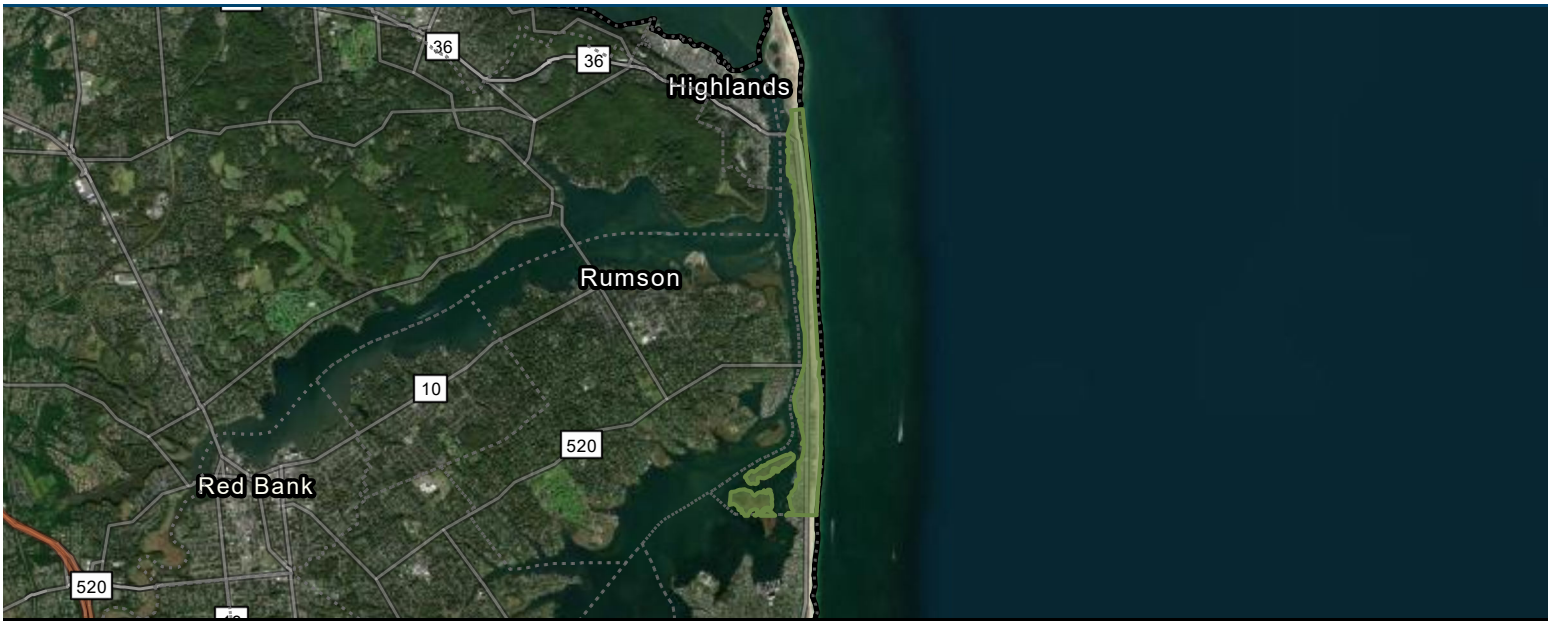
Monmouth County Municipal Market Report

Sea Bright, NJ

Prepared by Esri



Demographics

Population					
	2010		2022		2027	
Total Population		1,463		1,430		1,432
Population Density		2,032.5		1,986.7		1,989.4
Compounded Annual Growth Rate		N/A		-0.58%		0.03%
Growth Rate Time Period	*N/A*		*(2020-2022)*		*(2022-2027)*	

Race & Ethnicity	2010		2022		2027	
White	1,382	94%	1,271	89%	1,252	87%
African American	15	1%	16	1%	16	1%
American Indian/Alaska Native	0	0%	1	0%	1	0%
Asian	33	2%	34	2%	36	3%
Pacific Islander	0	0%	0	0%	0	0%
Some Other Race	21	1%	30	2%	36	3%
Two or More Races	13	1%	79	6%	92	6%
Hispanic Origin (Any Race)	86	6%	81	6%	86	6%

Generations (2022)		
Generation Alpha Population (Born 2017 or Later)	56	4%
Generation Z Population (Born 1999 to 2016)	148	10%
Millennial Population (Born 1981 to 1998)	348	24%
Generation X Population (Born 1965 to 1980)	355	25%
Baby Boomer Population (Born 1946 to 1964)	457	32%
Silent & Greatest Generations Population (Born 1945/Earlier)	72	5%

Age (2022)		
2022 Child Population (Age <18)	159	11%
Working-Age Population (Age 18-64)	949	66%
Senior Population (Age 65+)	328	23%
Median Age (Esri)	50.4	N/A

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

Housing

Housing Units	2022		2027	
Owner Occupied Housing Units	527	66%	553	69%
Renter Occupied Housing Units	267	34%	249	31%
Total Housing Units	1,208	N/A	1,220	N/A
Home Values				
Less than $50,000	0	0%	0	0%
$50,000-$99,999	1	0%	0	0%
$100,000-$149,999	1	0%	0	0%
$150,000-$199,999	2	0%	1	0%
$200,000-$249,999	19	4%	9	2%
$250,000-$299,999	9	2%	5	1%
$300,000-$399,999	24	5%	16	3%
$400,000-$499,999	91	17%	85	15%
$500,000-$749,999	157	30%	181	33%
$750,000-$999,999	159	30%	192	35%
$1,000,000-$1,499,999	40	8%	44	8%
$1,500,000-$1,999,999	10	2%	9	2%
$2,000,000 or greater	14	3%	11	2%
Median Home Value	$685,510	N/A	$721,685	N/A
Average Home Value	$745,541	N/A	$766,817	N/A

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

Income & Employment

Household Income	2022		2027	
Less than $15,000	57	7%	41	5%
$15,000-$24,999	26	3%	16	2%
$25,000-$34,999	36	5%	26	3%
$35,000-$49,999	22	3%	13	2%
$50,000-$74,999	110	14%	88	11%
$75,000-$99,999	85	11%	80	10%
$100,000-$149,999	165	21%	211	26%
$150,000-$199,999	60	8%	64	8%
$200,000 or greater	233	29%	263	33%
Median Household Income	$113,853	N/A	$127,041	N/A
Average Household Income	$171,860	N/A	$196,054	N/A
Per Capita Income	$95,050	N/A	$109,342	N/A

Labor Force	2020		2022	
Civilian Population Age 16+ in Labor Force (Esri)	663	51%	814	814
Employed Civilian Population Age 16+ (Esri)	733	57%	766	94%
Unemployed Population Age 16+ (Esri)	N/A	N/A	48	94%
Unemployment Rate (Esri)	N/A	N/A	N/A	5.9%

Occupation				
Management	110	15%	155	20%
Business/Financial	63	9%	89	12%
Computer/Mathematical	30	4%	59	8%
Architecture/Engineering	4	1%	5	1%
Life/Physical/Social Science	24	3%	9	1%
Community/Social Service	0	0%	14	2%
Legal	49	7%	21	3%
Education/Training/Library	67	9%	65	8%
Arts/Design/Entertainment/Sports/Media	11	2%	36	5%
Healthcare Practitioner/Technician	25	3%	22	3%
Healthcare Support	0	0%	4	1%
Protective Service	11	2%	19	2%
Food Preparation/Serving Related	10	1%	15	2%
Building/Grounds Cleaning/Maintenance	3	0%	17	2%
Personal Care/Service	30	4%	15	2%
Sales and Sales Related	186	25%	74	10%
Office/Administrative Support	40	5%	67	9%
Farming/Fishing/Forestry	22	3%	0	0%
Construction/Extraction	28	4%	49	6%
Installation/Maintenance/Repair	5	1%	18	2%
Production	11	2%	5	1%
Transportation/Material Moving	4	1%	10	1%

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

Industry Sectors (2022)

Industry	Businesses		Sales		Employees	
Total Businesses (NAICS 11-99)	86	N/A	$77,719	N/A	970	N/A
Agriculture/Forestry/Fishing/Hunting (NAICS 11)	1	1%	$362	0%	5	1%
Mining (NAICS 21)	0	0%	$0	0%	0	0%
Utilities (NAICS 22)	0	0%	$0	0%	0	0%
Construction (NAICS 23)	4	5%	$5,618	7%	31	3%
Manufacturing (NAICS 31-33)	0	0%	$0	0%	0	0%
Wholesale Trade (NAICS 42)	0	0%	$0	0%	0	0%
Retail Trade (NAICS 44-45)	9	10%	$11,518	15%	48	5%
Motor Vehicle/Parts Dealers (NAICS 441)	3	3%	$4,864	6%	15	2%
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)	1	1%	$1,611	2%	8	1%
Food & Beverage Stores (NAICS 445)	3	3%	$3,768	5%	19	2%
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)	1	1%	$681	1%	3	0%
Sports/Hobby/Book/Music (NAICS 451)	1	1%	$594	1%	3	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)	1	1%	$446	1%	6	1%
Information (NAICS S51)	1	1%	$3,919	5%	9	1%
Finance & Insurance (NAICS 52)	3	3%	$3,173	4%	11	1%
Central Bank/Credit Intermediation (NAICS 521-522)	2	2%	$2,801	4%	8	1%
Securities/Commodity Contracts (NAICS 523)	0	0%	$0	0%	0	0%
Insurance/Funds/Trusts/Other (NAICS 524-525)	1	1%	$372	0%	3	0%
Real Estate/Rental/Leasing (NAICS 53)	4	5%	$3,341	4%	30	3%
Professional/Scientific/Tech Services (NAICS 54)	6	7%	$2,031	3%	21	2%
Legal Services (NAICS 5411)	1	1%	$623	1%	4	0%
Management of Companies/Enterprises (NAICS 55)	0	0%	$0	0%	0	0%
Administration/Support/Waste Management &Remediation (NAICS 56)	2	2%	$1,457	2%	13	1%
Educational Services (NAICS 61)	1	1%	$0	0%	2	0%
Health Care/Social Assistance (NAICS 62)	2	2%	$1,492	2%	16	2%
Arts/Entertainment/Recreation (NAICS 71)	9	10%	$22,999	30%	225	23%
Accommodation/Food Services (NAICS 72)	28	33%	$18,569	24%	297	31%
Accommodation (NAICS 721)	2	2%	$3,443	4%	37	4%
Food Service & Drinking Places (NAICS 722)	26	30%	$15,126	19%	260	27%
Other Services Except Public Administration (NAICS 81)	9	10%	$2,794	4%	212	22%
Automotive Repair & Maintenance (NAICS 8111)	0	0%	$0	0%	0	0%
Public Administration (NAICS 92)	3	3%	$0	0%	35	4%
Unclassified Establishments (NAICS 99)	3	3%	$0	0%	9	1%

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

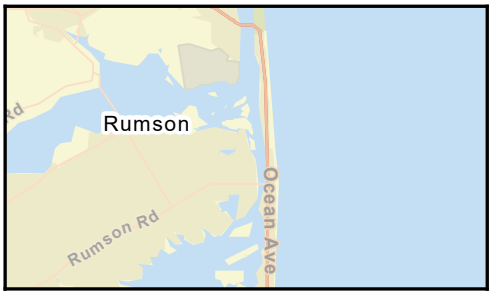
Hall of Records Annex
1 East Main Street
Freehold, NJ 07728

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

Traffic Count Map

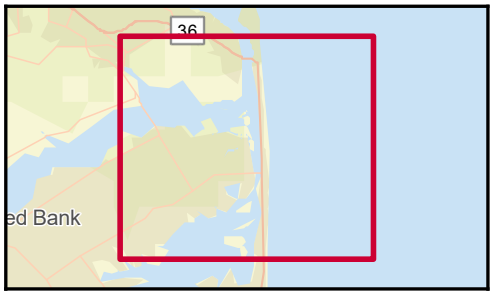
Sea Bright, NJ

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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