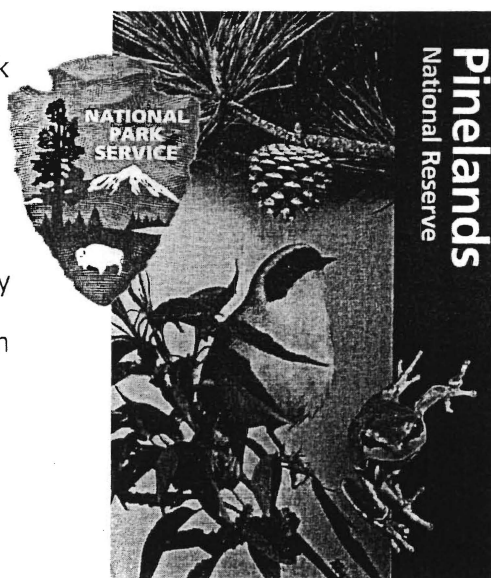# Long-Term Economic Monitoring Program

2015 Annual Report

Long-Term Economic Monitoring Report
## 2015 Annual Report

- Funded by the National Park Service

- *First Annual Report* published in 1997

- Program Goal: to continually evaluate the economic health of the Pinelands in an objective and reliable manner.

- Looks at 21 variables plus supplemental variables

Pinelands
National Reserve

What's New?
2015 Long-Term Economic
Monitoring Report

- Supplemental Variable
  - Poverty Rate

- New Split Data
  - NJ Tax parcel data with property tax bill estimates

- Long-Term Environmental and Economic Monitoring Program brochure

Long-term Environmental and Economic Monitoring Program

PINELANDS COMMISSION
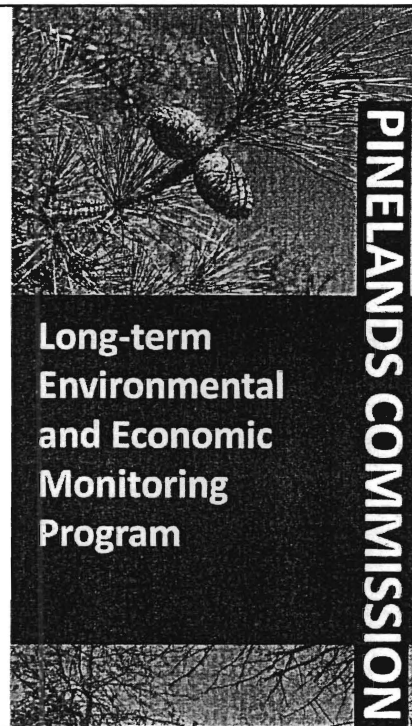
Geographic Definitions
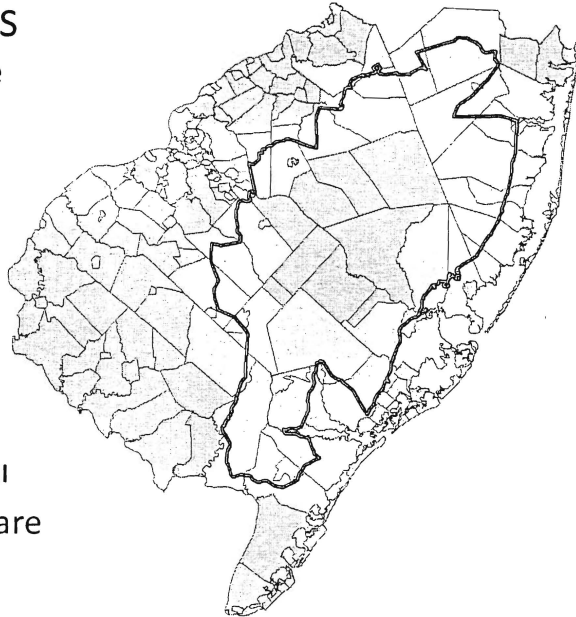The Pinelands vs. The Non-Pinelands

Pinelands Municipalities
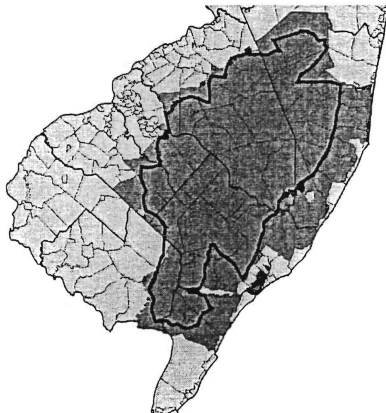
Non-Pinelands Municipalities

Special Studies
"Split-Town" - Update

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

Population
2014 Estimates

Pinelands
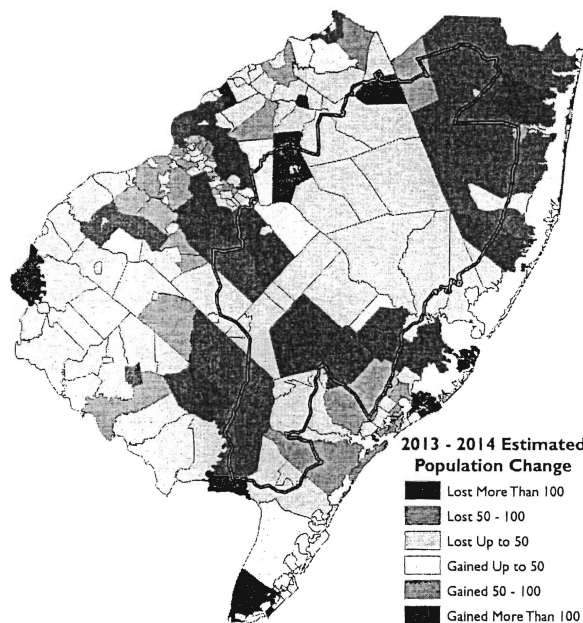- 705,262
- ↑ < 1%

Non-Pinelands
- 1,725,407
- ↓ < 0.1%

State
- 8,938,175
- ↑ < 1%

2013 - 2014 Estimated Population Change

- Lost More Than 100
- Lost 50 - 100
- Lost Up to 50
- Gained Up to 50
- Gained 50 - 100
- Gained More Than 100

Population
Poverty Rate

- **Pinelands**
  - 8% poverty rate
  - Rate increased 39% from 2010 Census

- **Non-Pinelands**
  - 12% poverty rate
  - Rate increased 34% from 2010 Census

- **State**
  - 11% poverty rate
  - Rate increased 26% from 2010 Census

Poverty Rates
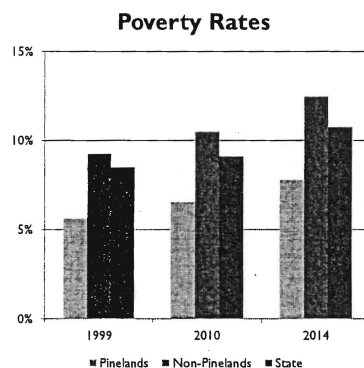
Real Estate
Building Permits for Dwelling Units
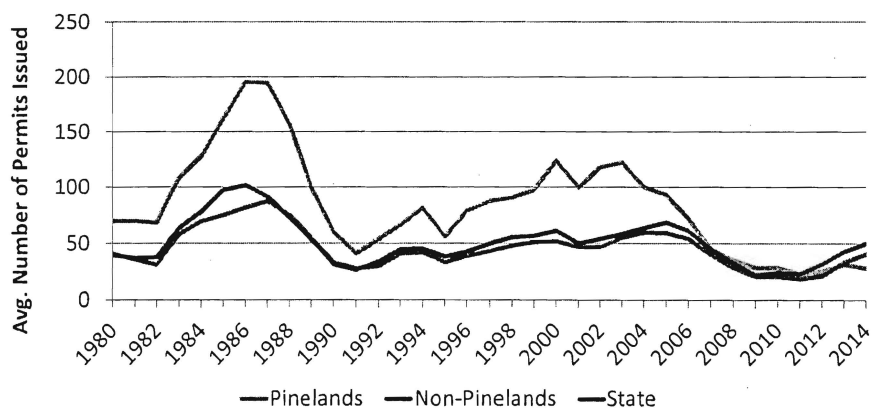
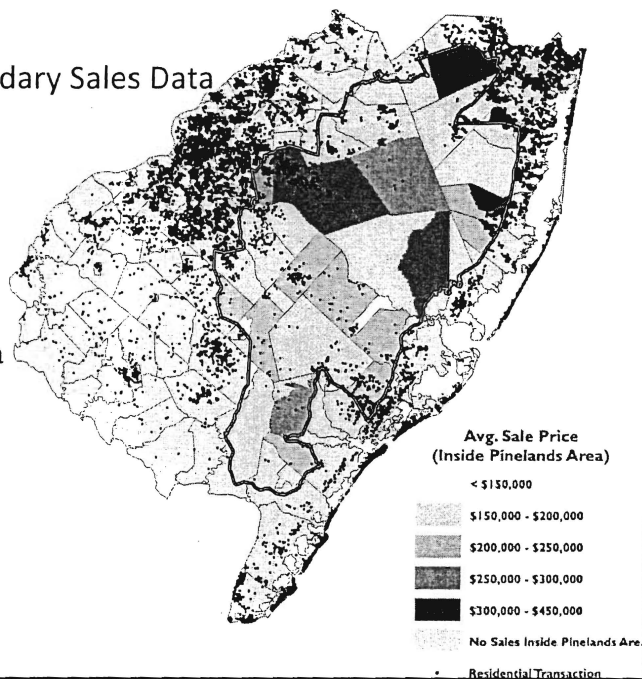| Pinelands	Non-Pinelands	State
• 28 Permits	• 40 Permits	• 50 Permits
• ↓11%	• ↑22%	• ↑16%

Real Estate
2014 In/Out Boundary Sales Data

Pinelands Area
- 1,800 sales
- $227,000 avg.

Non-Pinelands Area
- 15,100 sales
- $303,000 avg.

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

Avg. Sale Price
(Inside Pinelands Area)

< $150,000
$150,000 - $200,000
$200,000 - $250,000
$250,000 - $300,000
$300,000 - $450,000
No Sales Inside Pinelands Area
Residential Transaction

Real Estate
2014 In/Out Boundary Sales Data

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

5

Real Estate
2014 In/Out Boundary Sales Data

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

Real Estate
Change 2013 to 2014 In/Out Boundary Sales Data

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

Economy
Estimated per Capita Income

Pinelands Area
- $30,100
- ↓ 1% from 2012

Non-Pinelands Area
- $30,600
- ↓ 3% from 2012

State
- $35,700
- ↑ 2% from 2012

**2014 Estimated
Per Capita Income
by Block Group**

- Above $50,000
- $40,000 - $50,000
- $30,000 - $40,000
- $20,000 - $30,000
- Below $20,000

Economy
Unemployment

Pinelands	Non-Pinelands	State
• 8.0%	• 7.7%	• 6.6%
• ↓ 1.7 points	• ↓ 1.6 points	• ↓ 1.5 points
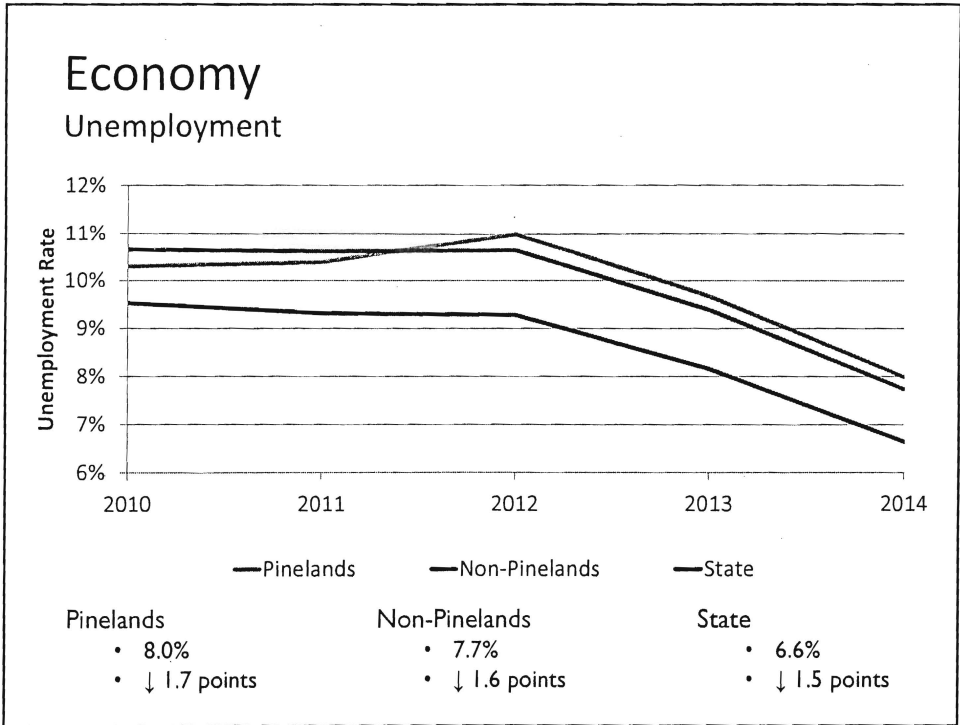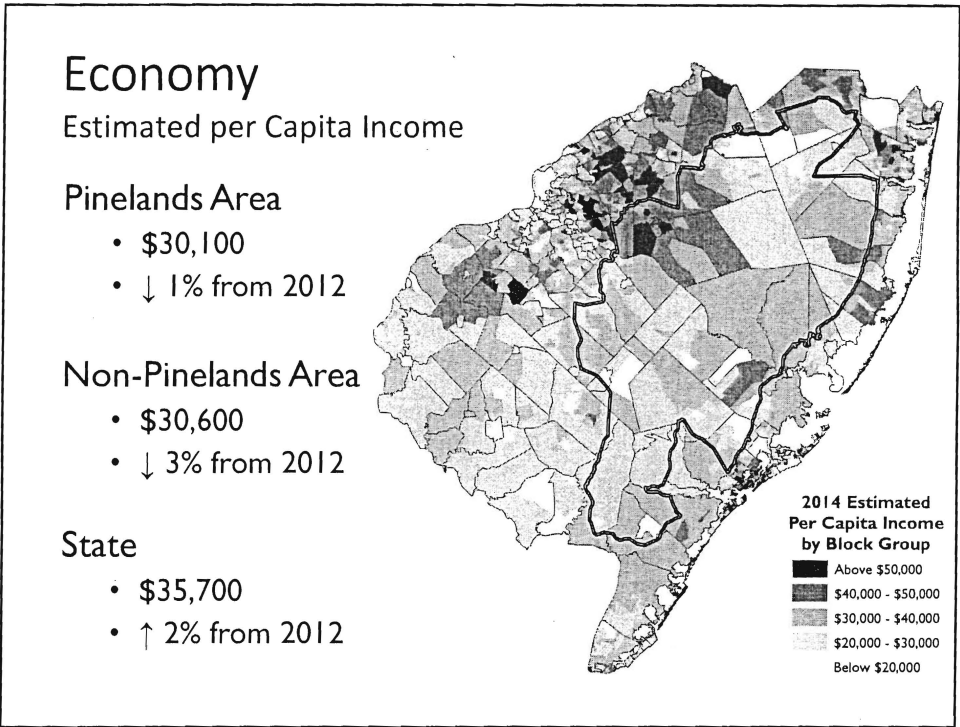
Economy
Employment, Establishments, & Wages

Pinelands
- Employment
  - 143,934
  - ↑ 2.5%

- Establishments
  - 12,678
  - ↑ 2%

- Wages
  - $37,766
  - ↓ 1.5%

Non-Pinelands
- Employment
  - 599,426
  - ↑ 1%

- Establishments
  - 41,069
  - ↑ 1%

- Wages
  - $38,434
  - ↓ 1%

State
- Employment
  - 3,236,358
  - ↑ 1%

- Establishments
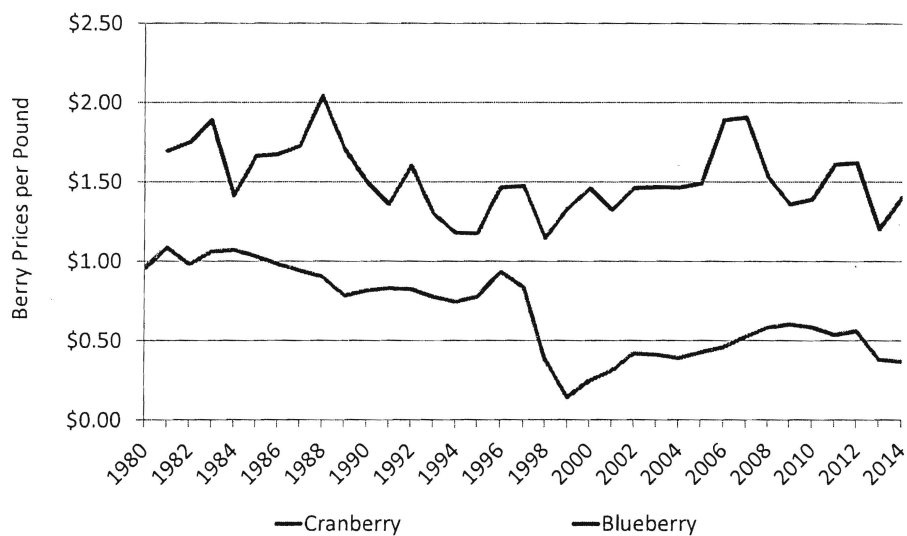 - 252,995
  - ↑ 1%

- Wages
  - $47,647
  - ↓ 1%

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

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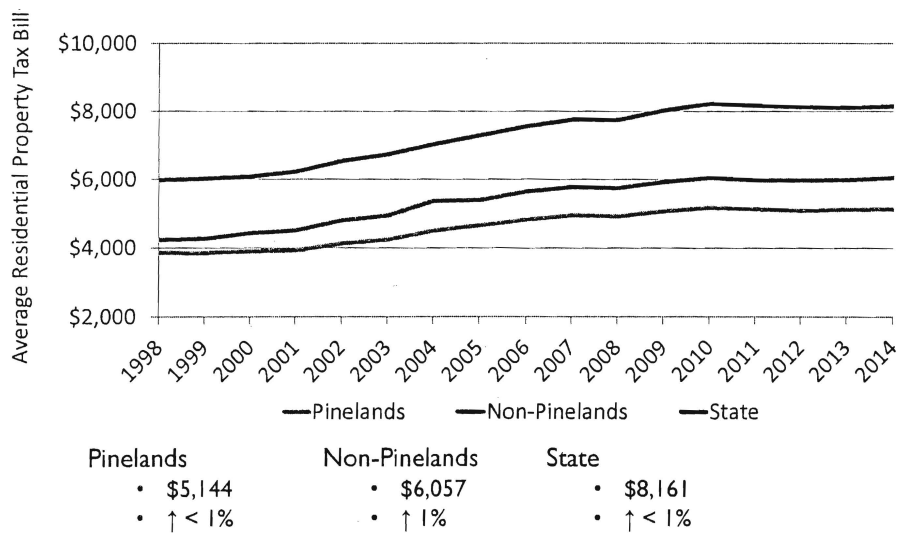 - 4% decline in number of establishments in Gloucester County (least decline)
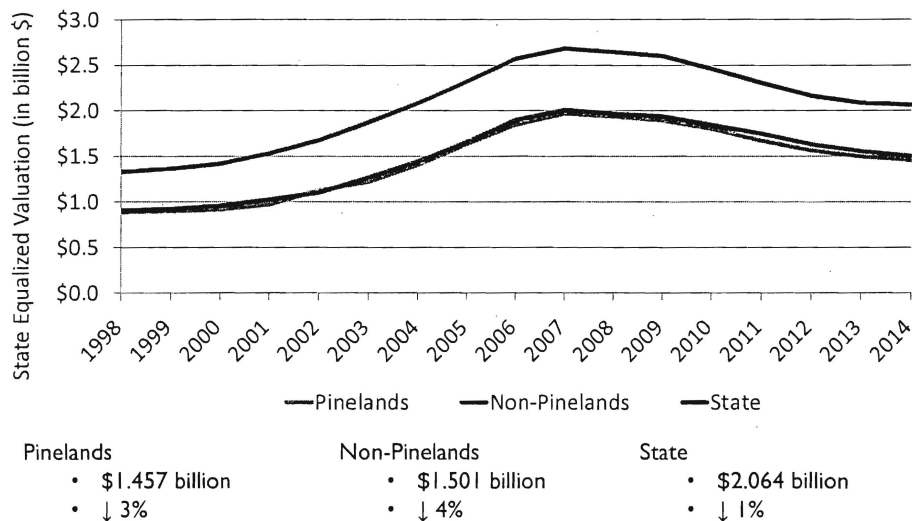
Economy
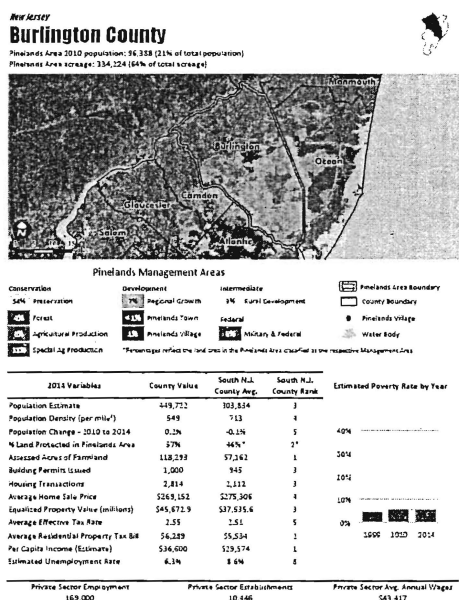## Berry Prices

Municipal Finance
Residential Tax Bill

Pinelands	Non-Pinelands	State
• $5,144	• $6,057	• $8,161
• ↑ < 1%	• ↑ 1%	• ↑ < 1%

Municipal Finance
State Equalized Valuation

Pinelands	Non-Pinelands	State
• $1.457 billion	• $1.501 billion	• $2.064 billion
• ↓ 3%	• ↓ 4%	• ↓ 1%

2015 Municipal Fact Book

What's next?

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

New Jersey Pinelands Commission

Long Term Economic
Monitoring Program

2016 Annual Report

Sean W. Earlen, Chairman
Nancy Wittenberg, Executive Director