

Appendix H. Municipal Fact Book

Introduction

This section provides a detailed explanation of the Municipal Fact Book. An example of a Fact Book page, with briefer explanations and data sources, follows this detailed section.

The Long-Term Economic Monitoring Program Report has traditionally focused on aggregate trends, with the intent of comparing the economic performance between the Pinelands and the Non-Pinelands regions of southern New Jersey. Maps and tables displaying data for each of the Pinelands municipalities were introduced in 2001 in order to gain a better understanding of how places within the Pinelands compare economically. The Municipal Fact Book was introduced in 2002 to take this concept further by presenting data by municipality, rather than by variable. This arrangement provides a summary of economic conditions in each municipality, while placing each municipality in a broader context by displaying average values for eight southern New Jersey and municipal ranks for each variable. Since 2003, the Fact Book has also included maps and charts for each municipality. Subsequent Fact Books expanded to add sheets for county level data. County sheets are provided for the seven counties containing any of the 53 Pinelands municipalities. A sheet for the Pinelands area municipalities shows average values for the 53 municipalities compared to Non-Pinelands municipalities of southern New Jersey and the State as a whole.

Introductory Information

Data for 53 municipalities that are completely or partially located inside the state-designated Pinelands Area is presented alphabetically by county. The introductory information section is found below the name of the municipality. The number of residents and acres within the Pinelands Area boundary at the 2020 Census is provided, followed by the percentage of the municipality's total population and area in parentheses. Populations for areas inside and outside the Pinelands Area were calculated using census block data. A reference map (in the upper-right corner) locates the municipality or county in relation to the Pinelands Area.

Municipal Maps

Each Fact Book sheet has a municipal map presenting the Pinelands Management Areas overlaid on 2023 aerial photography. While the Management Area layer gives the reader a sense for where different intensities of development are encouraged, the aerial photography gives an indication as to where development has already occurred.

Each map's key, located directly below the map, also conveys the percentage of Pinelands land area that is classified as a specific Pinelands Management Area. For example, Buena Borough, a Pinelands municipality with 47% of its land area in the Pinelands Area, shows "23%" in the "Pinelands Town" symbol key. This should be read as "The Pinelands Town Management Area makes up 23% of Buena Borough's land in the Pinelands Area."

Since the most recent publication of the Municipal Fact Book in 2017, the Pinelands Commission approved changes in Pinelands management area boundaries in five municipalities as follows:

Dennis Township, Ordinance 2019-01, June 2019

Forest Area increased by 39 acres

Pinelands Village decreased by 39 acres

Evesham Township, Ordinance 5-3-2022, July 2022

Forest Area increased by 671 acres

Regional Growth Area increased by 875 acres

Rural Development Area decreased by 1,546 acres

Folsom Borough, Ordinance 07-2019, February 2020
Forest Area increased by 27 acres
Rural Development Area decreased by 27 acres

Medford Township, Ordinance 2020-2021, February 2021
Rural Development Area increased by 7.5 acres
Regional Growth Area decreased by 7.5 acres

Mullica Township, Ordinance 6-2018, June 2018
Pinelands Village increased by 40 acres
Preservation Area District decreased by 40 acres

Other routine, minor corrections to the Pinelands Commission’s Land Capability Map were also made between 2017 and 2024 to better align management area boundaries with roads and property lines, resulting in small adjustments to the percentages of land in various management areas in a handful of Pinelands municipalities.

Data Table

Most of the table is devoted to several municipal variables tracked in the annual report. Variables are from the most current year available and are shown beside the southern New Jersey municipal average. Rankings are out of the 202 municipalities in southern New Jersey. A rank of “1” indicates the highest value for a particular variable, while a rank of “202” typically indicates the lowest value, or that it is last in the series of the variable being tracked. It is important to note that these rankings *do not* indicate a positive or negative connotation.

The variables in the table include: population estimate, population density, population change 2018 to 2022 (estimate), percentage of total land area that is permanently protected *and* in the Pinelands Area, assessed acres of farmland, building permits, residential housing transactions, average sale price of homes, equalized value of property (in millions of dollars), effective tax rate, average residential property tax bill, per capita income estimates (actual values for census years), and estimated unemployment rate. Thorough descriptions of these variables can be found in the appropriate sections in the *Annual Report*.

The number of business establishments in the municipality as well as the number of people employed, and the average annual wage are indicated below the rankings section. The bar graph to the right of the rankings section displays poverty rate data as this year’s continuing supplemental variable.

General Caveats

- **Ranking Values.** Again, a rank of “1” indicates the highest value for a particular variable, while a rank of “202” typically indicates the lowest value. It is important to note that these rankings *do not* indicate a positive or negative connotation. The reader should understand that the rankings can be interpreted in different ways.
- **Data Volatility.** Municipalities with small populations tend to experience greater volatility in values and rankings from one year to the next.
- **Comparing Ranks to Previous Fact Books.** The change in rank for a particular municipality from its rank in previous Fact Books should be interpreted with caution, as data volatility or re-definition can often be responsible for a municipality’s change in rank.

Specific Caveats

- **Building Permits:** While some municipalities with low values for building permits may be suffering from economic hardship or minimal population growth, municipalities with small populations or little developable land remaining also tend to have low values.
- **Average Sale Price of Homes:** This value is dependent on the number of residential housing transactions. Municipalities with few transactions (under 10) generally experience greater volatility in price from year to year.
- **Percentage of Permanently Protected Land:** This value pertains only to municipalities with land in the Pinelands Area; therefore, rankings are out of 53 total municipalities. Of those 53 municipalities with any amount of land in the Pinelands Area, four do not have any permanently protected lands in the Pinelands Area. The percentage of permanently protected land was updated to February 2024 totals.
- **Business Establishments:** The New Jersey Department of Labor assigns municipal codes to each establishment that files under the Covered Employment Database. The assignment of codes depends on the location information submitted by each business. If a business identifies an incorrect location, for example, a business submits that its location address is Medford Lakes, when the business is actually in Medford Township, this leads to sources of error. The Department of Labor can also make errors when assigning municipal codes based on place names that businesses submit (e.g. Pomona, Cologne, and Oceanville are all places within Galloway, a single township). The number of business establishments for each municipality should be regarded as illustrative and not as exact figures.
- **Pinelands Area Population Density:** The density for the Pinelands area is calculated on the total population of the 47 municipalities with more than 10% of their area inside the Pinelands boundary and on the total area of those municipalities, including both areas inside and outside the Pinelands boundary.
- **Poverty Rates:** The poverty rate bar graph is based on a supplemental variable that was continued through the previous report. This data is produced by the U.S. Census Bureau but was obtained from New Jersey Department of Labor reports. Poverty rate data stopped being decennially collected data as of the 2000 Census. Since then, this data is collected through the American Community Survey. 2016 was the last year available. Due to smaller sampling sizes than those used to produce the decennial U.S. Census, this data is prone to having a larger margin of error. For more information, visit the U.S. Census Bureau's website as well as American Fact Finder for the data.

County Level Fact Sheets

County-level fact sheets are reported for seven of the eight counties of southern New Jersey and are presented following the municipal sheets. The county-level sheets follow the same format and design as the municipal-level sheets. It is important to note that the southern New Jersey average that is presented in-between the county value and county rank is *not* the same as the southern New Jersey average shown in the municipal sheets. The southern New Jersey average shown in the county sheets is a *county* average (out of seven counties), while the southern New Jersey average in the municipal sheets is a *municipal* average (out of 202 municipalities). The county fact sheets were placed together at the end of the Fact Book (rather than interspersing them throughout the book, preceding the municipalities) in order to avoid confusion and to allow for easier comparison between counties.

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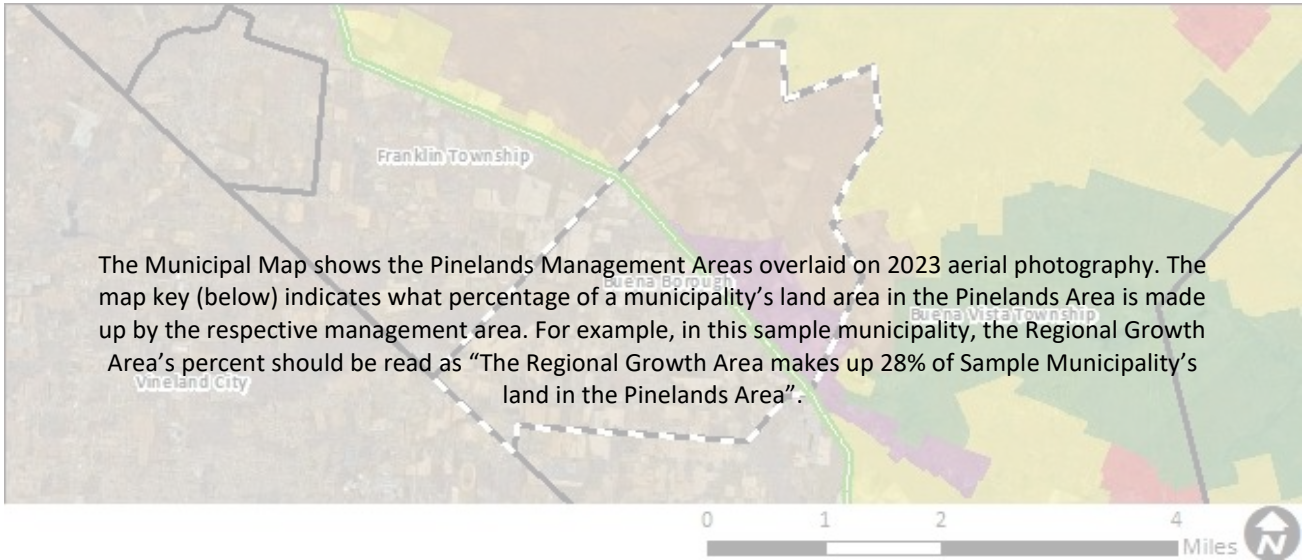
Pinelands Area Municipalities..... H67

Sample Municipality

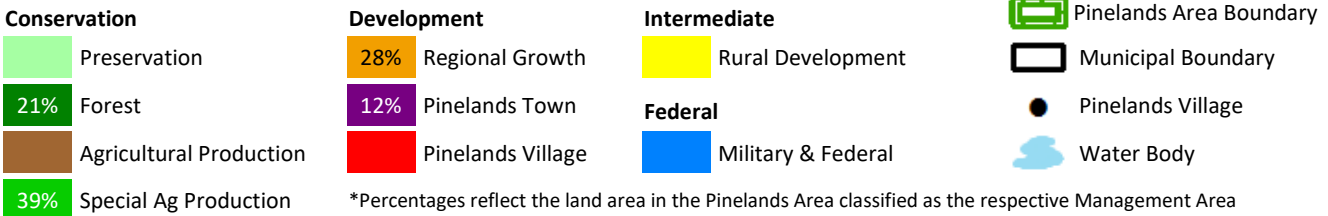


Municipal population inside Pinelands Area (% of total population) - U.S. Census Bureau 2020 Census Block

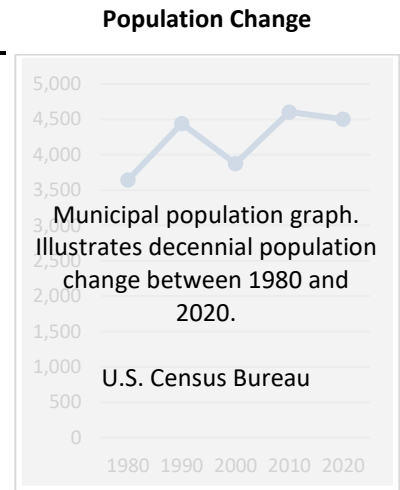
Municipal acreage inside Pinelands Area (% of total acreage) - N.J. Pinelands Commission 2024



Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate		U.S. Census Bureau	
Population Density (per mile ²)		N.J. Pinelands Commission	
Population Change - 2018 to 2022		U.S. Census Bureau	
% Land Protected in Pinelands Area		N.J. Pinelands Commission	
Assessed Acres of Farmland		N.J. Dept. of Treasury	
Building Permits Issued		N.J. Dept. of Community Affairs	
Housing Transactions		N.J. Dept. of Treasury	
Average Home Sale Price		N.J. Dept. of Treasury	
Equalized Property Value (millions)		N.J. Dept. of Community Affairs	
Effective Tax Rate		N.J. Dept. of Community Affairs	
Average Residential Property Tax Bill		N.J. Dept. of Community Affairs	
Per Capita Income Estimate		N.J. Dept. of Labor	
Estimated Unemployment Rate		N.J. Dept. of Labor	
Private Sector Employment		Private Sector Establishments	Private Sector Avg. Annual Wages
N.J. Dept. of Labor		N.J. Dept. of Labor	N.J. Dept. of Labor

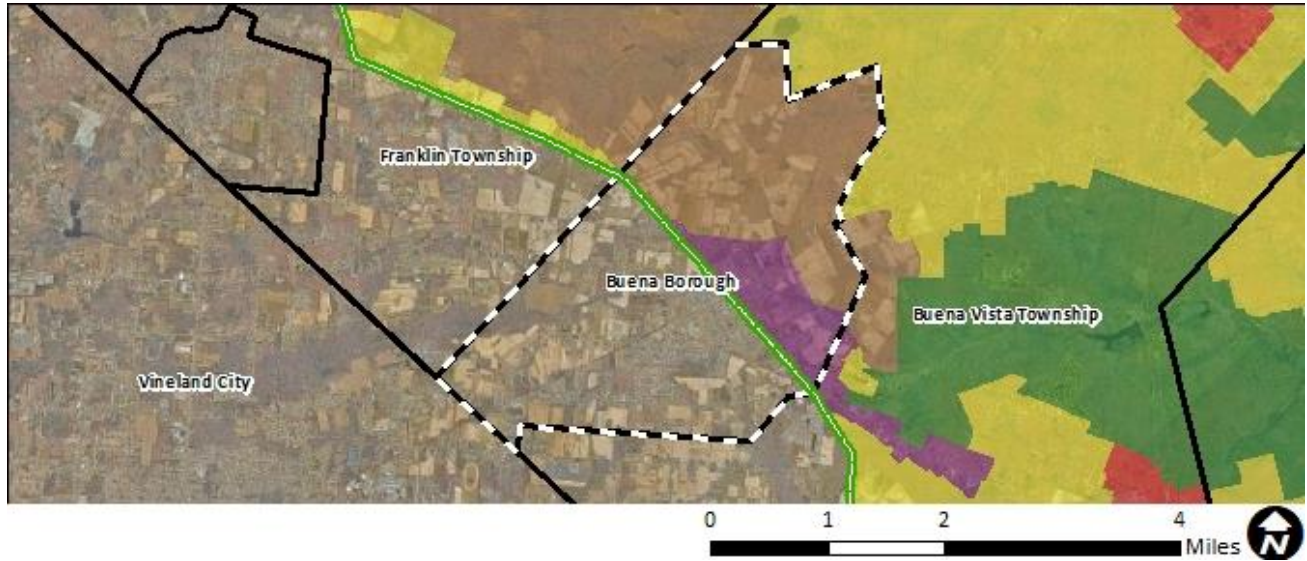


Buena Borough



Pinelands Area 2020 population: 1,054 (23% of total population)

Pinelands Area acreage: 2,277 (47% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- Forest
- 77% Agricultural Production
- Special Ag Production

Development

- Regional Growth
- 23% Pinelands Town
- Pinelands Village

Intermediate

- Rural Development

Federal

- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

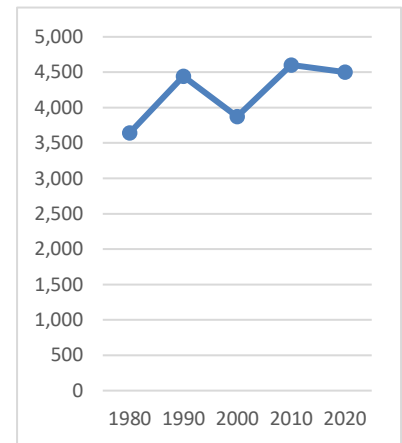


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,500	12,642	118
Population Density (per mile ²)	594	1,880	129
Population Change - 2018 to 2022	3.93%	2.27%	77
% Land Protected in Pinelands Area*	22%	39%	34
Assessed Acres of Farmland	2,172	2,270	59
Building Permits Issued	0	31	145
Housing Transactions	50	192	136
Average Home Sale Price	\$210,340	\$421,066	159
Equalized Property Value (millions)	\$323.4	\$2,044.0	149
Effective Tax Rate	3.19	2.75	61
Average Residential Property Tax Bill	\$5,579	\$6,914	141
Per Capita Income Estimate	\$37,499	\$50,670	150
Unemployment Rate	6.1%	4.3%	20

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
795	108	\$48,860

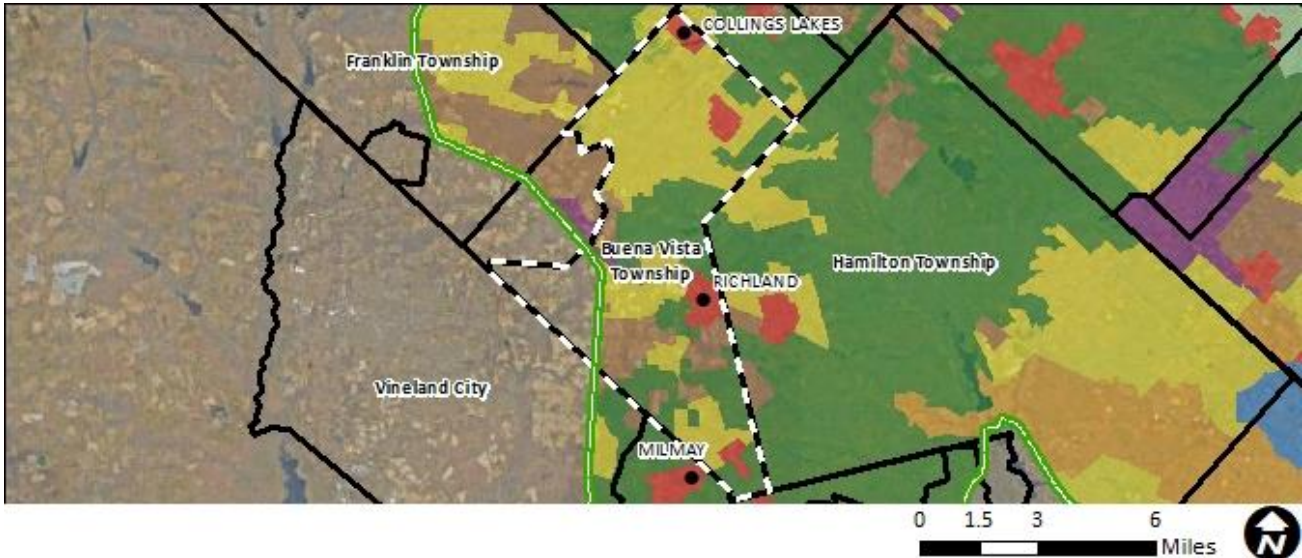
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Buena Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Buena Vista Township

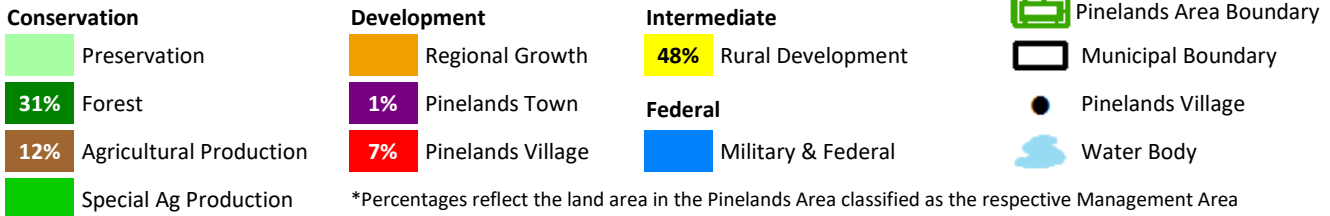


Pinelands Area 2020 population: 5,587 (83% of total population)

Pinelands Area acreage: 23,954 (90% of total acreage)

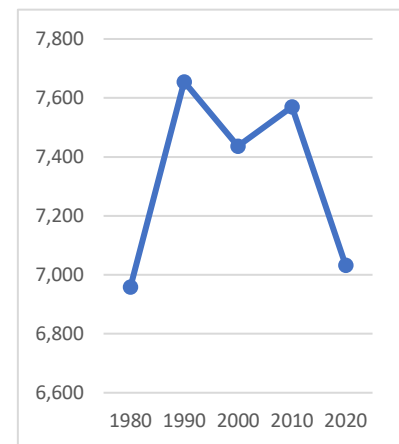


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,079	12,642	91
Population Density (per mile ²)	170	1,880	171
Population Change - 2018 to 2022	-2.59%	2.27%	175
% Land Protected in Pinelands Area*	18%	39%	36
Assessed Acres of Farmland	5,307	2,270	35
Building Permits Issued	6	31	78
Housing Transactions	100	192	98
Average Home Sale Price	\$255,175	\$421,066	124
Equalized Property Value (millions)	\$688.6	\$2,044.0	114
Effective Tax Rate	2.71	2.75	112
Average Residential Property Tax Bill	\$5,955	\$6,914	126
Per Capita Income Estimate	\$36,497	\$50,670	166
Unemployment Rate	6.3%	4.3%	18

Population Change



Private Sector Employment	742	Private Sector Establishments	81	Private Sector Avg. Annual Wages	\$39,549
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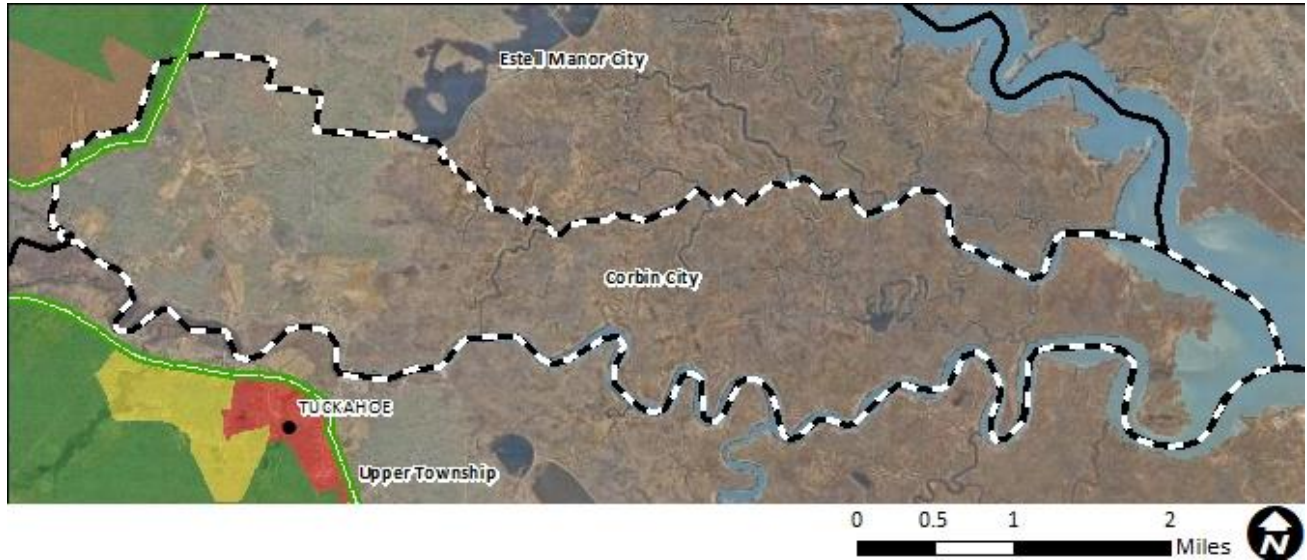
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Buena Vista Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Corbin City



Pinelands Area 2020 population: 4 (1% of total population)

Pinelands Area acreage: 68 (1% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- 100% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

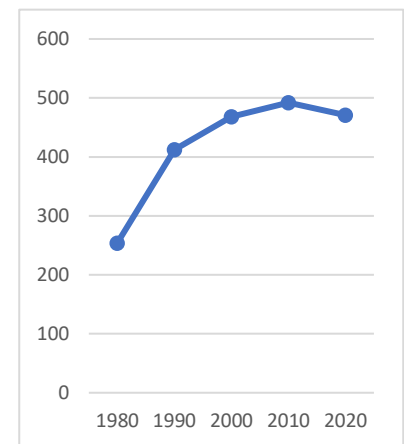


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	481	12,642	196
Population Density (per mile ²)	54	1,880	191
Population Change - 2018 to 2022	-2.29%	2.27%	172
% Land Protected in Pinelands Area*	9%	39%	39
Assessed Acres of Farmland	284	2,270	89
Building Permits Issued	0	31	145
Housing Transactions	3	192	198
Average Home Sale Price	\$351,667	\$421,066	66
Equalized Property Value (millions)	\$61.5	\$2,044.0	195
Effective Tax Rate	1.88	2.75	160
Average Residential Property Tax Bill	\$3,896	\$6,914	191
Per Capita Income Estimate	\$32,650	\$50,670	180
Unemployment Rate	5.1%	4.3%	39

Population Change



Private Sector Employment
21

Private Sector Establishments
9

Private Sector Avg. Annual Wages
\$37,790

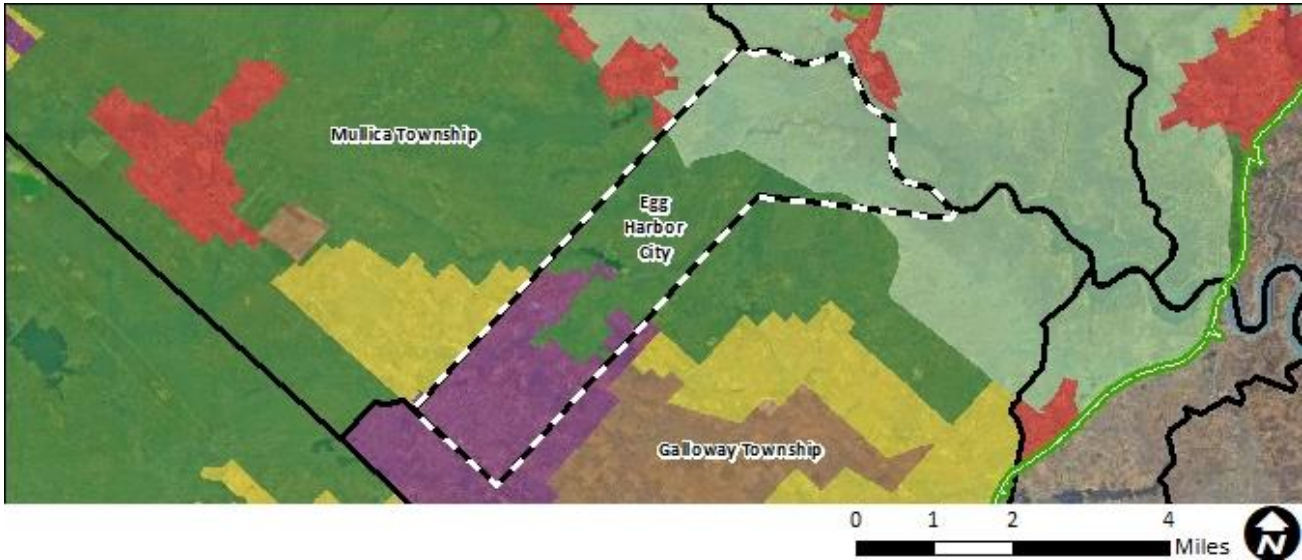
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Corbin City it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Egg Harbor City

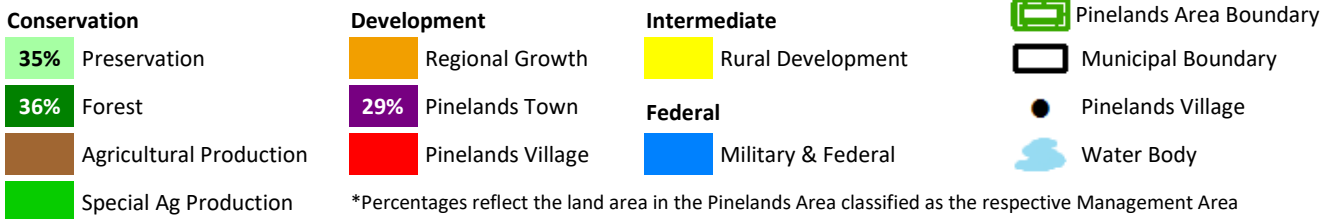


Pinelands Area 2020 population: 4,396 (100% of total population)

Pinelands Area acreage: 7,372 (100% of total acreage)

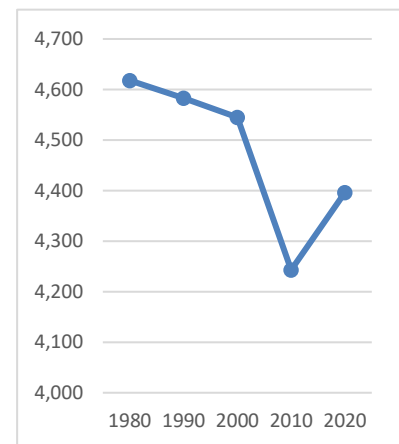


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,408	12,642	120
Population Density (per mile ²)	387	1,880	144
Population Change - 2018 to 2022	7.42%	2.27%	31
% Land Protected in Pinelands Area*	2%	39%	44
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	0	31	145
Housing Transactions	73	192	111
Average Home Sale Price	\$186,030	\$421,066	175
Equalized Property Value (millions)	\$254.9	\$2,044.0	163
Effective Tax Rate	4.57	2.75	7
Average Residential Property Tax Bill	\$6,544	\$6,914	100
Per Capita Income Estimate	\$39,983	\$50,670	133
Unemployment Rate	6.8%	4.3%	11

Population Change



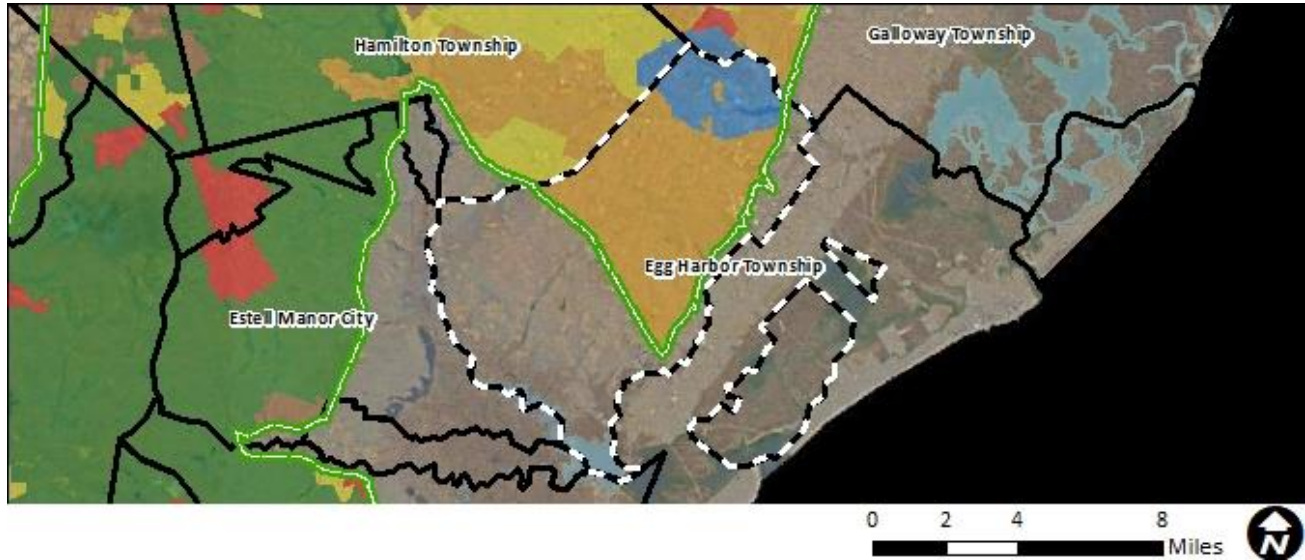
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
3,822	307	\$48,637

*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Egg Harbor City it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Egg Harbor Township

Pinelands Area 2020 population: 30,478 (64% of total population)

Pinelands Area acreage: 17,867 (44% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

Development

- 79% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

- Rural Development
- Federal**
- 21% Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

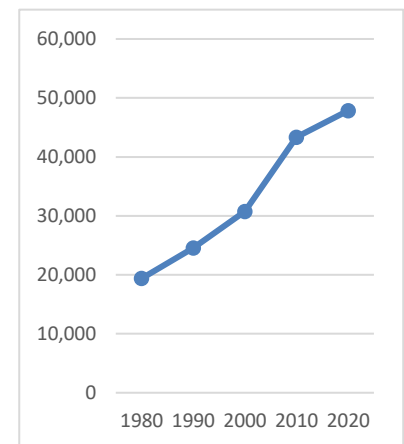


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	47,946	12,642	11
Population Density (per mile ²)	635	1,880	123
Population Change - 2018 to 2022	11.49%	2.27%	11
% Land Protected in Pinelands Area*	2%	39%	43
Assessed Acres of Farmland	3,419	2,270	51
Building Permits Issued	44	31	38
Housing Transactions	432	192	26
Average Home Sale Price	\$247,178	\$421,066	132
Equalized Property Value (millions)	\$5,089.5	\$2,044.0	22
Effective Tax Rate	2.85	2.75	98
Average Residential Property Tax Bill	\$6,974	\$6,914	82
Per Capita Income Estimate	\$28,573	\$50,670	190
Unemployment Rate	4.8%	4.3%	52

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
15,852	1,037	\$66,075

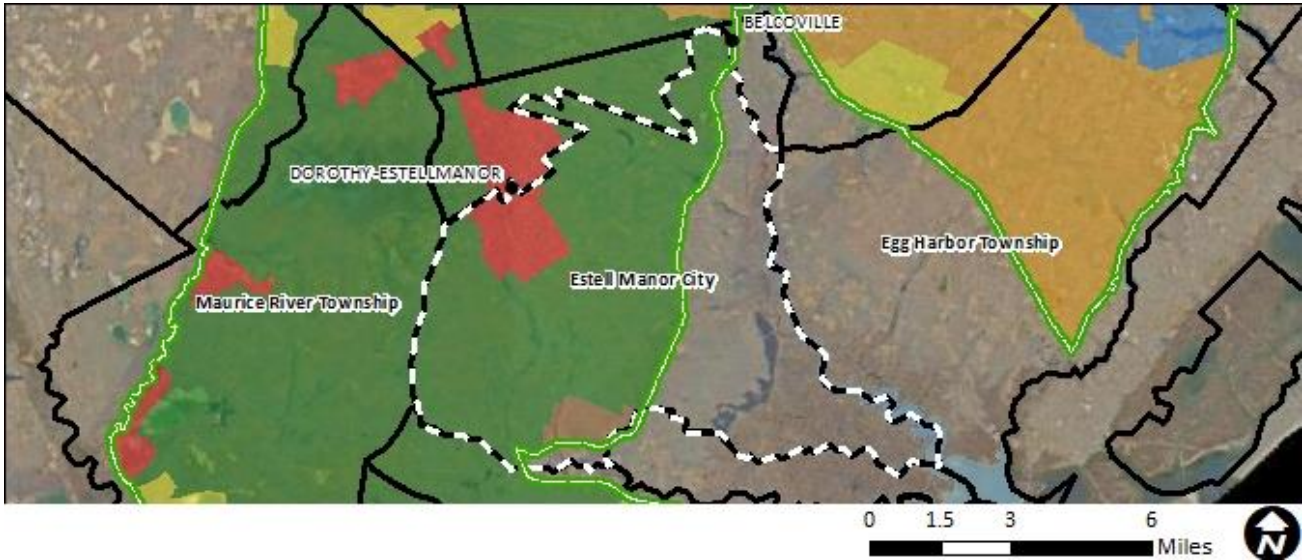
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Egg Harbor Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Estell Manor City

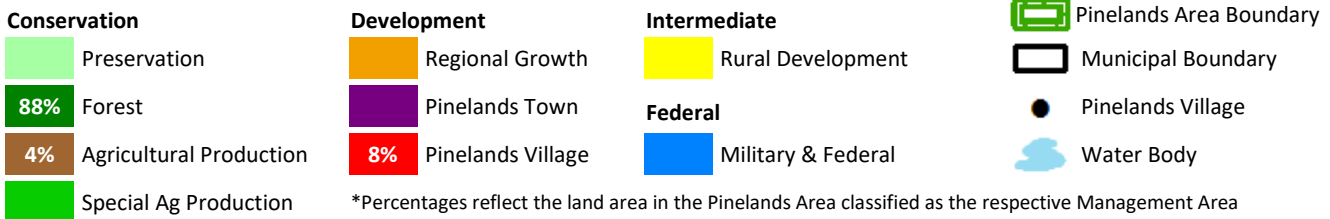


Pinelands Area 2020 population: 1,559 (93% of total population)

Pinelands Area acreage: 22,423 (63% of total acreage)

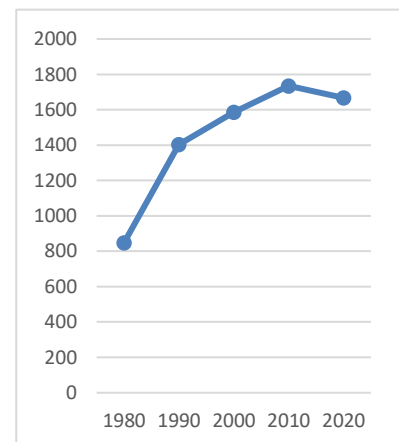


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,677	12,642	168
Population Density (per mile ²)	30	1,880	196
Population Change - 2018 to 2022	-2.33%	2.27%	174
% Land Protected in Pinelands Area*	56%	39%	17
Assessed Acres of Farmland	4,839	2,270	39
Building Permits Issued	2	31	107
Housing Transactions	14	192	179
Average Home Sale Price	\$278,214	\$421,066	105
Equalized Property Value (millions)	\$203.5	\$2,044.0	169
Effective Tax Rate	2.29	2.75	142
Average Residential Property Tax Bill	\$4,984	\$6,914	168
Per Capita Income Estimate	\$47,253	\$50,670	81
Unemployment Rate	5.2%	4.3%	35
Private Sector Employment	96	Private Sector Establishments	20
		Private Sector Avg. Annual Wages	\$52,907

Population Change



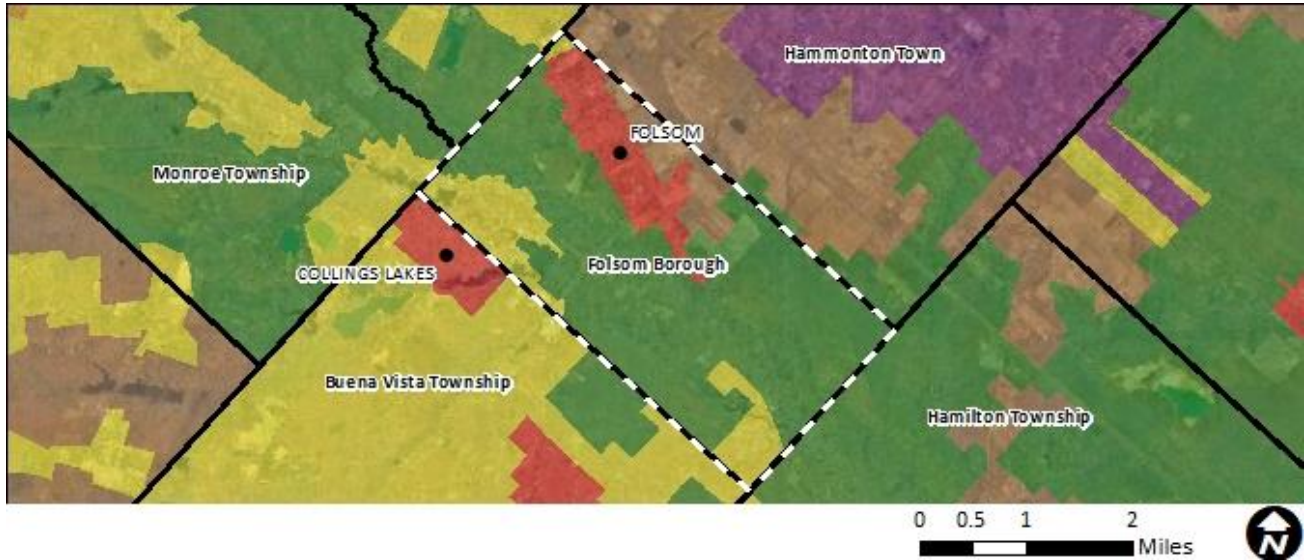
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Folsom Borough

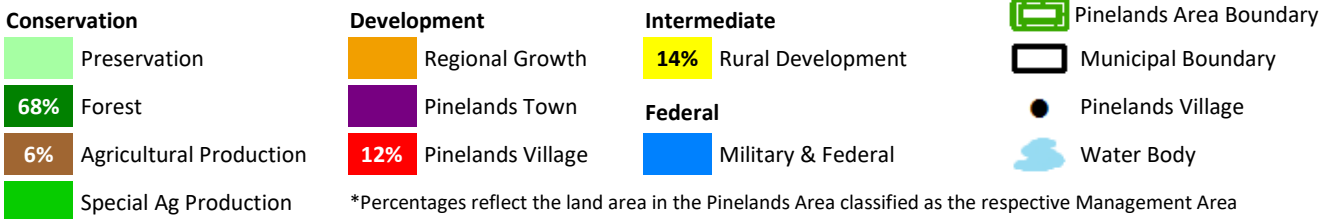


Pinelands Area 2020 population: 1,811 (100% of total population)

Pinelands Area acreage: 5,426 (100% of total acreage)

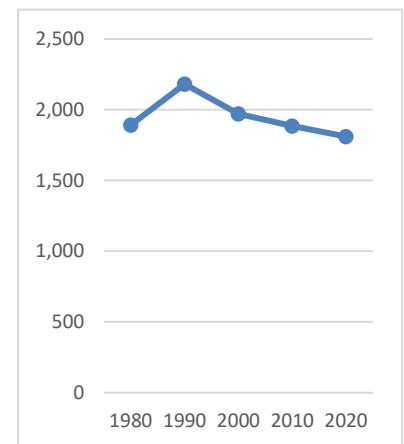


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,810	12,642	162
Population Density (per mile ²)	213	1,880	167
Population Change - 2018 to 2022	1.27%	2.27%	127
% Land Protected in Pinelands Area*	21%	39%	35
Assessed Acres of Farmland	879	2,270	70
Building Permits Issued	0	31	145
Housing Transactions	20	192	170
Average Home Sale Price	\$253,940	\$421,066	127
Equalized Property Value (millions)	\$200.8	\$2,044.0	173
Effective Tax Rate	2.06	2.75	153
Average Residential Property Tax Bill	\$4,291	\$6,914	190
Per Capita Income Estimate	\$49,023	\$50,670	72
Unemployment Rate	5.3%	4.3%	33

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
876	34	\$113,847

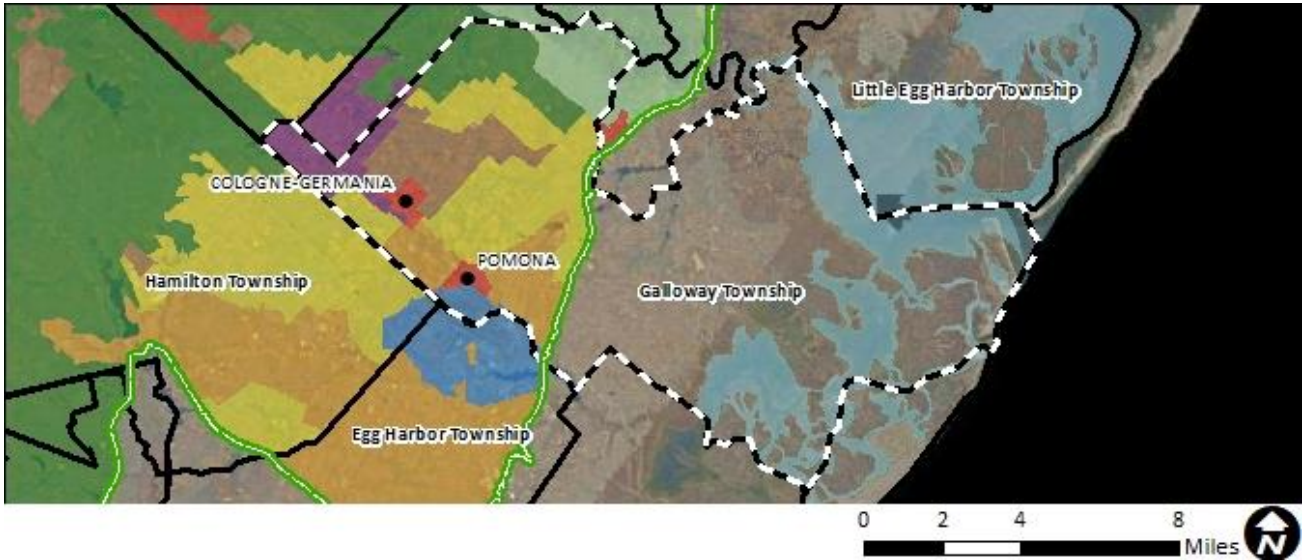
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Galloway Township

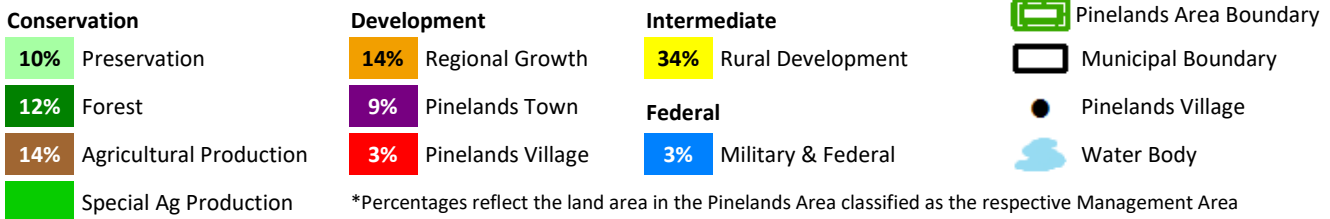


Pinelands Area 2020 population: 15,586 (41% of total population)

Pinelands Area acreage: 27,005 (38% of total acreage)

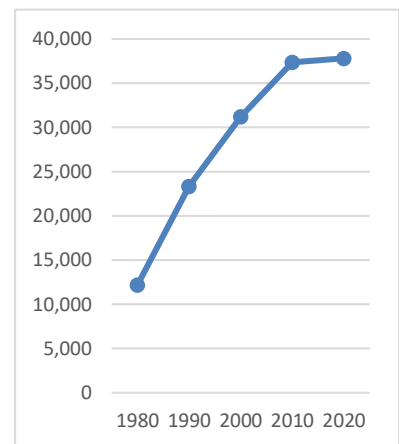


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	37,870	12,642	17
Population Density (per mile ²)	340	1,880	148
Population Change - 2018 to 2022	5.56%	2.27%	50
% Land Protected in Pinelands Area*	17%	39%	37
Assessed Acres of Farmland	4,279	2,270	46
Building Permits Issued	10	31	64
Housing Transactions	681	192	13
Average Home Sale Price	\$232,747	\$421,066	144
Equalized Property Value (millions)	\$3,597.1	\$2,044.0	30
Effective Tax Rate	2.76	2.75	107
Average Residential Property Tax Bill	\$5,404	\$6,914	148
Per Capita Income Estimate	\$38,266	\$50,670	143
Unemployment Rate	4.5%	4.3%	67

Population Change



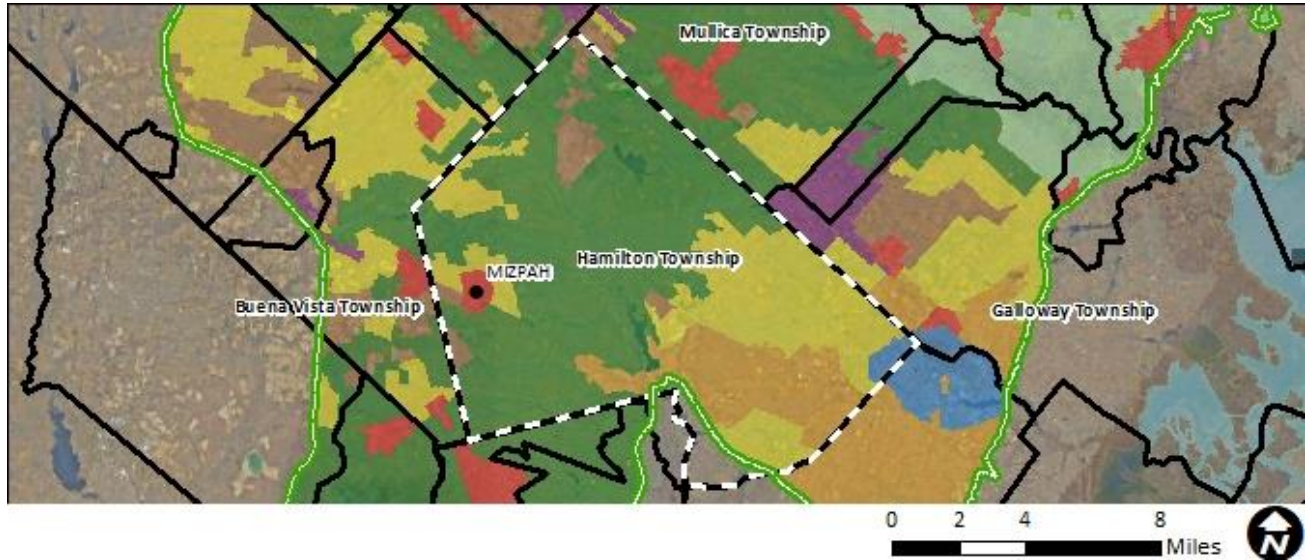
Private Sector Employment 7,072	Private Sector Establishments 510	Private Sector Avg. Annual Wages \$53,370
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Galloway Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Hamilton Township

Pinelands Area 2020 population: 25,882 (94% of total population)

Pinelands Area acreage: 70,065 (97% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- 55% Forest
- 4% Agricultural Production
- Special Ag Production

Development

- 13% Regional Growth
- Pinelands Town
- 1% Pinelands Village

Intermediate

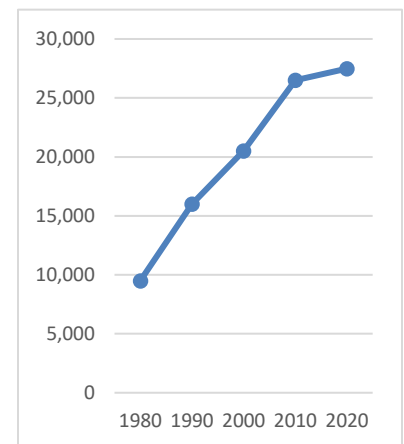
- 25% Rural Development
- Federal**
- 1% Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	28,155	12,642	25
Population Density (per mile ²)	249	1,880	157
Population Change - 2018 to 2022	8.96%	2.27%	19
% Land Protected in Pinelands Area*	40%	39%	26
Assessed Acres of Farmland	4,794	2,270	41
Building Permits Issued	40	31	40
Housing Transactions	454	192	24
Average Home Sale Price	\$240,182	\$421,066	135
Equalized Property Value (millions)	\$2,690.5	\$2,044.0	46
Effective Tax Rate	2.85	2.75	96
Average Residential Property Tax Bill	\$5,325	\$6,914	152
Per Capita Income Estimate	\$39,503	\$50,670	137
Unemployment Rate	5.2%	4.3%	35

Population Change



Private Sector Employment
7,196

Private Sector Establishments
554

Private Sector Avg. Annual Wages
\$42,678

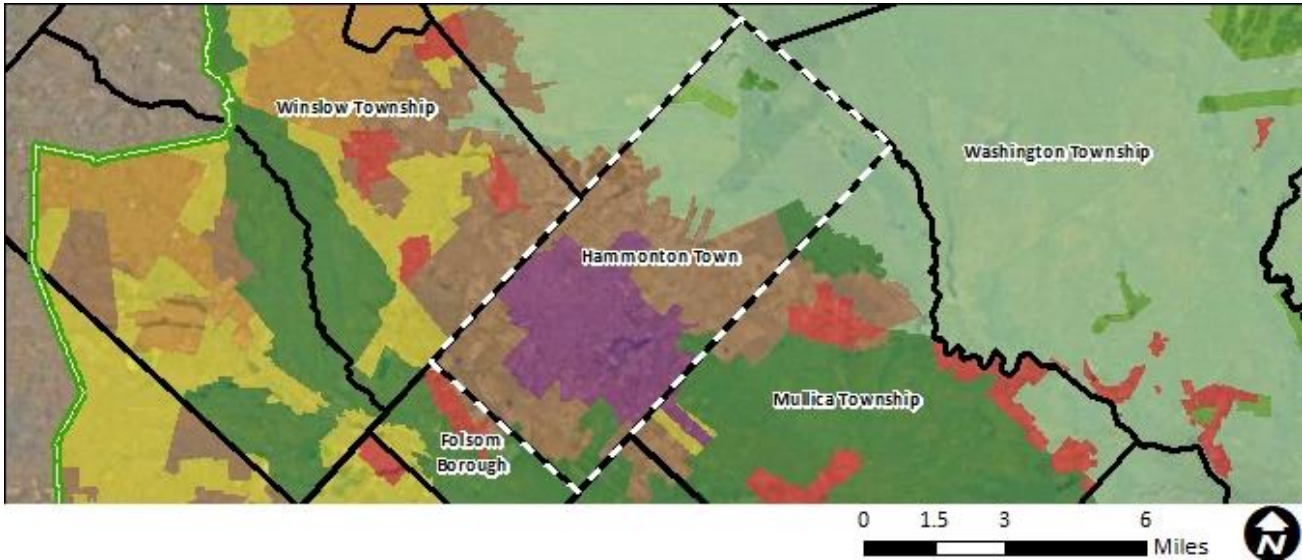
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Hamilton Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Hammonton Town

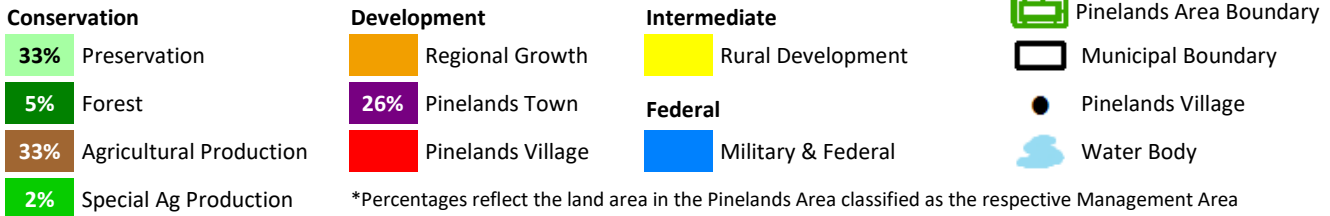


Pinelands Area 2020 population: 14,711 (100% of total population)

Pinelands Area acreage: 26,581 (100% of total acreage)

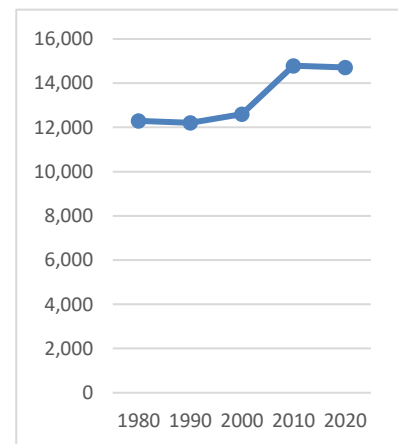


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	14,833	12,642	47
Population Density (per mile ²)	359	1,880	146
Population Change - 2018 to 2022	5.53%	2.27%	52
% Land Protected in Pinelands Area*	49%	39%	23
Assessed Acres of Farmland	6,994	2,270	25
Building Permits Issued	12	31	56
Housing Transactions	104	192	90
Average Home Sale Price	\$208,846	\$421,066	161
Equalized Property Value (millions)	\$1,612.9	\$2,044.0	71
Effective Tax Rate	2.47	2.75	127
Average Residential Property Tax Bill	\$5,967	\$6,914	125
Per Capita Income Estimate	\$43,688	\$50,670	108
Unemployment Rate	5.4%	4.3%	30

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
7,449	644	\$52,840

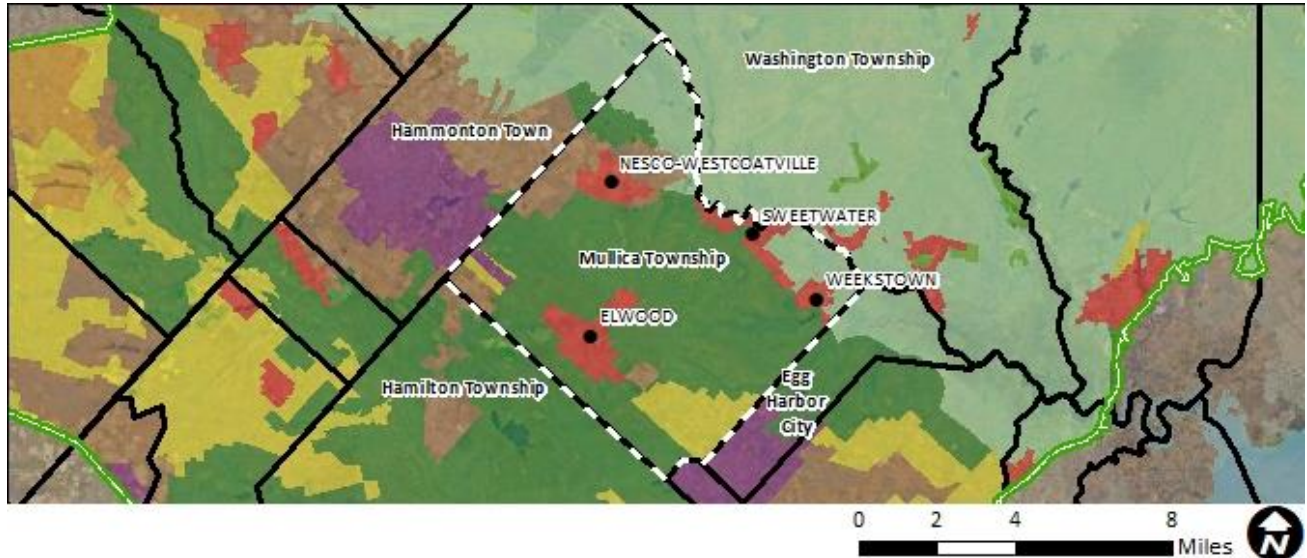
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For the Town of Hammonton it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Mullica Township



Pinelands Area 2020 population: 5,816 (100% of total population)

Pinelands Area acreage: 36,406 (100% of total acreage)



Pinelands Management Areas

Conservation

- 13% Preservation
- 59% Forest
- 9% Agricultural Production
- Special Ag Production

Development

- Regional Growth
- 1% Pinelands Town
- 11% Pinelands Village

Intermediate

- 7% Rural Development

Federal

- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

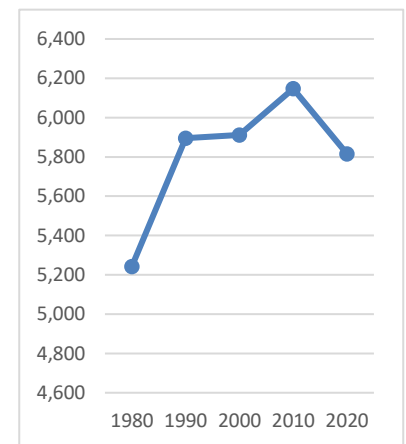


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	5,820	12,642	104
Population Density (per mile ²)	102	1,880	182
Population Change - 2018 to 2022	-1.24%	2.27%	164
% Land Protected in Pinelands Area*	34%	39%	28
Assessed Acres of Farmland	6,621	2,270	28
Building Permits Issued	0	31	145
Housing Transactions	66	192	121
Average Home Sale Price	\$273,216	\$421,066	110
Equalized Property Value (millions)	\$612.5	\$2,044.0	122
Effective Tax Rate	2.90	2.75	91
Average Residential Property Tax Bill	\$6,259	\$6,914	112
Per Capita Income Estimate	\$44,643	\$50,670	97
Unemployment Rate	6.9%	4.3%	10

Population Change



Private Sector Employment
151

Private Sector Establishments
27

Private Sector Avg. Annual Wages
\$40,799

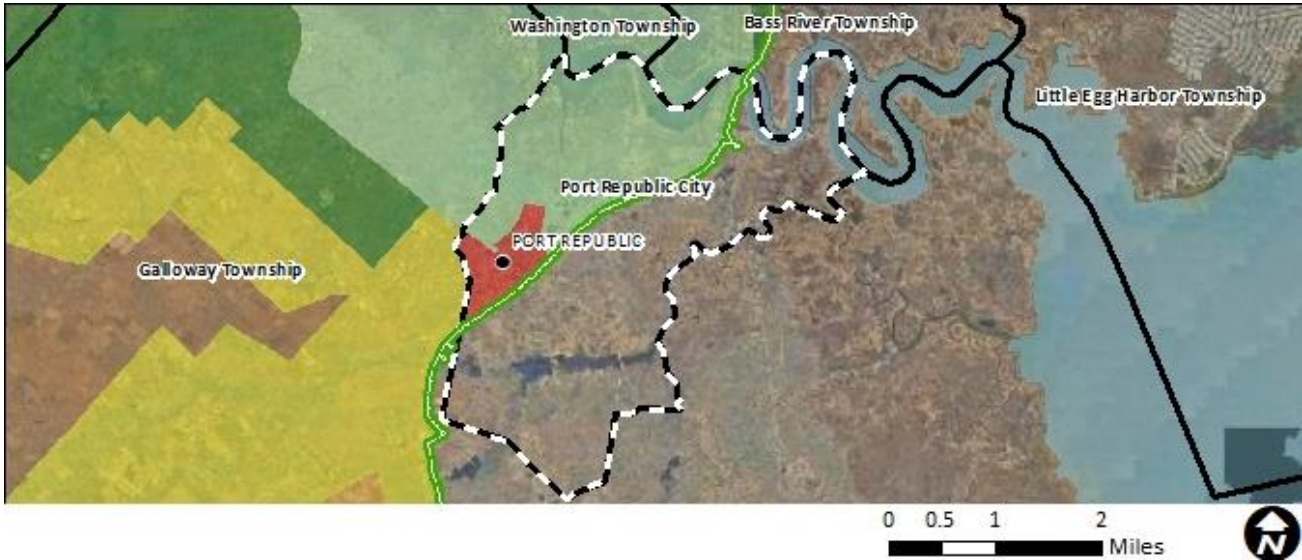
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Mullica Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Port Republic City

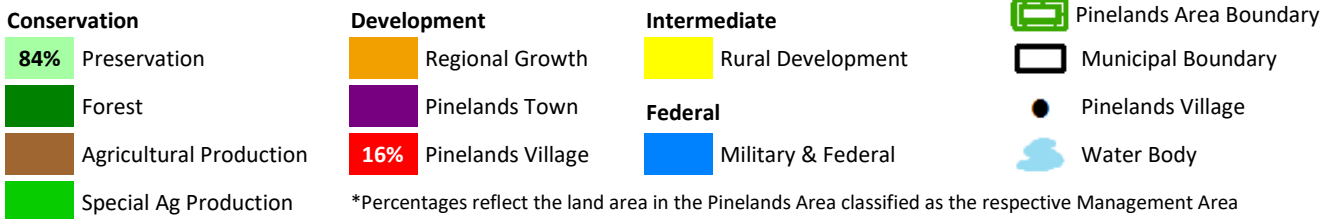


Pinelands Area 2020 population: 78 (7% of total population)

Pinelands Area acreage: 1,952 (36% of total acreage)

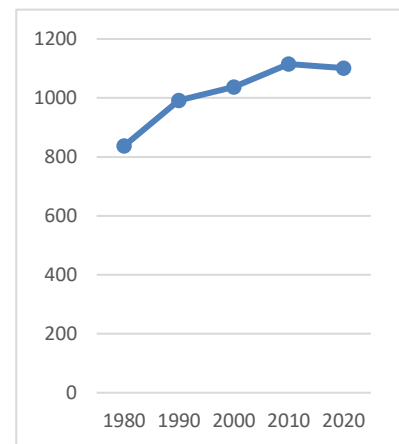


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,111	12,642	181
Population Density (per mile ²)	130	1,880	177
Population Change - 2018 to 2022	4.50%	2.27%	72
% Land Protected in Pinelands Area*	29%	39%	32
Assessed Acres of Farmland	72	2,270	104
Building Permits Issued	3	31	100
Housing Transactions	11	192	187
Average Home Sale Price	\$424,964	\$421,066	47
Equalized Property Value (millions)	\$161.3	\$2,044.0	180
Effective Tax Rate	2.36	2.75	136
Average Residential Property Tax Bill	\$6,937	\$6,914	84
Per Capita Income Estimate	\$66,869	\$50,670	26
Unemployment Rate	4.9%	4.3%	45

Population Change



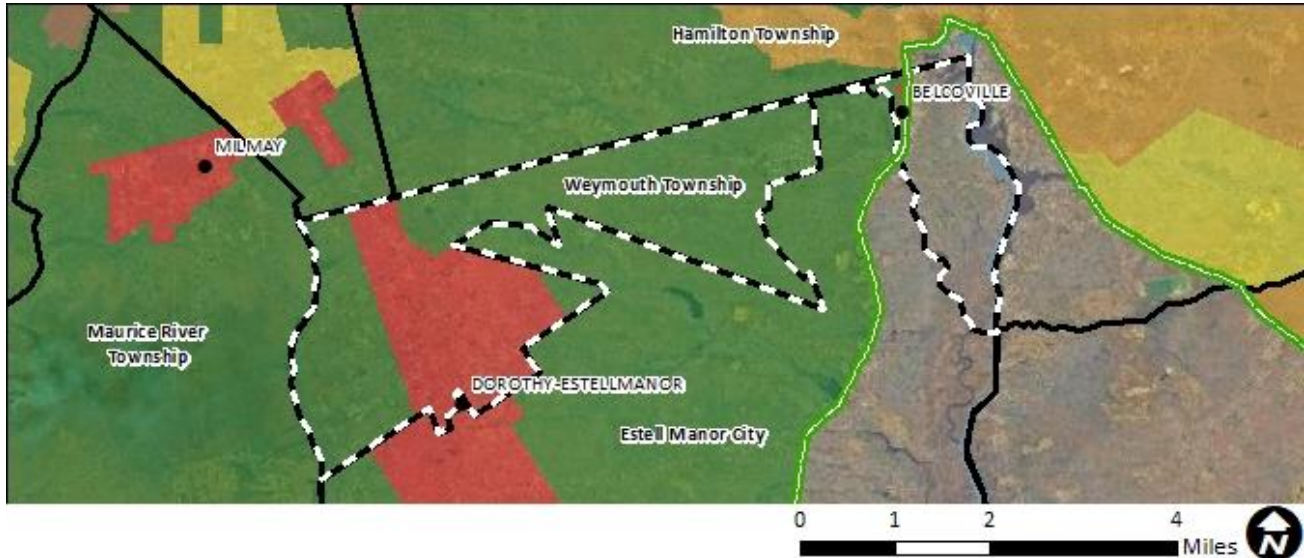
Private Sector Employment	43	Private Sector Establishments	13	Private Sector Avg. Annual Wages	\$34,283
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For the City of Port Republic it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Weymouth Township

Pinelands Area 2020 population: 2,015 (77% of total population)

Pinelands Area acreage: 6,383 (83% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- 70% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- 30% Pinelands Village

Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

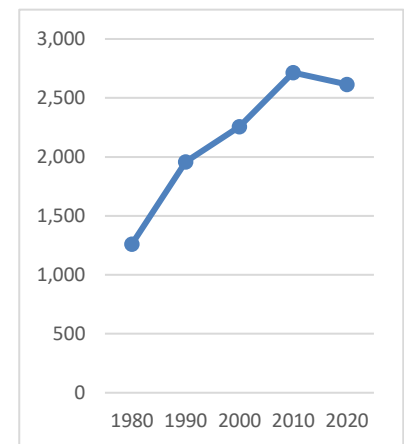


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,651	12,642	149
Population Density (per mile ²)	218	1,880	164
Population Change - 2018 to 2022	-5.51%	2.27%	184
% Land Protected in Pinelands Area*	8%	39%	41
Assessed Acres of Farmland	91	2,270	101
Building Permits Issued	0	31	145
Housing Transactions	25	192	162
Average Home Sale Price	\$286,836	\$421,066	99
Equalized Property Value (millions)	\$201.9	\$2,044.0	171
Effective Tax Rate	2.30	2.75	140
Average Residential Property Tax Bill	\$5,126	\$6,914	163
Per Capita Income Estimate	\$49,012	\$50,670	73
Unemployment Rate	5.1%	4.3%	39

Population Change



Private Sector Employment
192

Private Sector Establishments
26

Private Sector Avg. Annual Wages
\$55,872

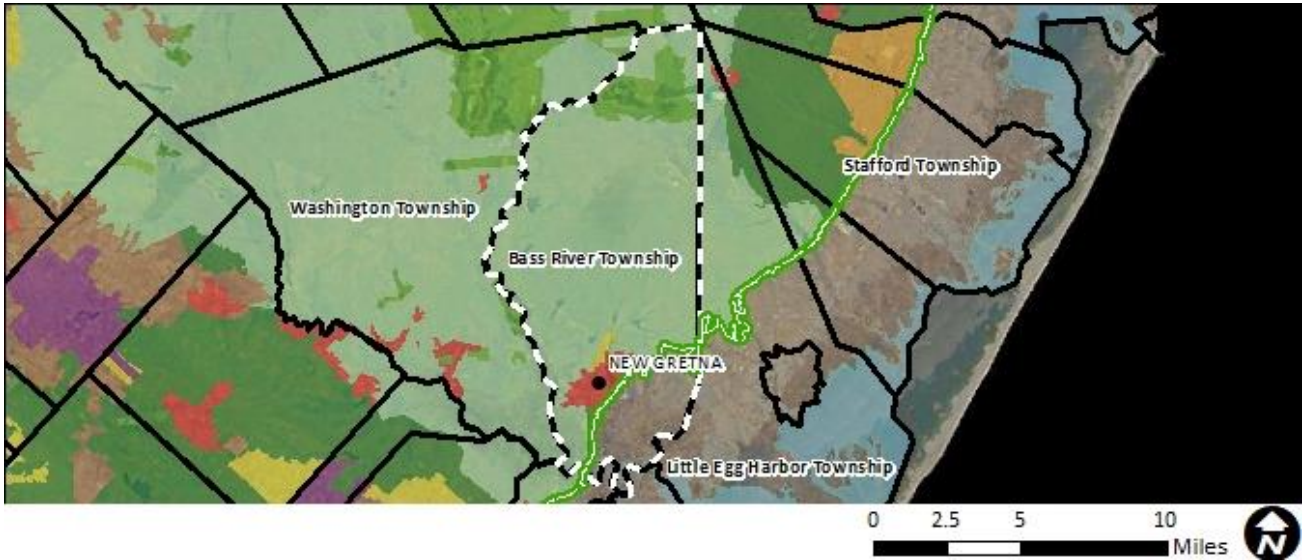
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Weymouth Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Bass River Township

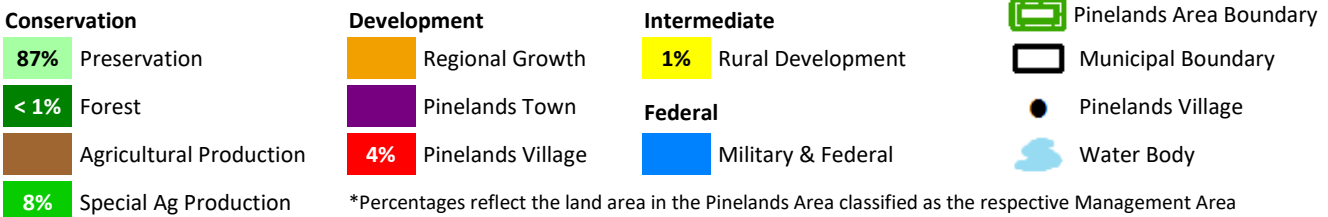


Pinelands Area 2020 population: 983 (73% of total population)

Pinelands Area acreage: 43,791 (87% of total acreage)

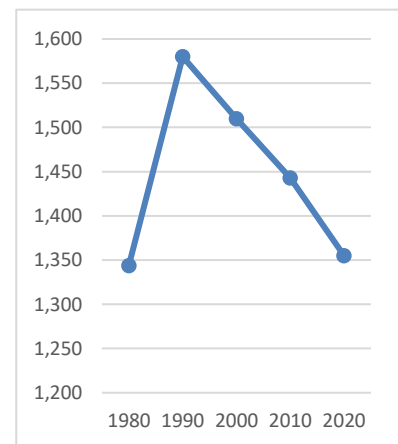


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,365	12,642	175
Population Density (per mile ²)	17	1,880	199
Population Change - 2018 to 2022	-4.18%	2.27%	179
% Land Protected in Pinelands Area*	56%	39%	19
Assessed Acres of Farmland	7,056	2,270	23
Building Permits Issued	0	31	145
Housing Transactions	14	192	179
Average Home Sale Price	\$235,070	\$421,066	142
Equalized Property Value (millions)	\$201.8	\$2,044.0	172
Effective Tax Rate	2.06	2.75	152
Average Residential Property Tax Bill	\$5,171	\$6,914	162
Per Capita Income Estimate	\$42,242	\$50,670	115
Unemployment Rate	6.0%	4.3%	24

Population Change



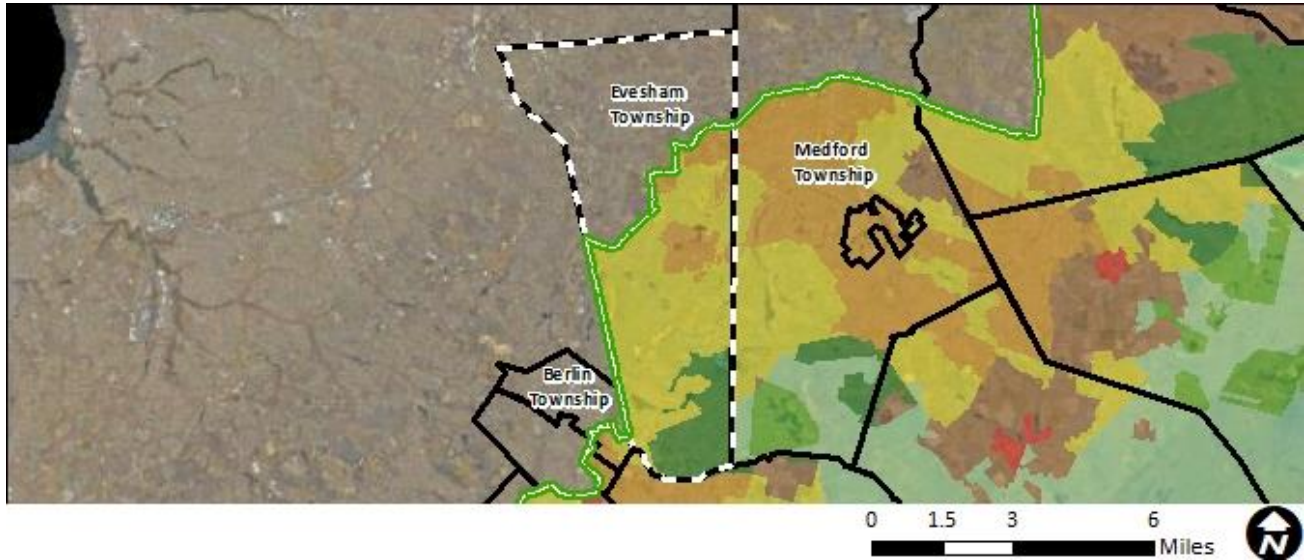
Private Sector Employment (data not available)	Private Sector Establishments (data not available)	Private Sector Avg. Annual Wages (data not available)
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Bass River Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Evesham Township

Pinelands Area 2020 population: 12,013 (26% of total population)

Pinelands Area acreage: 10,344 (55% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- 18% Forest
- Agricultural Production
- Special Ag Production

Development

- 15% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

- 67% Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

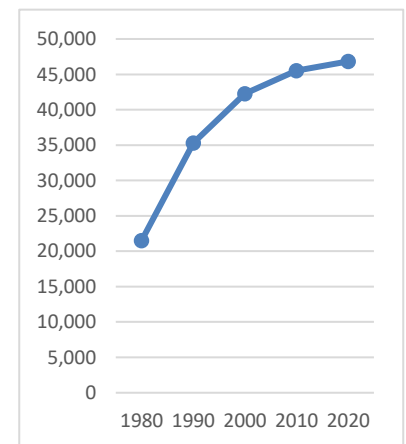


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	48,255	12,642	10
Population Density (per mile ²)	1,631	1,880	83
Population Change - 2018 to 2022	6.66%	2.27%	36
% Land Protected in Pinelands Area*	32%	39%	30
Assessed Acres of Farmland	2,315	2,270	58
Building Permits Issued	1	31	123
Housing Transactions	834	192	9
Average Home Sale Price	\$331,937	\$421,066	72
Equalized Property Value (millions)	\$6,504.3	\$2,044.0	13
Effective Tax Rate	2.55	2.75	119
Average Residential Property Tax Bill	\$7,820	\$6,914	51
Per Capita Income Estimate	\$58,353	\$50,670	37
Unemployment Rate	2.6%	4.3%	193

Population Change



Private Sector Employment
26,593

Private Sector Establishments
1,666

Private Sector Avg. Annual Wages
\$73,077

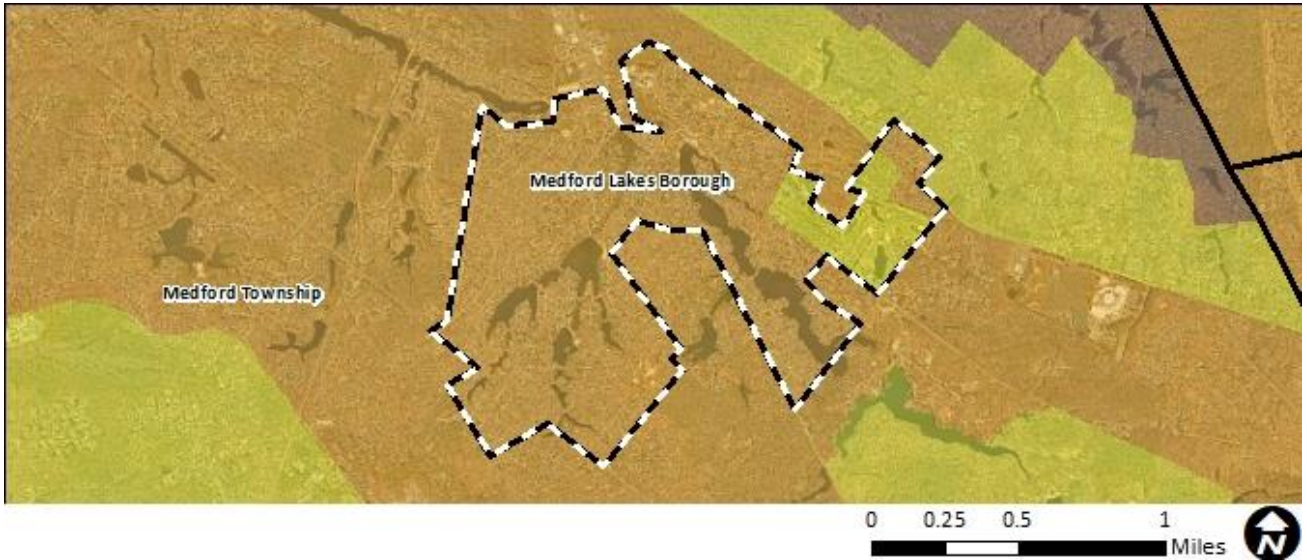
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Evesham Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Medford Lakes Borough

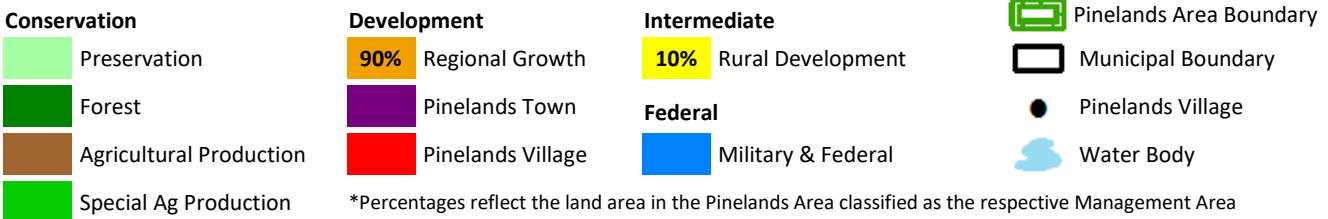


Pinelands Area 2020 population: 4,264 (100% of total population)

Pinelands Area acreage: 812 (100% of total acreage)

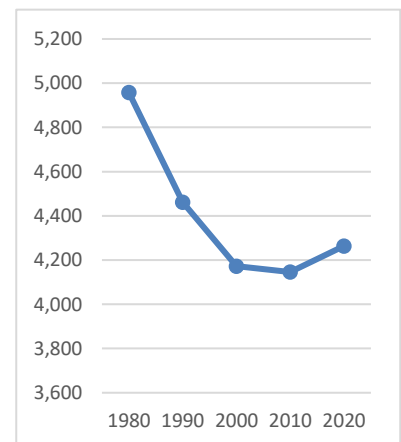


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,287	12,642	124
Population Density (per mile ²)	3,381	1,880	38
Population Change - 2018 to 2022	7.98%	2.27%	26
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	7	31	72
Housing Transactions	67	192	118
Average Home Sale Price	\$426,593	\$421,066	44
Equalized Property Value (millions)	\$611.7	\$2,044.0	123
Effective Tax Rate	2.90	2.75	92
Average Residential Property Tax Bill	\$10,150	\$6,914	17
Per Capita Income Estimate	\$59,215	\$50,670	35
Unemployment Rate	2.6%	4.3%	193

Population Change



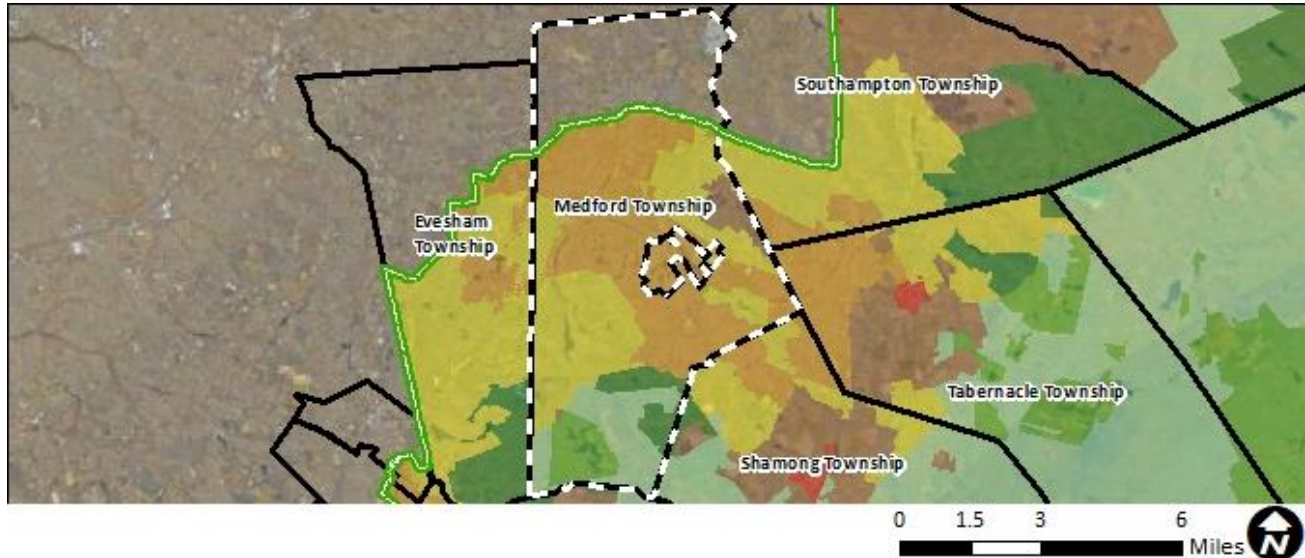
Private Sector Employment 605	Private Sector Establishments 85	Private Sector Avg. Annual Wages \$41,162
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Medford Lakes Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Medford Township

Pinelands Area 2020 population: 19,385 (79% of total population)

Pinelands Area acreage: 19,793 (78% of total acreage)



Pinelands Management Areas

Conservation

- 11% Preservation
- 4% Forest
- 4% Agricultural Production
- 5% Special Ag Production

Development

- 44% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

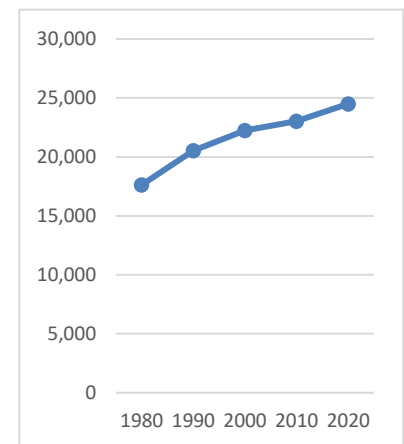
- 32% Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- ☁ Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	24,603	12,642	30
Population Density (per mile ²)	618	1,880	126
Population Change - 2018 to 2022	5.13%	2.27%	63
% Land Protected in Pinelands Area*	33%	39%	29
Assessed Acres of Farmland	5,451	2,270	33
Building Permits Issued	122	31	15
Housing Transactions	405	192	28
Average Home Sale Price	\$488,374	\$421,066	35
Equalized Property Value (millions)	\$4,101.8	\$2,044.0	28
Effective Tax Rate	2.75	2.75	109
Average Residential Property Tax Bill	\$10,518	\$6,914	14
Per Capita Income Estimate	\$72,531	\$50,670	18
Unemployment Rate	2.5%	4.3%	195

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
7,291	760	\$45,434

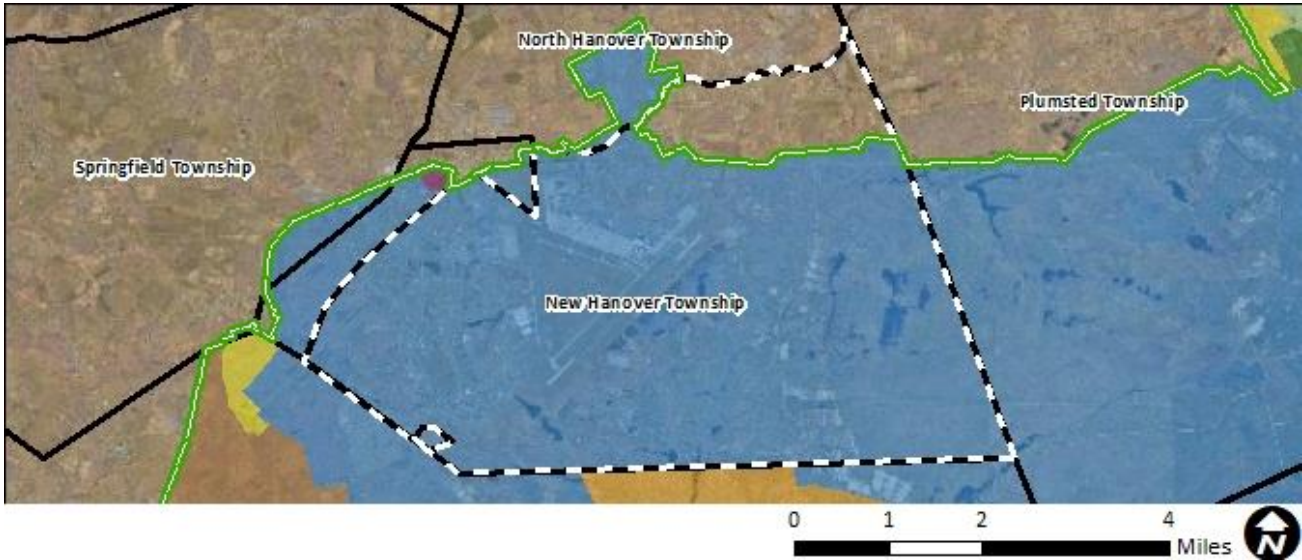
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Medford Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

New Hanover Township

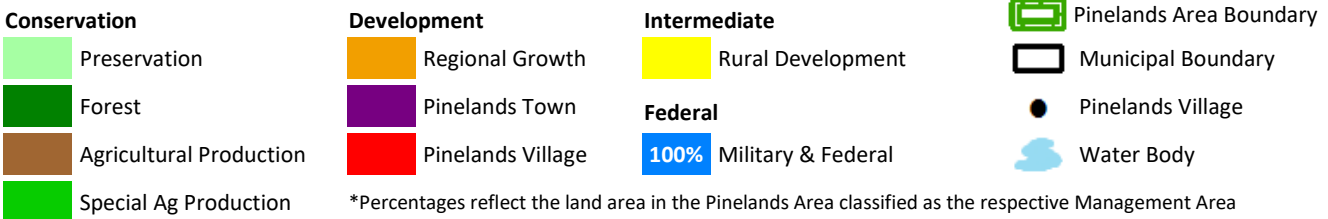


Pinelands Area 2020 population: 5,609 (88% of total population)

Pinelands Area acreage: 13,016 (91% of total acreage)

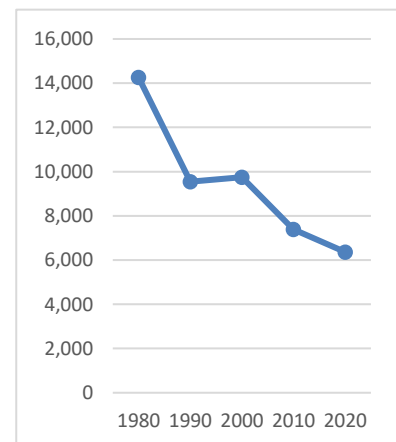


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,207	12,642	100
Population Density (per mile ²)	274	1,880	155
Population Change - 2018 to 2022	-30.34%	2.27%	201
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	954	2,270	69
Building Permits Issued	0	31	145
Housing Transactions	7	192	194
Average Home Sale Price	\$354,714	\$421,066	64
Equalized Property Value (millions)	\$114.9	\$2,044.0	189
Effective Tax Rate	1.66	2.75	173
Average Residential Property Tax Bill	\$4,948	\$6,914	170
Per Capita Income Estimate	\$17,674	\$50,670	199
Unemployment Rate	5.8%	4.3%	26

Population Change



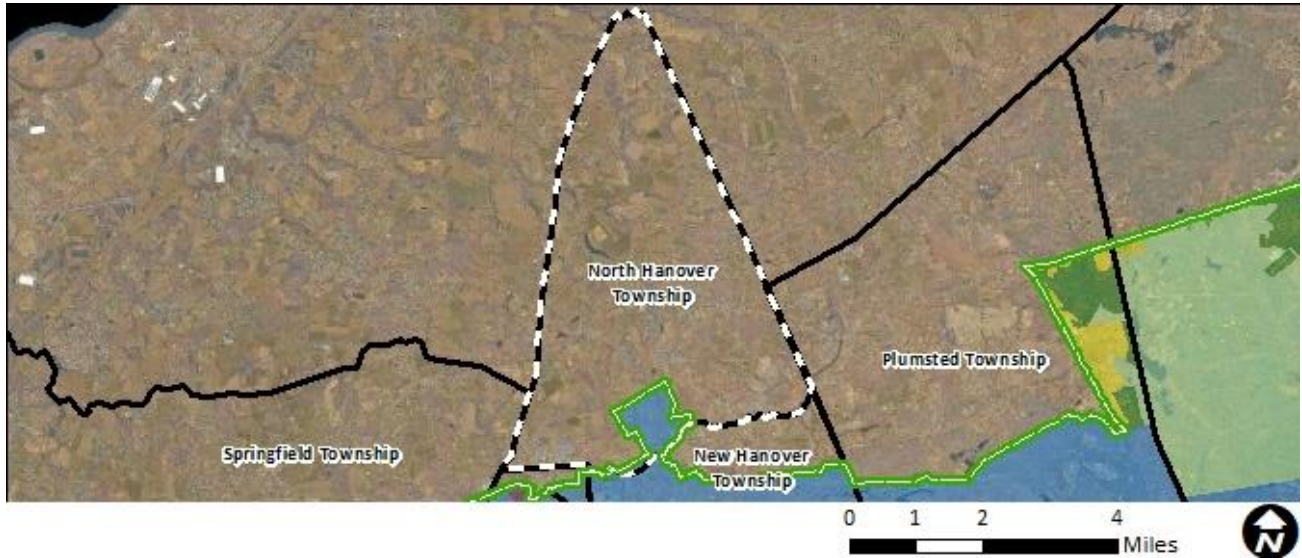
Private Sector Employment 781	Private Sector Establishments 91	Private Sector Avg. Annual Wages \$55,535
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For New Hanover Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

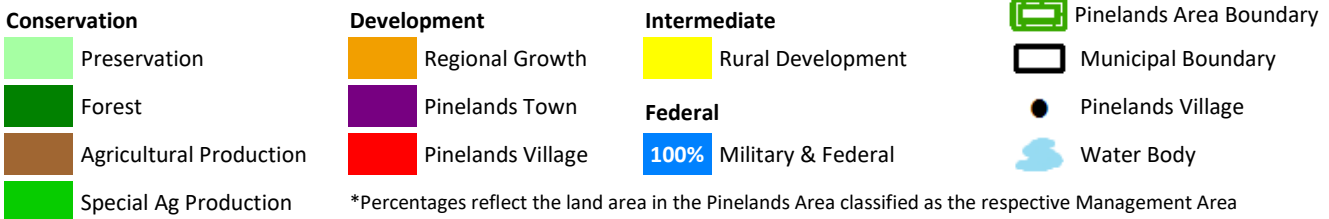
North Hanover Township

Pinelands Area 2020 population: 2,518 (32% of total population)

Pinelands Area acreage: 477 (4% of total acreage)

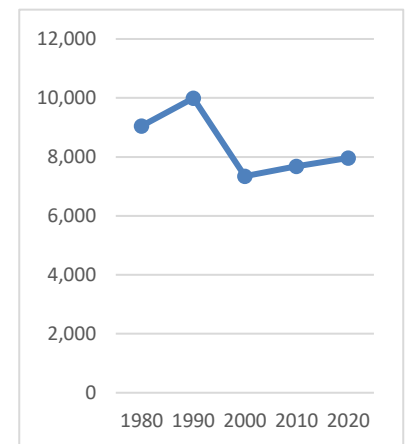


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,984	12,642	85
Population Density (per mile ²)	456	1,880	138
Population Change - 2018 to 2022	6.07%	2.27%	44
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	7,045	2,270	24
Building Permits Issued	5	31	83
Housing Transactions	10	192	191
Average Home Sale Price	\$311,500	\$421,066	89
Equalized Property Value (millions)	\$468.5	\$2,044.0	134
Effective Tax Rate	2.12	2.75	148
Average Residential Property Tax Bill	\$7,105	\$6,914	74
Per Capita Income Estimate	\$34,274	\$50,670	174
Unemployment Rate	4.0%	4.3%	94

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
887	82	\$53,884

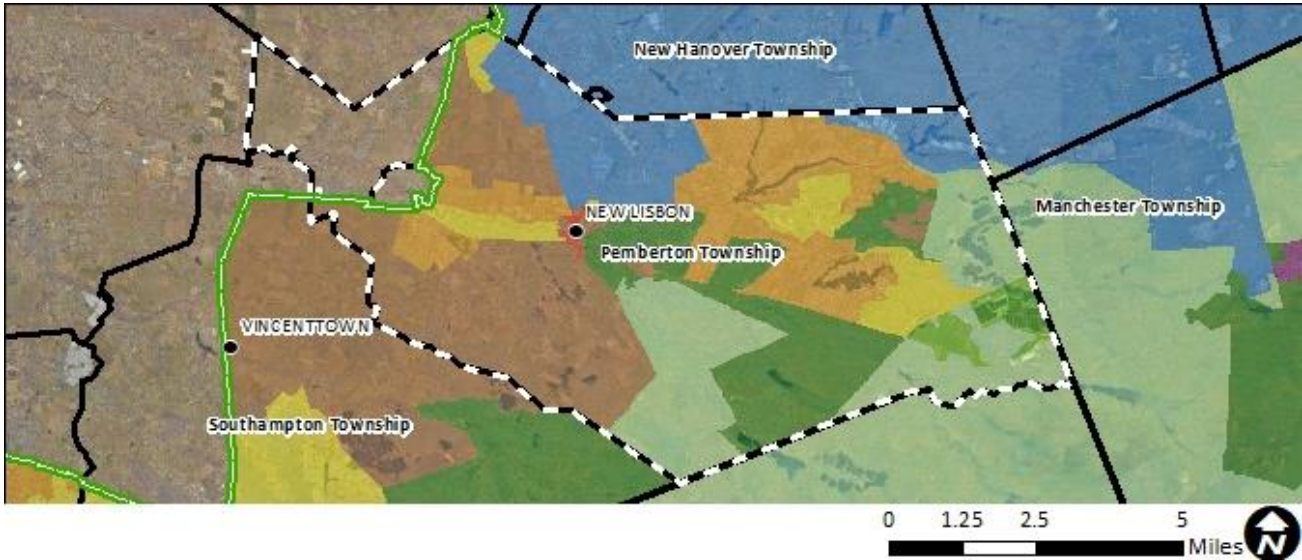
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For North Hanover Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Pemberton Township

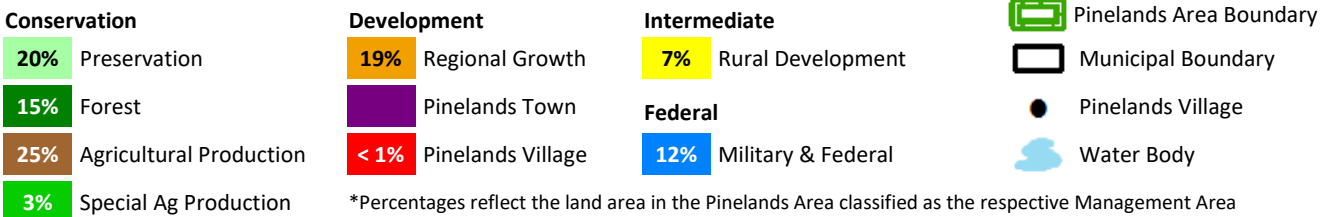


Pinelands Area 2020 population: 26,328 (98% of total population)

Pinelands Area acreage: 36,722 (91% of total acreage)

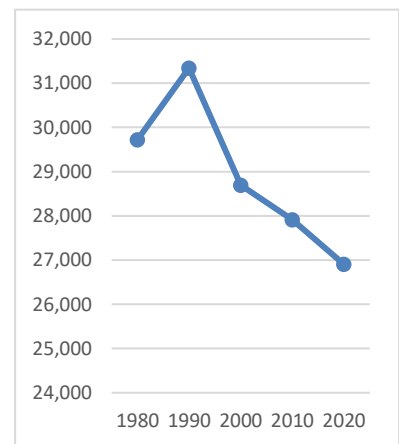


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	26,961	12,642	27
Population Density (per mile ²)	430	1,880	139
Population Change - 2018 to 2022	-0.36%	2.27%	149
% Land Protected in Pinelands Area*	44%	39%	24
Assessed Acres of Farmland	9,684	2,270	14
Building Permits Issued	7	31	72
Housing Transactions	454	192	24
Average Home Sale Price	\$239,346	\$421,066	137
Equalized Property Value (millions)	\$1,819.6	\$2,044.0	64
Effective Tax Rate	2.52	2.75	122
Average Residential Property Tax Bill	\$4,397	\$6,914	188
Per Capita Income Estimate	\$37,482	\$50,670	151
Unemployment Rate	4.8%	4.3%	52

Population Change



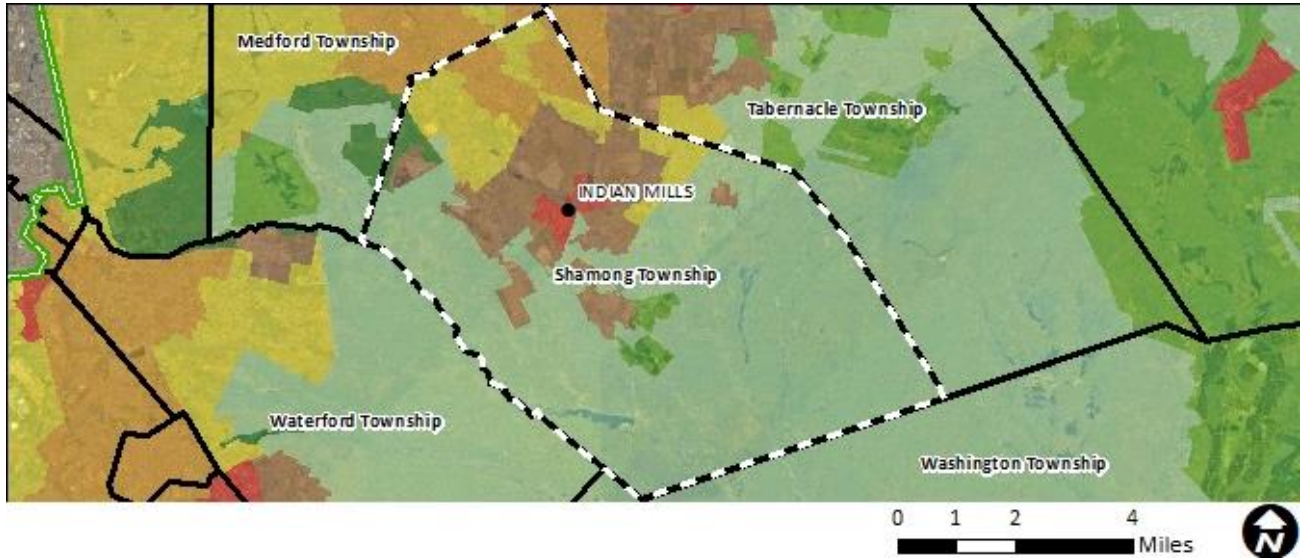
Private Sector Employment 2,318	Private Sector Establishments 269	Private Sector Avg. Annual Wages \$64,303
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Pemberton Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Shamong Township

Pinelands Area 2020 population: 6,460 (100% of total population)

Pinelands Area acreage: 28,706 (100% of total acreage)



Pinelands Management Areas

Conservation

- 67%** Preservation
- 1%** Forest
- 15%** Agricultural Production
- 2%** Special Ag Production

Development

- 5%** Regional Growth
- Pinelands Town
- 1%** Pinelands Village

Intermediate

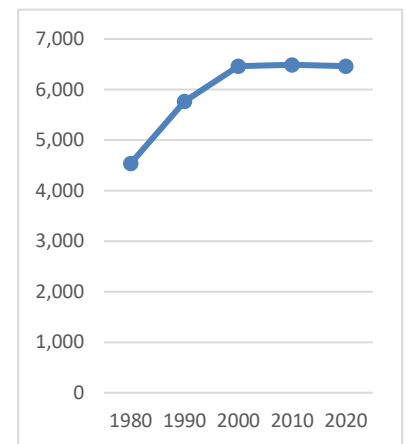
- 9%** Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,480	12,642	96
Population Density (per mile ²)	144	1,880	172
Population Change - 2018 to 2022	1.53%	2.27%	121
% Land Protected in Pinelands Area*	68%	39%	13
Assessed Acres of Farmland	5,212	2,270	37
Building Permits Issued	2	31	107
Housing Transactions	73	192	111
Average Home Sale Price	\$470,488	\$421,066	38
Equalized Property Value (millions)	\$865.6	\$2,044.0	100
Effective Tax Rate	2.50	2.75	124
Average Residential Property Tax Bill	\$8,950	\$6,914	27
Per Capita Income Estimate	\$52,777	\$50,670	57
Unemployment Rate	2.9%	4.3%	174

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,083	135	\$56,031

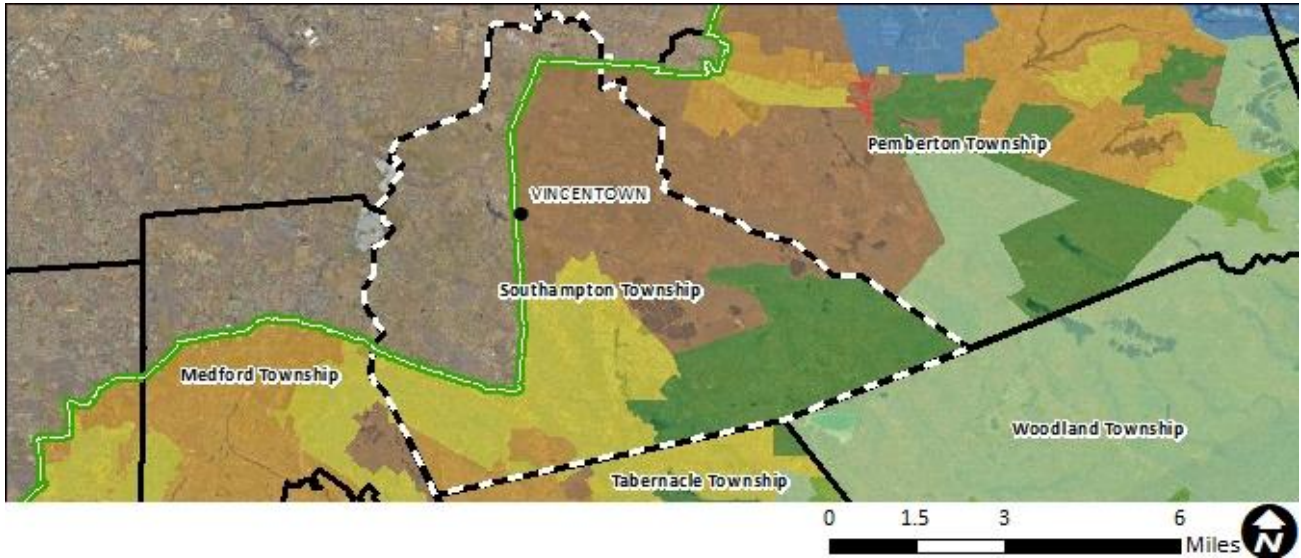
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Shamong Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Southampton Township

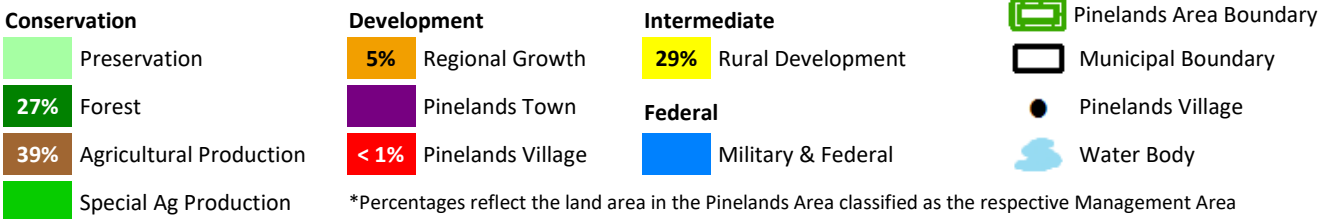


Pinelands Area 2020 population: 7,290 (71% of total population)

Pinelands Area acreage: 20,760 (73% of total acreage)

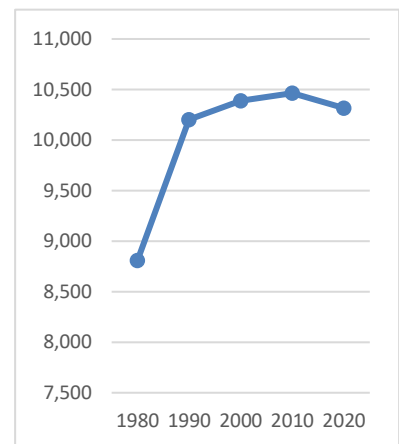


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	10,346	12,642	65
Population Density (per mile ²)	233	1,880	161
Population Change - 2018 to 2022	2.11%	2.27%	112
% Land Protected in Pinelands Area*	41%	39%	25
Assessed Acres of Farmland	13,885	2,270	5
Building Permits Issued	2	31	107
Housing Transactions	189	192	58
Average Home Sale Price	\$308,706	\$421,066	90
Equalized Property Value (millions)	\$1,479.4	\$2,044.0	76
Effective Tax Rate	2.29	2.75	141
Average Residential Property Tax Bill	\$5,898	\$6,914	131
Per Capita Income Estimate	\$50,185	\$50,670	65
Unemployment Rate	4.1%	4.3%	88

Population Change



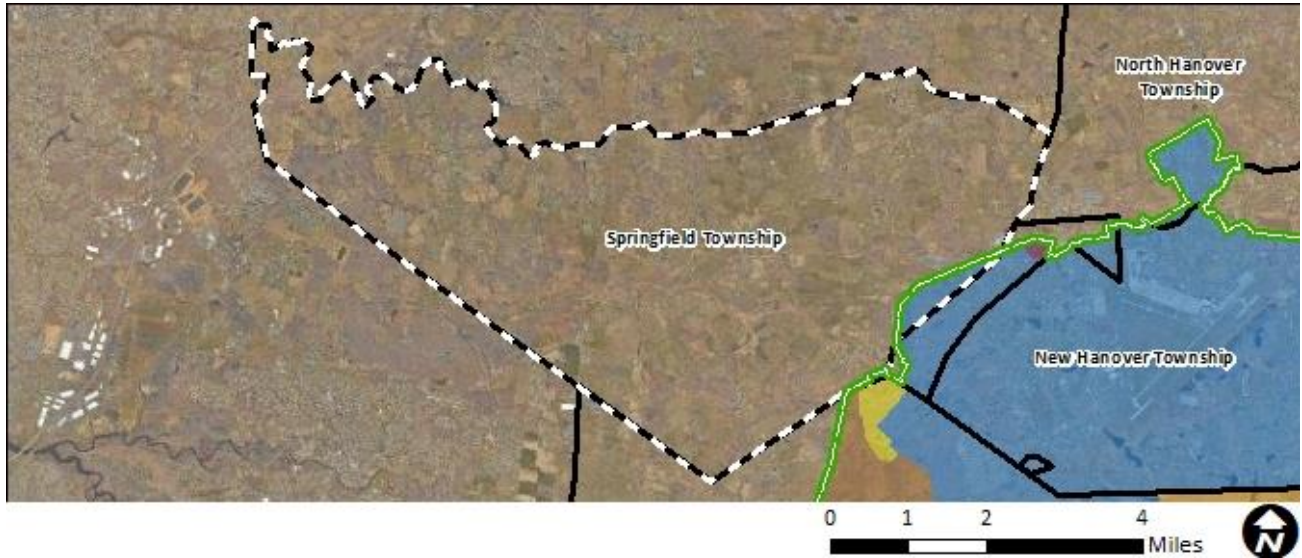
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
2,221	253	\$53,427

*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Southampton Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

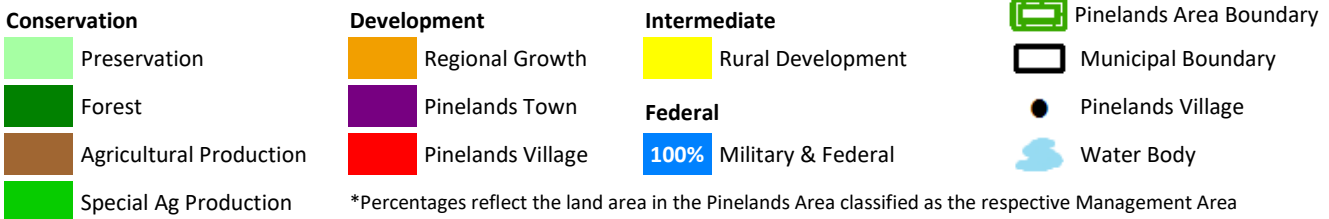
Springfield Township

Pinelands Area 2020 population: 0 (0% of total population)

Pinelands Area acreage: 284 (1% of total acreage)

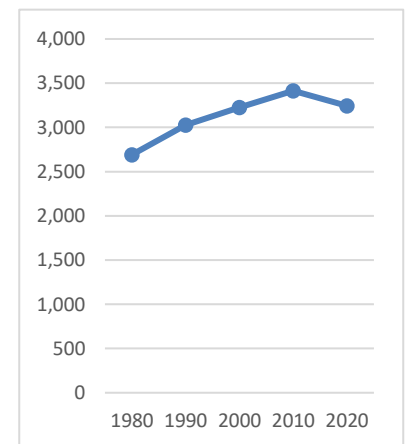


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	3,252	12,642	137
Population Density (per mile ²)	110	1,880	180
Population Change - 2018 to 2022	-0.46%	2.27%	152
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	12,880	2,270	8
Building Permits Issued	1	31	123
Housing Transactions	34	192	155
Average Home Sale Price	\$522,040	\$421,066	30
Equalized Property Value (millions)	\$533.9	\$2,044.0	128
Effective Tax Rate	2.45	2.75	130
Average Residential Property Tax Bill	\$8,221	\$6,914	41
Per Capita Income Estimate	\$63,199	\$50,670	32
Unemployment Rate	3.1%	4.3%	159

Population Change



Private Sector Employment 205	Private Sector Establishments 41	Private Sector Avg. Annual Wages \$49,080
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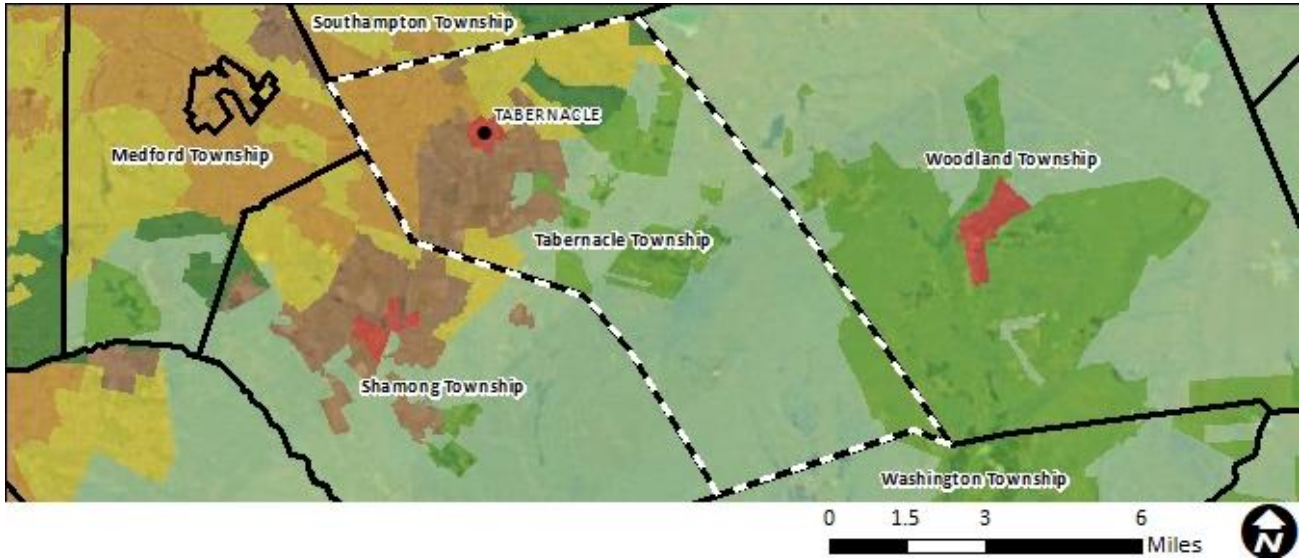
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Springfield Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Tabernacle Township

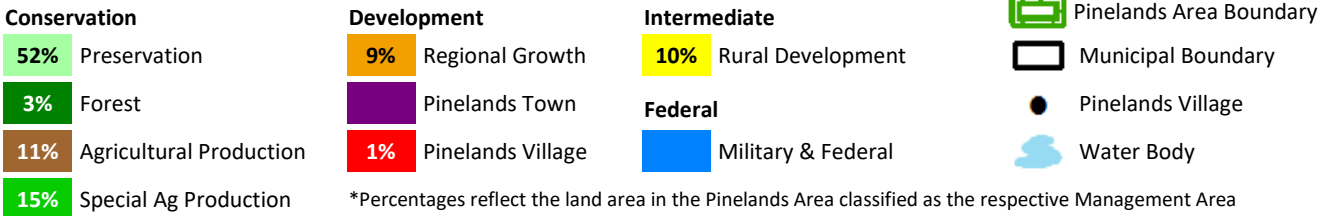


Pinelands Area 2020 population: 6,776 (100% of total population)

Pinelands Area acreage: 31,495 (100% of total acreage)

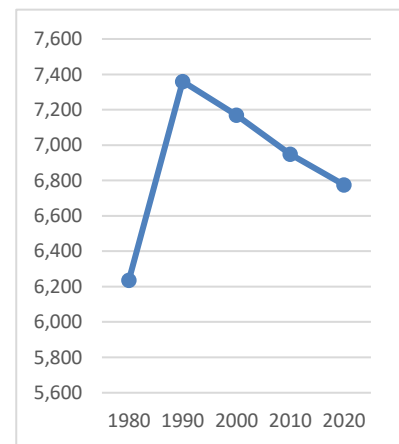


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,851	12,642	95
Population Density (per mile ²)	138	1,880	174
Population Change - 2018 to 2022	0.53%	2.27%	137
% Land Protected in Pinelands Area*	65%	39%	15
Assessed Acres of Farmland	7,706	2,270	19
Building Permits Issued	2	31	107
Housing Transactions	109	192	85
Average Home Sale Price	\$425,603	\$421,066	46
Equalized Property Value (millions)	\$911.0	\$2,044.0	93
Effective Tax Rate	2.48	2.75	126
Average Residential Property Tax Bill	\$7,976	\$6,914	47
Per Capita Income Estimate	\$49,893	\$50,670	66
Unemployment Rate	3.4%	4.3%	143

Population Change



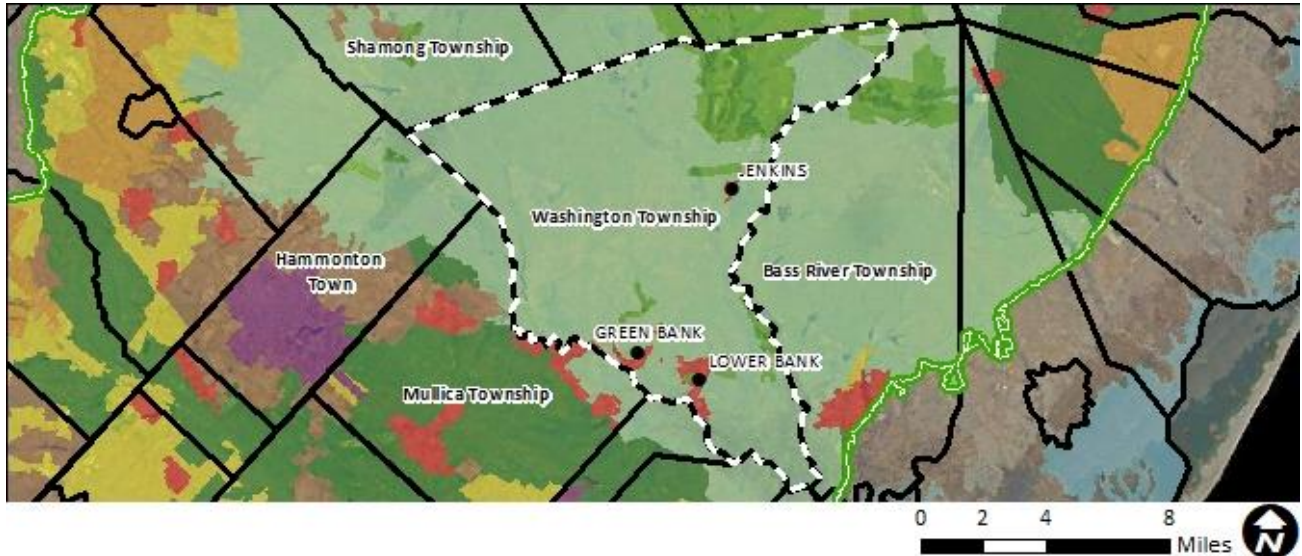
Private Sector Employment 774	Private Sector Establishments 139	Private Sector Avg. Annual Wages \$50,183
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Tabernacle Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Washington Township

Pinelands Area 2020 population: 693 (100% of total population)

Pinelands Area acreage: 66,774 (100% of total acreage)



Pinelands Management Areas

Conservation

- 85% Preservation
- Forest
- Agricultural Production
- 13% Special Ag Production

Development

- Regional Growth
- Pinelands Town
- 2% Pinelands Village

Intermediate

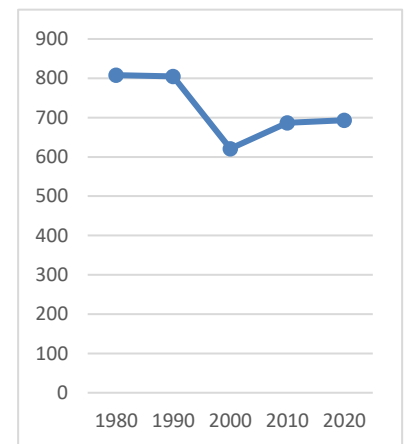
- Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	699	12,642	192
Population Density (per mile ²)	7	1,880	201
Population Change - 2018 to 2022	-1.43%	2.27%	166
% Land Protected in Pinelands Area*	88%	39%	1
Assessed Acres of Farmland	7,322	2,270	20
Building Permits Issued	2	31	107
Housing Transactions	2	192	199
Average Home Sale Price	\$283,750	\$421,066	103
Equalized Property Value (millions)	\$114.5	\$2,044.0	190
Effective Tax Rate	1.07	2.75	184
Average Residential Property Tax Bill	\$3,037	\$6,914	196
Per Capita Income Estimate	\$44,340	\$50,670	101
Unemployment Rate	4.9%	4.3%	45

Population Change



Private Sector Employment	58	Private Sector Establishments	10	Private Sector Avg. Annual Wages	\$49,293
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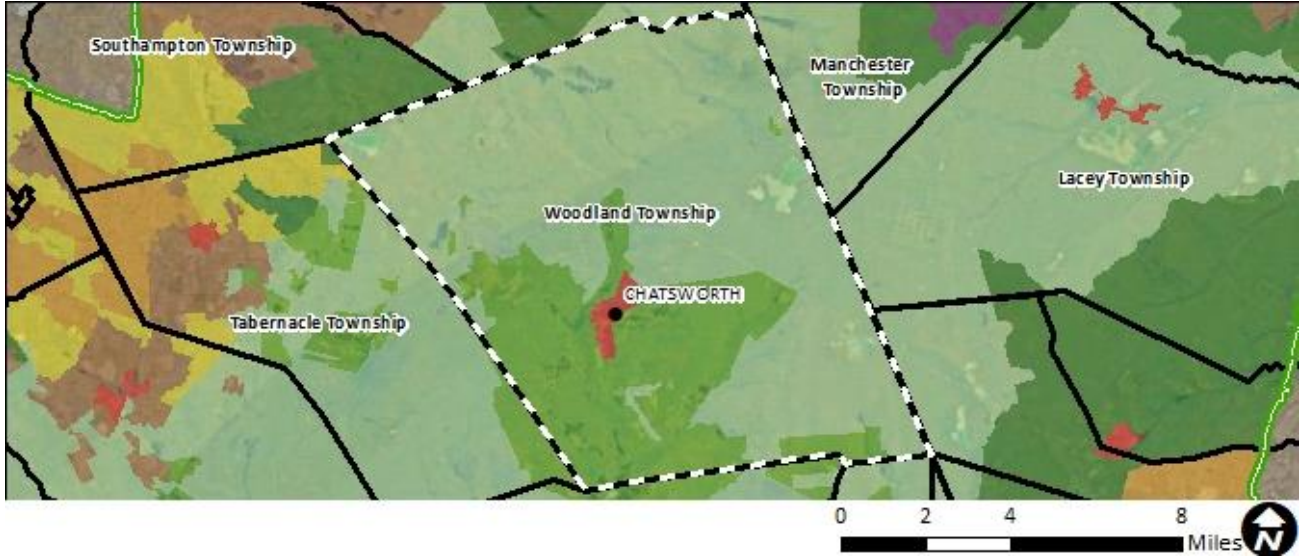
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Washington Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Woodland Township

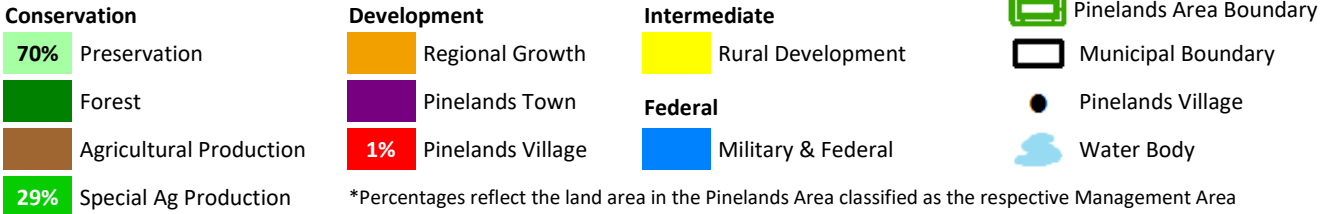


Pinelands Area 2020 population: 1,544 (100% of total population)

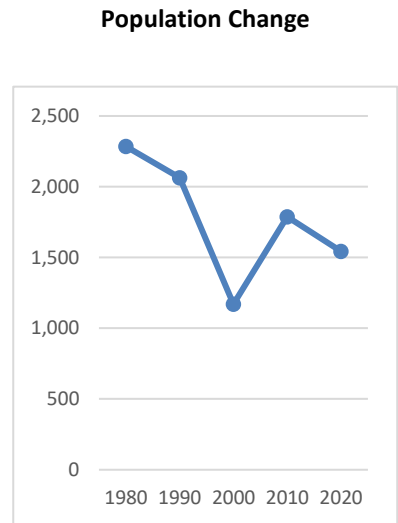
Pinelands Area acreage: 60,523 (100% of total acreage)



Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,548	12,642	169
Population Density (per mile ²)	16	1,880	200
Population Change - 2018 to 2022	-14.15%	2.27%	196
% Land Protected in Pinelands Area*	80%	39%	7
Assessed Acres of Farmland	8,868	2,270	16
Building Permits Issued	0	31	145
Housing Transactions	20	192	170
Average Home Sale Price	\$357,595	\$421,066	63
Equalized Property Value (millions)	\$174.5	\$2,044.0	177
Effective Tax Rate	2.58	2.75	118
Average Residential Property Tax Bill	\$7,033	\$6,914	79
Per Capita Income Estimate	\$44,525	\$50,670	100
Unemployment Rate	3.6%	4.3%	124



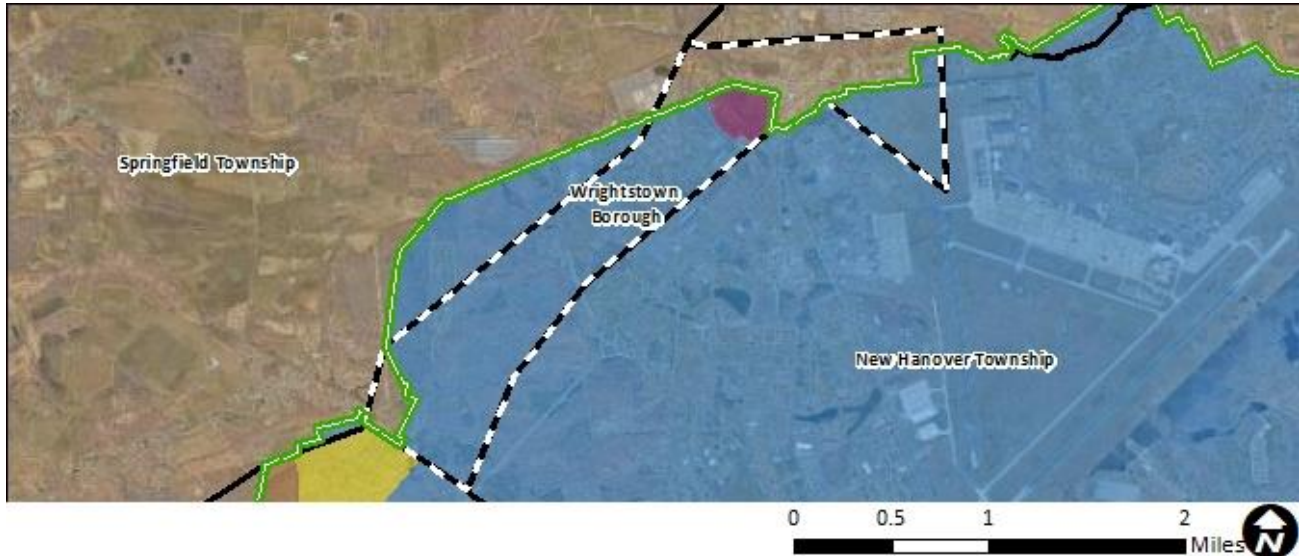
Private Sector Employment 222	Private Sector Establishments 21	Private Sector Avg. Annual Wages \$54,179
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Woodland Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Wrightstown Borough

Pinelands Area 2020 population: 12 (2% of total population)

Pinelands Area acreage: 897 (76% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- 6% Pinelands Town
- Pinelands Village

Intermediate

- Rural Development
- Federal**
- 94% Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

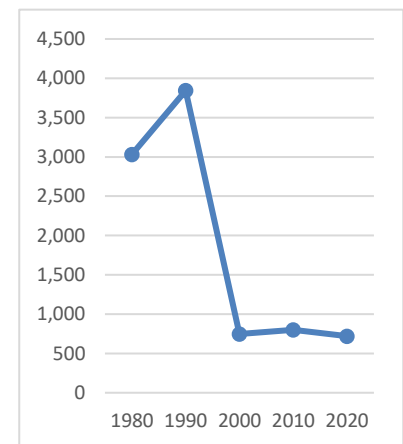


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	717	12,642	191
Population Density (per mile ²)	401	1,880	143
Population Change - 2018 to 2022	-8.51%	2.27%	189
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	0	31	145
Housing Transactions	11	192	187
Average Home Sale Price	\$252,218	\$421,066	128
Equalized Property Value (millions)	\$53.6	\$2,044.0	197
Effective Tax Rate	2.48	2.75	125
Average Residential Property Tax Bill	\$4,621	\$6,914	179
Per Capita Income Estimate	\$33,177	\$50,670	179
Unemployment Rate	3.5%	4.3%	132

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
505	72	\$50,940

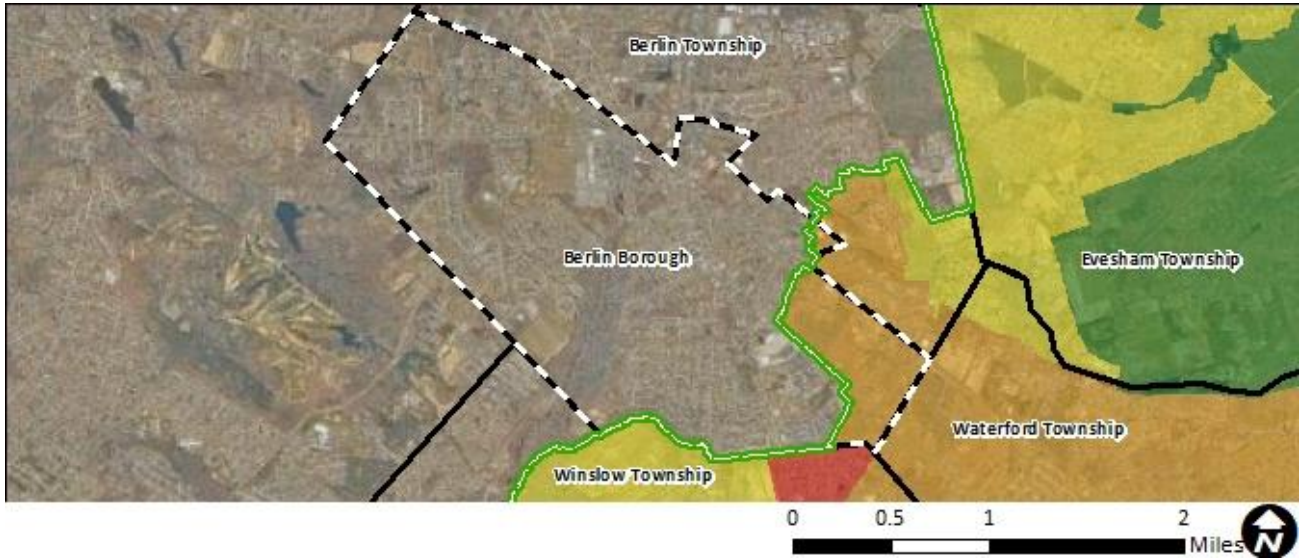
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Wrightstown Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Berlin Borough

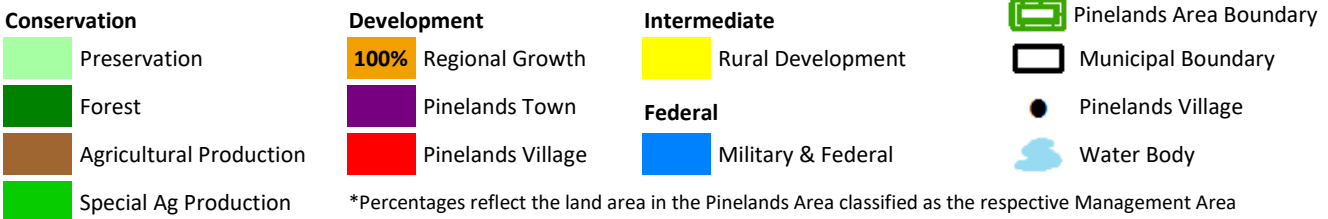


Pinelands Area 2020 population: 58 (1% of total population)

Pinelands Area acreage: 233 (10% of total acreage)

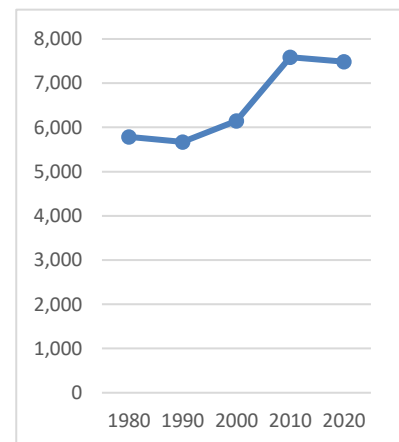


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,506	12,642	88
Population Density (per mile ²)	2,076	1,880	75
Population Change - 2018 to 2022	-0.57%	2.27%	154
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	44	2,270	108
Building Permits Issued	0	31	145
Housing Transactions	90	192	90
Average Home Sale Price	\$313,971	\$421,066	86
Equalized Property Value (millions)	\$901.4	\$2,044.0	97
Effective Tax Rate	3.16	2.75	66
Average Residential Property Tax Bill	\$7,947	\$6,914	48
Per Capita Income Estimate	\$45,214	\$50,670	94
Unemployment Rate	3.7%	4.3%	117

Population Change



Private Sector Employment 4,948	Private Sector Establishments 393	Private Sector Avg. Annual Wages \$51,309
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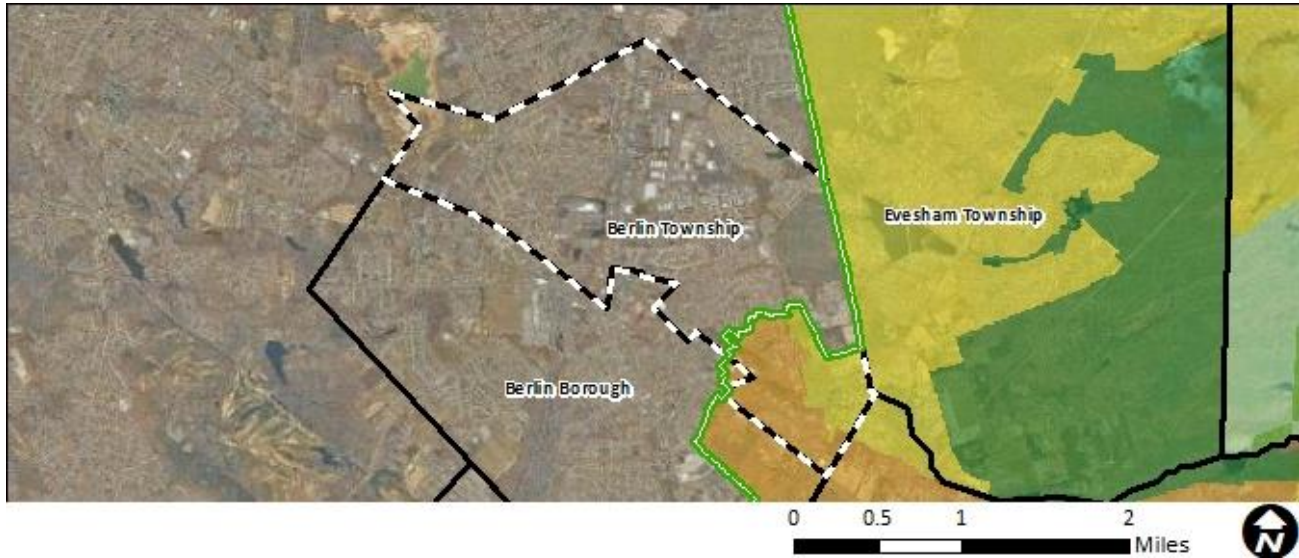
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Berlin Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Berlin Township

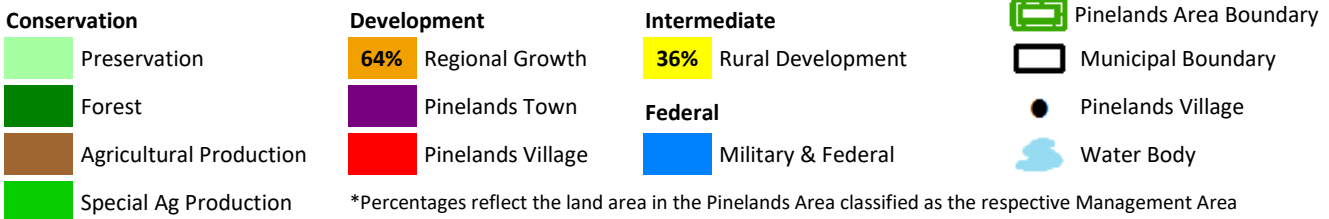


Pinelands Area 2020 population: 245 (4% of total population)

Pinelands Area acreage: 347 (16% of total acreage)

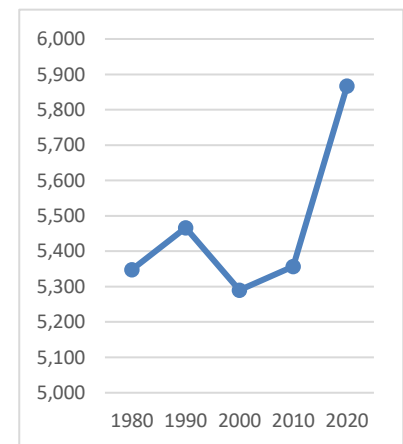


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	5,949	12,642	103
Population Density (per mile ²)	1,784	1,880	80
Population Change - 2018 to 2022	4.98%	2.27%	66
% Land Protected in Pinelands Area*	0	39%	46
Assessed Acres of Farmland	157	2,270	98
Building Permits Issued	8	31	68
Housing Transactions	69	192	116
Average Home Sale Price	\$276,916	\$421,066	107
Equalized Property Value (millions)	\$789.3	\$2,044.0	104
Effective Tax Rate	3.30	2.75	53
Average Residential Property Tax Bill	\$6,956	\$6,914	83
Per Capita Income Estimate	\$38,124	\$50,670	146
Unemployment Rate	4.1%	4.3%	88

Population Change



Private Sector Employment 5,437	Private Sector Establishments 358	Private Sector Avg. Annual Wages \$52,934
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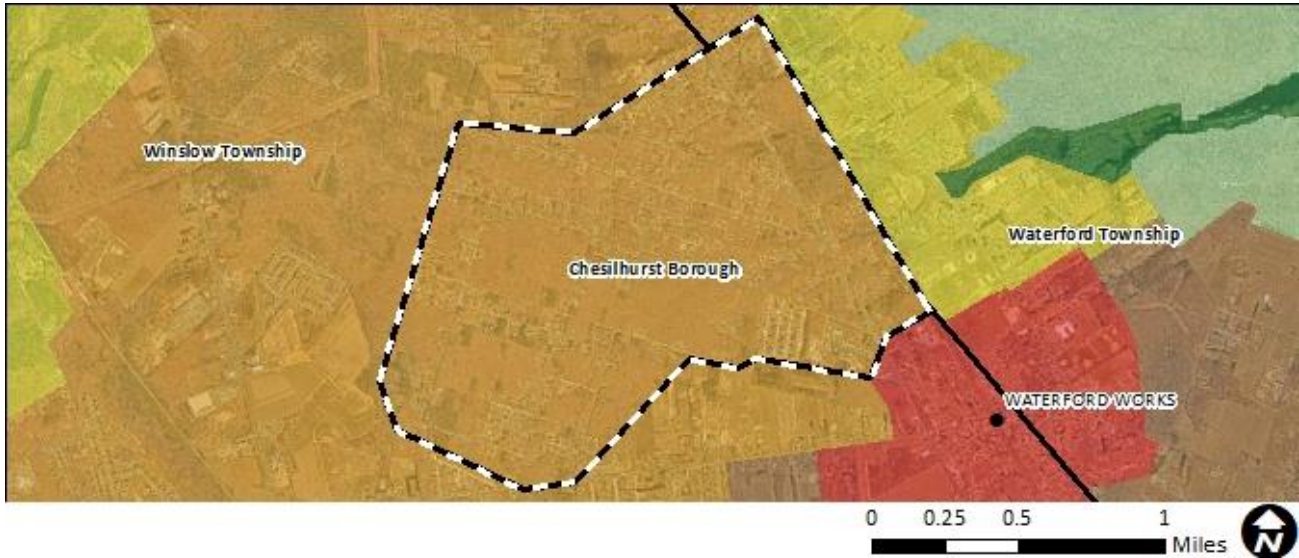
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Berlin Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Chesilhurst Borough

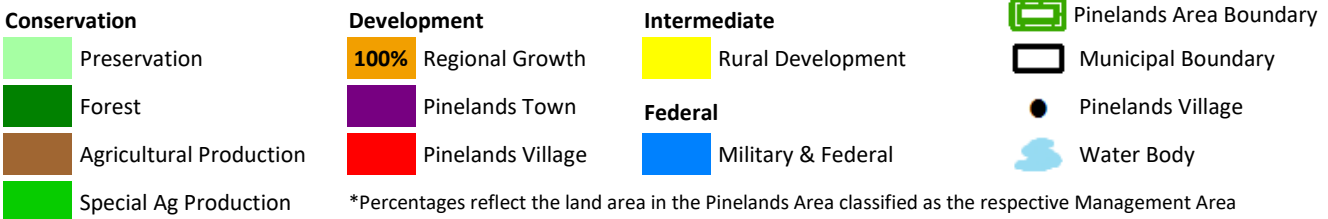


Pinelands Area 2020 population: 1,536 (100% of total population)

Pinelands Area acreage: 1,105 (100% of total acreage)

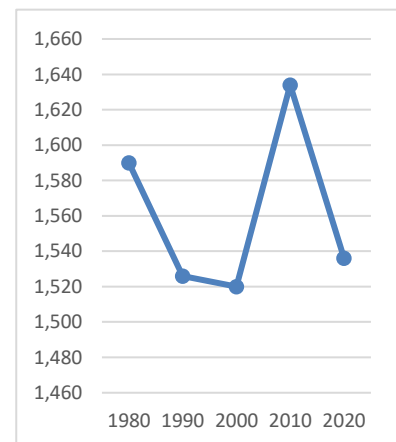


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,534	12,642	170
Population Density (per mile ²)	889	1,880	111
Population Change - 2018 to 2022	-5.67%	2.27%	185
% Land Protected in Pinelands Area*	<1%	39%	45
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	0	31	145
Housing Transactions	12	192	183
Average Home Sale Price	\$184,985	\$421,066	176
Equalized Property Value (millions)	\$102.6	\$2,044.0	192
Effective Tax Rate	3.32	2.75	51
Average Residential Property Tax Bill	\$6,166	\$6,914	116
Per Capita Income Estimate	\$36,865	\$50,670	159
Unemployment Rate	5.2%	4.3%	35

Population Change



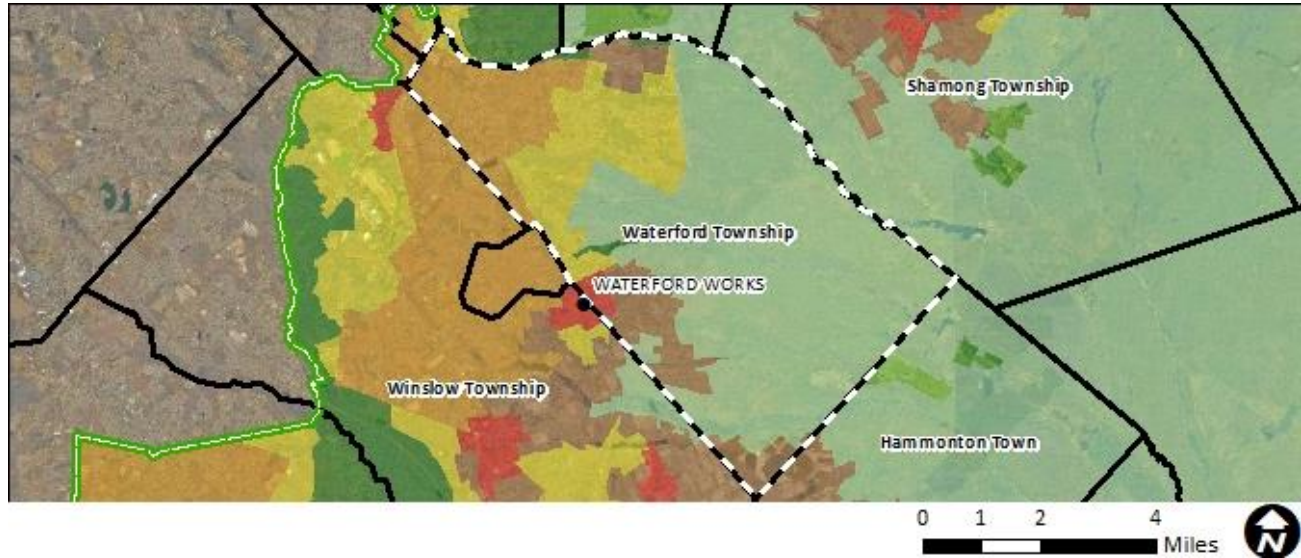
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
72	23	\$32,727

*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Chesilhurst Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

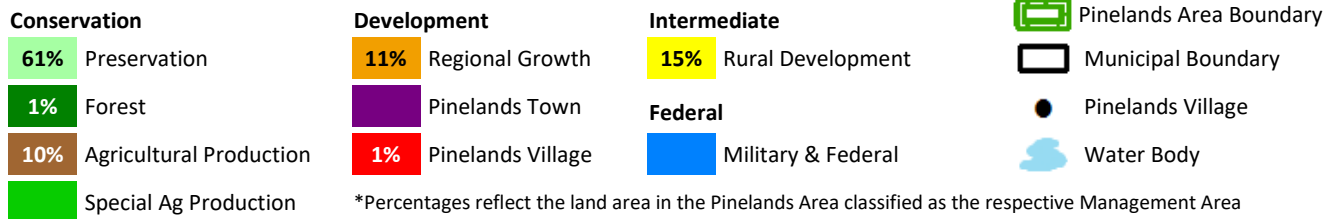
Waterford Township

Pinelands Area 2020 population: 10,421 (100% of total population)

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

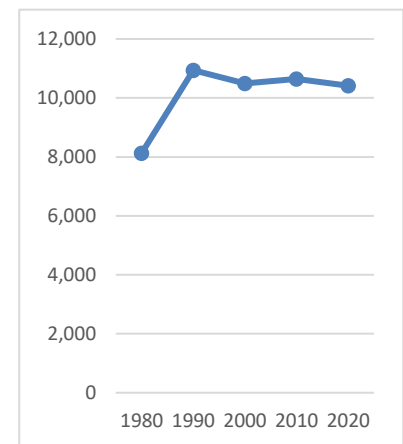


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	10,402	12,642	64
Population Density (per mile ²)	287	1,880	153
Population Change - 2018 to 2022	-2.88%	2.27%	176
% Land Protected in Pinelands Area*	65%	39%	14
Assessed Acres of Farmland	2,136	2,270	60
Building Permits Issued	1	31	123
Housing Transactions	142	192	76
Average Home Sale Price	\$255,527	\$421,066	123
Equalized Property Value (millions)	\$981.6	\$2,044.0	90
Effective Tax Rate	3.36	2.75	48
Average Residential Property Tax Bill	\$7,177	\$6,914	69
Per Capita Income Estimate	\$43,964	\$50,670	104
Unemployment Rate	4.2%	4.3%	82
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Private Sector Employment	1,657	Private Sector Establishments	271
		Private Sector Avg. Annual Wages	\$42,419

Population Change



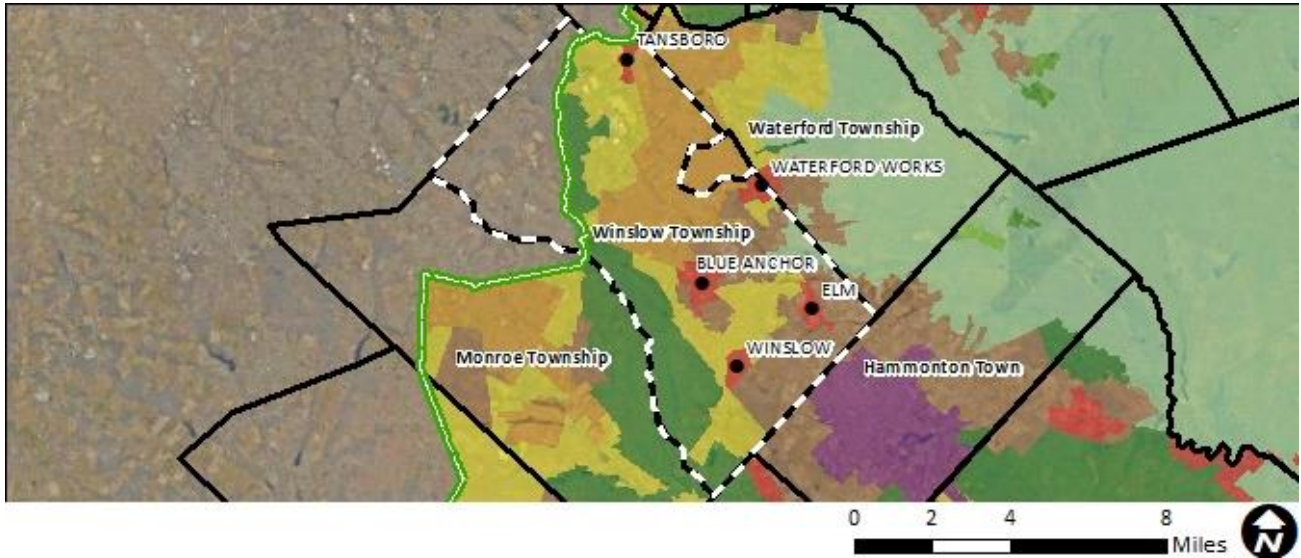
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Waterford Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Winslow Township

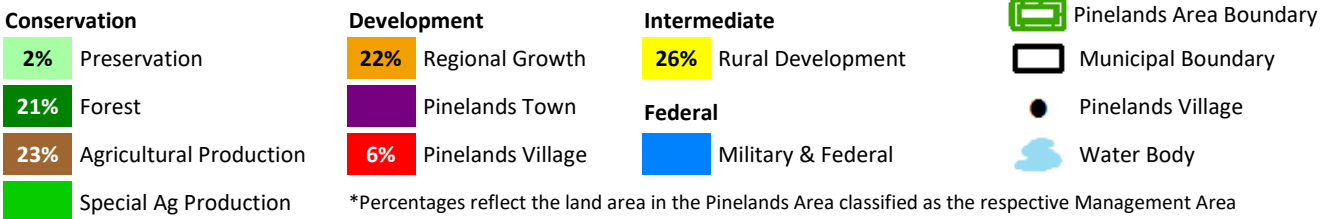


Pinelands Area 2020 population: 16,128 (40% of total population)

Pinelands Area acreage: 30,096 (81% of total acreage)

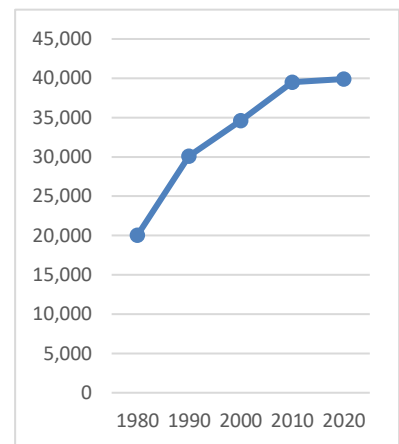


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	39,904	12,642	15
Population Density (per mile ²)	685	1,880	122
Population Change - 2018 to 2022	3.05%	2.27%	93
% Land Protected in Pinelands Area*	31%	39%	31
Assessed Acres of Farmland	6,972	2,270	27
Building Permits Issued	0	31	145
Housing Transactions	571	192	15
Average Home Sale Price	\$244,947	\$421,066	133
Equalized Property Value (millions)	\$3,475.1	\$2,044.0	34
Effective Tax Rate	3.03	2.75	78
Average Residential Property Tax Bill	\$6,154	\$6,914	118
Per Capita Income Estimate	\$36,805	\$50,670	160
Unemployment Rate	4.7%	4.3%	60

Population Change



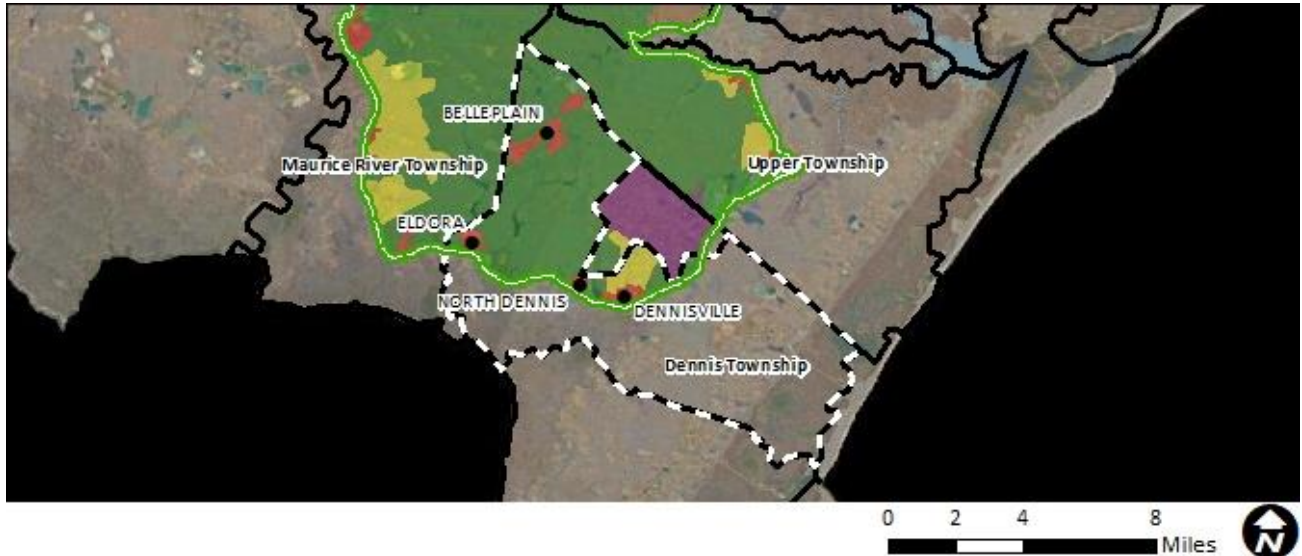
Private Sector Employment 6,709	Private Sector Establishments 780	Private Sector Avg. Annual Wages \$43,413
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Winslow Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Dennis Township

Pinelands Area 2020 population: 1,530 (24% of total population)

Pinelands Area acreage: 15,697 (38% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- 85%** Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- 10%** Pinelands Village

Intermediate

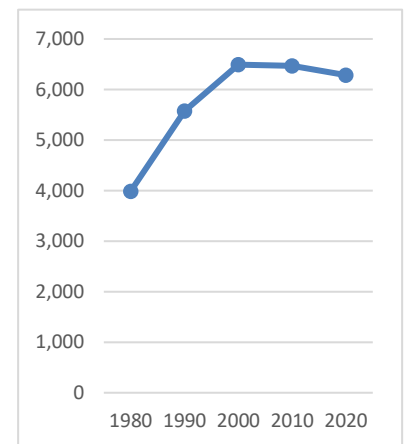
- 6%** Rural Development
- Federal** Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,247	12,642	99
Population Density (per mile ²)	98	1,880	183
Population Change - 2018 to 2022	1.20%	2.27%	128
% Land Protected in Pinelands Area*	72%	39%	11
Assessed Acres of Farmland	4,090	2,270	47
Building Permits Issued	9	31	65
Housing Transactions	57	192	127
Average Home Sale Price	\$372,714	\$421,066	59
Equalized Property Value (millions)	\$1,146.2	\$2,044.0	84
Effective Tax Rate	1.53	2.75	174
Average Residential Property Tax Bill	\$3,299	\$6,914	195
Per Capita Income Estimate	\$44,950	\$50,670	96
Unemployment Rate	4.6%	4.3%	62

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,658	203	\$50,189

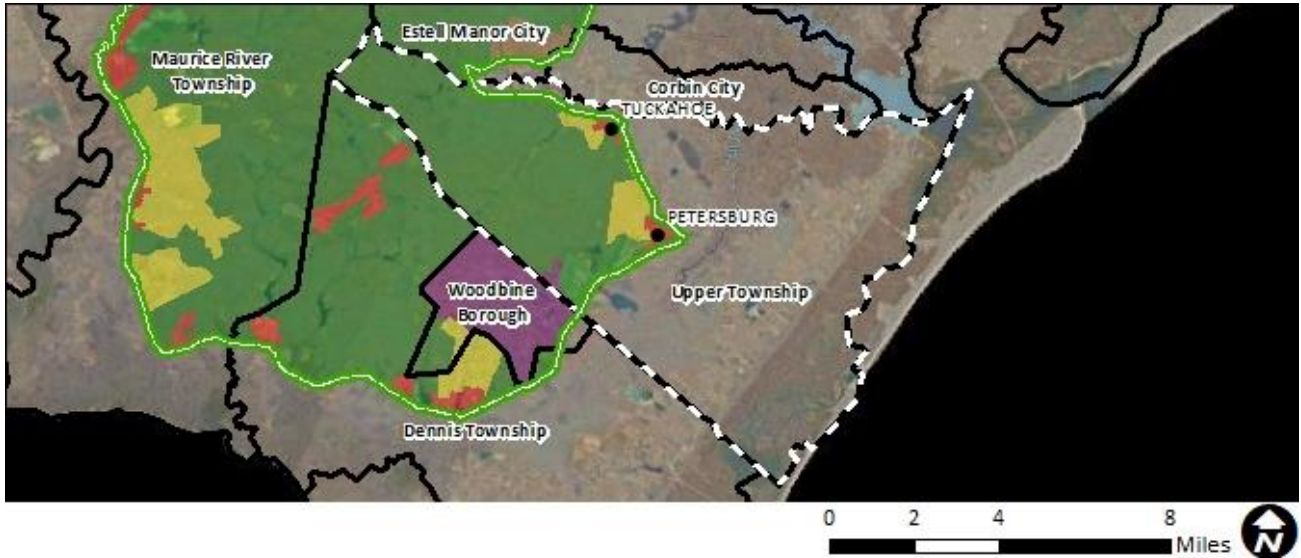
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Dennis Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Upper Township

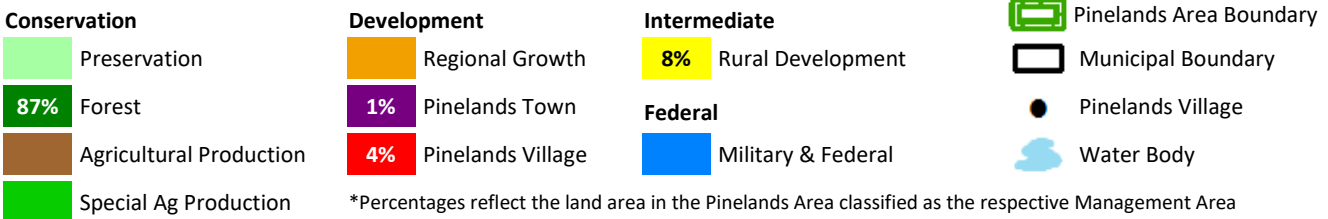


Pinelands Area 2020 population: 1,263 (10% of total population)

Pinelands Area acreage: 14,322 (33% of total acreage)

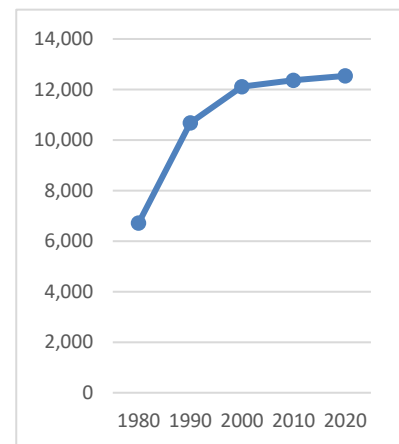


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	12,617	12,642	54
Population Density (per mile ²)	184	1,880	170
Population Change - 2018 to 2022	6.09%	2.27%	43
% Land Protected in Pinelands Area*	56%	39%	20
Assessed Acres of Farmland	2,755	2,270	55
Building Permits Issued	0	31	145
Housing Transactions	186	192	60
Average Home Sale Price	\$504,147	\$421,066	34
Equalized Property Value (millions)	\$2,568.9	\$2,044.0	48
Effective Tax Rate	1.72	2.75	171
Average Residential Property Tax Bill	\$5,720	\$6,914	138
Per Capita Income Estimate	\$51,189	\$50,670	63
Unemployment Rate	4.2%	4.3%	82

Population Change



Private Sector Employment 2,528	Private Sector Establishments 266	Private Sector Avg. Annual Wages \$46,956
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Upper Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

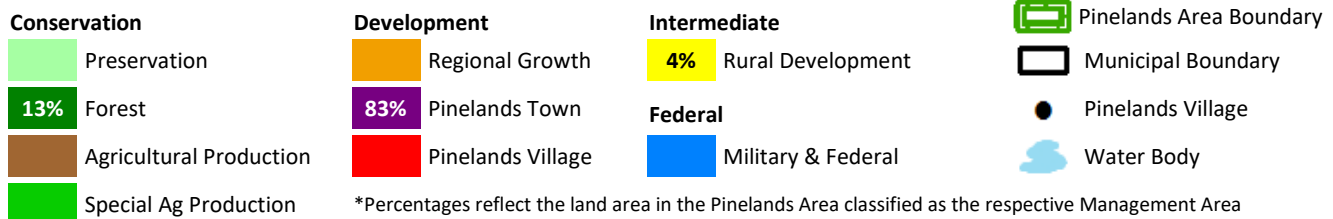
Woodbine Borough

Pinelands Area 2020 population: 2,123 (100% of total population)

Pinelands Area acreage: 4,801 (95% of total acreage)

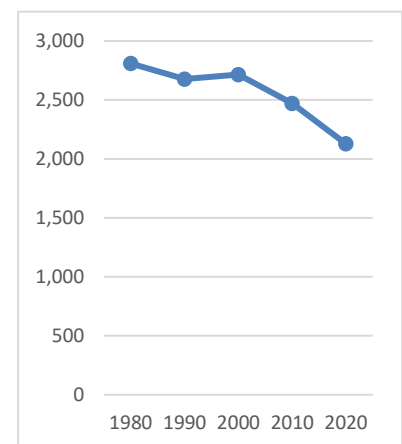


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,142	12,642	156
Population Density (per mile ²)	267	1,880	156
Population Change - 2018 to 2022	-13.63%	2.27%	194
% Land Protected in Pinelands Area*	8%	39%	40
Assessed Acres of Farmland	413	2,270	83
Building Permits Issued	4	31	91
Housing Transactions	17	192	174
Average Home Sale Price	\$217,326	\$421,066	151
Equalized Property Value (millions)	\$181.8	\$2,044.0	176
Effective Tax Rate	1.86	2.75	162
Average Residential Property Tax Bill	\$2,097	\$6,914	200
Per Capita Income Estimate	\$25,040	\$50,670	192
Unemployment Rate	5.2%	4.3%	35

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
745	113	\$55,556

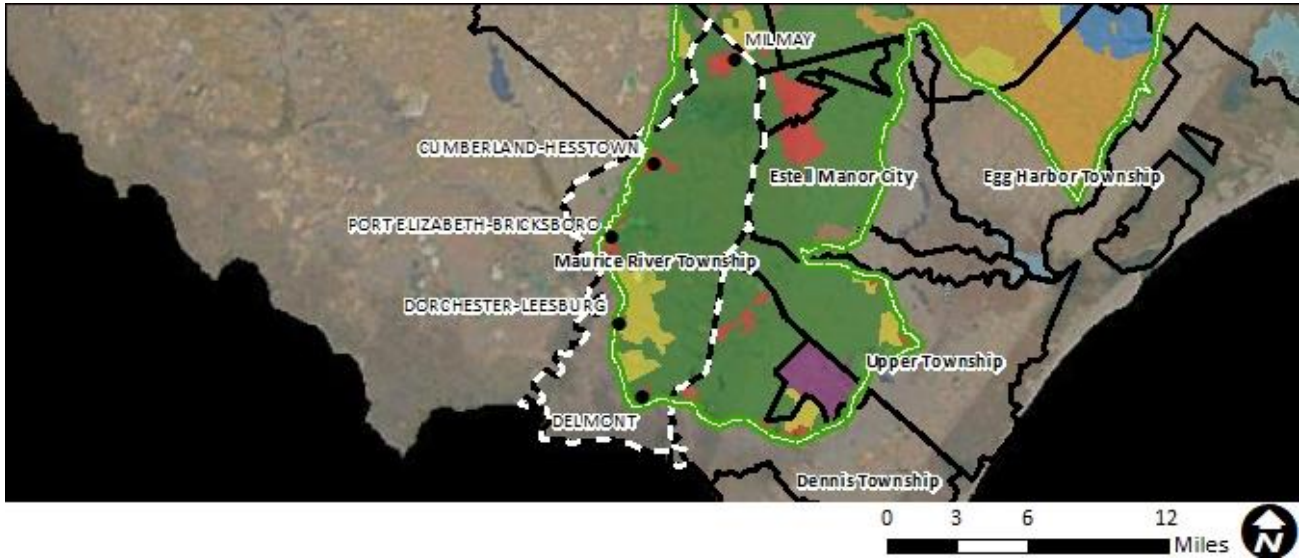
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Woodbine Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Maurice River Township

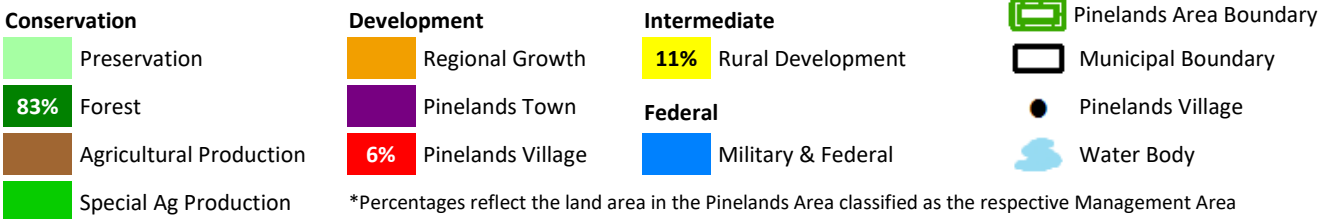


Pinelands Area 2020 population: 4,346 (70% of total population)

Pinelands Area acreage: 42,009 (70% of total acreage)

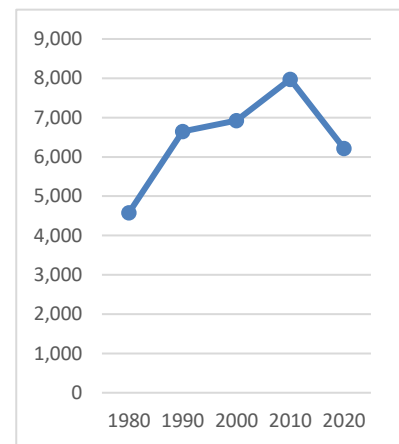


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,989	12,642	111
Population Density (per mile ²)	52	1,880	192
Population Change - 2018 to 2022	-20.49%	2.27%	199
% Land Protected in Pinelands Area*	51%	39%	21
Assessed Acres of Farmland	10,697	2,270	11
Building Permits Issued	1	31	123
Housing Transactions	31	192	158
Average Home Sale Price	\$202,896	\$421,066	163
Equalized Property Value (millions)	\$324.5	\$2,044.0	147
Effective Tax Rate	2.66	2.75	114
Average Residential Property Tax Bill	\$4,762	\$6,914	173
Per Capita Income Estimate	\$32,343	\$50,670	181
Unemployment Rate	7.2%	4.3%	9

Population Change



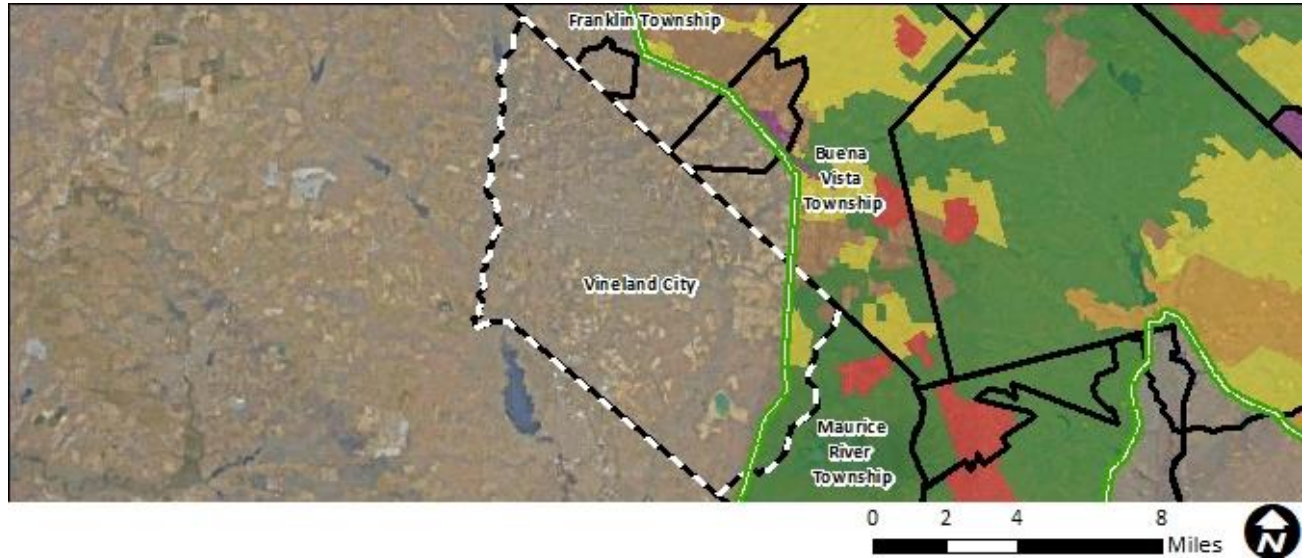
Private Sector Employment 242	Private Sector Establishments 36	Private Sector Avg. Annual Wages \$35,954
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Maurice River Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Vineland City

Pinelands Area 2020 population: 151 (< 1% of total population)

Pinelands Area acreage: 3,287 (7% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- 72%** Forest
- 9%** Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

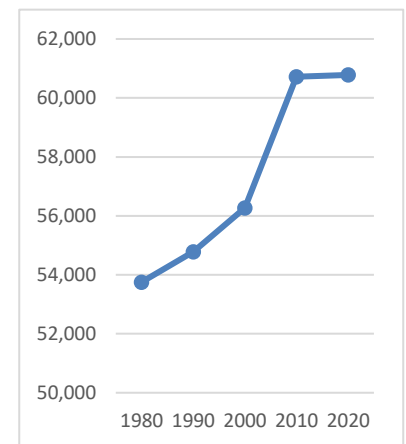
- 19%** Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	60,491	12,642	7
Population Density (per mile ²)	877	1,880	112
Population Change - 2018 to 2022	1.53%	2.27%	120
% Land Protected in Pinelands Area*	84%	39%	5
Assessed Acres of Farmland	9,777	2,270	13
Building Permits Issued	41	31	39
Housing Transactions	563	192	17
Average Home Sale Price	\$221,820	\$421,066	149
Equalized Property Value (millions)	\$4,877.8	\$2,044.0	23
Effective Tax Rate	2.72	2.75	111
Average Residential Property Tax Bill	\$4,932	\$6,914	171
Per Capita Income Estimate	\$32,195	\$50,670	182
Unemployment Rate	4.8%	4.3%	52

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
28,801	1,789	\$53,509

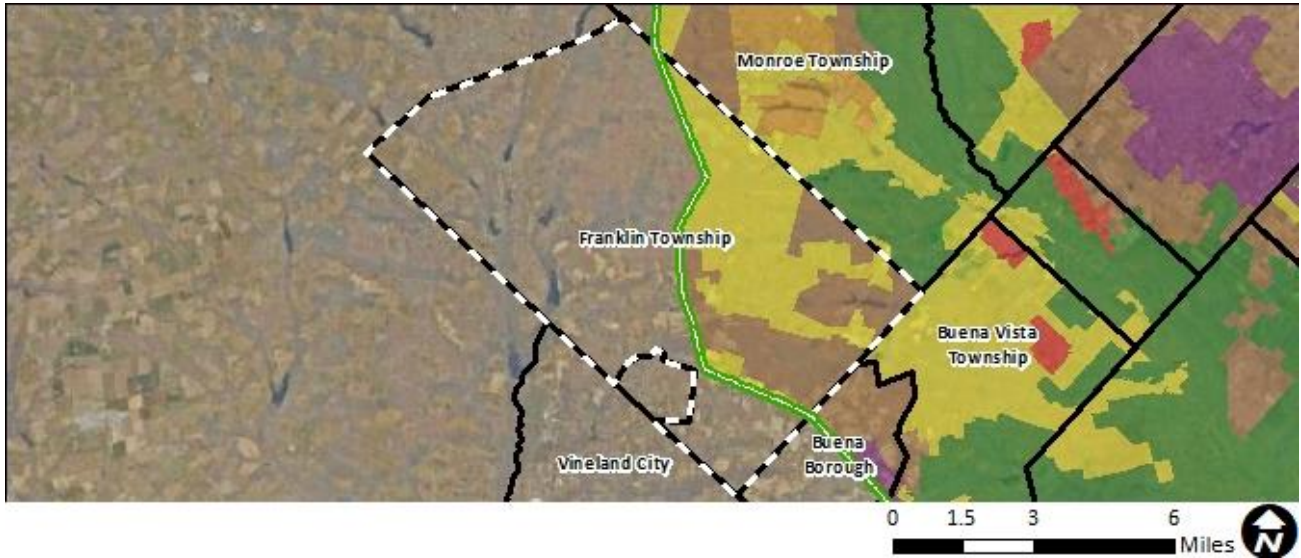
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For the City of Vineland it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Franklin Township

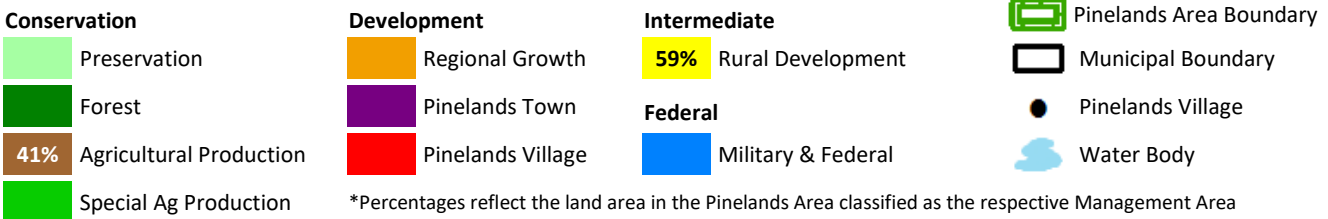


Pinelands Area 2020 population: 2,473 (15% of total population)

Pinelands Area acreage: 12,835 (36% of total acreage)

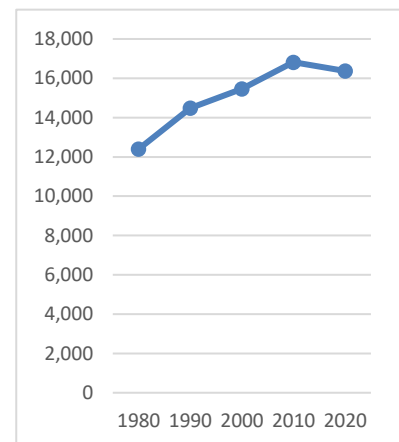


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	16,494	12,642	44
Population Density (per mile ²)	293	1,880	151
Population Change - 2018 to 2022	0.45%	2.27%	138
% Land Protected in Pinelands Area*	38%	39%	27
Assessed Acres of Farmland	14,274	2,270	4
Building Permits Issued	37	31	42
Housing Transactions	151	192	69
Average Home Sale Price	\$312,616	\$421,066	87
Equalized Property Value (millions)	\$1,647.1	\$2,044.0	70
Effective Tax Rate	2.94	2.75	86
Average Residential Property Tax Bill	\$6,498	\$6,914	101
Per Capita Income Estimate	\$39,481	\$50,670	138
Unemployment Rate	4.6%	4.3%	62

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,597	236	\$41,790

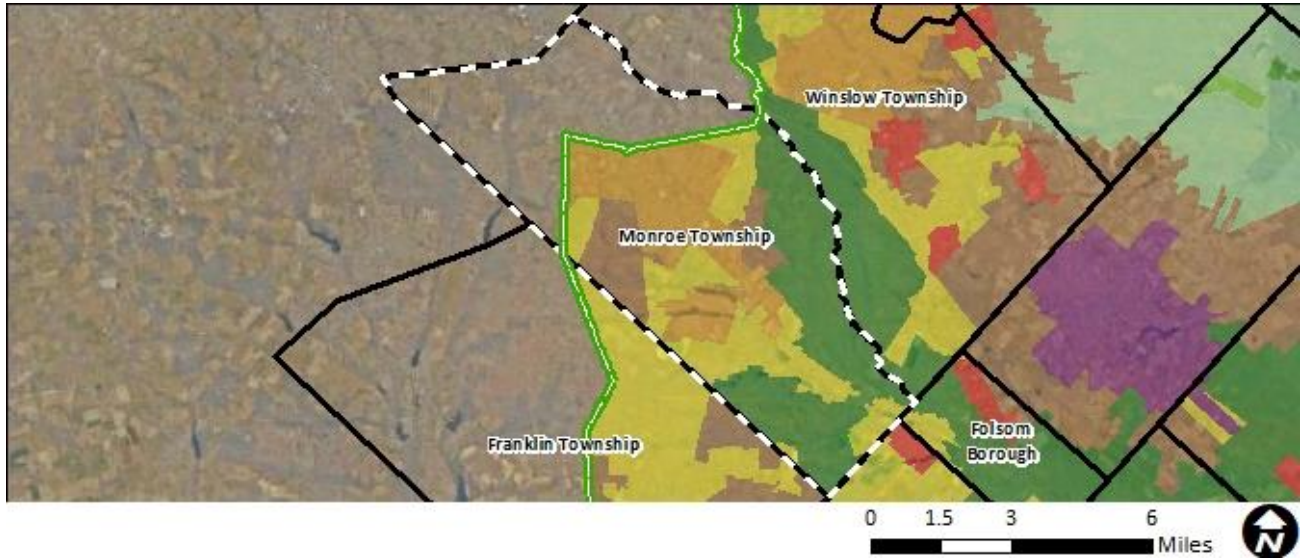
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Franklin Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Monroe Township

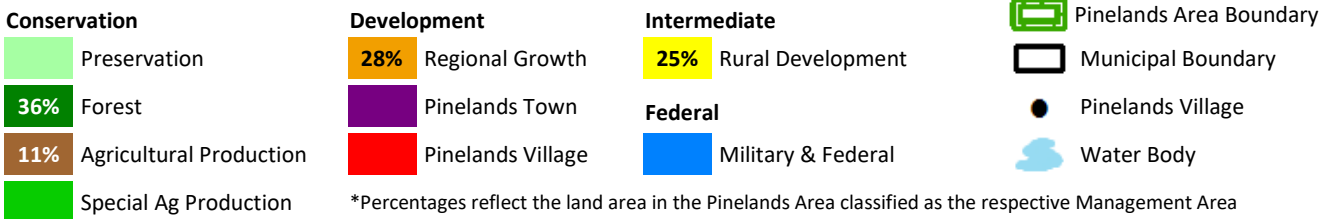


Pinelands Area 2020 population: 17,913 (48% of total population)

Pinelands Area acreage: 20,770 (69% of total acreage)

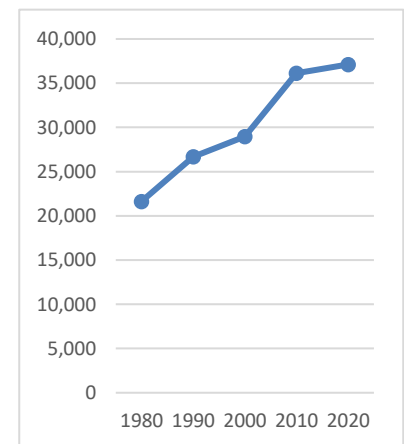


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	37,736	12,642	18
Population Density (per mile ²)	804	1,880	117
Population Change - 2018 to 2022	2.03%	2.27%	114
% Land Protected in Pinelands Area*	26%	39%	33
Assessed Acres of Farmland	5,288	2,270	36
Building Permits Issued	185	31	9
Housing Transactions	564	192	16
Average Home Sale Price	\$295,960	\$421,066	97
Equalized Property Value (millions)	\$3,538.3	\$2,044.0	32
Effective Tax Rate	3.25	2.75	56
Average Residential Property Tax Bill	\$7,436	\$6,914	61
Per Capita Income Estimate	\$45,532	\$50,670	92
Unemployment Rate	4.0%	4.3%	94

Population Change



Private Sector Employment 6,841	Private Sector Establishments 746	Private Sector Avg. Annual Wages \$45,365
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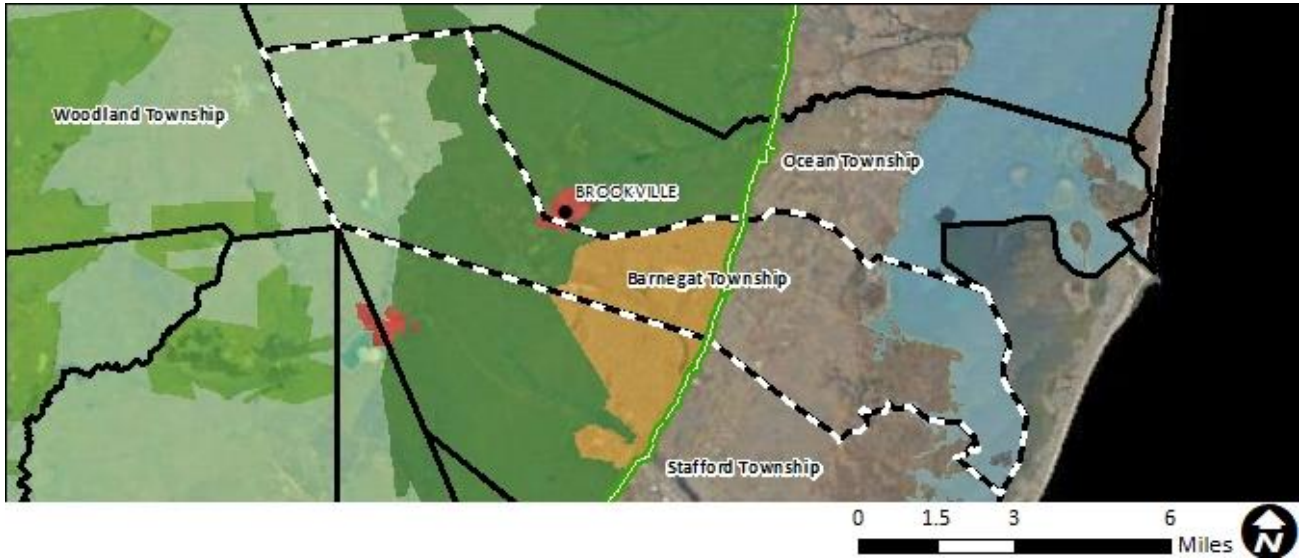
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Monroe Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Barnegat Township

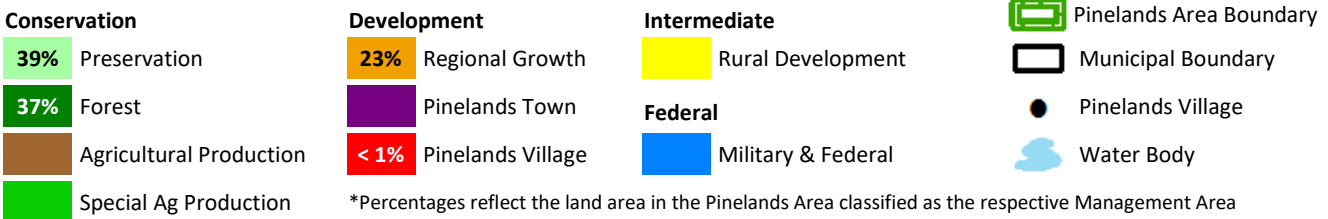


Pinelands Area 2020 population: 9,265 (38% of total population)

Pinelands Area acreage: 14,357 (56% of total acreage)

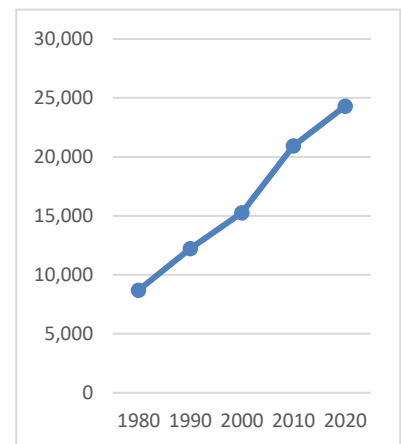


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	24,998	12,642	29
Population Density (per mile ²)	621	1,880	124
Population Change - 2018 to 2022	7.26%	2.27%	32
% Land Protected in Pinelands Area*	65%	39%	16
Assessed Acres of Farmland	560	2,270	80
Building Permits Issued	273	31	5
Housing Transactions	532	192	21
Average Home Sale Price	\$365,782	\$421,066	61
Equalized Property Value (millions)	\$3,476.7	\$2,044.0	33
Effective Tax Rate	2.43	2.75	131
Average Residential Property Tax Bill	\$6,878	\$6,914	87
Per Capita Income Estimate	\$40,804	\$50,670	129
Unemployment Rate	4.5%	4.3%	67

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
2,694	341	\$43,766

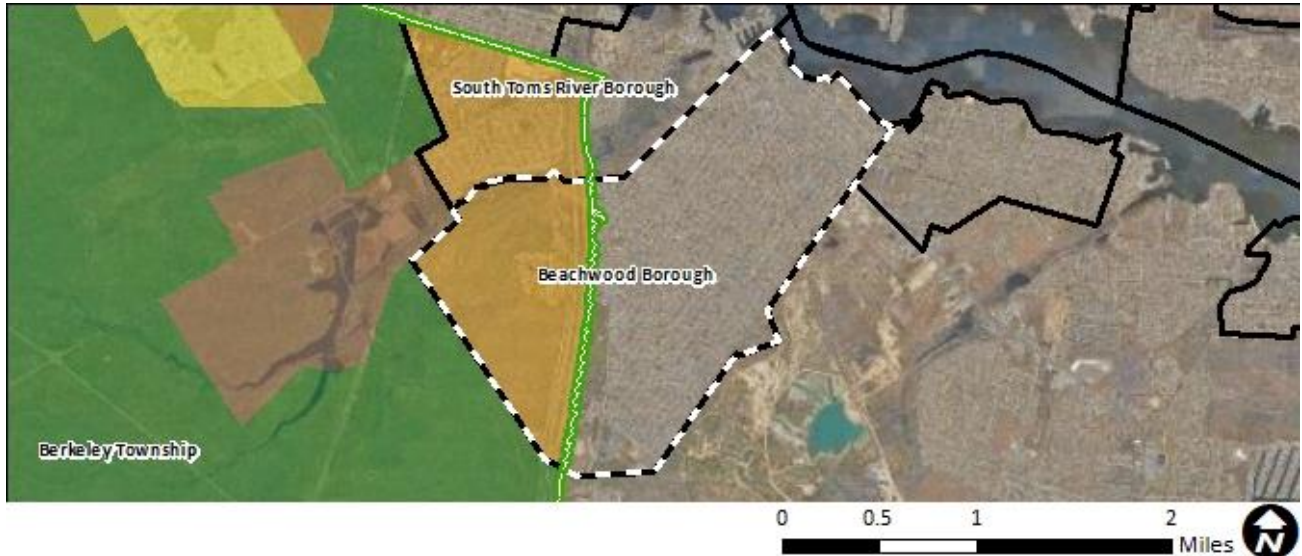
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Barnegat Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Beachwood Borough

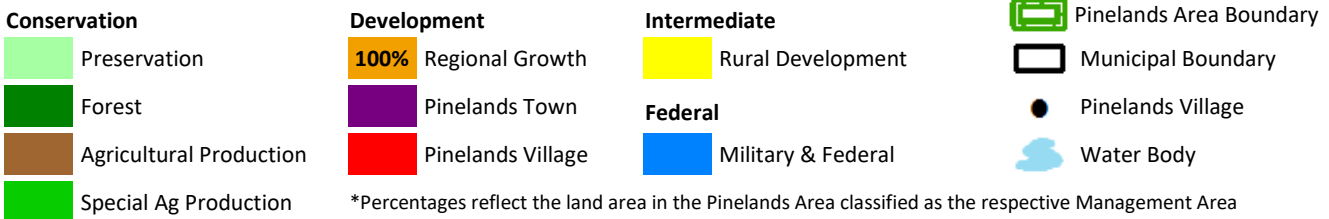


Pinelands Area 2020 population: 15 (< 1% of total population)

Pinelands Area acreage: 500 (28% of total acreage)

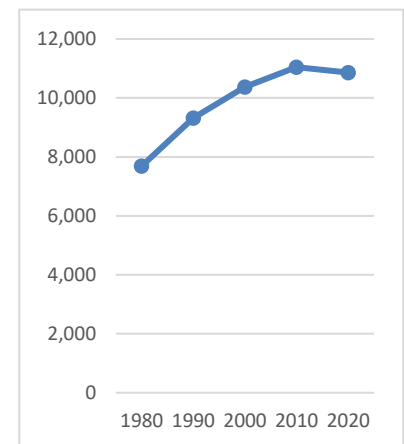


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	11,128	12,642	61
Population Density (per mile ²)	4,013	1,880	27
Population Change - 2018 to 2022	-1.26%	2.27%	165
% Land Protected in Pinelands Area*	72%	39%	9
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	12	31	56
Housing Transactions	180	192	63
Average Home Sale Price	\$330,817	\$421,066	74
Equalized Property Value (millions)	\$1,177.0	\$2,044.0	83
Effective Tax Rate	2.09	2.75	150
Average Residential Property Tax Bill	\$5,453	\$6,914	146
Per Capita Income Estimate	\$47,686	\$50,670	80
Unemployment Rate	3.7%	4.3%	117

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
685	135	\$40,000

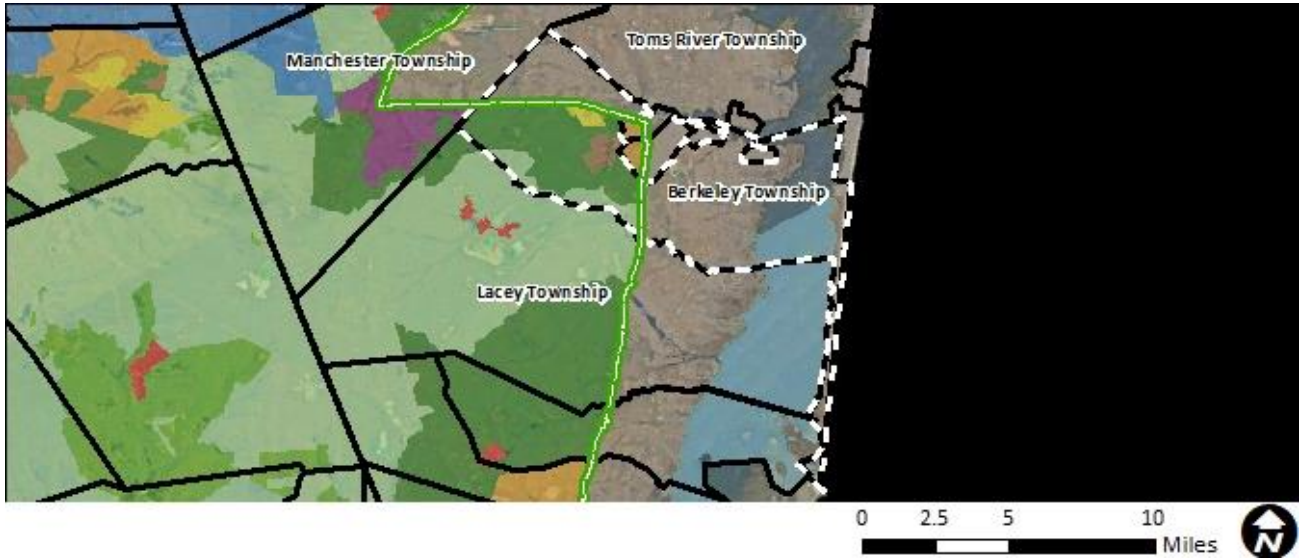
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Beachwood Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Berkeley Township

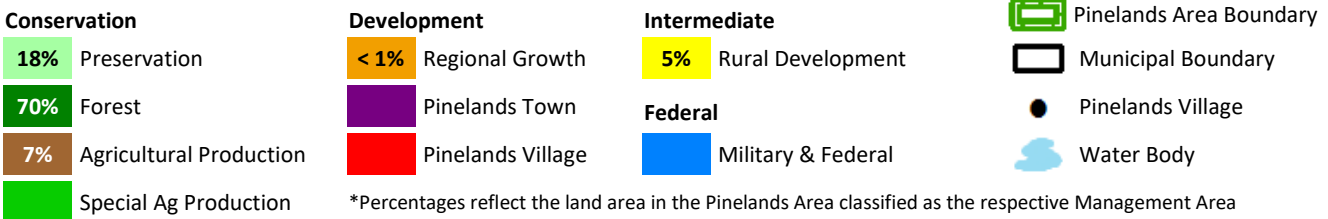


Pinelands Area 2020 population: 2,147 (5% of total population)

Pinelands Area acreage: 10,484 (30% of total acreage)

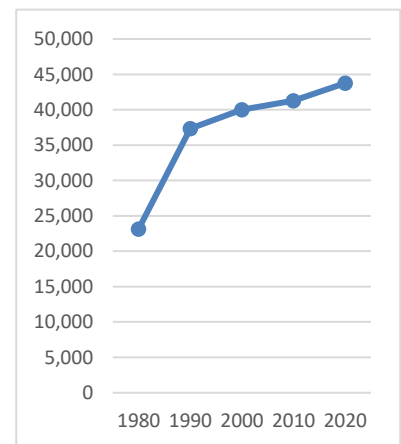


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	44,748	12,642	14
Population Density (per mile ²)	826	1,880	115
Population Change - 2018 to 2022	6.32%	2.27%	40
% Land Protected in Pinelands Area*	75%	39%	8
Assessed Acres of Farmland	72	2,270	103
Building Permits Issued	81	31	24
Housing Transactions	1,289	192	3
Average Home Sale Price	\$322,405	\$421,066	83
Equalized Property Value (millions)	\$7,584.9	\$2,044.0	10
Effective Tax Rate	1.85	2.75	165
Average Residential Property Tax Bill	\$4,681	\$6,914	176
Per Capita Income Estimate	\$46,534	\$50,670	85
Unemployment Rate	4.8%	4.3%	52

Population Change



Private Sector Employment 2,926	Private Sector Establishments 412	Private Sector Avg. Annual Wages \$45,023
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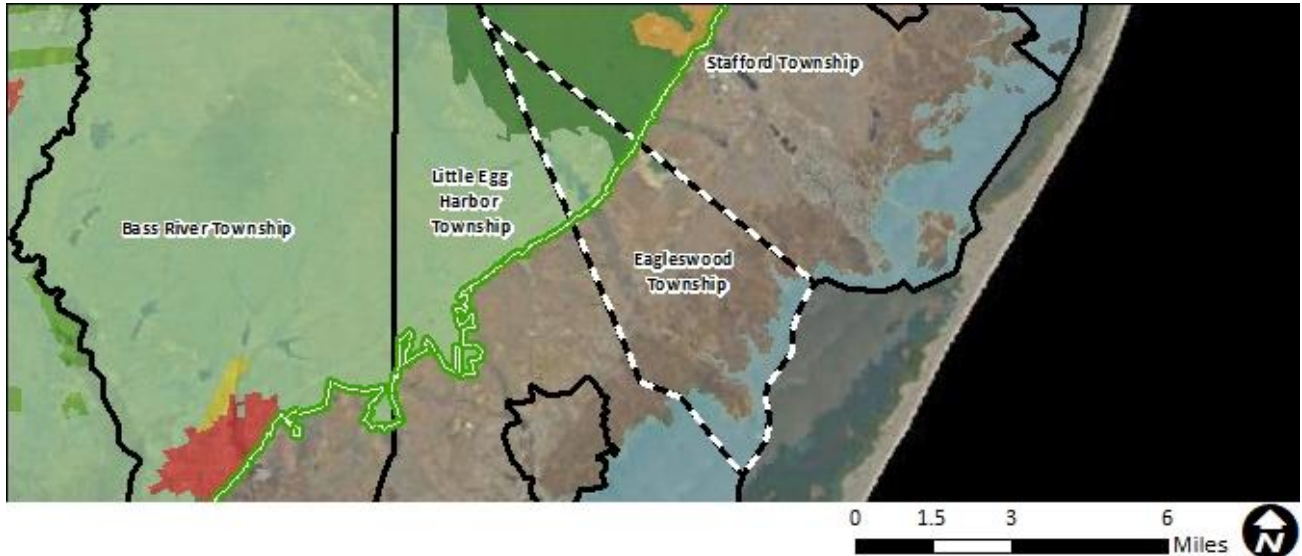
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Berkeley Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Eagleswood Township



Pinelands Area 2020 population: 0 (0% of total population)

Pinelands Area acreage: 2,435 (20% of total acreage)



Pinelands Management Areas

Conservation

- 44% Preservation
- 56% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

- Rural Development

Federal

- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

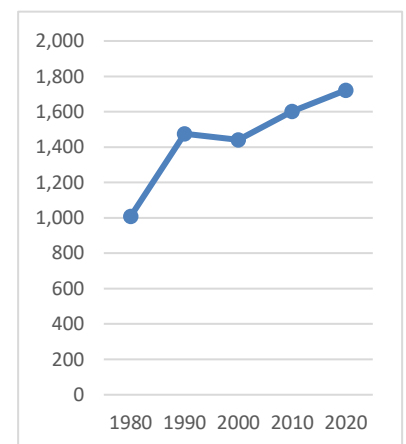


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,768	12,642	165
Population Density (per mile ²)	93	1,880	186
Population Change - 2018 to 2022	9.39%	2.27%	18
% Land Protected in Pinelands Area*	88%	39%	2
Assessed Acres of Farmland	315	2,270	87
Building Permits Issued	2	31	107
Housing Transactions	33	192	156
Average Home Sale Price	\$352,825	\$421,066	65
Equalized Property Value (millions)	\$288.4	\$2,044.0	159
Effective Tax Rate	2.50	2.75	123
Average Residential Property Tax Bill	\$6,732	\$6,914	95
Per Capita Income Estimate	\$46,330	\$50,670	87
Unemployment Rate	4.2%	4.3%	82

Population Change



Private Sector Employment
961

Private Sector Establishments
106

Private Sector Avg. Annual Wages
\$83,498

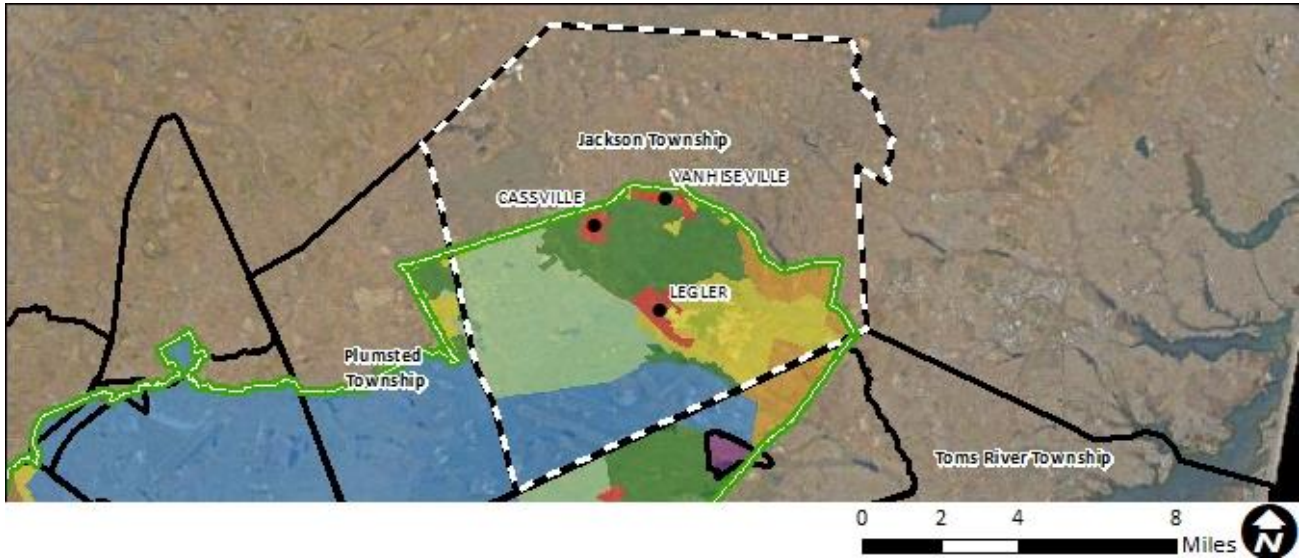
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Eagleswood Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Jackson Township

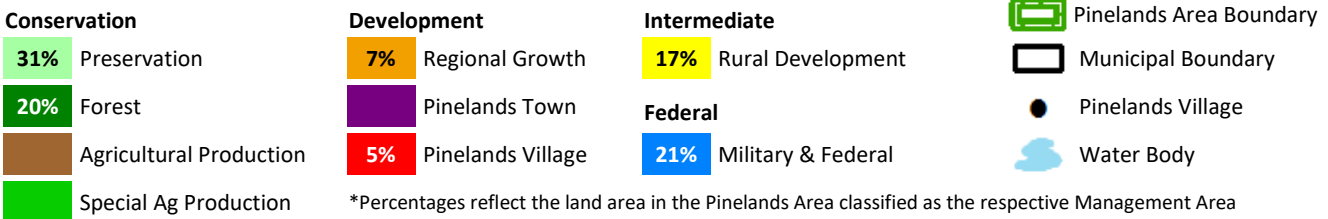


Pinelands Area 2020 population: 5,171 (9% of total population)

Pinelands Area acreage: 30,385 (47% of total acreage)

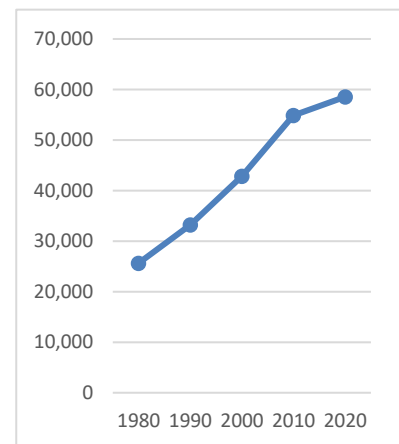


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	60,207	12,642	8
Population Density (per mile ²)	598	1,880	128
Population Change - 2018 to 2022	4.77%	2.27%	69
% Land Protected in Pinelands Area*	50%	39%	22
Assessed Acres of Farmland	4,458	2,270	45
Building Permits Issued	0	31	145
Housing Transactions	1,442	192	2
Average Home Sale Price	\$533,527	\$421,066	29
Equalized Property Value (millions)	\$10,001.1	\$2,044.0	8
Effective Tax Rate	1.94	2.75	159
Average Residential Property Tax Bill	\$7,996	\$6,914	45
Per Capita Income Estimate	\$45,837	\$50,670	90
Unemployment Rate	3.1%	4.3%	159

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
9,285	1,108	\$45,040

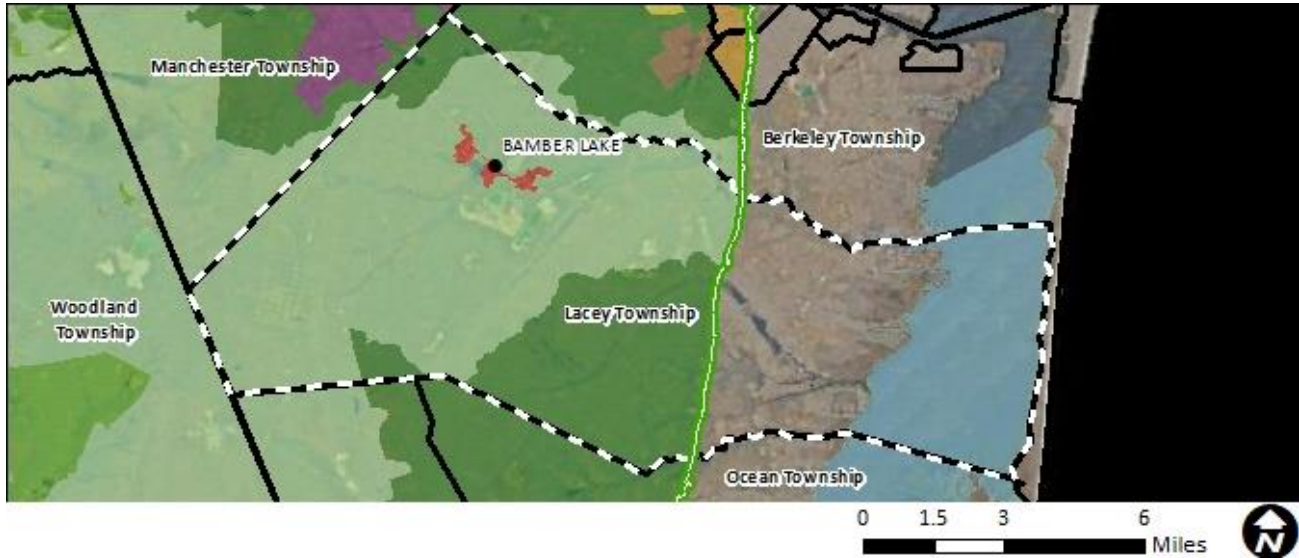
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Jackson Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Lacey Township

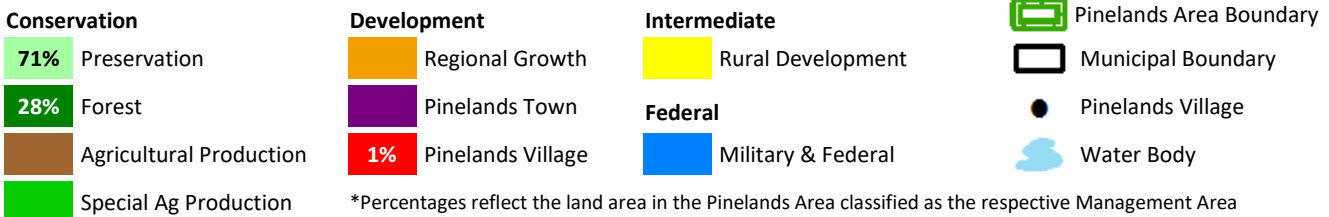


Pinelands Area 2020 population: 580 (2% of total population)

Pinelands Area acreage: 42,688 (67% of total acreage)

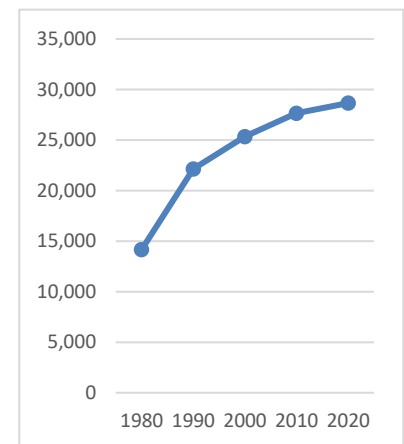


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	29,632	12,642	24
Population Density (per mile ²)	297	1,880	150
Population Change - 2018 to 2022	1.76%	2.27%	117
% Land Protected in Pinelands Area*	87%	39%	3
Assessed Acres of Farmland	268	2,270	90
Building Permits Issued	67	31	26
Housing Transactions	503	192	22
Average Home Sale Price	\$433,692	\$421,066	42
Equalized Property Value (millions)	\$5,152.1	\$2,044.0	21
Effective Tax Rate	2.03	2.75	154
Average Residential Property Tax Bill	\$6,416	\$6,914	105
Per Capita Income Estimate	\$47,219	\$50,670	82
Unemployment Rate	3.6%	4.3%	124

Population Change



Private Sector Employment 5,375	Private Sector Establishments 616	Private Sector Avg. Annual Wages \$41,836
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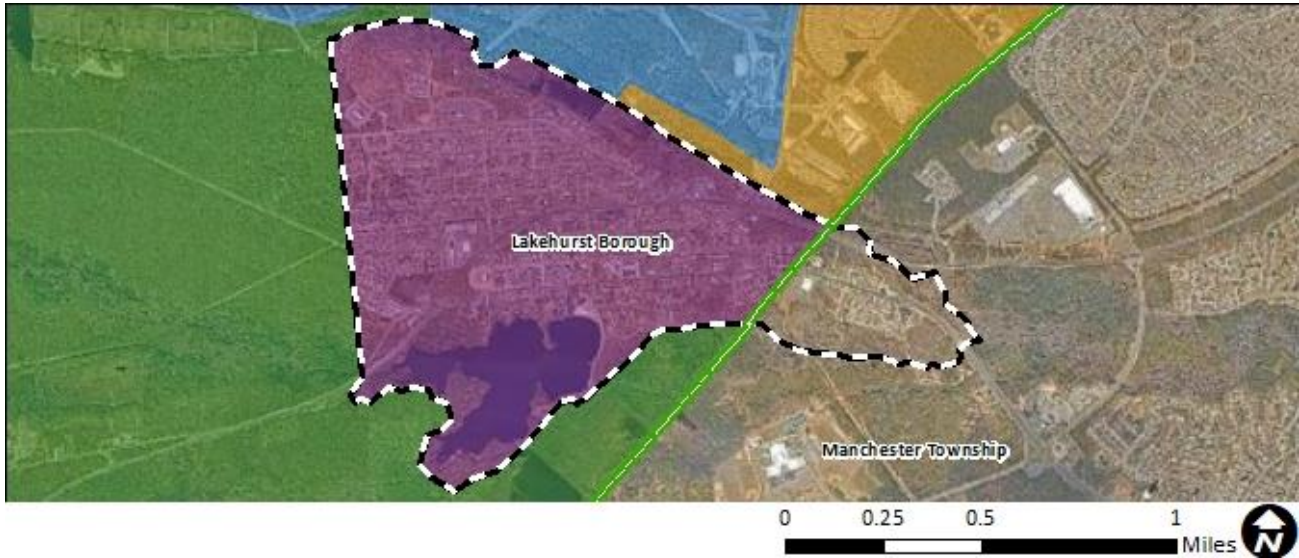
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Lacey Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Lakehurst Borough

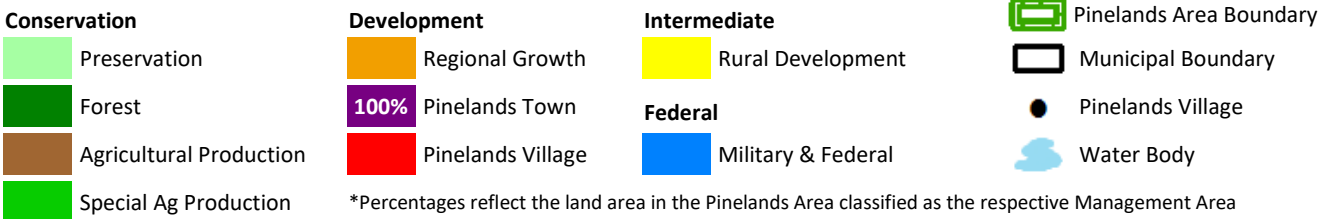


Pinelands Area 2020 population: 2,485 (94% of total population)

Pinelands Area acreage: 551 (87% of total acreage)

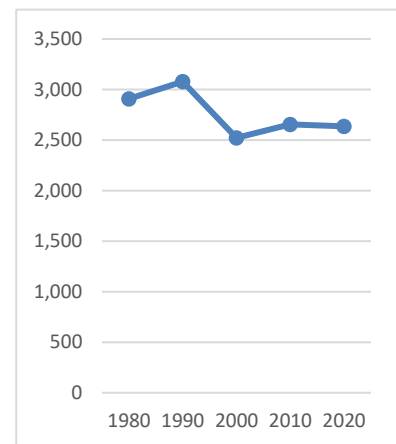


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,696	12,642	148
Population Density (per mile ²)	2,732	1,880	53
Population Change - 2018 to 2022	-0.11%	2.27%	146
% Land Protected in Pinelands Area*	13%	39%	38
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	1	31	123
Housing Transactions	37	192	150
Average Home Sale Price	\$263,122	\$421,066	117
Equalized Property Value (millions)	\$202.7	\$2,044.0	170
Effective Tax Rate	2.59	2.75	117
Average Residential Property Tax Bill	\$5,241	\$6,914	158
Per Capita Income Estimate	\$31,394	\$50,670	187
Unemployment Rate	4.6%	4.3%	62

Population Change



Private Sector Employment 839	Private Sector Establishments 91	Private Sector Avg. Annual Wages \$69,805
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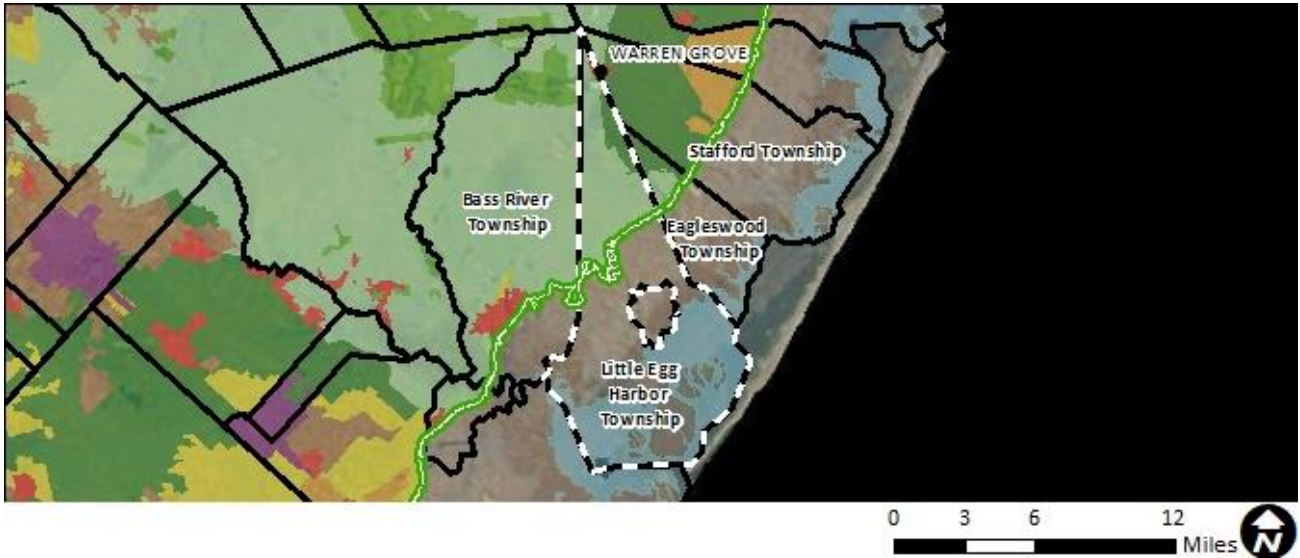
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Lakehurst Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Little Egg Harbor Township



Pinelands Area 2020 population: 80 (<1% of total population)

Pinelands Area acreage: 11,582 (25% of total acreage)



Pinelands Management Areas

Conservation

- 86% Preservation
- 13% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- 1% Pinelands Village

Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

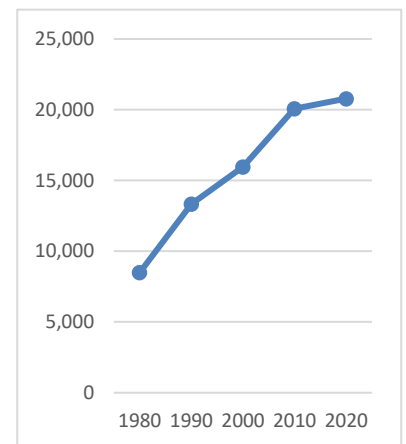


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	21,350	12,642	37
Population Density (per mile ²)	289	1,880	152
Population Change - 2018 to 2022	-0.09%	2.27%	145
% Land Protected in Pinelands Area*	86%	39%	4
Assessed Acres of Farmland	695	2,270	76
Building Permits Issued	48	31	36
Housing Transactions	546	192	20
Average Home Sale Price	\$314,350	\$421,066	85
Equalized Property Value (millions)	\$3,245.8	\$2,044.0	37
Effective Tax Rate	2.27	2.75	144
Average Residential Property Tax Bill	\$5,456	\$6,914	145
Per Capita Income Estimate	\$46,146	\$50,670	88
Unemployment Rate	4.5%	4.3%	67

Population Change



Private Sector Employment 2,084	Private Sector Establishments 284	Private Sector Avg. Annual Wages \$40,301
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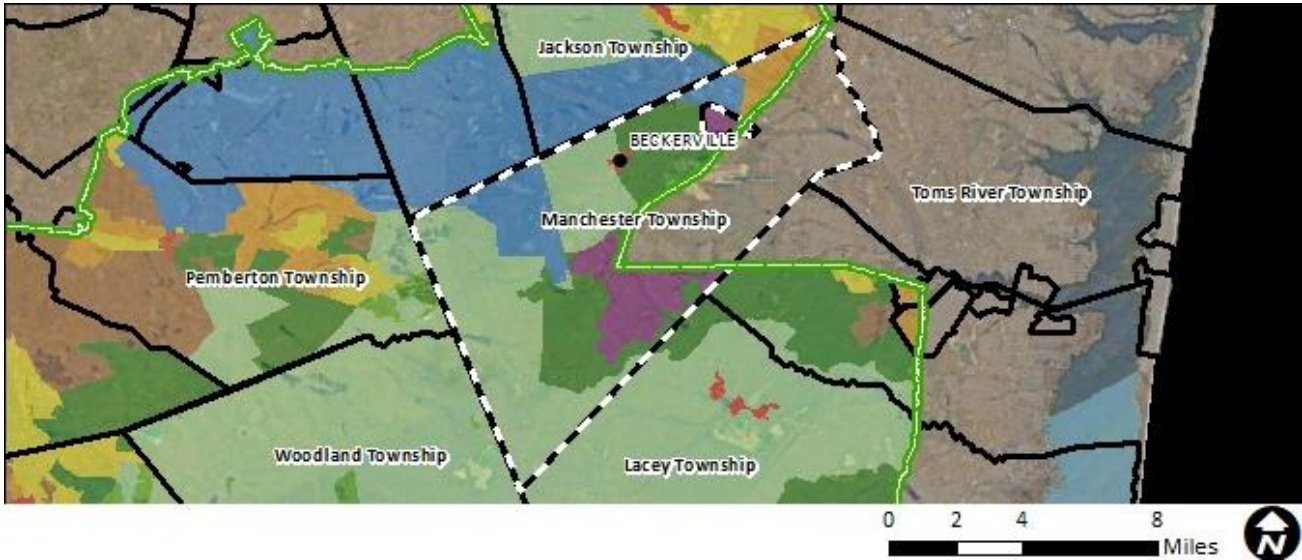
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Little Egg Harbor Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Manchester Township

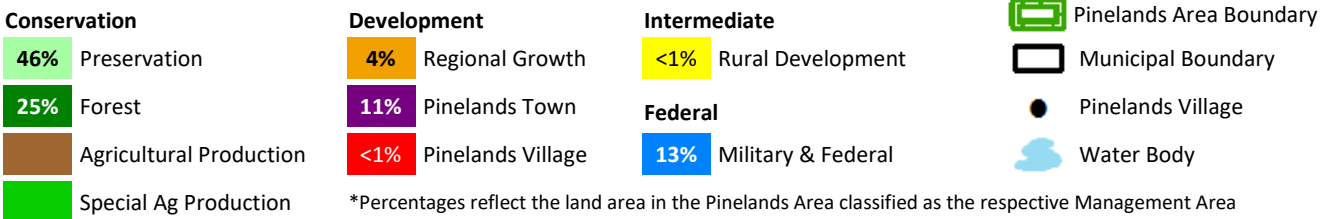


Pinelands Area 2020 population: 13,398 (30% of total population)

Pinelands Area acreage: 38,728 (73% of total acreage)

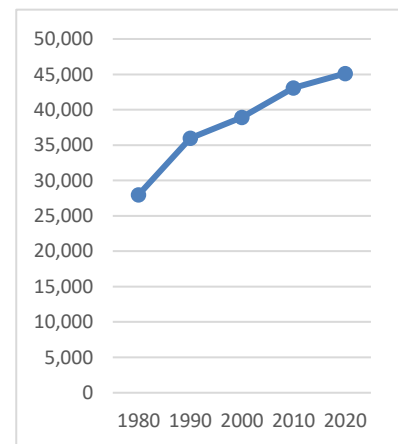


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	46,070	12,642	12
Population Density (per mile ²)	559	1,880	130
Population Change - 2018 to 2022	5.38%	2.27%	58
% Land Protected in Pinelands Area*	56%	39%	18
Assessed Acres of Farmland	4,625	2,270	43
Building Permits Issued	37	31	42
Housing Transactions	1,105	192	5
Average Home Sale Price	\$324,572	\$421,066	81
Equalized Property Value (millions)	\$5,690.1	\$2,044.0	16
Effective Tax Rate	1.95	2.75	158
Average Residential Property Tax Bill	\$4,439	\$6,914	187
Per Capita Income Estimate	\$41,104	\$50,670	127
Unemployment Rate	5.1%	4.3%	39

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
3,400	422	\$47,039

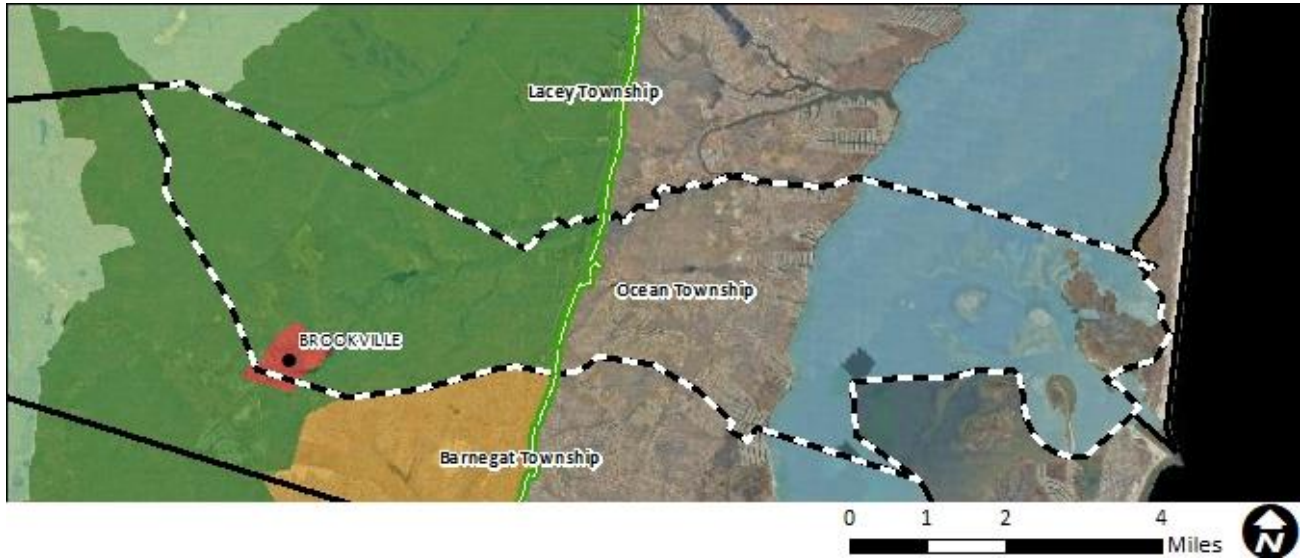
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Manchester Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Ocean Township



Pinelands Area 2020 population: 180 (2% of total population)

Pinelands Area acreage: 8,233 (41% of total acreage)



Pinelands Management Areas

Conservation

- < 1% Preservation
- 96% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- 3% Pinelands Village

Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

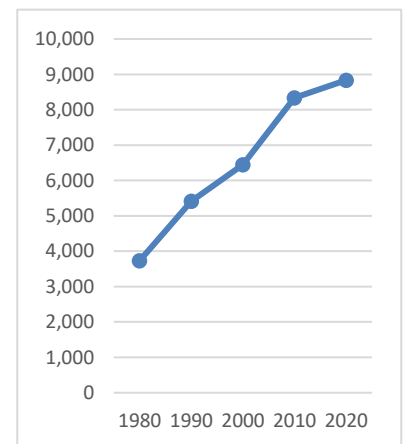


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	9,001	12,642	73
Population Density (per mile ²)	285	1,880	154
Population Change - 2018 to 2022	-0.69%	2.27%	155
% Land Protected in Pinelands Area*	72%	39%	10
Assessed Acres of Farmland	394	2,270	85
Building Permits Issued	8	31	68
Housing Transactions	194	192	56
Average Home Sale Price	\$390,110	\$421,066	53
Equalized Property Value (millions)	\$1,841.4	\$2,044.0	63
Effective Tax Rate	1.81	2.75	166
Average Residential Property Tax Bill	\$5,905	\$6,914	130
Per Capita Income Estimate	\$49,185	\$50,670	71
Unemployment Rate	4.0%	4.3%	94

Population Change



Private Sector Employment	1,204	Private Sector Establishments	154	Private Sector Avg. Annual Wages	\$53,112
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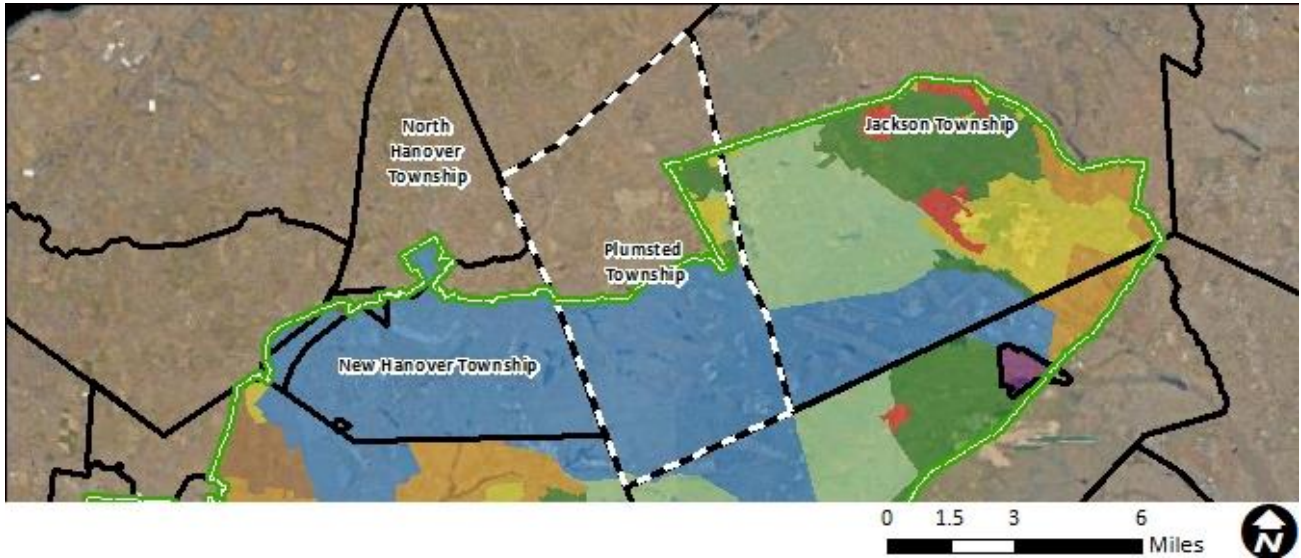
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Ocean Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Plumsted Township

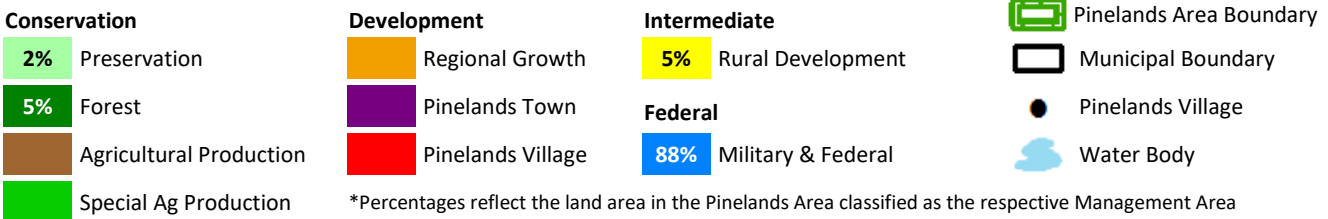


Pinelands Area 2020 population: 391 (5% of total population)

Pinelands Area acreage: 13,423 (53% of total acreage)

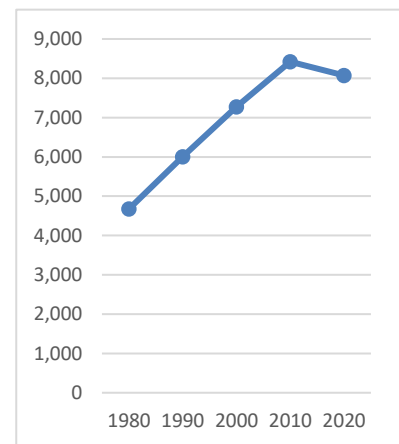


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	8,506	12,642	81
Population Density (per mile ²)	215	1,880	165
Population Change - 2018 to 2022	-0.45%	2.27%	151
% Land Protected in Pinelands Area*	6%	39%	42
Assessed Acres of Farmland	4,583	2,270	44
Building Permits Issued	110	31	20
Housing Transactions	106	192	87
Average Home Sale Price	\$429,675	\$421,066	43
Equalized Property Value (millions)	\$1,086.0	\$2,044.0	86
Effective Tax Rate	2.02	2.75	155
Average Residential Property Tax Bill	\$7,040	\$6,914	77
Per Capita Income Estimate	\$53,203	\$50,670	55
Unemployment Rate	3.7%	4.3%	117

Population Change



Private Sector Employment 839	Private Sector Establishments 139	Private Sector Avg. Annual Wages \$39,592
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Plumsted Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

South Toms River Borough

Pinelands Area 2020 population: 2,574 (71% of total population)

Pinelands Area acreage: 376 (47% of total acreage)



Pinelands Management Areas

Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

Development

- 100% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

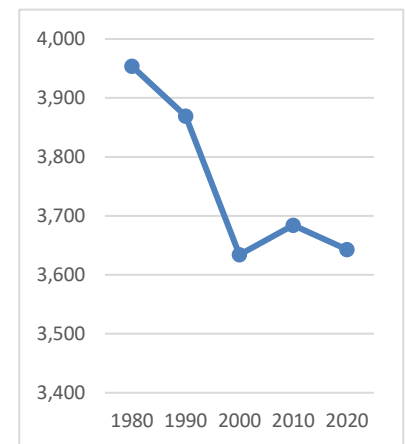


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	3,725	12,642	129
Population Density (per mile ²)	3,019	1,880	47
Population Change - 2018 to 2022	1.50%	2.27%	122
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	2	31	107
Housing Transactions	17	192	174
Average Home Sale Price	\$231,059	\$421,066	145
Equalized Property Value (millions)	\$301.6	\$2,044.0	157
Effective Tax Rate	2.76	2.75	108
Average Residential Property Tax Bill	\$5,191	\$6,914	161
Per Capita Income Estimate	\$31,800	\$50,670	185
Unemployment Rate	5.6%	4.3%	28

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
771	56	\$39,274

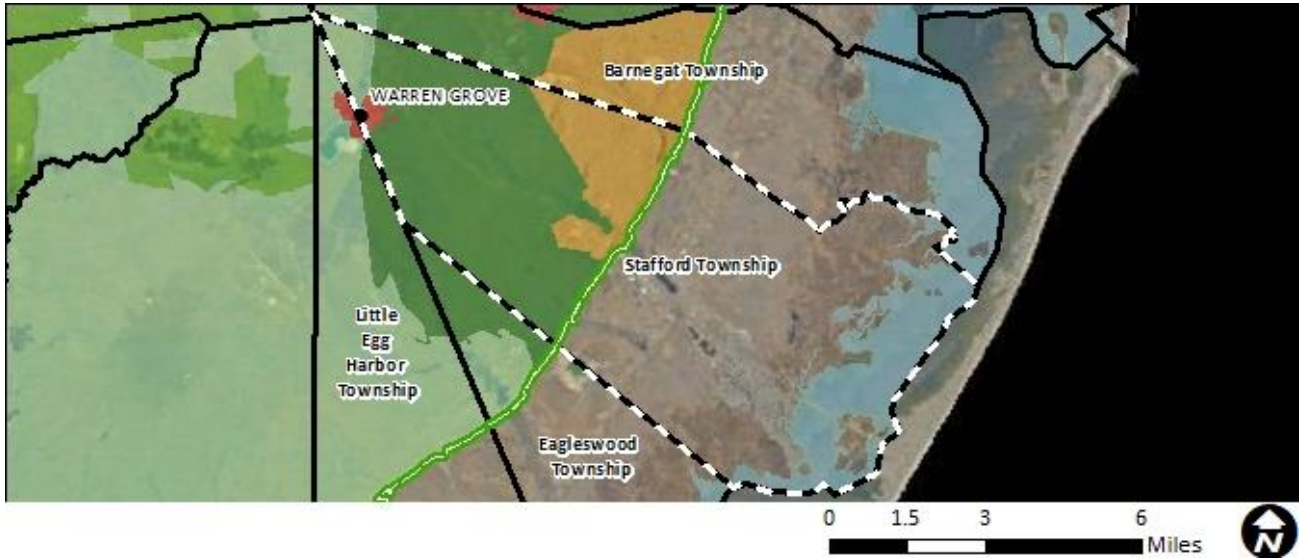
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For South Toms River Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Stafford Township

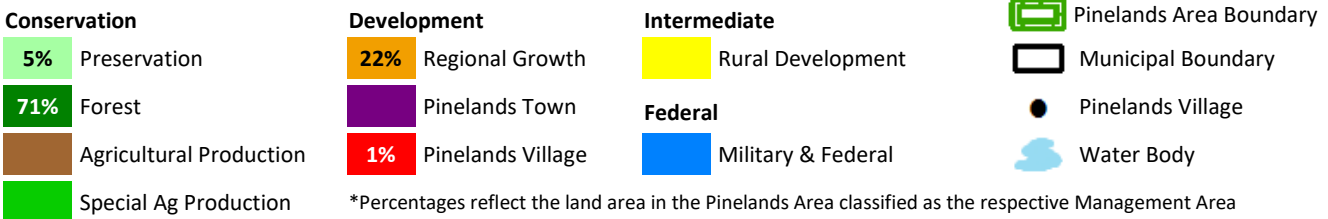


Pinelands Area 2020 population: 17,162 (60% of total population)

Pinelands Area acreage: 13,709 (39% of total acreage)

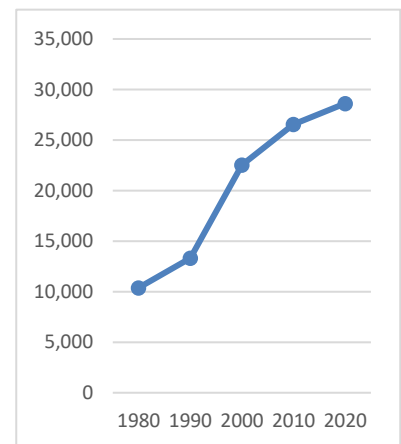


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	29,881	12,642	23
Population Density (per mile ²)	547	1,880	131
Population Change - 2018 to 2022	7.67%	2.27%	28
% Land Protected in Pinelands Area*	69%	39%	12
Assessed Acres of Farmland	551	2,270	81
Building Permits Issued	138	31	14
Housing Transactions	560	192	18
Average Home Sale Price	\$472,678	\$421,066	37
Equalized Property Value (millions)	\$6,500.4	\$2,044.0	14
Effective Tax Rate	1.85	2.75	164
Average Residential Property Tax Bill	\$6,787	\$6,914	90
Per Capita Income Estimate	\$49,451	\$50,670	68
Unemployment Rate	3.8%	4.3%	107

Population Change



Private Sector Employment 9,694	Private Sector Establishments 707	Private Sector Avg. Annual Wages \$52,925
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*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Stafford Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

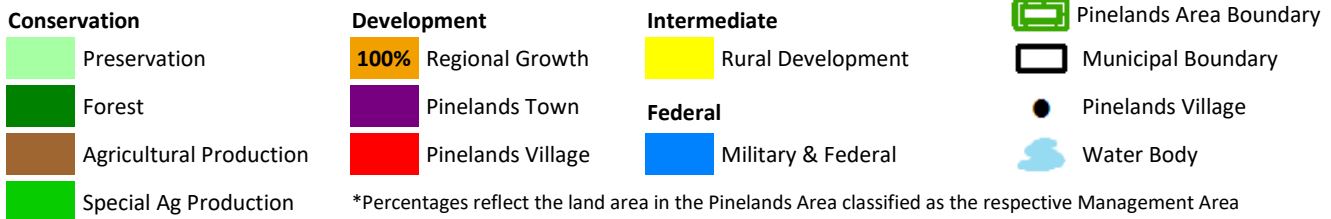
Toms River Township

Pinelands Area 2020 population: 0- (0% of total population)

Pinelands Area acreage: 13 (< 1% of total acreage)

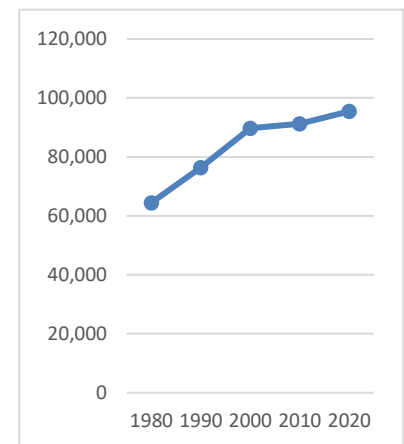


Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	98,326	12,642	2
Population Density (per mile ²)	1,866	1,880	78
Population Change - 2018 to 2022	5.18%	2.27%	62
% Land Protected in Pinelands Area*	84%	39%	6
Assessed Acres of Farmland	402	2,270	84
Building Permits Issued	188	31	8
Housing Transactions	805	192	10
Average Home Sale Price	\$537,950	\$421,066	27
Equalized Property Value (millions)	\$21,563.5	\$2,044.0	1
Effective Tax Rate	1.71	2.75	172
Average Residential Property Tax Bill	\$7,178	\$6,914	68
Per Capita Income Estimate	\$48,487	\$50,670	77
Unemployment Rate	3.5%	4.3%	132

Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
32,276	3,050	\$52,783

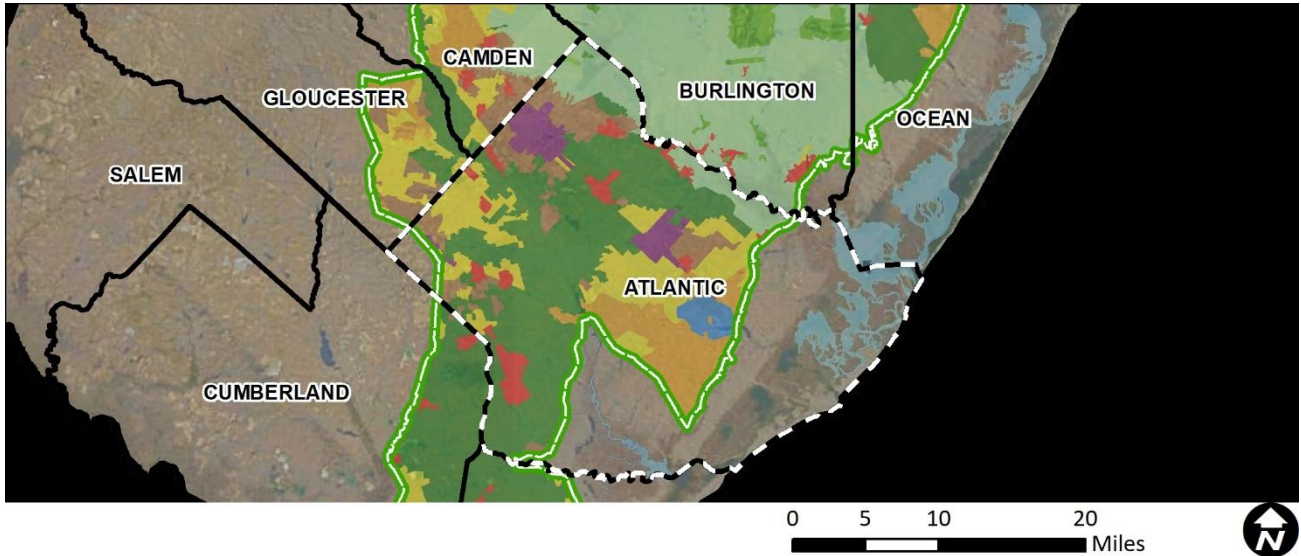
*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Toms River Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Atlantic County

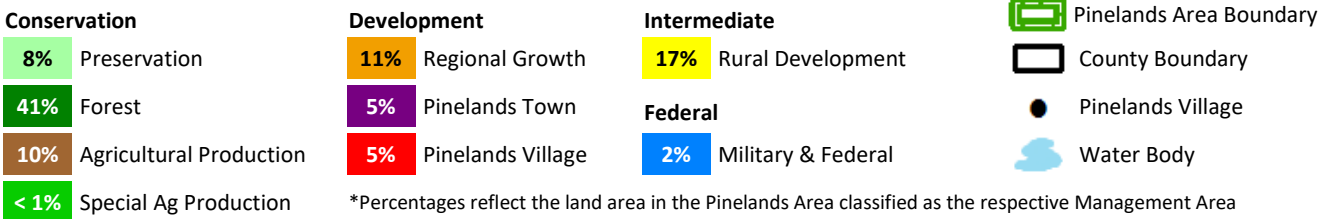


Pinelands Area 2020 population: 109,247 (42% of total population)

Pinelands Area acreage: 247,877 (63% of total acreage)

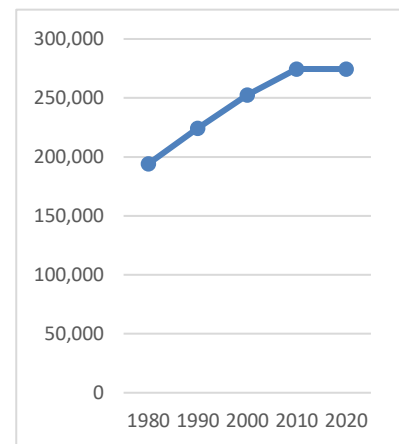


Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	275,638	353,711	5
Population Density (per mile ²)	491	871	5
Population Change - 2018 to 2022	4.41%	4.39%	4
% Land Protected in Pinelands Area**	32%	49%	6
Assessed Acres of Farmland	39,752	48,607	4
Building Permits Issued	420	890	6
Housing Transactions	4,211	5,401	4
Average Home Sale Price	\$326,754	\$386,943	4
Equalized Property Value (millions)	\$39,388.3	\$57,870.4	5
Average Effective Tax Rate	2.69	2.62	4
Average Residential Property Tax Bill	\$6,695	\$6,550	5
Per Capita Income (Estimate)	\$39,699	\$43,710	6
Estimated Unemployment Rate	5.1%	4.5	2

Population Change



Private Sector Employment 104,083	Private Sector Establishments 6,782	Private Sector Avg. Annual Wages \$52,852
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*This Figure captures the 7 Pinelands Area counties only, not Salem County.

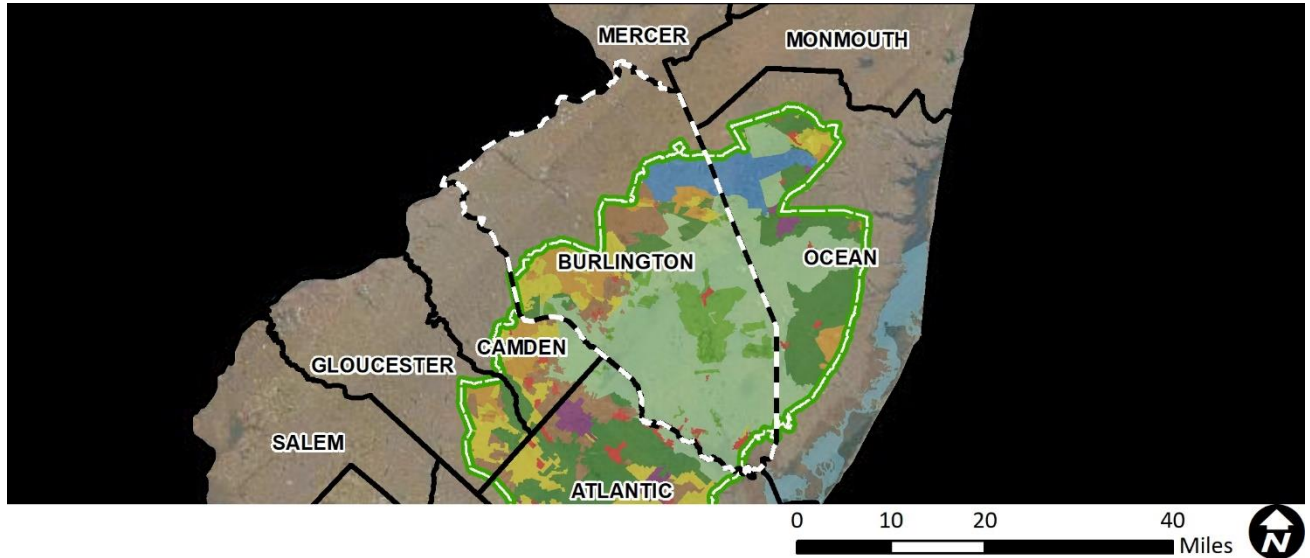
**Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Atlantic County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Burlington County

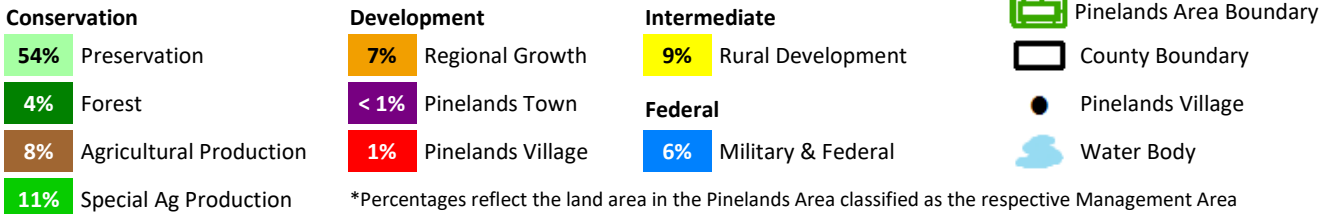


Pinelands Area 2020 population: 93,875 (21% of total population)

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



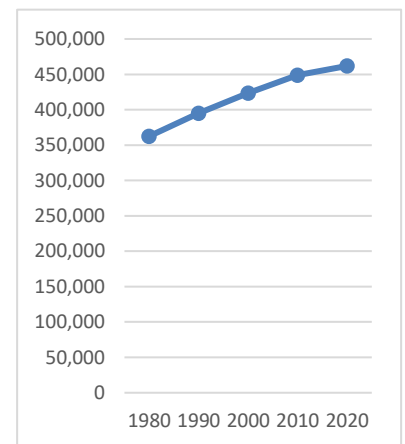
Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	466,103	353,711	3
Population Density (per mile ²)	579	871	4
Population Change - 2018 to 2022	4.64%	4.39%	3
% Land Protected in Pinelands Area**	62%	49%	2
Assessed Acres of Farmland	116,167	48,607	1
Building Permits Issued	1,487	890	2
Housing Transactions	7,160	5,401	2
Average Home Sale Price	\$330,008	\$386,943	3
Equalized Property Value (millions)	\$57,177.6	\$57,870.4	3
Average Effective Tax Rate	2.66	2.62	5
Average Residential Property Tax Bill	\$7,270	\$6,550	1
Per Capita Income (Estimate)	\$51,549	\$43,710	1
Estimated Unemployment Rate	3.3%	4.5	7

Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
175,761	11,567	\$67,974

Population Change



*This Figure captures the 7 Pinelands Area counties only, not Salem County.

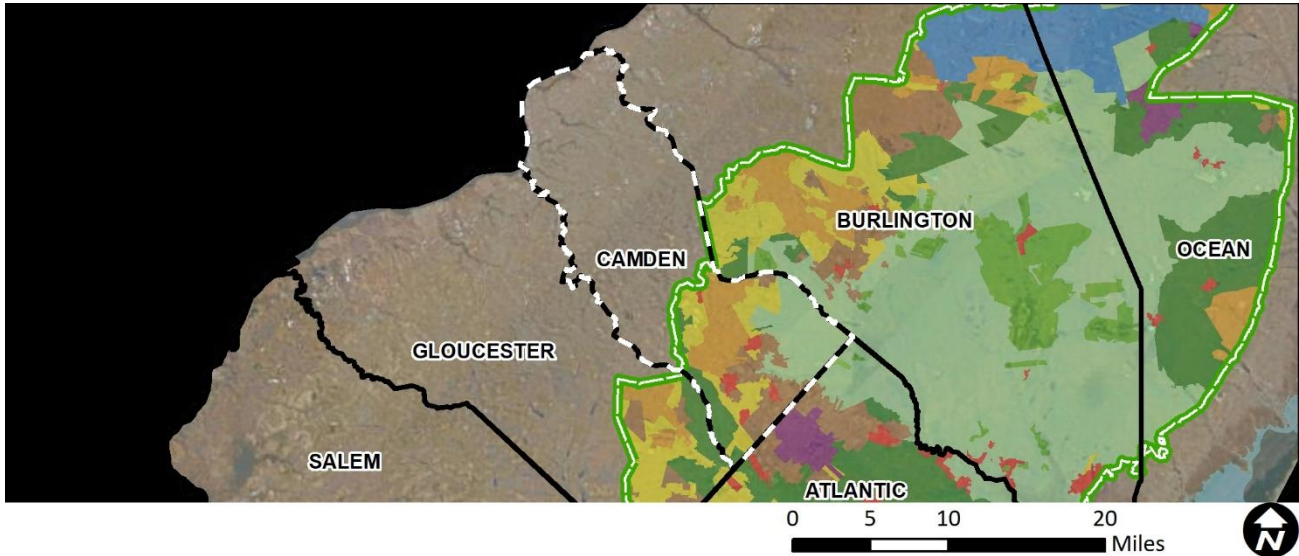
**Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Burlington County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Camden County

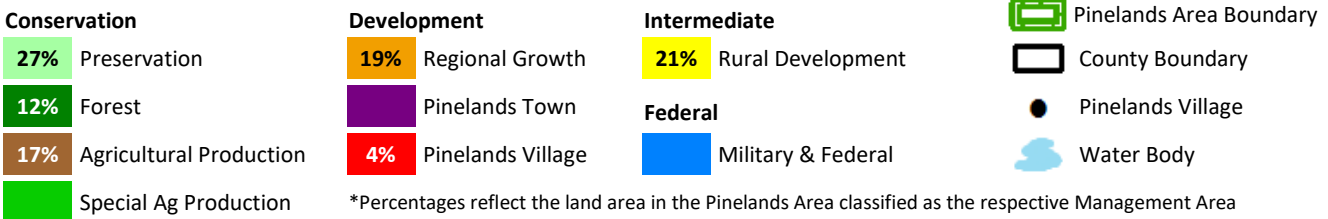


Pinelands Area 2020 population: 28,388 (6% of total population)

Pinelands Area acreage: 54,907 (38% of total acreage)

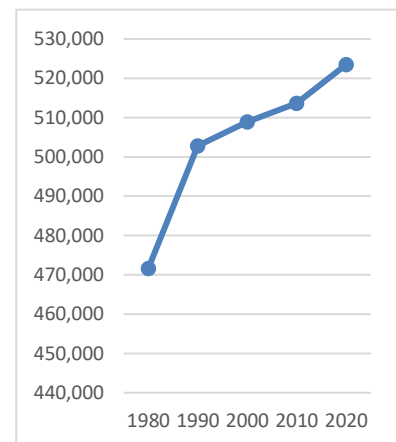


Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	524,907	353,711	2
Population Density (per mile ²)	2,364	871	1
Population Change - 2018 to 2022	3.60%	4.39%	5
% Land Protected in Pinelands Area**	45%	49%	5
Assessed Acres of Farmland	10,497	48,607	6
Building Permits Issued	778	890	3
Housing Transactions	6,070	5,401	3
Average Home Sale Price	\$262,020	\$386,943	6
Equalized Property Value (millions)	\$47,516.0	\$57,870.4	4
Average Effective Tax Rate	3.78	2.62	1
Average Residential Property Tax Bill	\$7,052	\$6,550	3
Per Capita Income (Estimate)	\$42,398	\$43,710	5
Estimated Unemployment Rate	4.0%	4.5	4

Population Change



Private Sector Employment 171,697	Private Sector Establishments 13,094	Private Sector Avg. Annual Wages \$63,260
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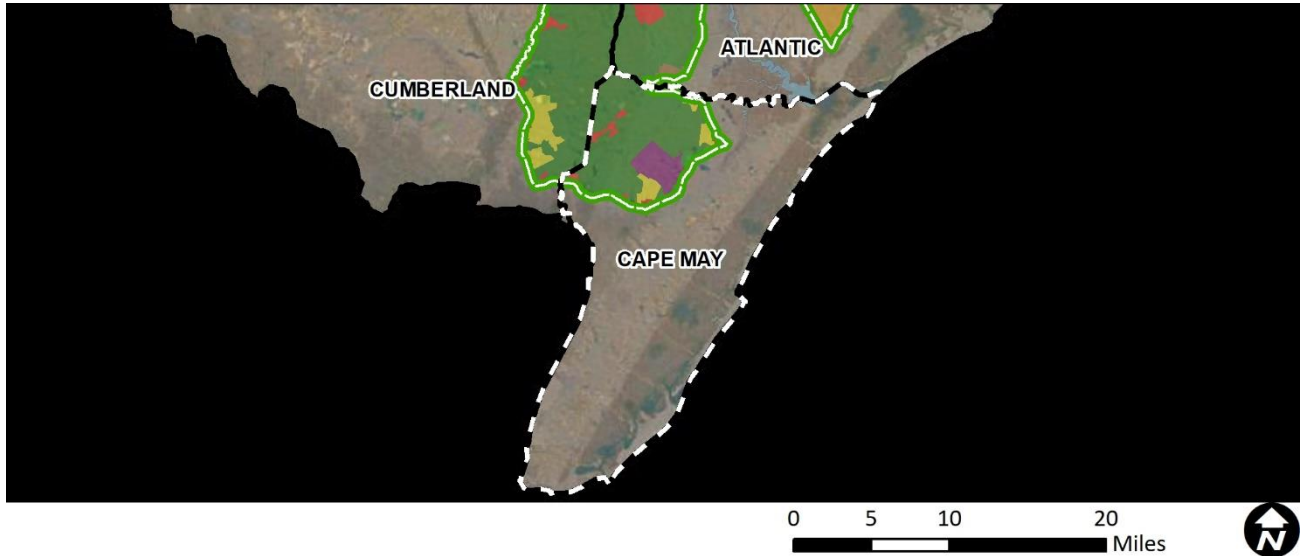
*This Figure captures the 7 Pinelands Area counties only, not Salem County.

**Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Camden County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

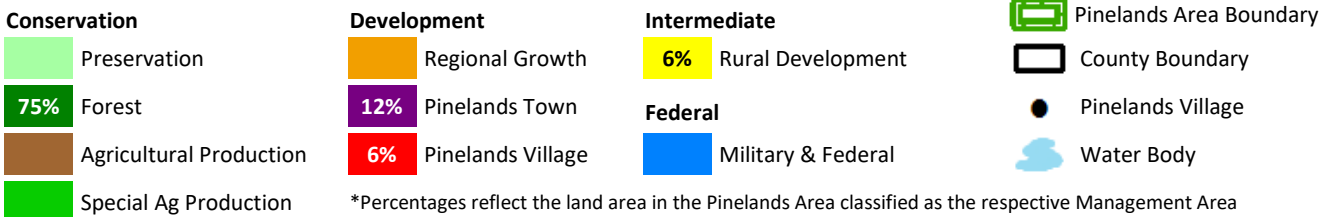
Cape May County

Pinelands Area 2020 population: 4,916 (5% of total population)

Pinelands Area acreage: 34,807 (19% of total acreage)

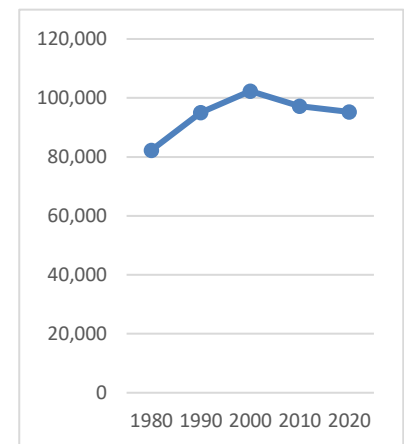


Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	95,634	353,711	7
Population Density (per mile ²)	375	871	6
Population Change - 2018 to 2022	3.27%	4.39%	6
% Land Protected in Pinelands Area**	56%	49%	3
Assessed Acres of Farmland	10,373	48,607	7
Building Permits Issued	734	890	4
Housing Transactions	3,481	5,401	6
Average Home Sale Price	\$805,491	\$386,943	1
Equalized Property Value (millions)	\$76,178.2	\$57,870.4	2
Average Effective Tax Rate	1.21	2.62	7
Average Residential Property Tax Bill	\$5,886	\$6,550	6
Per Capita Income (Estimate)	\$51,344	\$43,710	2
Estimated Unemployment Rate	6.5%	4.5	1
Private Sector Employment	34,445	Private Sector Establishments	3,881
		Private Sector Avg. Annual Wages	\$42,920

Population Change



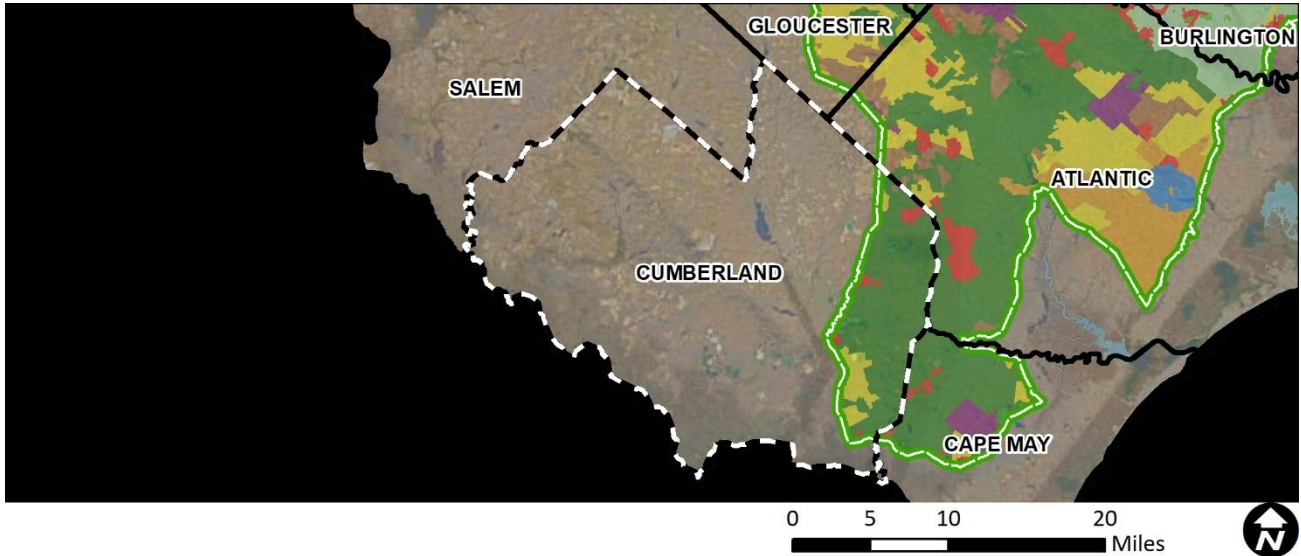
*This Figure captures the 7 Pinelands Area counties only, not Salem County.

**Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Cape May County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

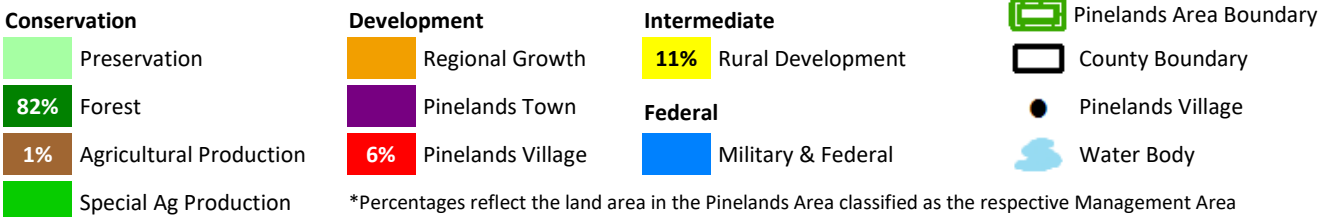
Cumberland County

Pinelands Area 2020 population: 4,497 (3% of total population)

Pinelands Area acreage: 45,398 (14% of total acreage)

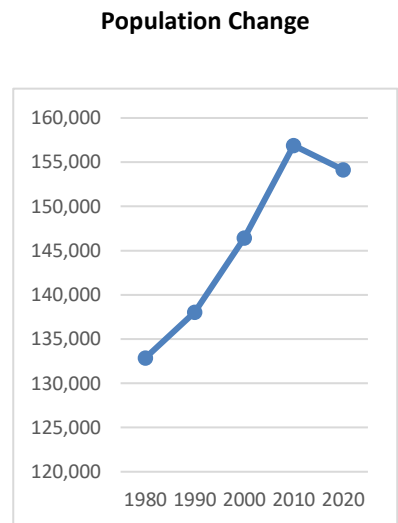


Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	151,356	353,711	6
Population Density (per mile ²)	310	871	7
Population Change - 2018 to 2022	0.72%	4.39%	7
% Land Protected in Pinelands Area**	53%	49%	4
Assessed Acres of Farmland	87,309	48,607	2
Building Permits Issued	125	890	7
Housing Transactions	1,436	5,401	7
Average Home Sale Price	\$196,783	\$386,943	7
Equalized Property Value (millions)	\$10,483.4	\$57,870.4	7
Average Effective Tax Rate	3.05	2.62	3
Average Residential Property Tax Bill	\$4,739	\$6,550	7
Per Capita Income (Estimate)	\$32,551	\$43,710	7
Estimated Unemployment Rate	5.1%	4.5	2

Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
48,657	3,398	\$51,997



*This Figure captures the 7 Pinelands Area counties only, not Salem County.

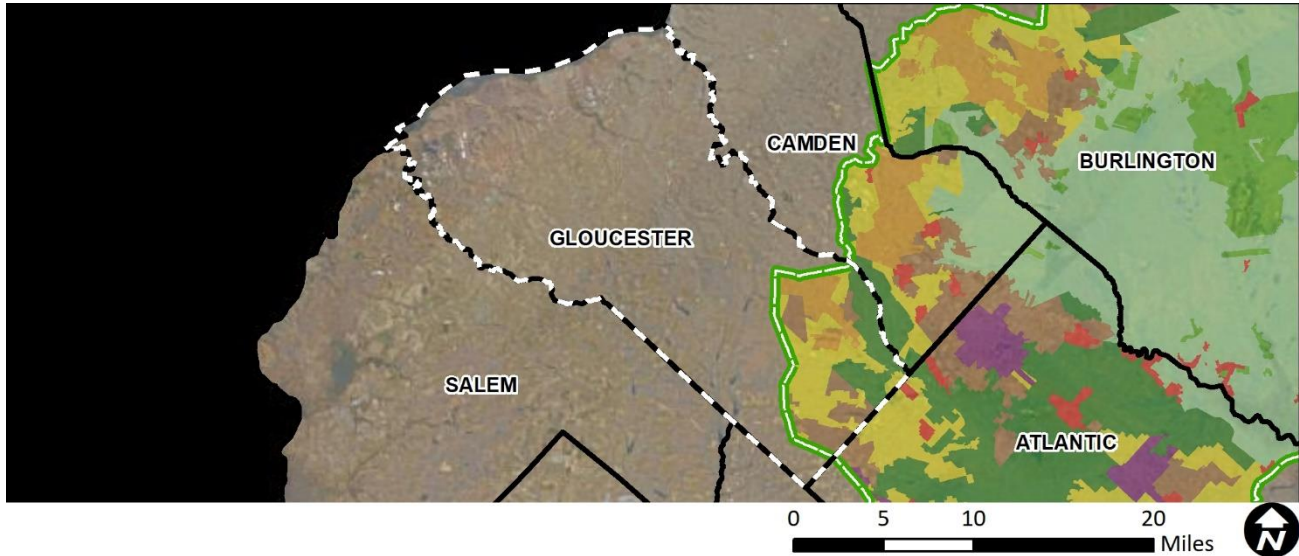
**Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Cumberland County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Gloucester County

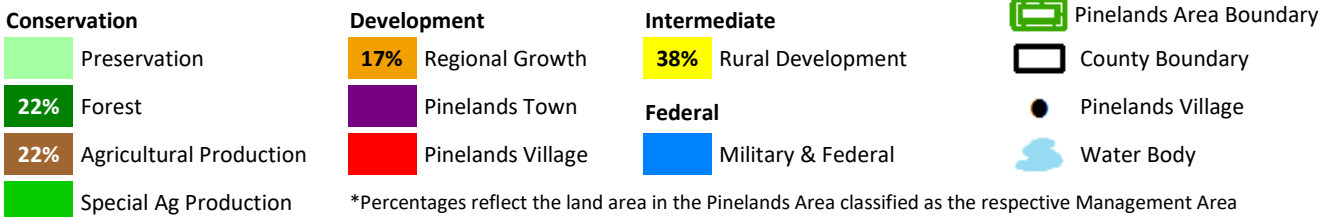


Pinelands Area 2020 population: 20,386 (7% of total population)

Pinelands Area acreage: 33,581 (16% of total acreage)

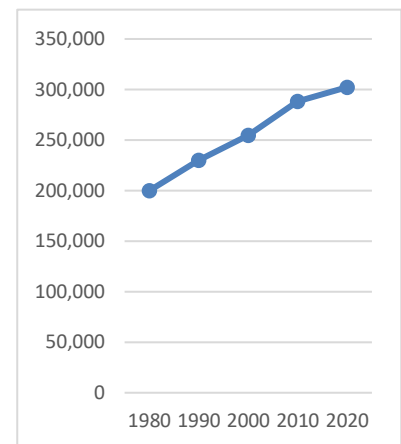


Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	306,601	353,711	4
Population Density (per mile ²)	943	871	3
Population Change - 2018 to 2022	5.09%	4.39%	2
% Land Protected in Pinelands Area**	30%	49%	7
Assessed Acres of Farmland	58,945	48,607	3
Building Permits Issued	628	890	5
Housing Transactions	4,190	5,401	5
Average Home Sale Price	\$296,903	\$386,943	5
Equalized Property Value (millions)	\$33,981.5	\$57,870.4	6
Average Effective Tax Rate	3.28	2.62	2
Average Residential Property Tax Bill	\$7,218	\$6,550	2
Per Capita Income (Estimate)	\$45,933	\$43,710	3
Estimated Unemployment Rate	3.7%	4.5	5
Private Sector Employment 102,051		Private Sector Establishments 6,903	Private Sector Avg. Annual Wages \$52,568

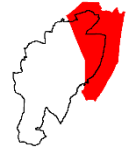
Population Change



*This Figure captures the 7 Pinelands Area counties only, not Salem County.

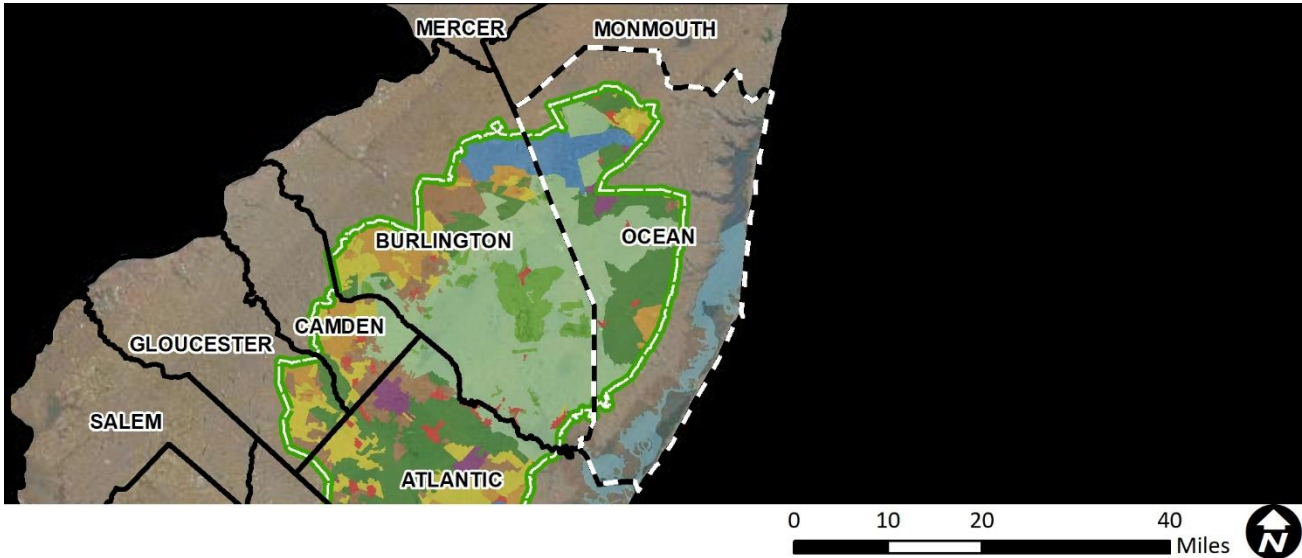
**Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Gloucester County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

Ocean County

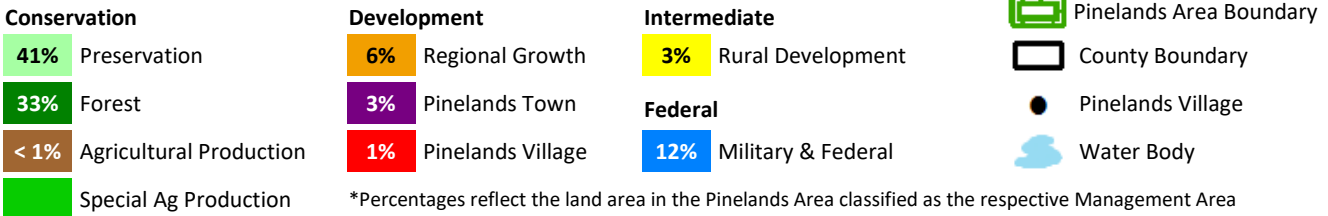


Pinelands Area 2020 population: 53,448 (9% of total population)

Pinelands Area acreage: 187,559 (39% of total acreage)

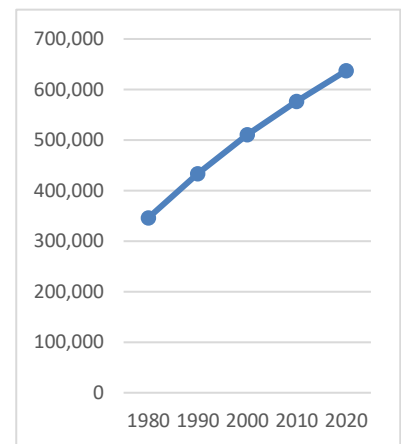


Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	655,735	353,711	1
Population Density (per mile ²)	1,031	871	2
Population Change - 2018 to 2022	8.99%	4.39%	1
% Land Protected in Pinelands Area**	64%	49%	1
Assessed Acres of Farmland	17,206	48,607	5
Building Permits Issued	2,061	890	1
Housing Transactions	11,259	5,401	1
Average Home Sale Price	\$490,645	\$386,943	2
Equalized Property Value (millions)	\$140,368.1	\$57,870.4	1
Average Effective Tax Rate	1.69	2.62	6
Average Residential Property Tax Bill	\$6,991	\$6,550	4
Per Capita Income (Estimate)	\$42,497	\$43,710	4
Estimated Unemployment Rate	3.7%	4.5	5

Population Change



Private Sector Employment 151,840	Private Sector Establishments 14,888	Private Sector Avg. Annual Wages \$51,345
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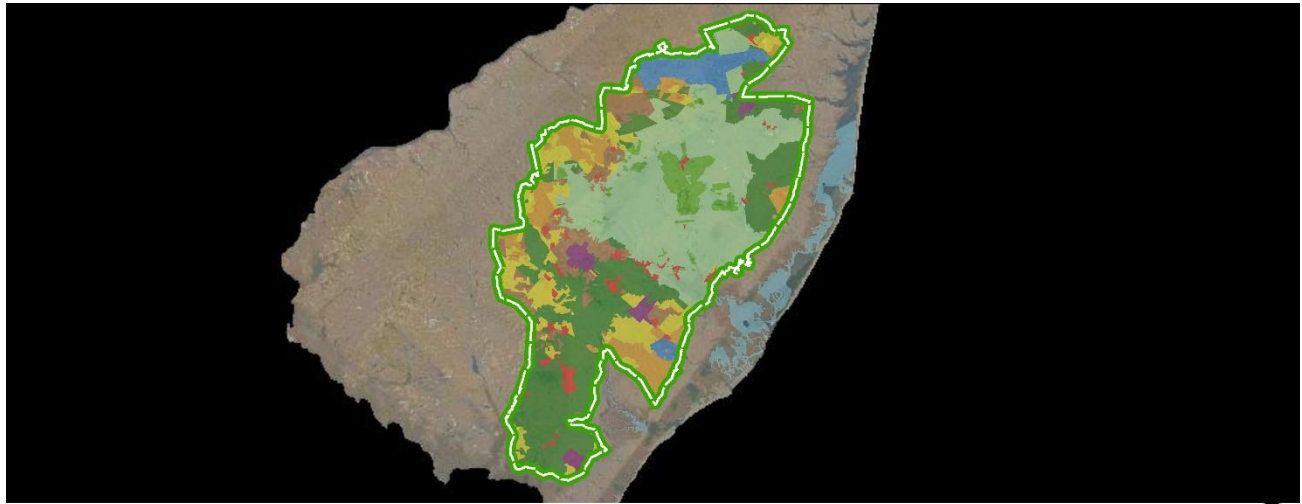
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Pinelands Area

Pinelands Area 2020 population: 314,757

Pinelands Area acreage: 938,000



Pinelands Management Areas

Conservation

- 31%** Preservation
- 27%** Forest
- 7%** Agricultural Production
- 4%** Special Ag Production

Development

- 8%** Regional Growth
- 2%** Pinelands Town
- 3%** Pinelands Village

Intermediate

- 12%** Rural Development

Federal

- 5%** Military & Federal



Pinelands Area Boundary

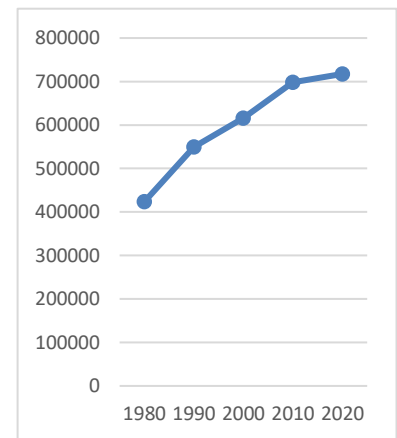


Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Pinelands Municipal Value	Non-Pinelands Municipal Value	New Jersey Value
Population Estimate	905,943	1,635,148	9,261,699
Population Density (per mile ²)	388	1,055	1,260
Population Change - 2018 to 2022	3.82%	5.58%	4.16%
% Land Protected in Pinelands Area	52%	0%	10%
Assessed Acres of Farmland	201,655	254,662	957,533
Building Permits Issued	1,521	4,746	31,792
Housing Transactions	14,078	24,571	95,490
Average Home Sale Price	\$323,843	\$455,882	\$492,842
Avg. Equalized Prop. Value (millions)	\$2,307.5	\$1,949.6	\$2,829.0
Average Effective Tax Rate	2.46	2.86	2.02
Average Residential Property Tax Bill	\$6,106	\$7,203	\$9,482
Per Capita Income (Estimate)	\$43,706	\$52,795	\$50,995
Estimated Unemployment Rate	4.1%	4.0%	3.7%

Pinelands Municipalities Population Change



Private Sector Employment
222,118

Private Sector Establishments
19,829

Private Sector Avg. Annual Wages
\$50,580