7	7%	5	5%
\$35,000-\$49,999	6	6%	4	4%
\$50,000-\$74,999	12	13%	11	12%
\$75,000-\$99,999	8	9%	10	11%
\$100,000-\$149,999	11	12%	20	22%
\$150,000-\$199,999	10	11%	19	21%
\$200,000 or greater	36	38%	21	23%
Median Household Income	\$144,022	N/A	\$130,435	N/A
Average Household Income	\$207,426	N/A	\$184,862	N/A
Per Capita Income	\$88,103	N/A	\$77,901	N/A

Labor Force	2020		2022	
Civilian Population Age 16+ in Labor Force (Esri)	91	42%	125	125
Employed Civilian Population Age 16+ (Esri)	91	42%	119	95%
Unemployed Population Age 16+ (Esri)	N/A	N/A	6	95%
Unemployment Rate (Esri)	N/A	N/A	N/A	4.8%

Occupation	2020		2022	
Management	19	21%	18	15%
Business/Financial	5	5%	17	14%
Computer/Mathematical	3	3%	6	5%
Architecture/Engineering	0	0%	2	2%
Life/Physical/Social Science	1	1%	1	1%
Community/Social Service	0	0%	2	2%
Legal	2	2%	4	3%
Education/Training/Library	21	23%	13	11%
Arts/Design/Entertainment/Sports/Media	5	5%	5	4%
Healthcare Practitioner/Technician	2	2%	7	6%
Healthcare Support	0	0%	1	1%
Protective Service	0	0%	4	3%
Food Preparation/Serving Related	5	5%	2	2%
Building/Grounds Cleaning/Maintenance	2	2%	0	0%
Personal Care/Service	4	4%	2	2%
Sales and Sales Related	5	5%	13	11%
Office/Administrative Support	12	13%	14	12%
Farming/Fishing/Forestry	0	0%	0	0%
Construction/Extraction	3	3%	3	3%
Installation/Maintenance/Repair	2	2%	1	1%
Production	0	0%	0	0%
Transportation/Material Moving	0	0%	4	3%



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## Industry Sectors (2022)

Industry	Businesses		Sales		Employees	
Total Businesses (NAICS 11-99)	22	N/A	\$13,912	N/A	156	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)	0	0%	\$0	0%	0	0%
Manufacturing (NAICS 31-33)	0	0%	\$0	0%	0	0%
Wholesale Trade (NAICS 42)	1	5%	\$1,287	9%	1	1%
Retail Trade (NAICS 44-45)	1	5%	\$290	2%	1	1%
Motor Vehicle/Parts Dealers (NAICS 441)	0	0%	\$0	0%	0	0%
Furniture/Home Furnishings (NAICS 442)	0	0%	\$0	0%	0	0%
Electronics/Appliances (NAICS 443)	0	0%	\$0	0%	0	0%
Building Material/Garden Equipment & Supply (NAICS 444)	0	0%	\$0	0%	0	0%
Food & Beverage Stores (NAICS 445)	1	5%	\$290	2%	1	1%
Health/Personal Care (NAICS 446)	0	0%	\$0	0%	0	0%
Gas Stations (NAICS 447)	0	0%	\$0	0%	0	0%
Clothing/Accessories (NAICS 448)	0	0%	\$0	0%	0	0%
Sports/Hobby/Book/Music (NAICS 451)	0	0%	\$0	0%	0	0%
General Merchandise Stores (NAICS 452)	0	0%	\$0	0%	0	0%
Misc Store Retailers (NAICS 453)	0	0%	\$0	0%	0	0%
Non-store Retailers (NAICS 454)	0	0%	\$0	0%	0	0%
Transportation/Warehouse (NAICS 48-49)	0	0%	\$0	0%	0	0%
Information (NAICS S51)	0	0%	\$0	0%	0	0%
Finance & Insurance (NAICS 52)	0	0%	\$0	0%	0	0%
Central Bank/Credit Intermediation (NAICS 521-522)	0	0%	\$0	0%	0	0%
Securities/Commodity Contracts (NAICS 523)	0	0%	\$0	0%	0	0%
Insurance/Funds/Trusts/Other (NAICS 524-525)	0	0%	\$0	0%	0	0%
Real Estate/Rental/Leasing (NAICS 53)	4	18%	\$1,505	11%	14	9%
Professional/Scientific/Tech Services (NAICS 54)	2	9%	\$994	7%	5	3%
Legal Services (NAICS 5411)	0	0%	\$0	0%	0	0%
Management of Companies/Enterprises (NAICS 55)	0	0%	\$0	0%	0	0%
Administration/Support/Waste Management & Remediation (NAICS 56)	1	5%	\$1,144	8%	9	6%
Educational Services (NAICS 61)	0	0%	\$0	0%	0	0%
Health Care/Social Assistance (NAICS 62)	4	18%	\$1,084	8%	13	8%
Arts/Entertainment/Recreation (NAICS 71)	0	0%	\$0	0%	0	0%
Accommodation/Food Services (NAICS 72)	2	9%	\$3,011	22%	53	34%
Accommodation (NAICS 721)	0	0%	\$0	0%	0	0%
Food Service & Drinking Places (NAICS 722)	2	9%	\$3,011	22%	53	34%
Other Services Except Public Administration (NAICS 81)	5	23%	\$4,597	33%	48	31%
Automotive Repair & Maintenance (NAICS 8111)	1	5%	\$530	4%	3	2%
Public Administration (NAICS 92)	1	5%	\$0	0%	2	1%
Unclassified Establishments (NAICS 99)	1	5%	\$0	0%	10	6%

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

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



# Traffic Count Map

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- 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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