



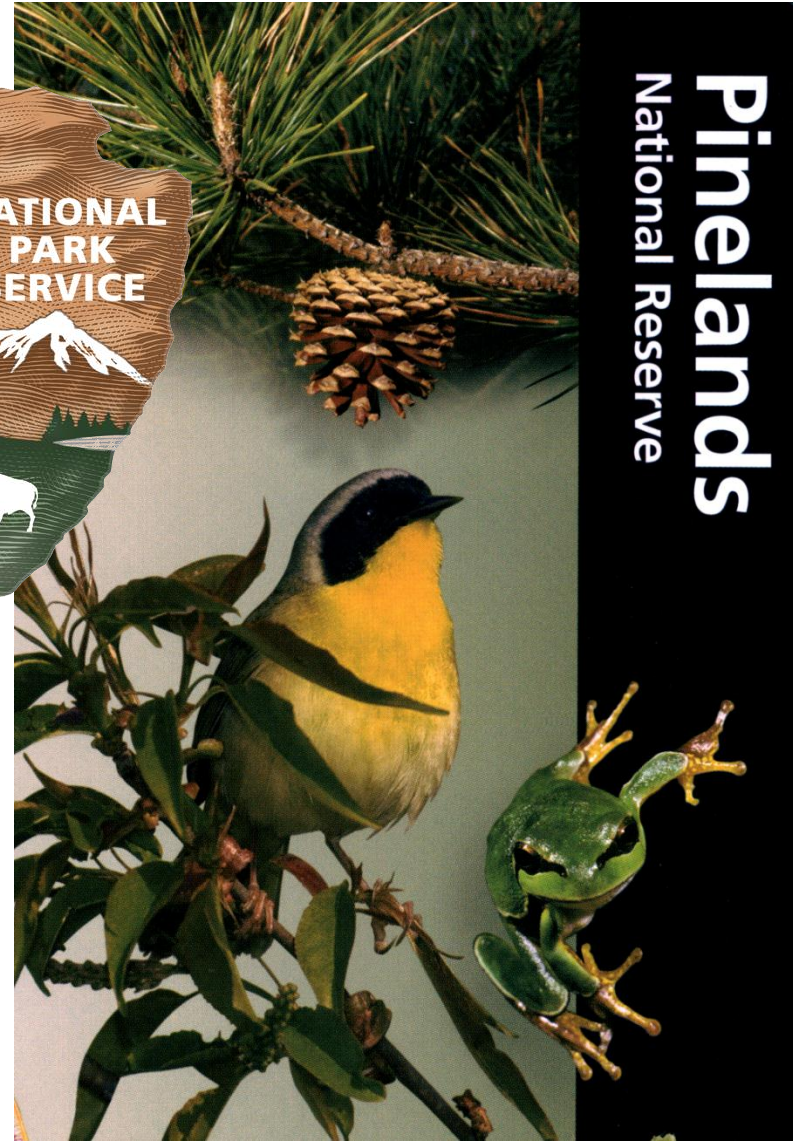
Long-Term Economic Monitoring Program

2014 Annual Report

Long-Term Economic Monitoring Report

2014 Annual Report

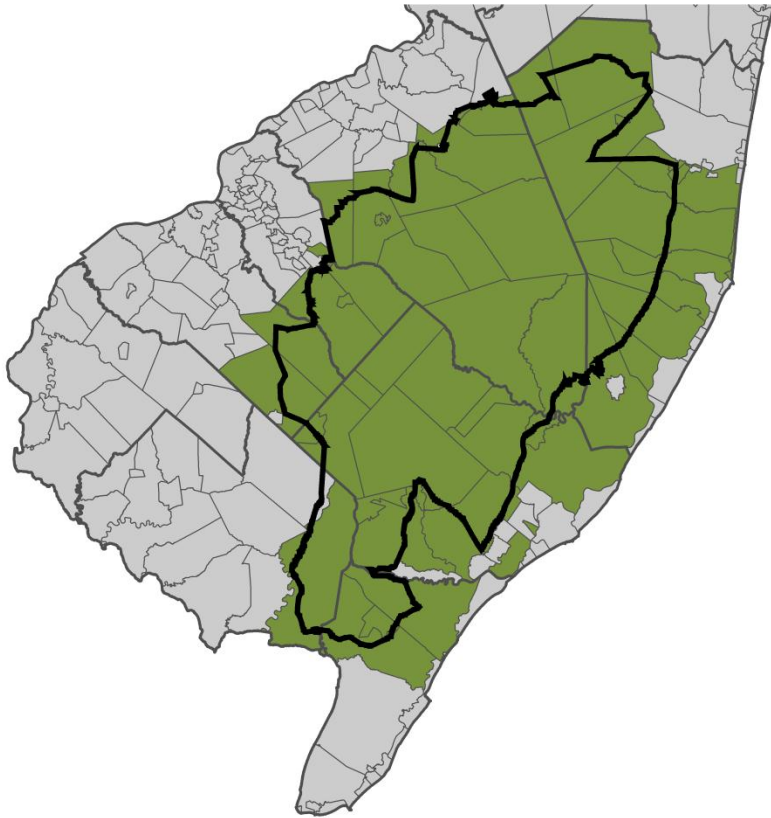
- Funded by the National Park Service
- *First Annual Report* published in 1997
- Program Goal: to continually evaluate the economic health of the Pinelands in an objective and reliable manner.
- Looks at 21 variables plus supplemental variables



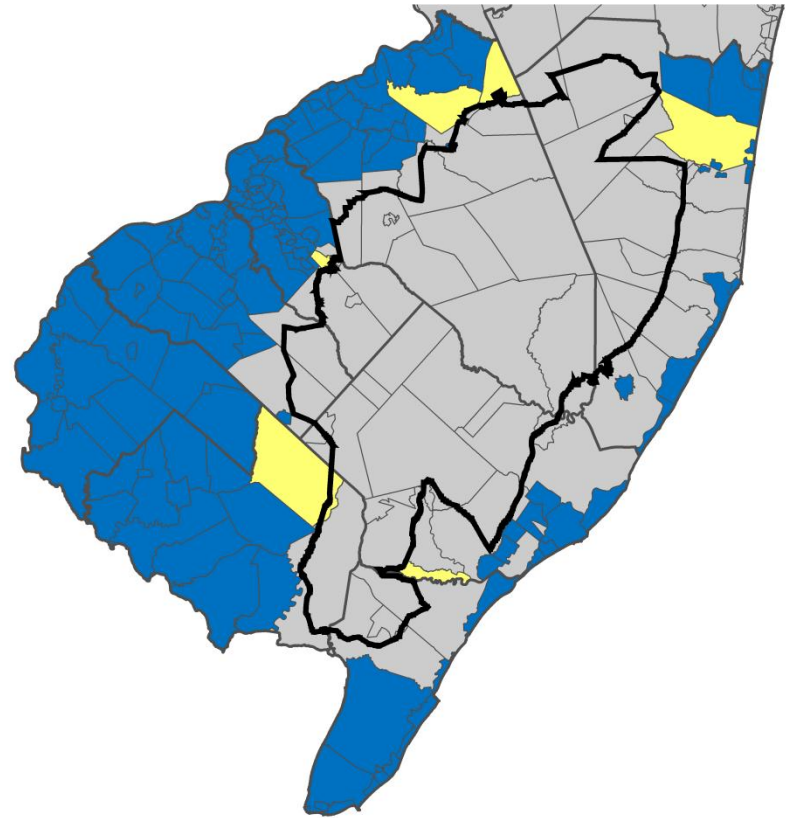
Geographic Definitions

The Pinelands vs. The Non-Pinelands

Pinelands Municipalities



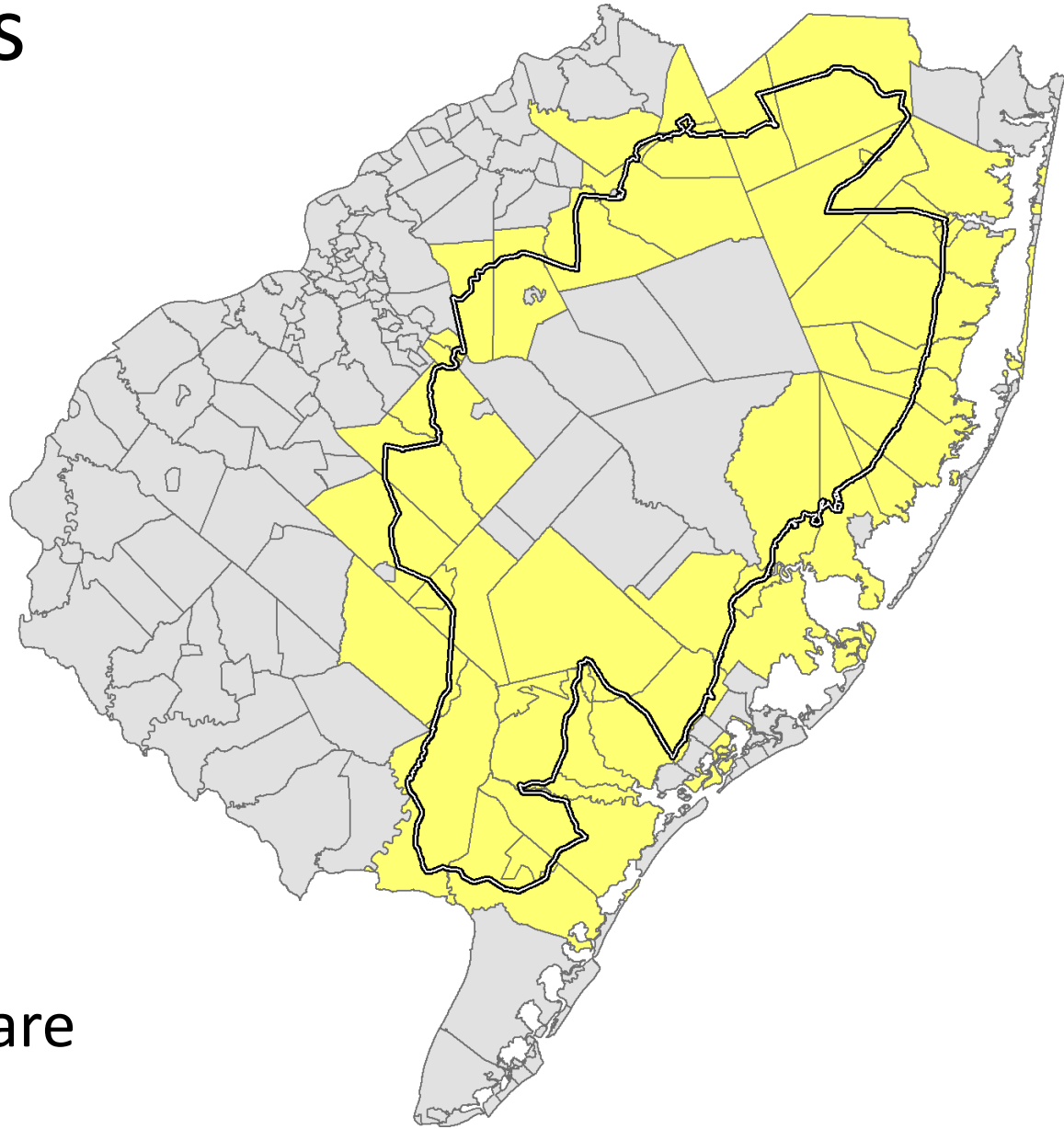
Non-Pinelands Municipalities



Special Studies

“Split-Town” - Update

- 21 variables total
- 8 variables split
 - Census Population
 - Median Age
 - **Home Sales Volume**
 - **Home Sales Prices**
 - Per Capita Income
 - Employment
 - Establishments
 - Berry Production
- Several variables are likely unsplittable



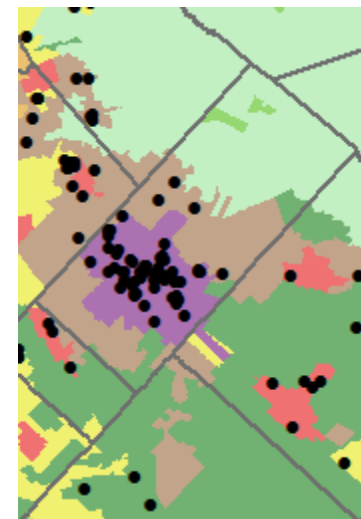
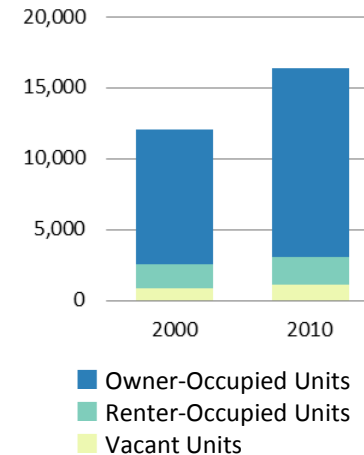
What's New?

2014 Long-Term Economic Monitoring Report

- Supplemental Variable
 - Census housing data

- New Data
 - Point data now available for volume of residential real estate transactions and selling prices

Census Housing Data
Change 2000 - 2010



Population

2013 Estimates

Pinelands

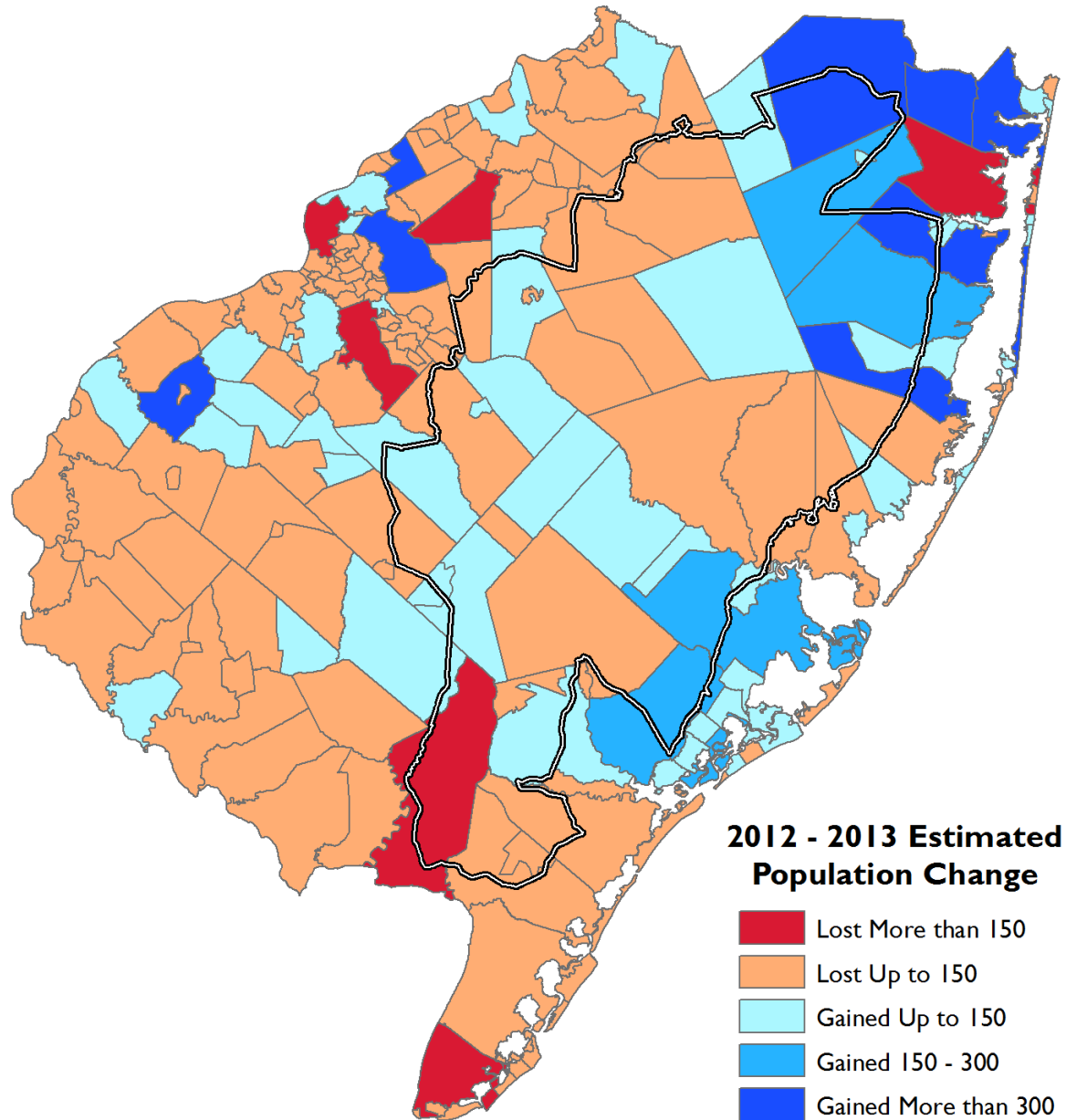
- 704,526
- $\uparrow < 1\%$

Non-Pinelands

- 1,727,102
- $\downarrow < 1\%$

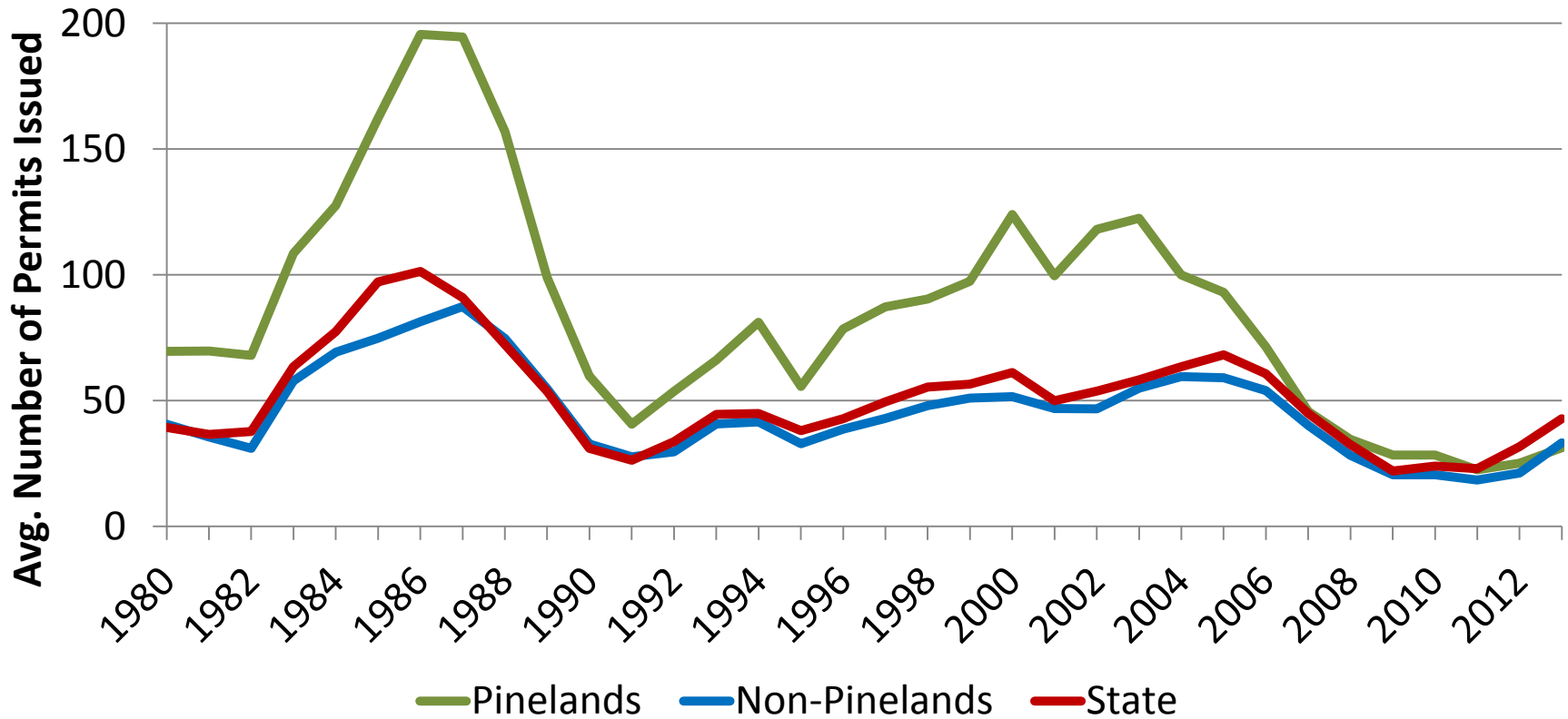
State

- 8,899,339
- $\uparrow < 1\%$



Real Estate

Building Permits for Dwelling Units (Avg.)



Pinelands

- 31 Permits
- ↑ 25%

Non-Pinelands

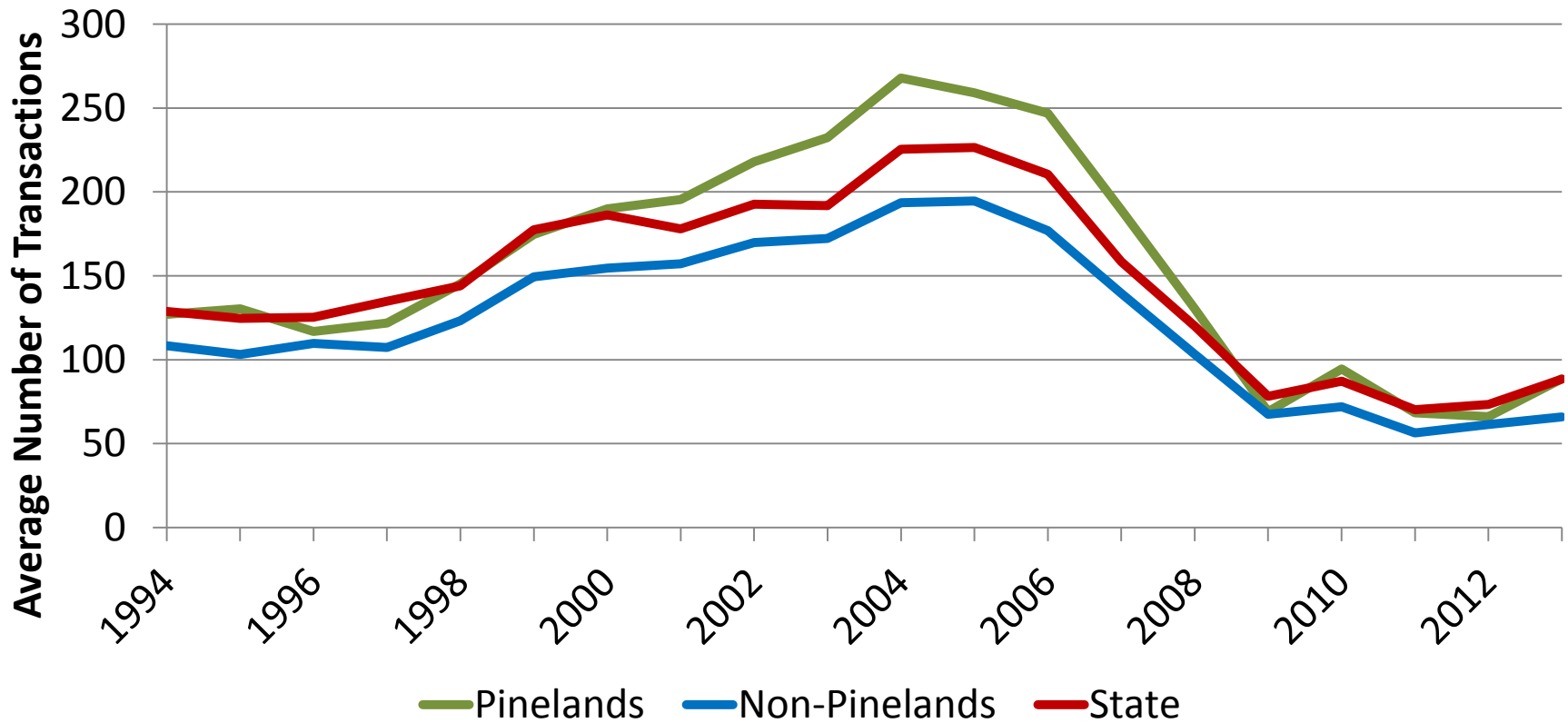
- 33 Permits
- ↑ 57%

State

- 43 Permits
- ↑ 35%

Real Estate

Residential Real Estate Transactions (Avg.)



Pinelands

- 89 Sales
- ↑ 34%

Non-Pinelands

- 66 Sales
- ↑ 7%

State

- 88 Sales
- ↑ 21%

Real Estate

Home Selling Prices (Avg.)

Pinelands

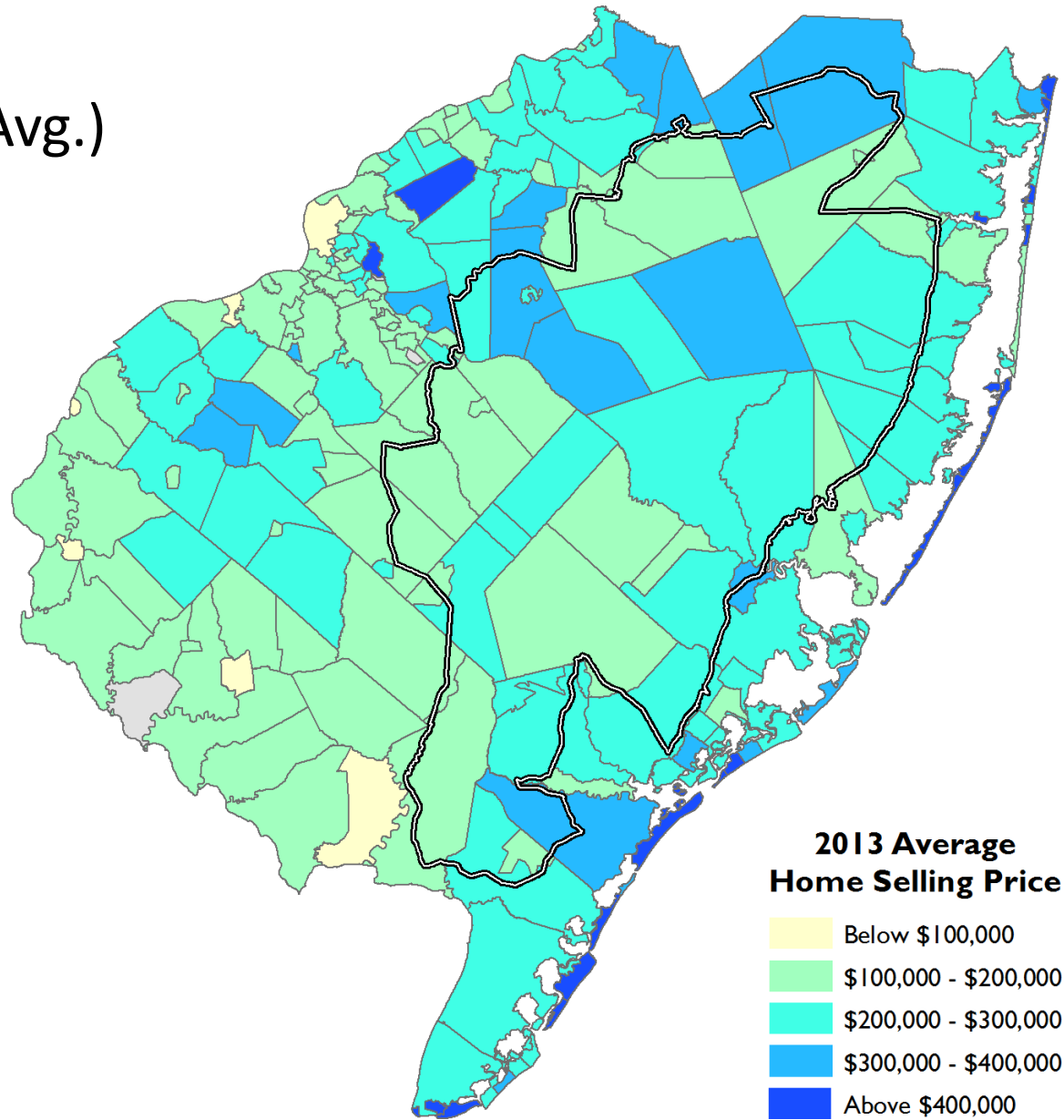
- \$227,000
- ↓ 5%

Non-Pinelands

- \$323,000
- ↓ 6%

State

- \$384,000
- ↓ 2%



Real Estate

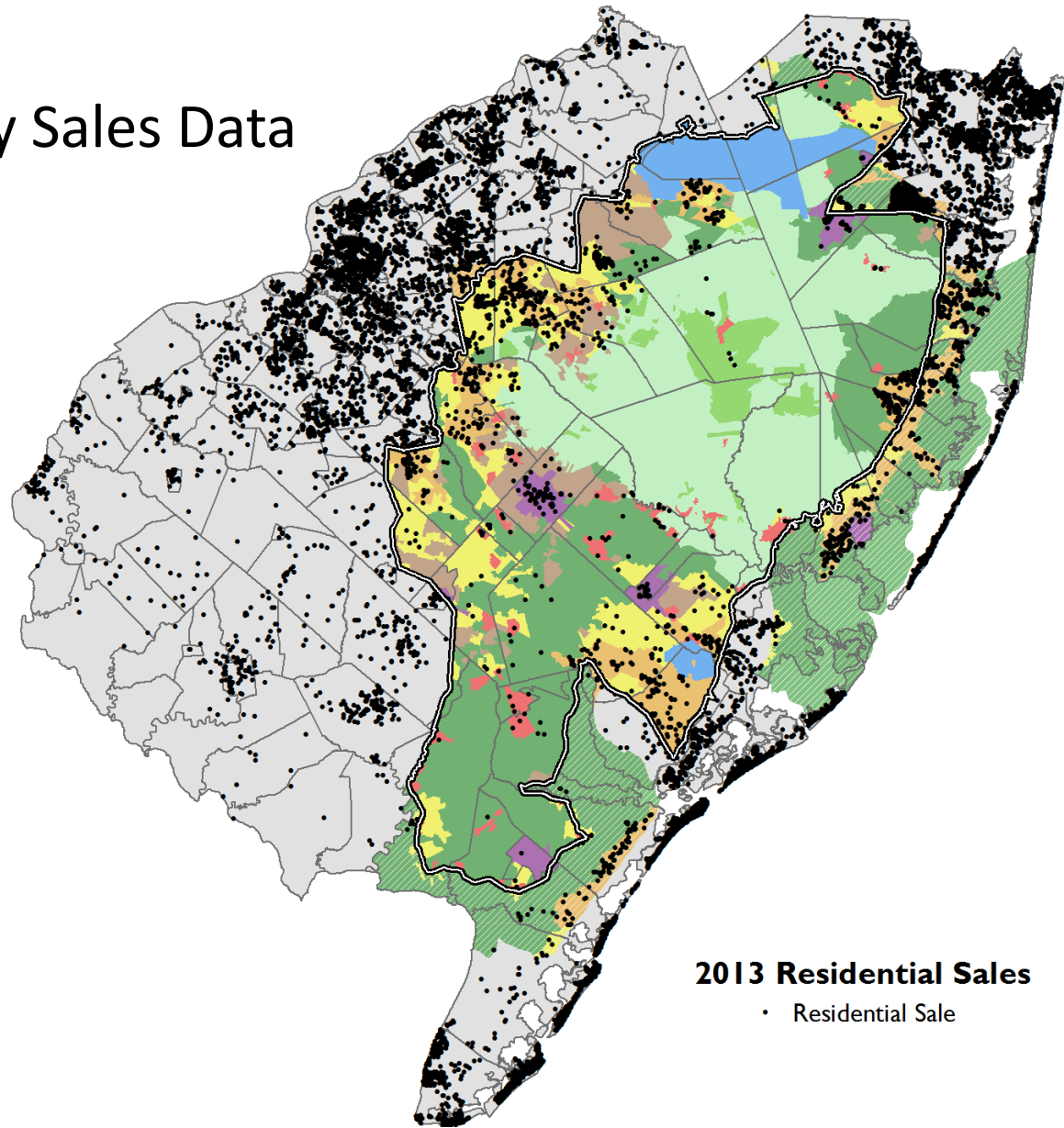
2013 In/Out Boundary Sales Data

Pinelands

- 1,500 sales
- \$229,000 avg.

Non-Pinelands

- 12,900 sales
- \$302,000 avg.



Real Estate

2013 In/Out Boundary Sales Data

Pinelands Management Area	Pinelands Area		Pinelands Nat'l Reserve	
	Homes Sold	Avg. Price	Homes Sold	Avg. Price
Preservation Area	20	\$290,290		
Forest Area	57	\$256,204	116	\$220,040
Agricultural Production Area	31	\$266,003		
Rural Development Area	391	\$231,293	88	\$174,491
Regional Growth Area	792	\$231,914	1,094	\$201,791
Pinelands Town	125	\$175,205	14	\$208,393
Federal/Military Area	0	-		
Pinelands Village	72	\$217,940	0	-
Special Ag. Production Area	1	\$975,000		

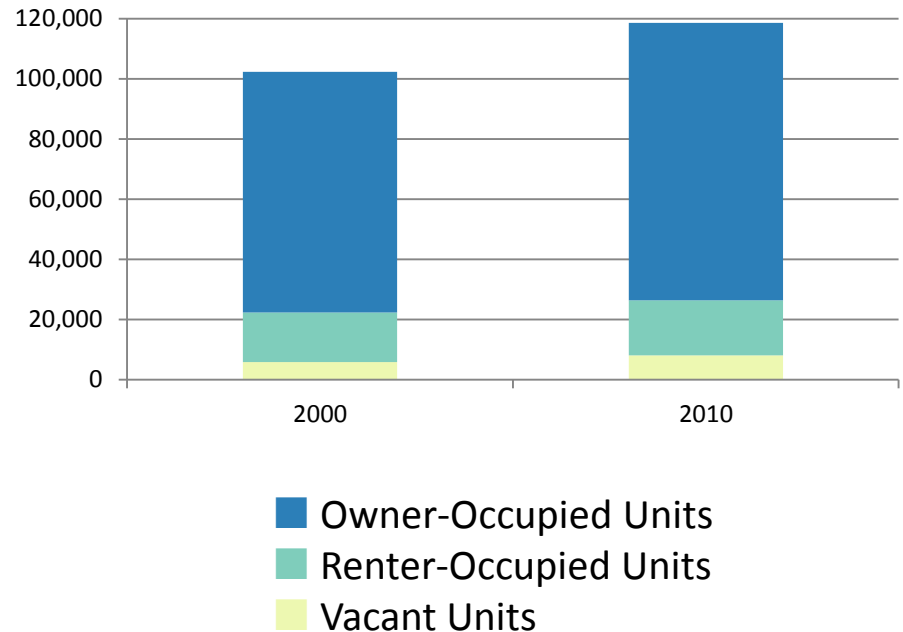
Real Estate

Census of Housing

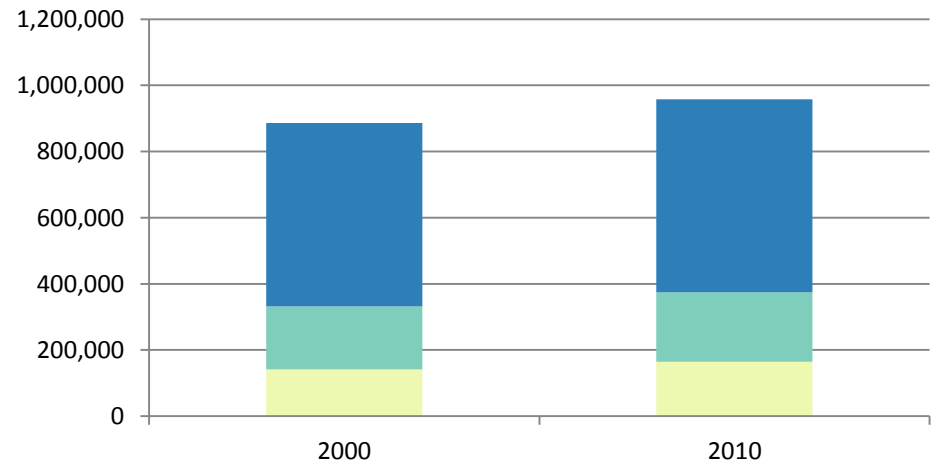
- **Inside Pinelands Area**
 - 118,555 units in 2010
 - ↑ 16% from 2000
 - 83% owner occ. units
 - 7% vacant units

- **Outside Pinelands Area**
 - 958,058 units in 2010
 - ↑ 8% from 2000
 - 74% owner occ. units
 - 17% vacant units
 - Mostly seasonally vacant

Inside Pinelands Area Boundary

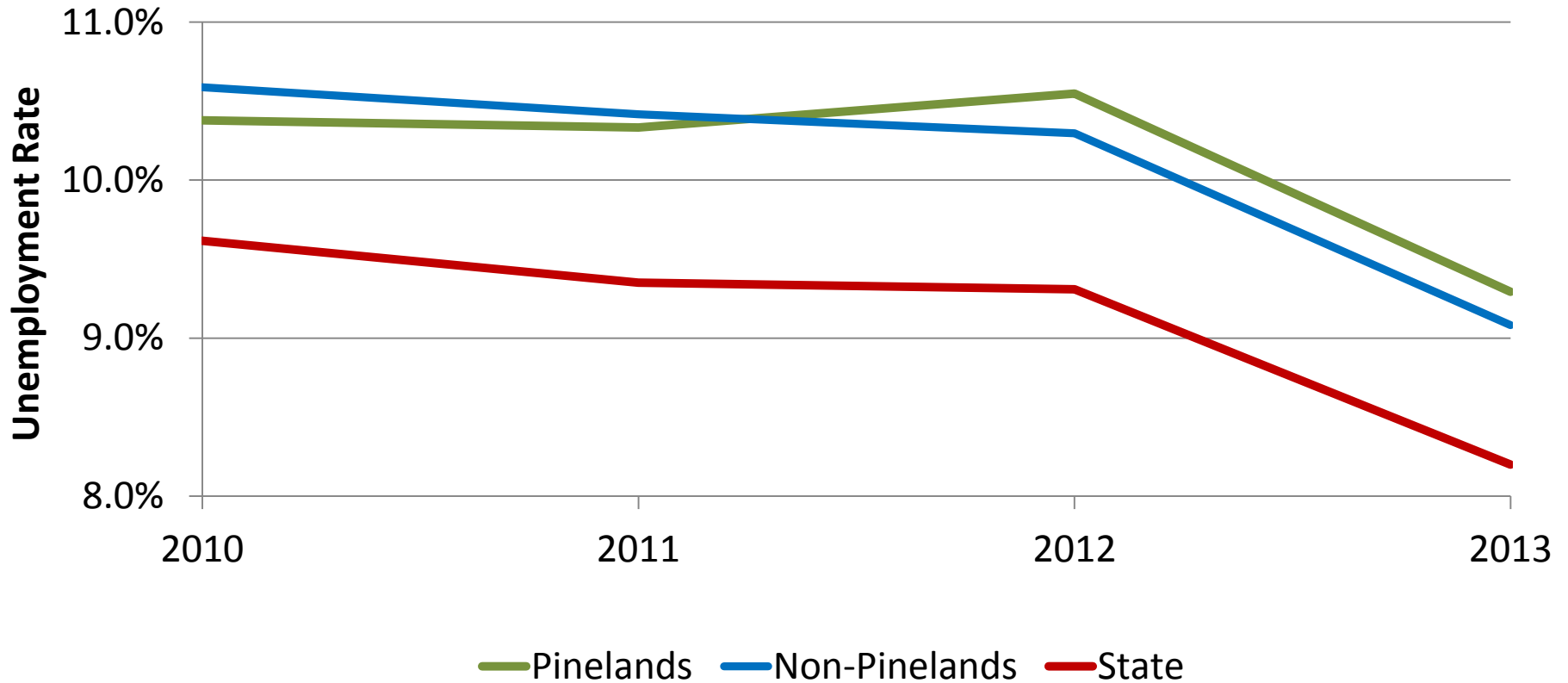


Outside Pinelands Area Boundary



Economy

Unemployment



Pinelands

- 9.3%
- ↓ 1.3 points

Non-Pinelands

- 9.1%
- ↓ 1.2 points

State

- 8.2%
- ↓ 1.1 points

Economy

Employment, Establishments, & Wages

Pinelands

- Employment
 - 140,446
 - ↑ 2%
- Establishments
 - 12,409
 - ↓ 1%
- Wages (Avg.)
 - \$37,728
 - ↓ 2%

Non-Pinelands

- Employment
 - 595,365
 - ↑ 1%
- Establishments
 - 40,659
 - ↓ 1%
- Wages (Avg.)
 - \$38,062
 - ↑ < 1%

State

- Employment
 - 3,208,738
 - ↑ 2%
- Establishments
 - 249,704
 - ↓ < 1%
- Wages (Avg.)
 - \$47,228
 - ↑ 1%

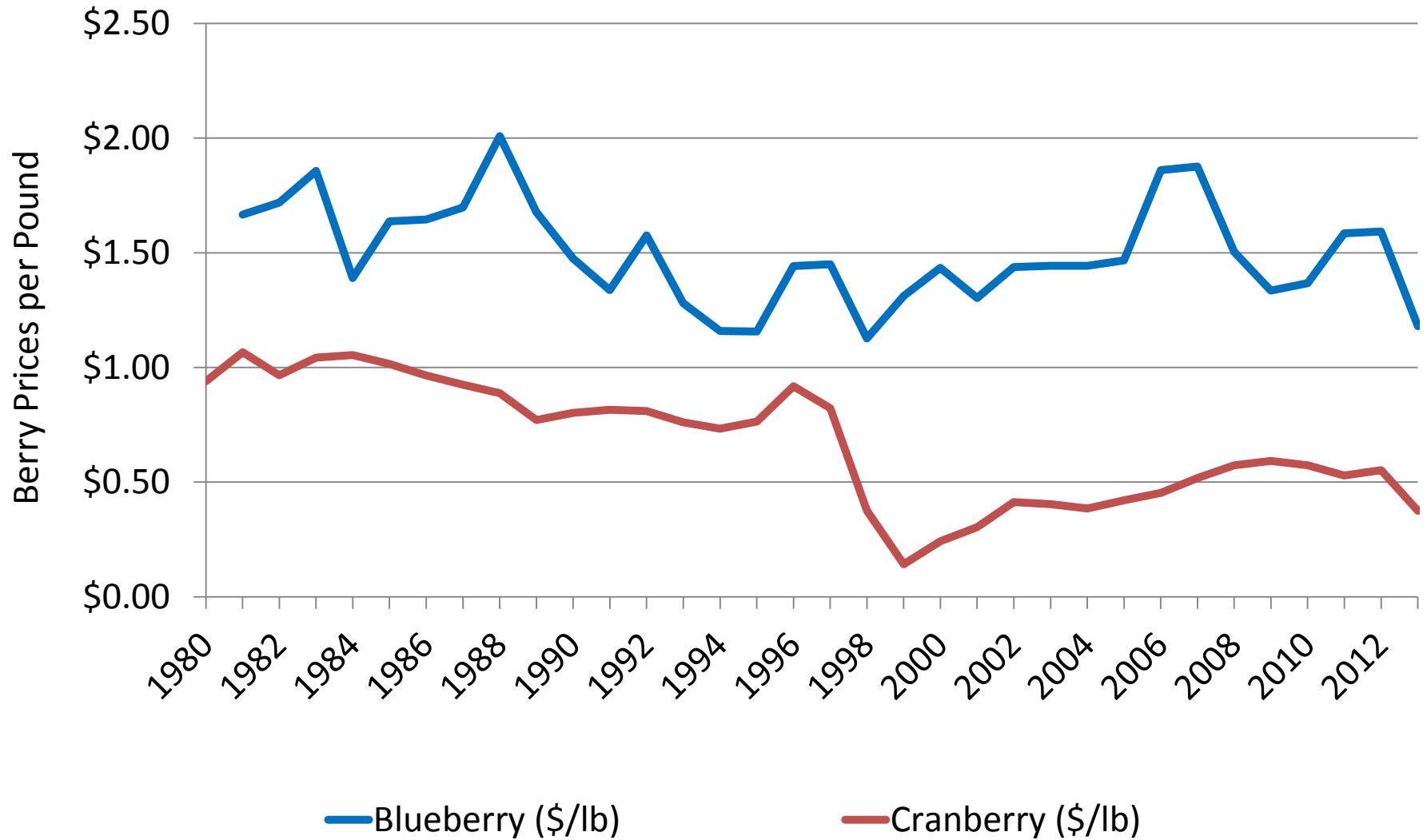
Economy

Census of Agriculture (2012 Update, finally!)

- **Pinelands Counties: 2007 - 2012**
 - 1% decline in farming acres
 - 14% decline in number of farms
 - 15% increase in average farm size
 - \$520 million in 2012 agricultural sales (52% of state total)
 - 17% decline in net cash income per farm
 - 15 % decline in the number of farms with net income loss

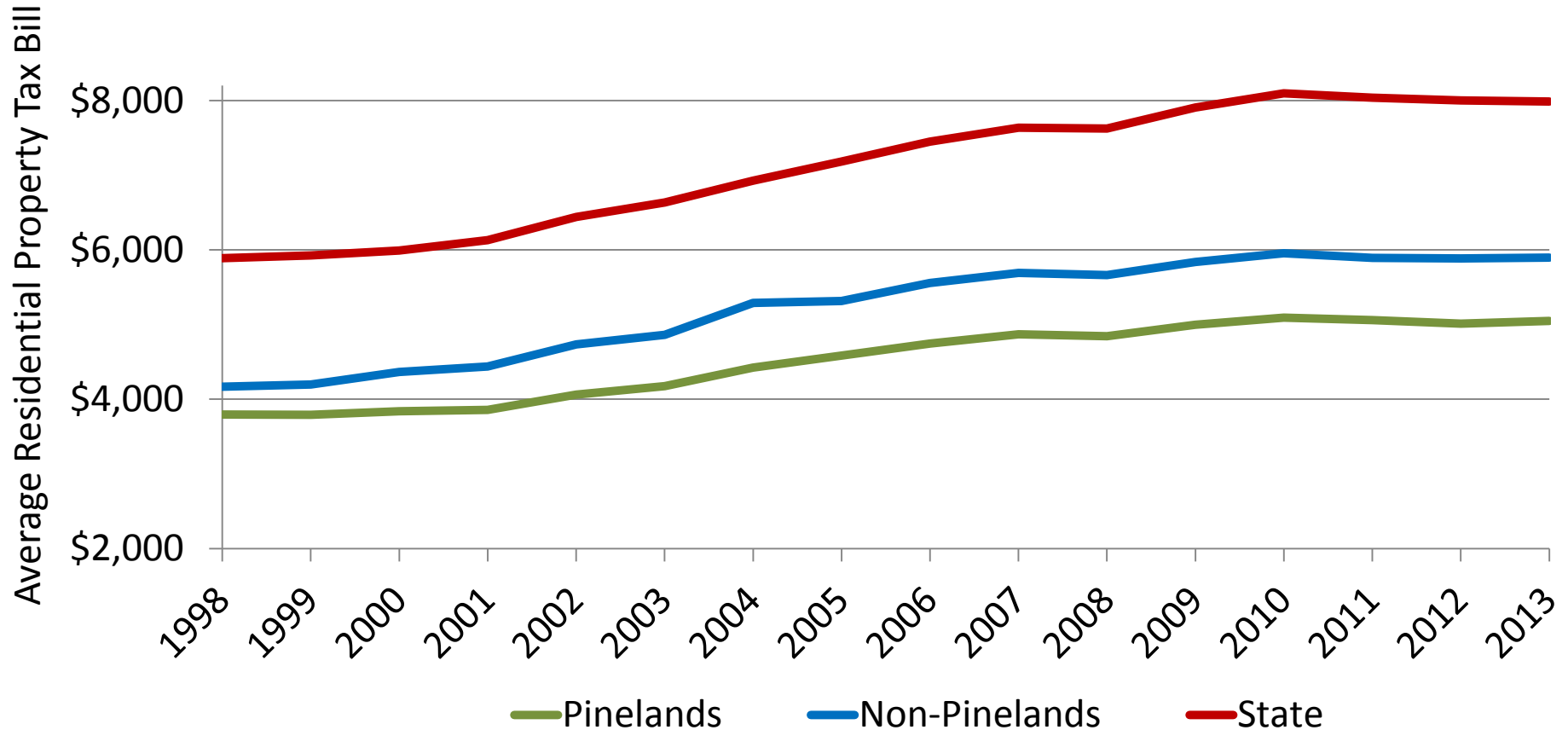
Economy

Berry Prices



Municipal Finance

Residential Tax Bill (Avg.)



— Pinelands — Non-Pinelands — State

Pinelands

- \$5,049
- ↑ 1%

Non-Pinelands

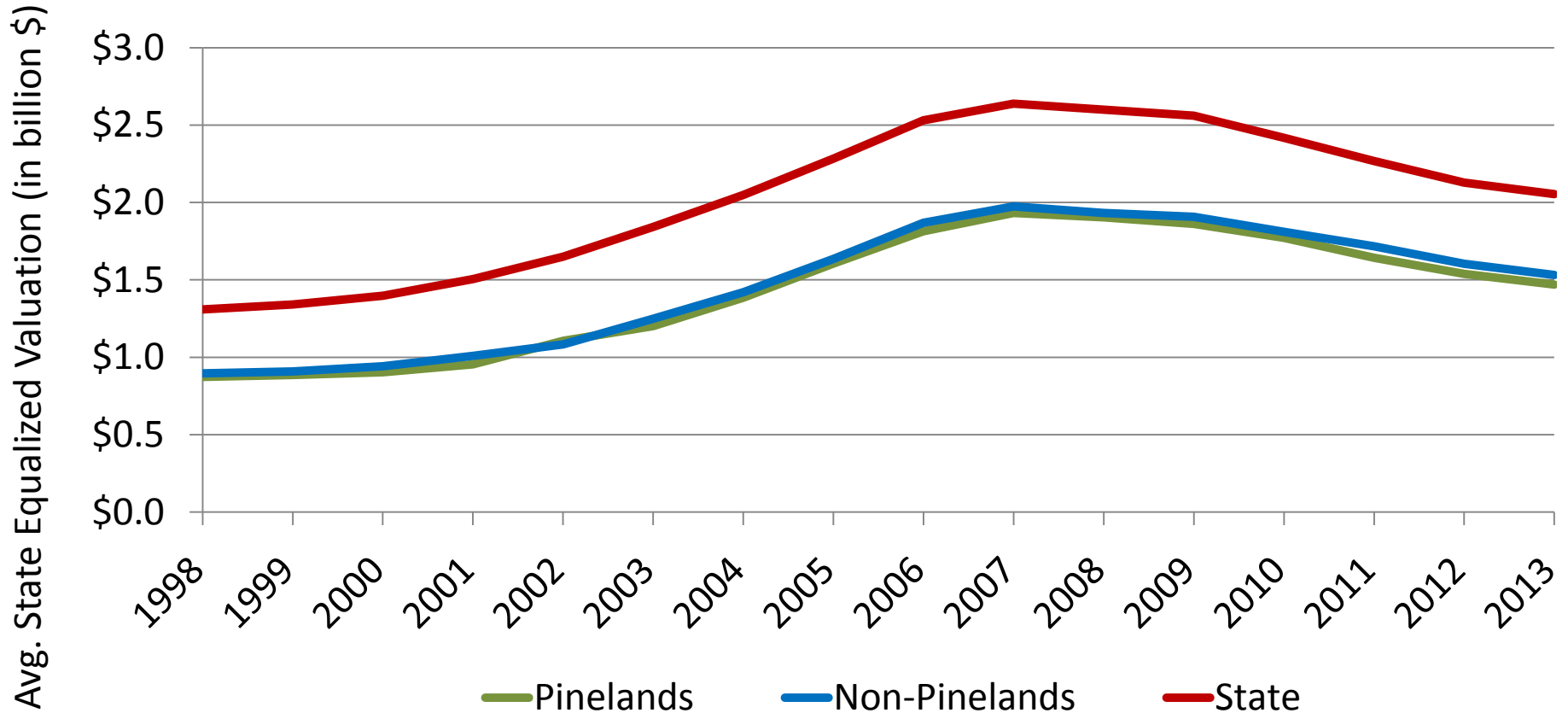
- \$5,895
- ↑ < 1%

State

- \$7,988
- ↓ < 1%

Municipal Finance

State Equalized Valuation (Avg.)



Pinelands

- \$1.471 billion
- ↓ 4.5%

Non-Pinelands

- \$1.532 billion
- ↓ 4.5%

State

- \$2,054 billion
- ↓ 3.5%

Municipal Finance

Effective Tax Rate (Avg.)

Pinelands

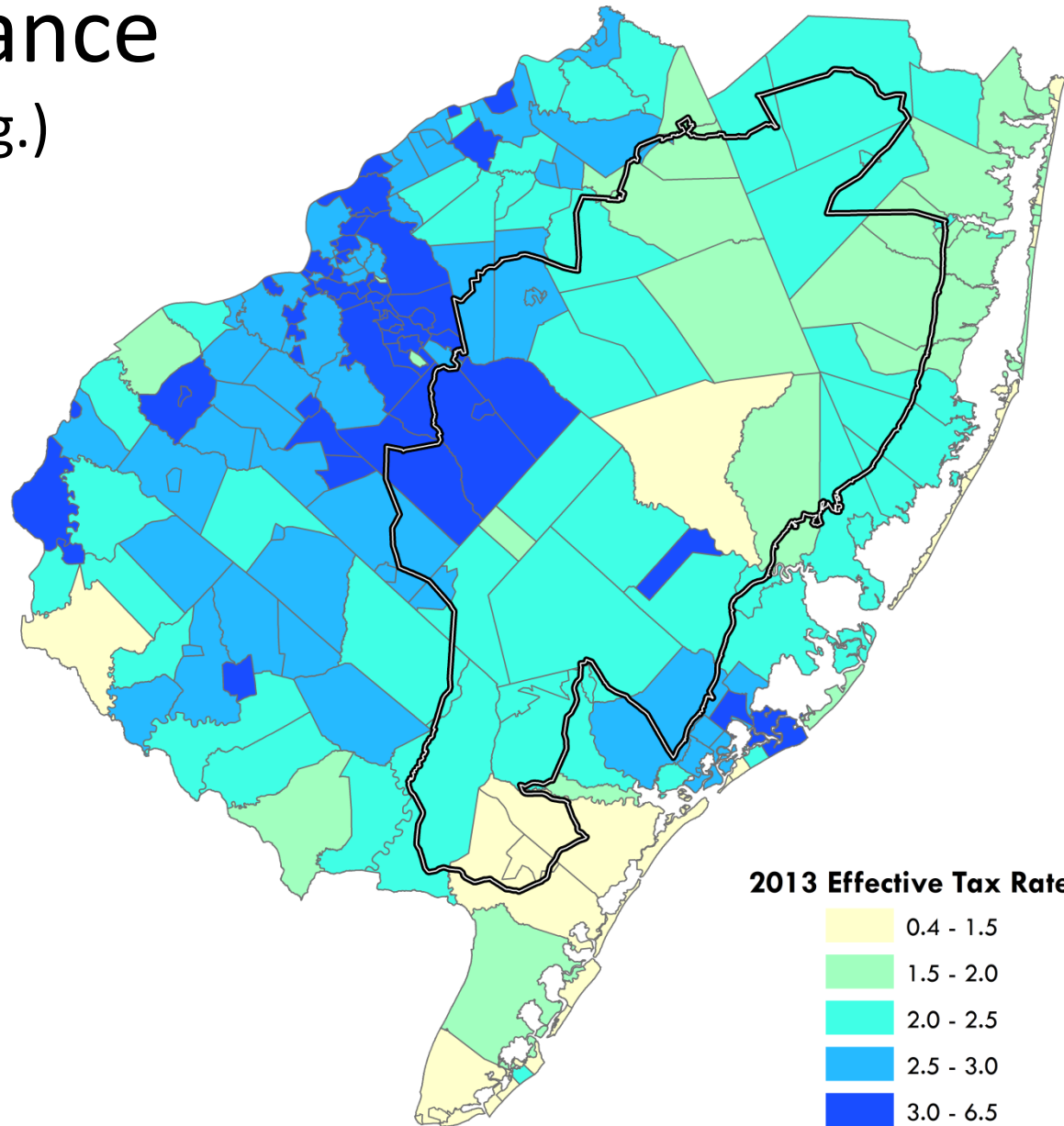
- 2.27
- ↑ 8%

Non-Pinelands

- 2.52
- ↑ 8%

State

- 2.42
- ↑ 7%



Municipal Finance

Local Municipal Purpose Revenues

Pinelands

- Municipal Budget per Capita
 - 2013: \$858
 - 2000: \$799
 - ↑ 7%
- State Aid per Capita
 - 2013: \$119
 - 2000: \$214
 - ↓ 44%

Non-Pinelands

- Municipal Budget per Capita
 - 2013: \$1,366
 - 2000: \$1,187
 - ↑ 15%
- State Aid per Capita
 - 2013: \$173
 - 2000: \$244
 - ↓ 29%

2014 Municipal Fact Book

Garden County

Waterford Township

Pinelands Area 2010 population: 10,649 (100% of total population)

Pinelands Area acreage: 23,176 (100% of total acreage)

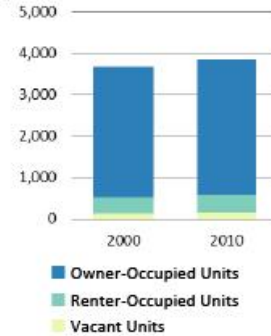


Pinelands Management Areas



2013 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	10,792	12,038	61
Population Density (per mile ²)	298	1,768	151
Population Change - 2010 to 2013	1.3%	< 0.1%	27
% Land Protected in Pinelands Area	65%	36%*	12*
Assessed Acres of Farmland	2,541	2,270	55
Building Permits Issued	36	33	46
Housing Transactions	52	71	74
Average Home Sale Price	\$165,535	\$276,269	143
Equalized Property Value (millions)	\$768.7	\$1,517.6	95
Effective Tax Rate	3.16	2.46	43
Average Residential Property Tax Bill	\$6,311	\$5,698	60
Per Capita Income Estimate (2012)	\$27,600	\$31,778	126
Estimated Unemployment Rate	9.0%	9.2%	93

Census Housing Data Change 2000 - 2010



Private Sector Employment
1,770

Private Sector Establishments
214

Private Sector Avg. Annual Wages
\$30,737

What's next?

- Periodic Program Review
 - Renew program again with experts
 - Discuss program and how to possibly improve process
- Summary brochure of the Environmental and Economic Monitoring Programs
- New Annual Data (time permitting)
 - Supplemental data
 - Continue “split-town” data acquisition as feasible

