



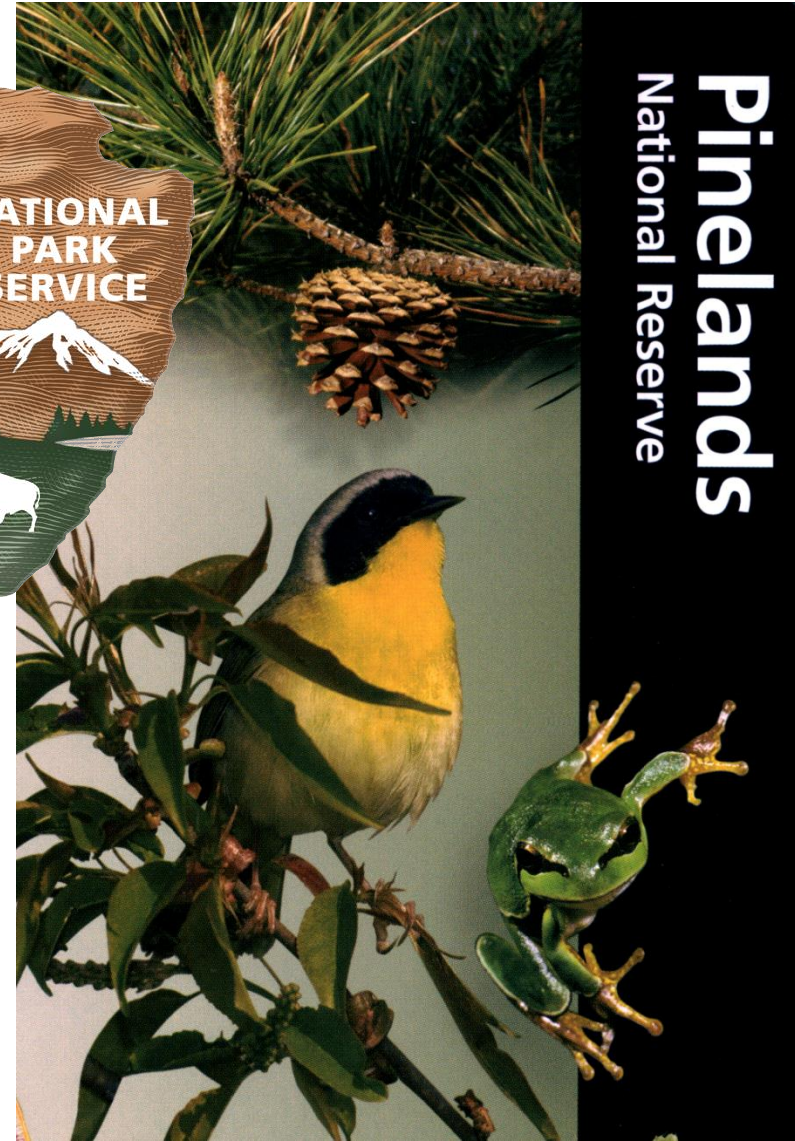
# Long-Term Economic Monitoring Program

2015 Annual Report

# Long-Term Economic Monitoring Report

## *2015 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



# What's New?

## 2015 Long-Term Economic Monitoring Report

- Supplemental Variable
  - Poverty Rate
- New Split Data
  - NJ Tax parcel data with property tax bill estimates
- Long-Term Environmental and Economic Monitoring Program brochure



**Long-term  
Environmental  
and Economic  
Monitoring  
Program**

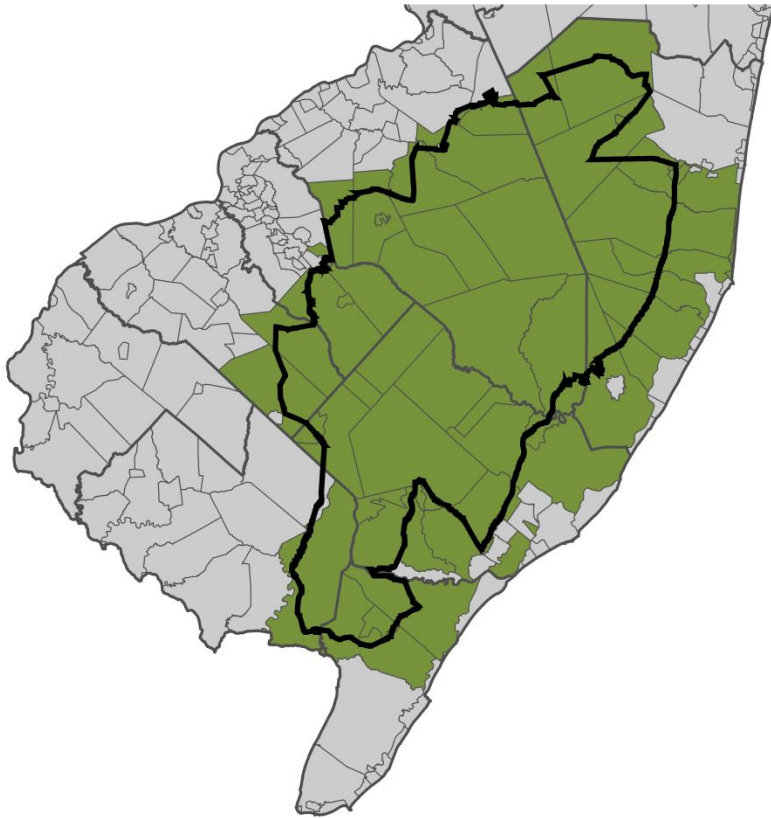
**PINELANDS COMMISSION**



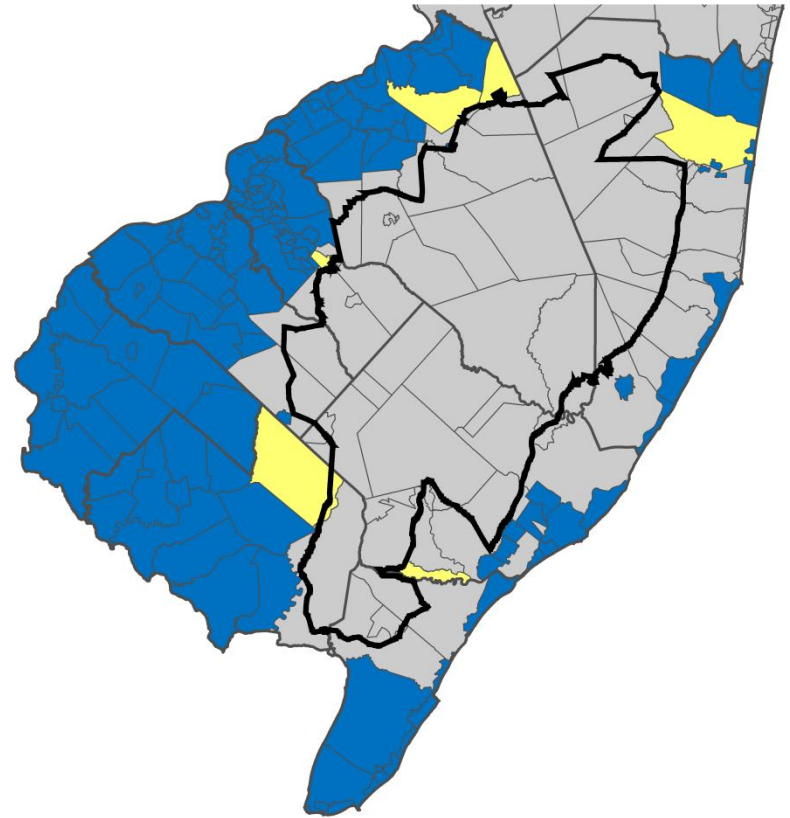
# Geographic Definitions

The Pinelands vs. The Non-Pinelands

**Pinelands Municipalities**



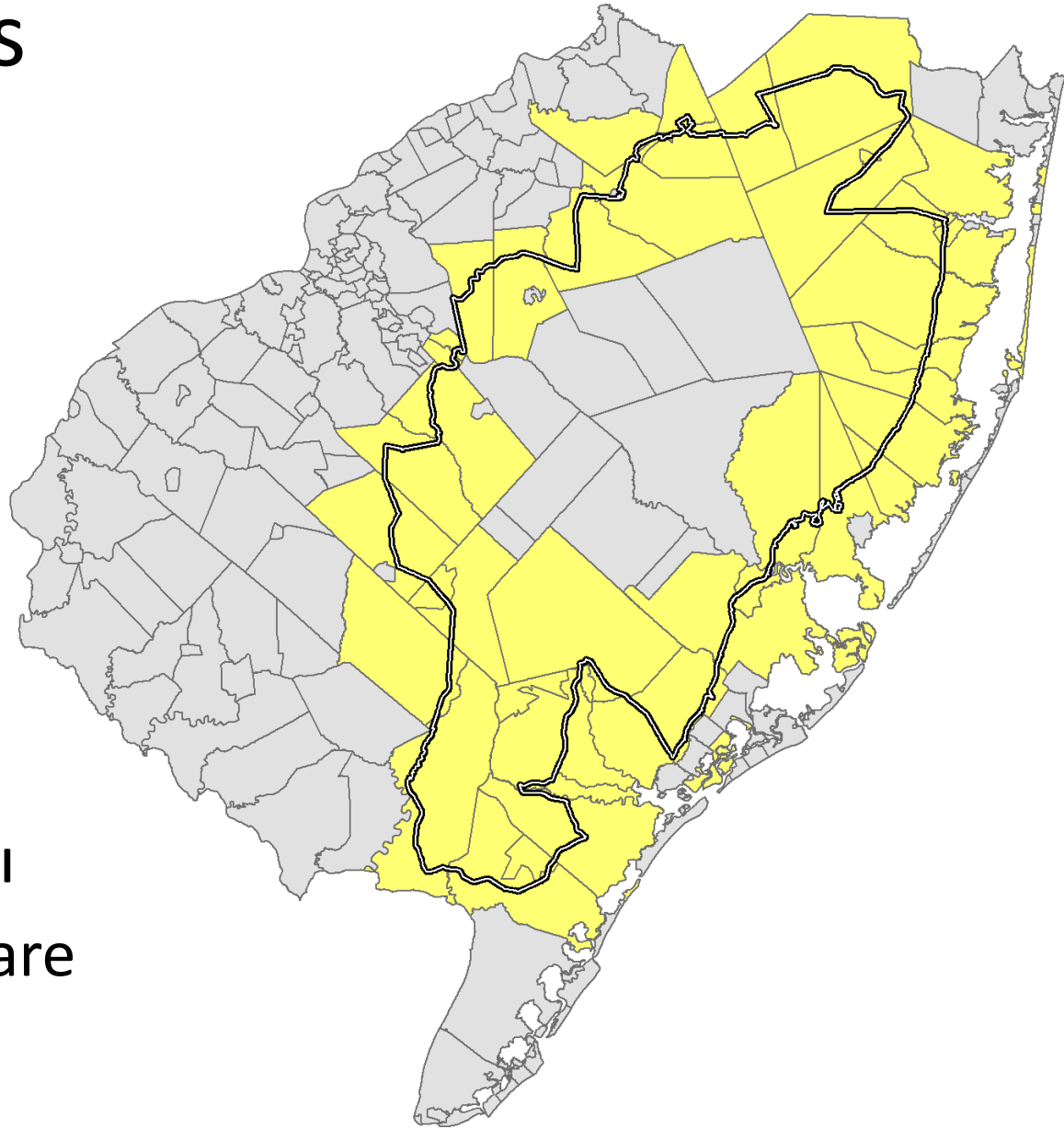
**Non-Pinelands Municipalities**



# Special Studies

## “Split-Town” - Update

- 21 variables total
- 7 variables split
  - Census Population
  - Median Age
  - Home Sales Volume
  - Home Sales Prices
  - Per Capita Income
  - Berry Production
  - **Avg. Property Tax Bill**
- Several variables are likely unsplittable



# Population

2014 Estimates

## Pinelands

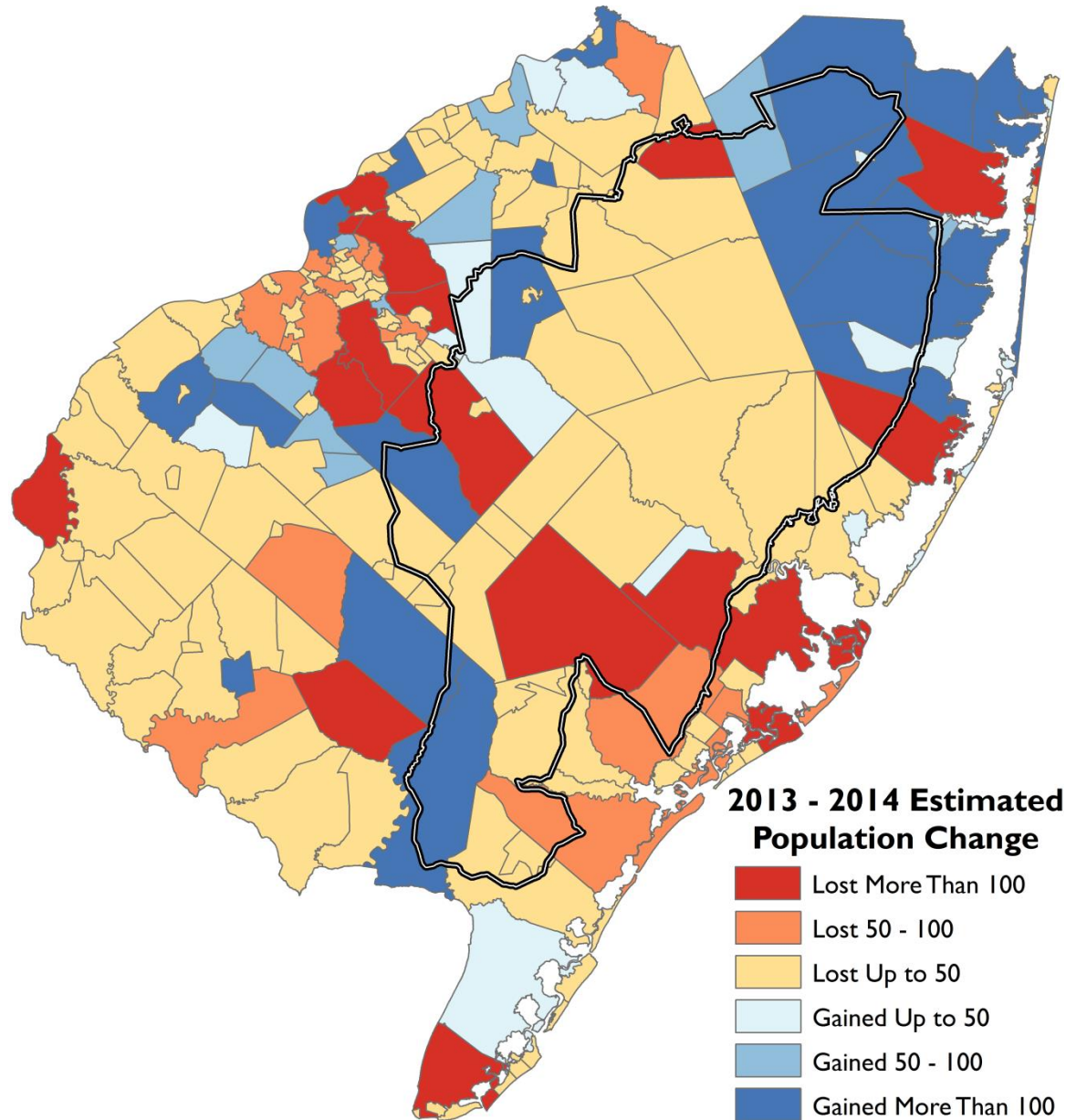
- 705,262
- $\uparrow < 1\%$

## Non-Pinelands

- 1,725,407
- $\downarrow < 0.1\%$

## State

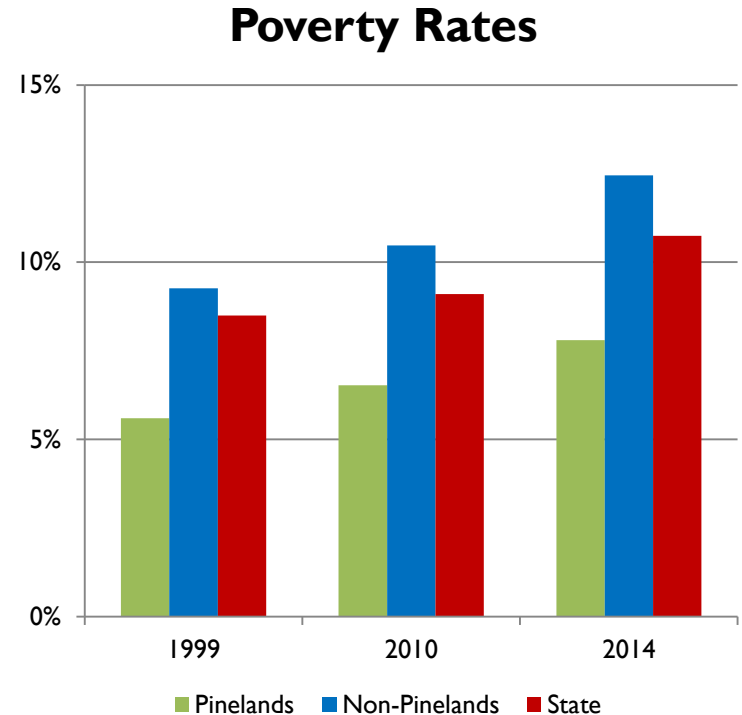
- 8,938,175
- $\uparrow < 1\%$



# Population

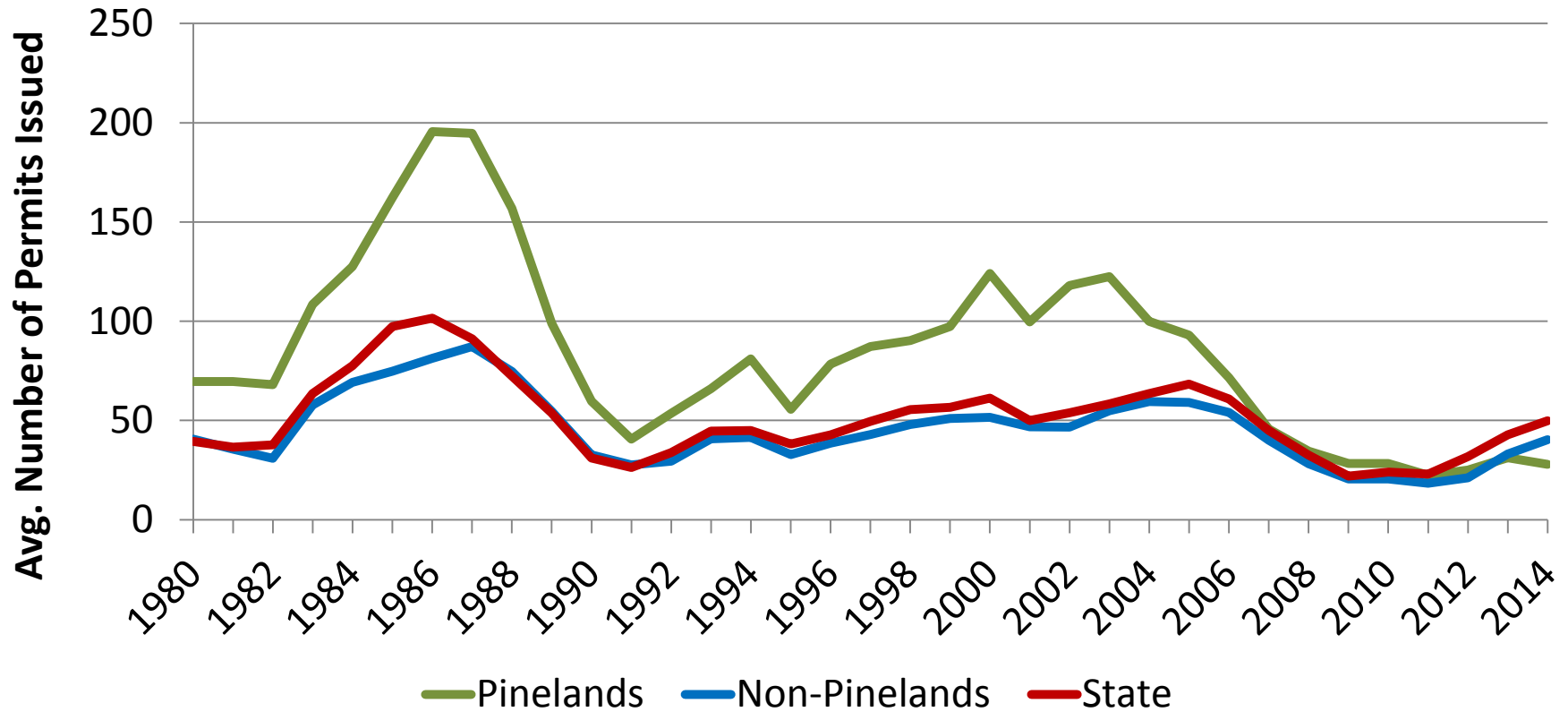
## Poverty Rate

- **Pinelands**
  - 8% poverty rate
  - Rate increased 39% from 2010 Census
- **Non-Pinelands**
  - 12% poverty rate
  - Rate increased 34% from 2010 Census
- **State**
  - 11% poverty rate
  - Rate increased 26% from 2010 Census



# Real Estate

## Building Permits for Dwelling Units



### Pinelands

- 28 Permits
- ↓ 11%

### Non-Pinelands

- 40 Permits
- ↑ 22%

### State

- 50 Permits
- ↑ 16%



# Real Estate

## 2014 In/Out Boundary Sales Data

### Pinelands Area

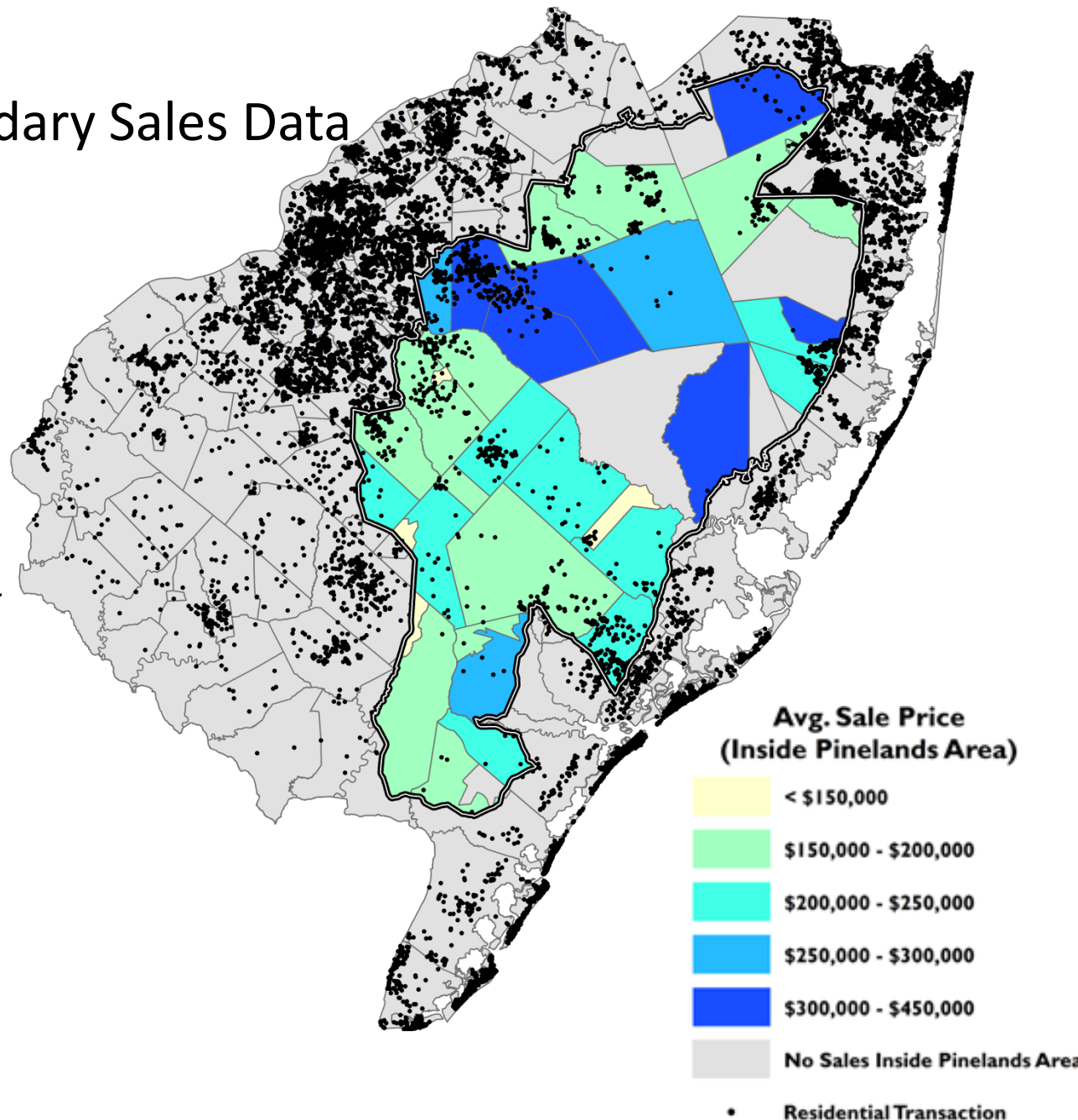
- 1,800 sales
- \$227,000 avg.

### Non-Pinelands Area

- 15,100 sales
- \$303,000 avg.

### State

- 57,612 sales
- \$392,000 avg.



# Real Estate

## 2014 In/Out Boundary Sales Data

<b>Pinelands Management Area</b>	<b>Pinelands Area</b>		<b>Pinelands Nat'l Reserve</b>	
	Homes Sold	Avg. Price	Homes Sold	Avg. Price
Preservation Area	9	\$279,111		
Forest Area	75	\$233,100	94	\$224,092
Agricultural Production Area	28	\$228,501		
Rural Development Area	424	\$230,628	118	\$141,952
Regional Growth Area	1,032	\$234,492	1,155	\$215,100
Pinelands Town	187	\$177,513	11	\$192,955
Federal/Military Area	0	-		
Pinelands Village	77	\$223,031	0	-
Special Ag. Production Area	0	-		

# Real Estate

## 2014 In/Out Boundary Sales Data

Pinelands Management Area	Pinelands Area		Pinelands Nat'l Reserve	
	Homes Sold	Avg. Price	Homes Sold	Avg. Price
Preservation Area	9	\$279,111		
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Pinelands Town	187	\$177,513	11	\$192,955
Federal/Military Area	0	-		
Pinelands Village	77	\$223,031	0	-
Special Ag. Production Area	0	-		

# Real Estate

## Change 2013 to 2014 In/Out Boundary Sales Data

Pinelands Management Area	Pinelands Area		Pinelands Nat'l Reserve	
	Homes Sold	Avg. Price	Homes Sold	Avg. Price
Preservation Area	↓ 55%	↓ 4%		
Forest Area	↑ 32%	↓ 9%	↓ 19%	↑ 2%
Agricultural Production Area	↓ 10%	↓ 14%		
Rural Development Area	↑ 8%	↓ < 1%	↑ 34%	↓ 19%
Regional Growth Area	↑ 30%	↑ 1%	↑ 6%	↑ 7%
Pinelands Town	↑ 50%	↑ 1%	↓ 21%	↓ 7%
Federal/Military Area	-	-		
Pinelands Village	↑ 7%	↑ 2%	-	-
Special Ag. Production Area	-	-		

# Economy

Estimated per Capita Income

## Pinelands Area

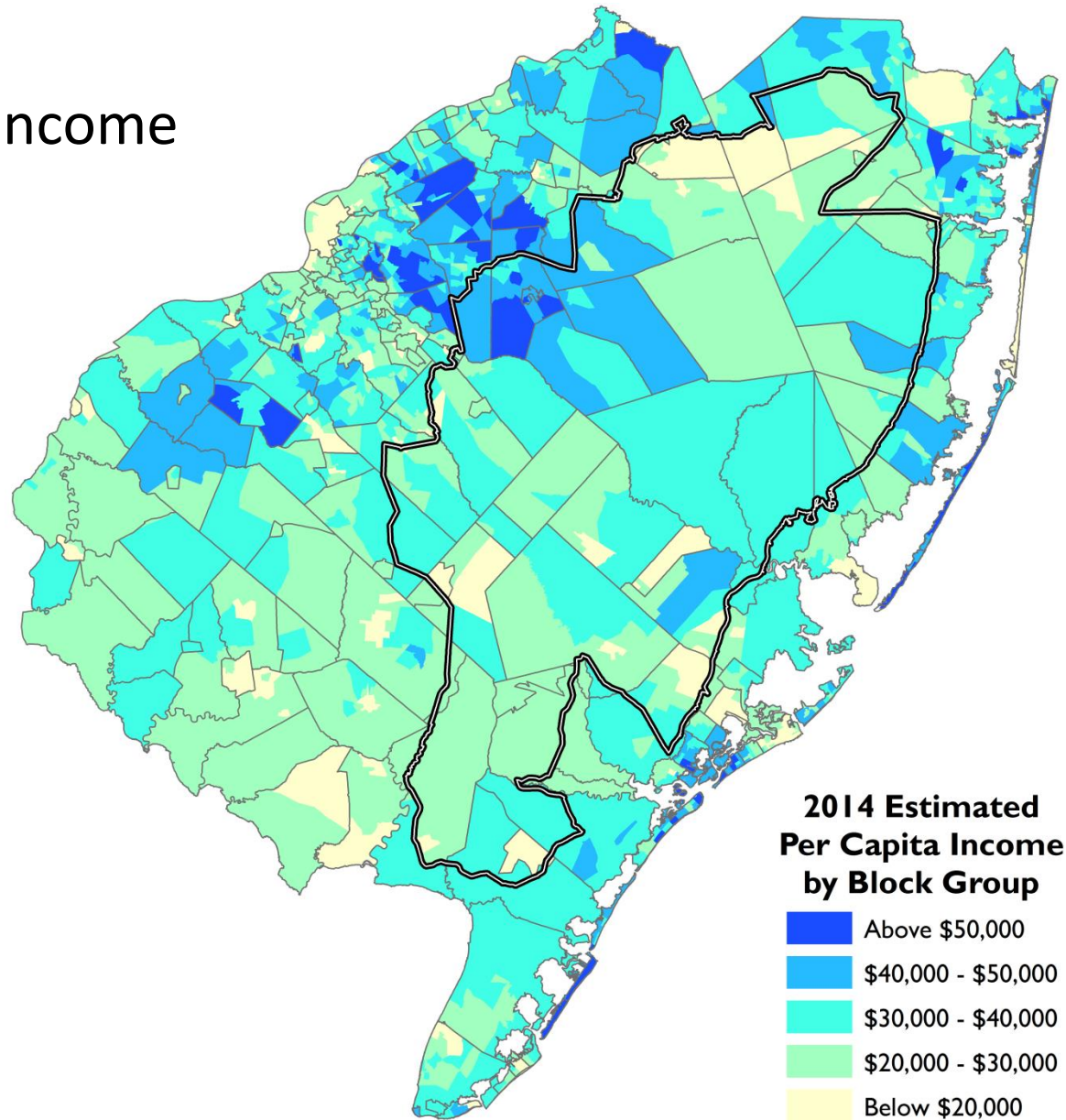
- \$30,100
- ↓ 1% from 2012

## Non-Pinelands Area

- \$30,600
- ↓ 3% from 2012

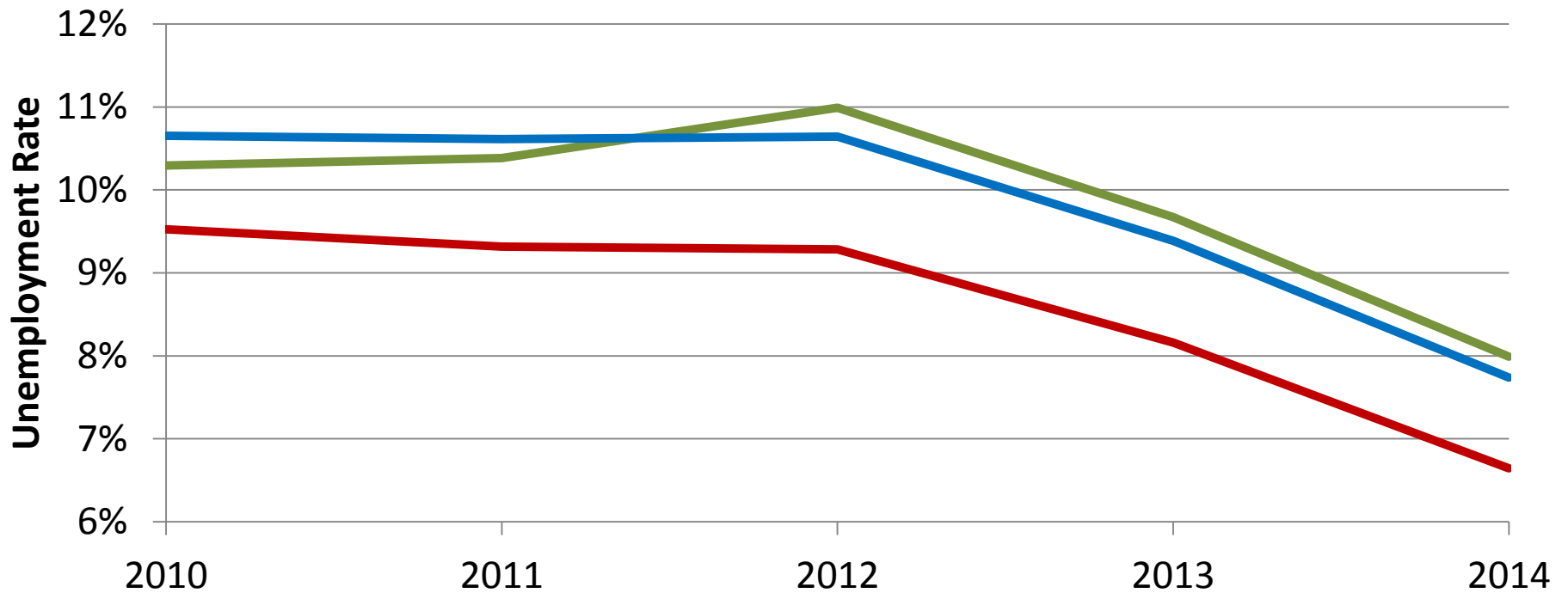
## State

- \$35,700
- ↑ 2% from 2012



# Economy

## Unemployment



— Pinelands

— Non-Pinelands

— State

### Pinelands

- 8.0%
- ↓ 1.7 points

### Non-Pinelands

- 7.7%
- ↓ 1.6 points

### State

- 6.6%
- ↓ 1.5 points

# Economy

## Employment, Establishments, & Wages

### Pinelands

- Employment
  - 143,934
  - ↑ 2.5%
- Establishments
  - 12,678
  - ↑ 2%
- Wages
  - \$37,766
  - ↓ 1.5%

### Non-Pinelands

- Employment
  - 599,426
  - ↑ 1%
- Establishments
  - 41,069
  - ↑ 1%
- Wages
  - \$38,434
  - ↓ 1%

### State

- Employment
  - 3,236,358
  - ↑ 1%
- Establishments
  - 252,995
  - ↑ 1%
- Wages
  - \$47,647
  - ↓ 1%

# Economy

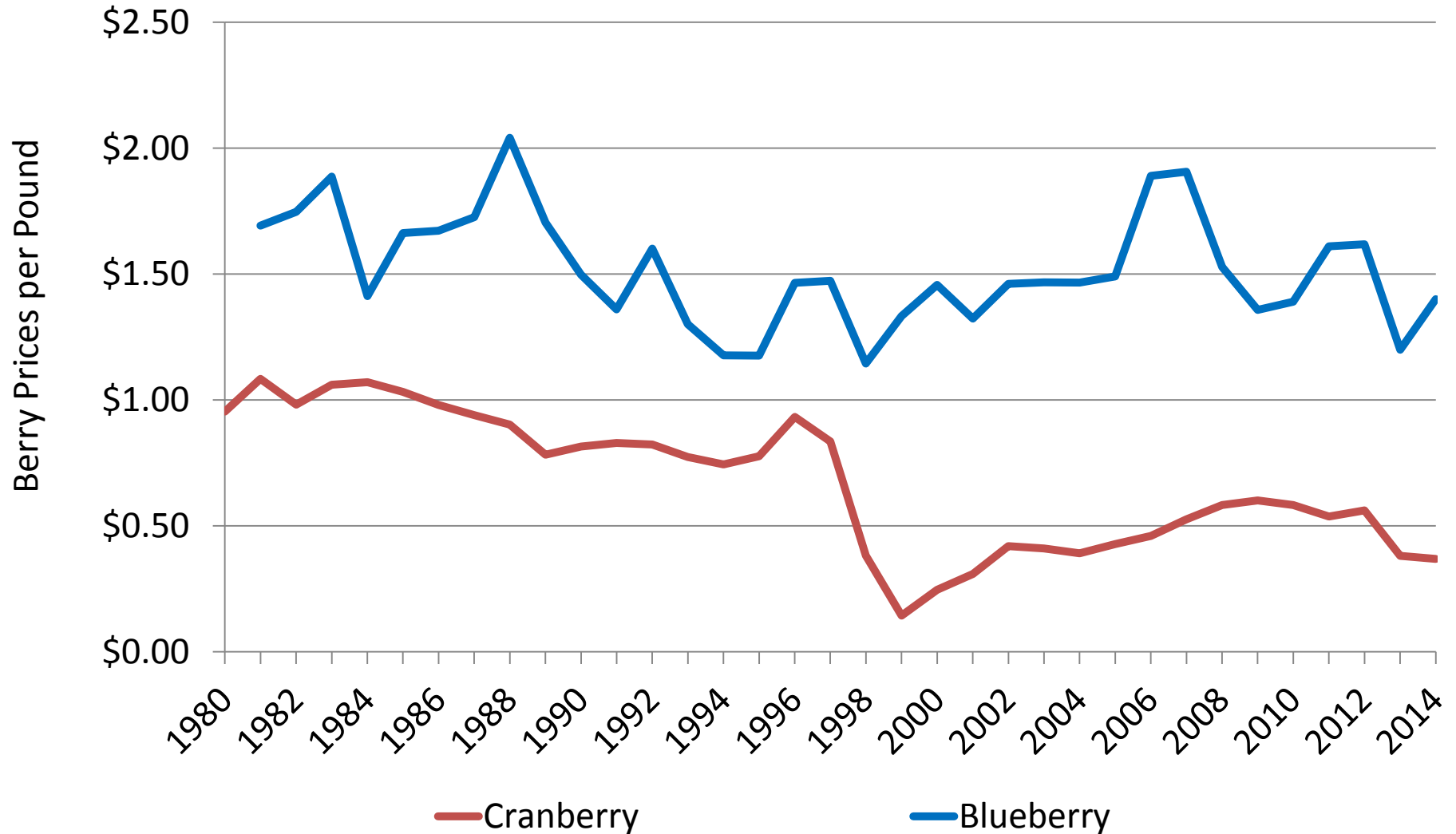
## Retail Sales, Establishments (2012 Update, finally!)

- Changes from 2007 to 2012
  - 10% decline in Pinelands per capita sales from 2007 vs. 9% decline in Non-Pinelands per capita sales vs. 5% decline for the state, overall
  - 14% decline in Atlantic County per capita sales (greatest decline)
  - 1% decline in Camden County per capita sales (least decline)
  - 10% decline in number of establishments in Burlington County and Cape May County (greatest decline)
  - 4% decline in number of establishments in Gloucester County (least decline)



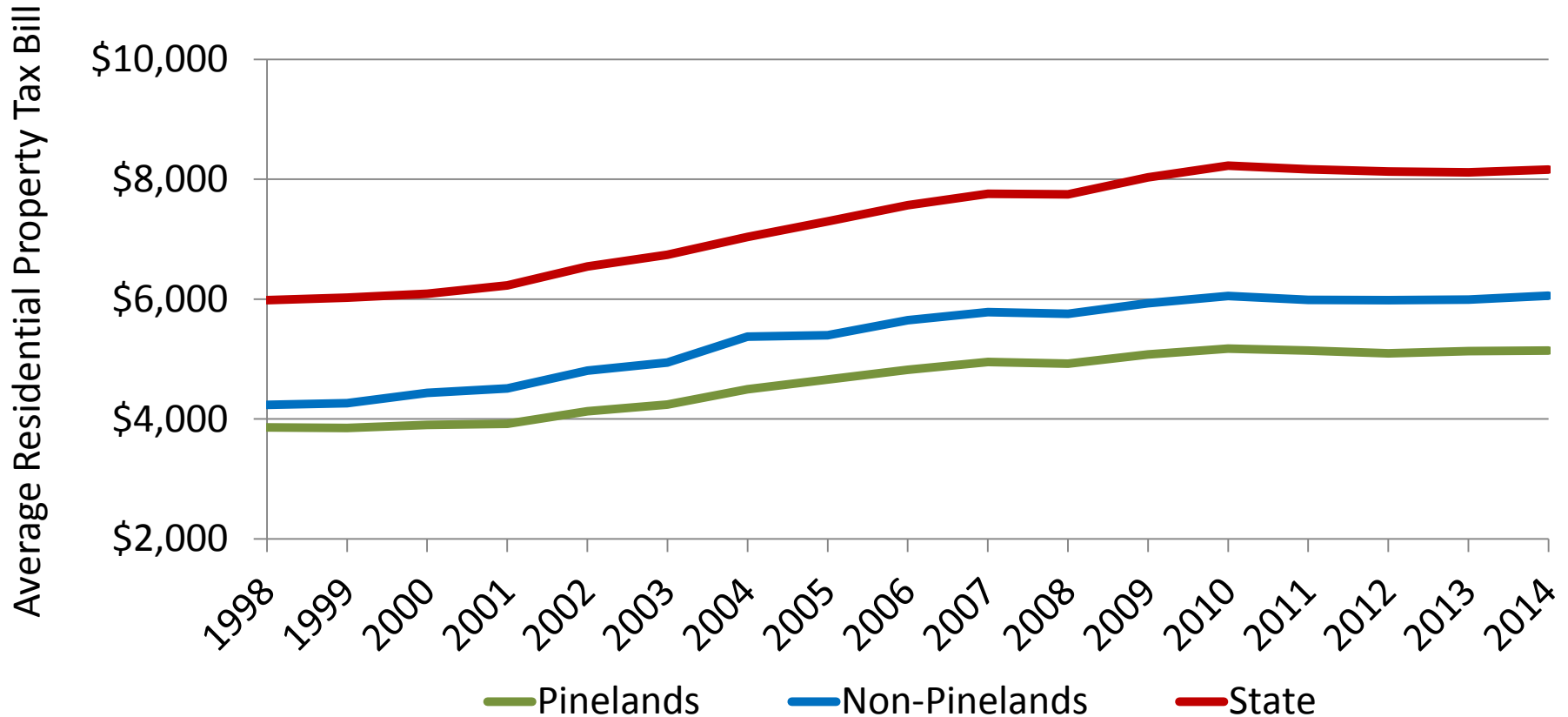
# Economy

## Berry Prices



# Municipal Finance

## Residential Tax Bill



### Pinelands

- \$5,144
- ↑ < 1%

### Non-Pinelands

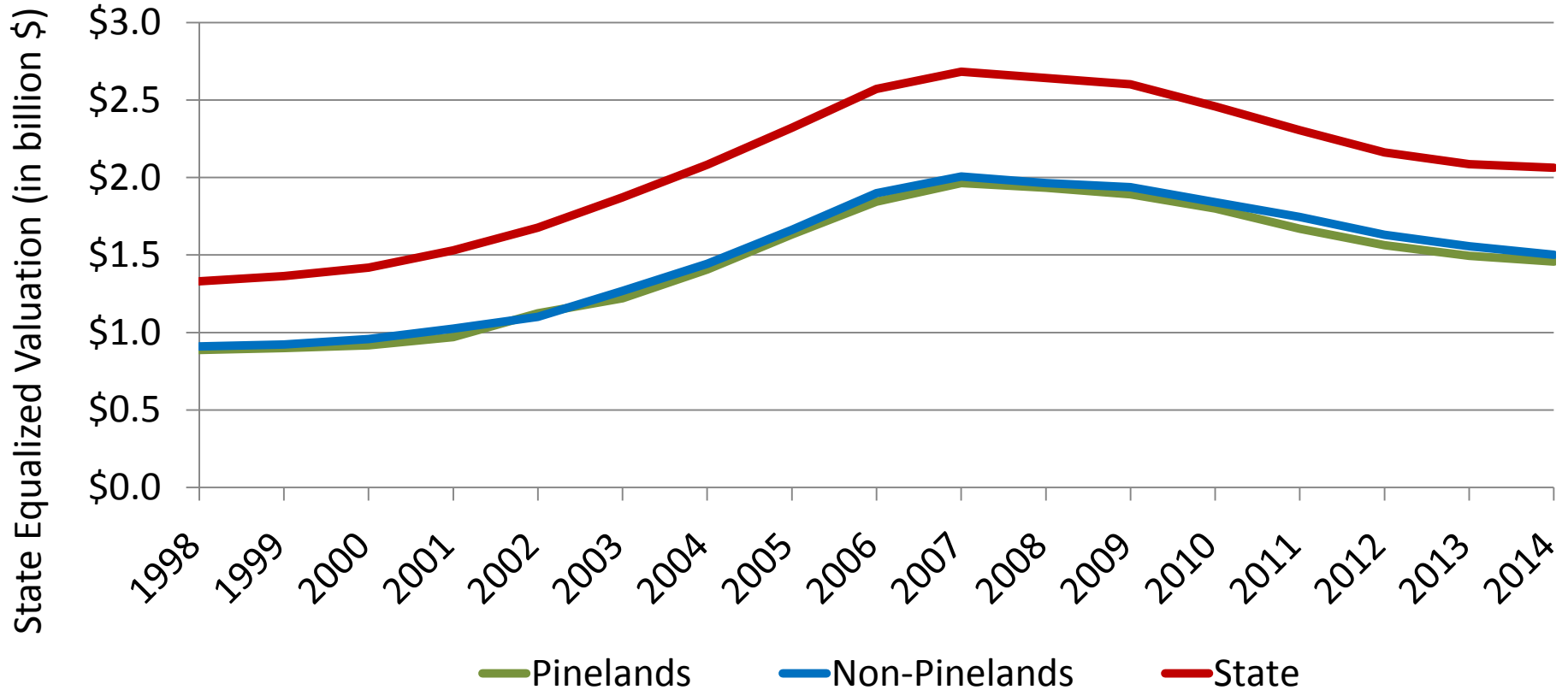
- \$6,057
- ↑ 1%

### State

- \$8,161
- ↑ < 1%

# Municipal Finance

## State Equalized Valuation



### Pinelands

- \$1.457 billion
- ↓ 3%

### Non-Pinelands

- \$1.501 billion
- ↓ 4%

### State

- \$2.064 billion
- ↓ 1%

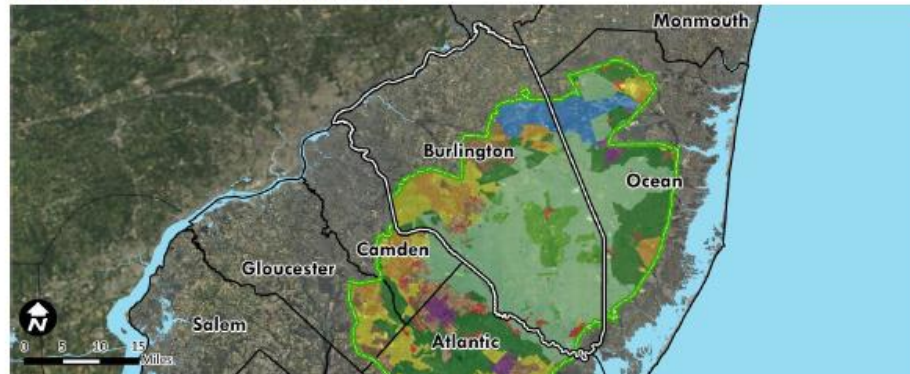
# 2015 Municipal Fact Book

New Jersey

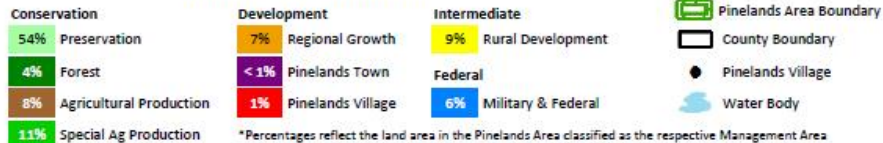
## Burlington County

Pinelands Area 2010 population: 96,388 (21% of total population)

Pinelands Area acreage: 334,224 (64% of total acreage)



### Pinelands Management Areas



2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank	Estimated Poverty Rate by Year	
Population Estimate	449,722	303,834	3		
Population Density (per mile <sup>2</sup> )	549	713	4		
Population Change - 2010 to 2014	0.2%	-0.1%	5		
% Land Protected in Pinelands Area	57%	46%*	2*		
Assessed Acres of Farmland	118,293	57,162	1		
Building Permits Issued	1,000	945	3		
Housing Transactions	2,814	2,112	3		
Average Home Sale Price	\$269,152	\$275,306	4		
Equalized Property Value (millions)	\$45,672.9	\$37,635.6	3		
Average Effective Tax Rate	2.55	2.51	5		
Average Residential Property Tax Bill	\$6,289	\$5,534	2		
Per Capita Income (Estimate)	\$36,600	\$29,574	1		
Estimated Unemployment Rate	6.3%	8.6%	8		
Private Sector Employment	169,000	Private Sector Establishments	10,446		Private Sector Avg. Annual Wages

# What's next?

- Program Review
  - Discuss program with experts and how to possibly improve process
- Revised reporting format
- New Annual Data (time permitting)
  - Supplemental data
  - Continue “split-town” data acquisition as feasible

