

New Jersey Monthly ranks

# The Top 100 Towns | 2017

Rank	Municipality	County	Pop., 2015*	Average property tax, 2016*	Average property tax change, since 2014	Effective property tax rate, 2016	3-Year average debt per capita*	Median home sales price, 2016	Median price change, since 2014	Average days on market, 2016	Crime rate per 1,000 residents, 2014	ASK4 % proficient or advanced, 2016	ASK8 % proficient or advanced, 2016	NJM Top High Schools rank, 2016
1	Ho-Ho-Kus	Bergen	4,165	\$15,580	5.7%	1.817	\$309,569	\$800,000	22.1%	58	5.6	97	94	23
2	Chatham Township	Morris	10,585	\$13,755	3.8%	1.589	\$320,516	\$857,500	3.6%	50	4.0	97	96	1
3	Glen Rock	Bergen	11,999	\$15,458	3.5%	2.561	\$207,966	\$580,500	3.7%	45	5.9	98	91	10
4	Rumson	Monmouth	6,926	\$19,146	3.0%	1.462	\$486,197	\$1,210,000	24.1%	74	6.6	99	92	30
5	Bernards	Somerset	27,010	\$12,339	4.4%	1.906	\$261,334	\$585,000	6.4%	59	5.5	98	96	14
6	Berkeley Heights	Union	13,549	\$12,309	4.0%	2.161	\$238,310	\$560,000	3.3%	57	5.0	98	91	19
7	Montvale	Bergen	8,442	\$11,644	4.1%	2.116	\$263,399	\$595,000	10.5%	70	5.6	98	92	42
8	New Providence	Union	12,469	\$13,611	4.0%	2.439	\$198,961	\$586,250	6.6%	44	7.5	99	90	13
9	Denville	Morris	16,818	\$9,623	2.6%	2.166	\$195,689	\$390,000	11.0%	69	6.9	99	91	62
10	Chatham Borough	Morris	8,993	\$12,902	2.9%	1.665	\$264,722	\$687,500	-3.8%	47	7.5	97	96	1
11	Oradell	Bergen	8,218	\$14,126	7.2%	2.511	\$206,004	\$572,125	14.4%	51	4.2	99	92	36
12	Mountainside	Union	6,885	\$12,037	8.8%	1.979	\$253,349	\$595,000	6.3%	51	4.1	99	83	19
13	Millburn	Essex	20,363	\$23,326	7.5%	1.854	\$466,119	\$1,178,000	9.6%	47	17.8	99	94	4
14	Cranbury	Middlesex	3,958	\$11,679	1.8%	1.924	\$376,364	\$720,000	14.2%	85	12.0	97	93	15
15	Chester Township	Morris	7,963	\$15,443	1.1%	2.224	\$236,766	\$738,000	13.6%	105	3.8	99	95	41
16	River Edge	Bergen	11,668	\$12,661	3.0%	2.828	\$142,844	\$427,500	6.3%	53	6.1	96	92	36
17	Long Hill	Morris	8,779	\$11,574	5.6%	2.127	\$196,229	\$522,500	-0.5%	55	5.2	98	91	11
18	Cresskill	Bergen	8,812	\$15,717	6.1%	2.189	\$242,854	\$608,250	10.5%	83	4.6	98	91	26
19	Mountain Lakes	Morris	4,288	\$19,774	3.9%	2.268	\$307,558	\$835,001	5.0%	70	13.4	99	96	17
20	Livingston	Essex	29,849	\$15,130	5.3%	2.335	\$256,750	\$569,500	1.7%	55	11.0	98	90	6
21	Boonton Township	Morris	4,363	\$11,557	0.7%	2.033	\$209,897	\$490,000	16.0%	93	6.7	100	88	17
22	Essex Fells	Essex	2,159	\$18,743	2.3%	1.998	\$351,976	\$787,500	-10.0%	75	2.8	100	85	55
23	Upper Saddle River	Bergen	8,379	\$17,461	4.3%	1.825	\$329,606	\$841,500	6.2%	79	6.0	98	93	23
24	Ridgewood	Bergen	25,621	\$17,179	4.7%	2.232	\$247,143	\$720,000	-3.5%	47	7.3	98	94	33
25	Mendham Borough	Morris	5,001	\$14,905	4.9%	1.981	\$275,970	\$635,000	16.0%	75	9.2	100	92	41
26	Little Silver	Monmouth	5,913	\$12,838	2.2%	1.917	\$281,042	\$631,500	18.6%	87	10.0	98	93	89
27	Parsippany-Troy Hills	Morris	53,641	\$8,559	4.2%	2.330	\$158,995	\$395,000	2.3%	61	9.4	98	90	23
28	Summit	Union	22,074	\$17,576	5.7%	1.854	\$324,828	\$811,750	5.7%	45	8.6	96	88	18
29	Leonia	Bergen	9,219	\$12,047	1.7%	2.515	\$145,074	\$475,000	15.2%	83	6.8	96	83	85
30	Woodcliff Lake	Bergen	5,917	\$15,561	3.3%	2.085	\$335,863	\$615,500	-20.8%	67	6.7	100	93	42
31	West Caldwell	Essex	11,060	\$10,310	3.2%	2.301	\$206,032	\$470,500	2.3%	60	5.2	97	88	34
32	North Caldwell	Essex	6,661	\$15,254	2.5%	2.069	\$256,283	\$635,000	-7.3%	69	2.7	97	85	55
33	Hillsdale	Bergen	10,559	\$12,738	4.2%	2.533	\$169,241	\$510,000	10.7%	58	4.2	97	85	75
34	Westfield	Union	30,548	\$16,281	5.8%	2.220	\$245,310	\$689,000	3.6%	56	9.5	97	90	8
35	Montgomery	Somerset	23,049	\$14,628	3.8%	2.434	\$194,345	\$578,500	5.2%	74	5.2	97	94	12
36	Montville	Morris	21,850	\$11,913	3.2%	2.100	\$224,471	\$557,500	6.6%	67	7.1	97	89	48
37	Bedminster	Somerset	8,241	\$6,139	4.8%	1.341	\$301,465	\$341,500	6.2%	55	4.6	94	94	28
38	Glen Ridge	Essex	7,660	\$19,045	4.6%	3.091	\$204,599	\$667,500	16.3%	42	22.0	99	96	29
39	Madison	Morris	16,126	\$12,616	6.4%	1.681	\$241,187	\$625,000	-7.4%	53	8.3	96	91	32
40	Cranford	Union	24,143	\$10,844	4.7%	2.435	\$166,404	\$429,000	3.4%	46	7.7	96	90	54
41	Princeton	Mercer	29,603	\$18,332	5.5%	2.024	\$256,593	\$775,000	6.9%	74	20.9	97	93	15
42	Bernardsville	Somerset	7,801	\$15,006	3.8%	1.865	\$297,937	\$620,000	31.2%	95	7.3	96	87	28
43	Wyckoff	Bergen	17,224	\$13,475	4.6%	1.778	\$260,714	\$692,500	2.2%	63	5.3	100	90	135
44	Morris Plains	Morris	5,626	\$9,368	0.9%	2.025	\$254,212	\$457,984	5.9%	47	9.6	94	93	80
45	Washington Township	Bergen	9,375	\$10,690	4.2%	2.144	\$184,531	\$484,000	4.1%	59	5.1	98	85	117
46	Hillsborough	Somerset	39,821	\$8,867	5.3%	2.293	\$150,171	\$376,000	4.7%	59	5.6	99	95	47
47	Cedar Grove	Essex	12,625	\$10,335	4.6%	2.117	\$180,227	\$430,000	7.5%	66	6.2	95	84	112
48	Paramus	Bergen	26,974	\$9,097	3.2%	1.592	\$334,040	\$595,000	12.3%	66	48.5	99	83	58
49	Branchburg	Somerset	14,675	\$9,215	3.7%	2.150	\$205,319	\$452,500	23.1%	61	4.7	95	93	115
50	Mahwah	Bergen	26,590	\$8,284	4.1%	1.678	\$223,649	\$390,000	-6.0%	60	5.0	96	90	43

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51	Mendham Township	Morris	5,873	\$18,752	3.9%	1.993	\$332,672	\$939,950	1.6%	107	5.3	99	97	41
52	Brielle	Monmouth	4,757	\$10,947	4.3%	1.724	\$294,122	\$600,000	15.4%	93	5.7	98	88	113
53	Demarest	Bergen	5,050	\$18,418	5.9%	2.082	\$299,775	\$800,000	7.7%	91	4.4	100	91	83
54	Ramsey	Bergen	15,102	\$11,935	2.8%	2.300	\$225,761	\$489,000	-1.4%	60	11.3	98	87	21
55	East Hanover	Morris	11,269	\$7,854	3.7%	1.620	\$302,511	\$460,000	6.4%	78	18.0	99	81	44
56	Warren	Somerset	15,955	\$14,396	6.8%	1.984	\$285,484	\$742,500	1.7%	85	5.0	98	87	11
57	Peapack and Gladstone	Somerset	2,602	\$14,051	6.3%	1.884	\$280,602	\$670,000	4.6%	72	3.9	96	87	28
58	Florham Park	Morris	11,835	\$9,300	5.5%	1.507	\$259,866	\$549,000	-1.2%	56	8.9	96	78	32
59	Holmdel	Monmouth	16,671	\$13,198	2.6%	1.962	\$249,710	\$590,000	0.0%	79	12.4	96	90	7
60	Morris Township	Morris	22,633	\$9,922	0.7%	1.871	\$224,756	\$556,500	8.5%	55	7.6	87	73	80
61	Kinnelon	Morris	10,392	\$14,280	5.8%	2.457	\$203,840	\$580,000	8.4%	97	6.1	100	91	3
62	Spring Lake Borough	Monmouth	2,965	\$11,854	3.0%	0.666	\$1,225,969	\$1,626,000	30.3%	106	18.0	100	100	113
63	Verona	Essex	13,569	\$11,076	4.6%	2.664	\$169,218	\$415,000	12.2%	58	5.2	93	88	94
64	Old Tappan	Bergen	6,016	\$16,071	5.0%	1.964	\$288,067	\$752,500	-1.2%	90	2.2	99	94	77
65	Bridgewater	Somerset	45,198	\$8,746	4.5%	1.973	\$202,588	\$420,000	0.5%	60	12.4	98	91	67
66	Harrington Park	Bergen	4,823	\$14,654	5.0%	2.495	\$202,439	\$590,000	3.5%	78	1.1	100	95	77
67	Kingwood	Hunterdon	3,784	\$7,982	2.7%	2.216	\$160,195	\$400,000	23.1%	106	3.9	97	94	55
68	Tenafly	Bergen	14,880	\$19,866	5.7%	2.182	\$294,138	\$750,550	0.1%	92	6.4	99	92	49
69	Pequannock	Morris	15,506	\$8,012	3.6%	2.011	\$167,408	\$394,000	5.1%	56	8.4	93	91	51
70	Monmouth Beach	Monmouth	3,239	\$8,185	8.9%	1.288	\$413,297	\$560,000	27.3%	71	18.5	100	93	63
71	Fair Haven	Monmouth	6,029	\$14,459	7.1%	1.910	\$262,045	\$637,777	-0.7%	56	4.1	97	92	30
72	Clinton	Hunterdon	13,022	\$10,060	2.3%	2.429	\$172,461	\$390,000	-4.9%	79	5.3	99	93	39
73	Clark	Union	15,535	\$9,866	3.7%	2.388	\$160,071	\$405,000	8.3%	50	9.0	97	78	109
74	Lavallette	Ocean	1,807	\$6,557	3.2%	0.860	\$1,142,530	\$700,250	9.8%	101	20.9	100	100	125
75	Harding	Morris	3,906	\$13,725	5.1%	0.986	\$569,095	\$935,000	-6.5%	98	5.4	100	86	32
76	Spring Lake Heights	Monmouth	4,659	\$6,556	7.8%	1.384	\$250,824	\$485,000	12.1%	85	4.9	98	82	113
77	Metuchen	Middlesex	13,886	\$10,234	6.4%	2.506	\$161,162	\$400,000	5.0%	73	11.2	99	90	38
78	Oceanport	Monmouth	5,739	\$9,589	6.2%	1.906	\$202,518	\$425,000	8.3%	66	11.7	100	85	63
79	Alpine	Bergen	1,917	\$20,909	4.1%	0.651	\$1,249,477	\$2,050,000	-26.1%	147	2.6	100	100	49
80	Union Township	Hunterdon	5,679	\$8,010	-1.4%	2.235	\$140,505	\$355,000	-3.7%	93	5.0	98	98	39
81	Allendale	Bergen	6,822	\$14,916	1.9%	2.246	\$250,214	\$627,000	-13.8%	68	7.0	96	88	23
82	Emerson	Bergen	7,697	\$11,387	4.8%	2.485	\$162,206	\$476,000	8.2%	58	4.6	96	82	141
83	Hopewell Township	Mercer	18,606	\$12,668	3.9%	2.565	\$218,544	\$435,000	8.8%	85	5.8	97	87	31
84	East Amwell	Hunterdon	3,925	\$8,901	3.4%	2.117	\$184,731	\$420,000	15.9%	113	5.5	100	85	57
85	River Vale	Bergen	10,033	\$14,321	6.6%	2.490	\$199,231	\$550,000	7.3%	70	1.9	97	87	75
86	Plainsboro	Middlesex	23,621	\$9,410	-0.5%	2.389	\$172,644	\$354,000	-6.0%	62	5.5	97	93	97
87	Fanwood	Union	7,651	\$11,721	5.8%	2.756	\$148,650	\$440,000	7.7%	46	7.7	96	85	76
88	Midland Park	Bergen	7,329	\$11,268	7.0%	2.546	\$162,082	\$424,950	-0.6%	57	6.2	100	78	61
89	Hanover	Morris	14,409	\$7,232	6.8%	1.554	\$278,845	\$440,000	6.8%	59	13.6	98	84	68
90	Caldwell	Essex	7,948	\$11,249	10.6%	2.427	\$136,479	\$410,000	6.5%	66	7.9	97	88	34
91	Marlboro	Monmouth	40,671	\$10,748	6.7%	2.109	\$180,323	\$420,000	-7.9%	58	6.8	99	94	60
92	Watchung	Somerset	5,916	\$14,341	6.3%	2.094	\$286,907	\$665,000	5.9%	81	59.8	100	96	11
93	Randolph	Morris	25,957	\$12,305	3.1%	2.478	\$165,952	\$492,450	-6.2%	60	7.2	94	88	16
94	South Brunswick	Middlesex	45,664	\$9,168	5.2%	2.021	\$183,205	\$385,000	4.1%	74	8.9	97	85	45
95	West Long Branch	Monmouth	7,994	\$9,131	2.4%	2.107	\$156,047	\$380,000	9.2%	71	27.9	92	91	63
96	Park Ridge	Bergen	8,919	\$12,255	7.3%	2.238	\$204,504	\$502,000	-4.4%	53	5.2	100	87	20
97	South Orange Village	Essex	16,380	\$17,576	4.4%	3.258	\$160,329	\$611,000	14.3%	41	17.0	96	82	64
98	Springfield	Union	17,502	\$10,851	3.8%	3.109	\$140,140	\$370,000	7.2%	62	9.9	96	84	103
99	Ridgefield	Bergen	11,373	\$8,705	7.1%	2.012	\$155,458	\$455,000	17.3%	89	5.2	96	79	127
100	Green Brook	Somerset	7,268	\$11,585	2.1%	2.452	\$193,020	\$385,000	-6.1%	65	13.4	100	79	11

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101	Holland township	Hunterdon	5,162	\$7,491	5.0%	2.459	\$127,766	\$288,950	4.6%	68	5.9	100	91	39
102	Roseland	Essex	5,876	\$10,300	2.8%	2.074	\$308,351	\$524,000	-2.5%	61	7.1	89	85	55
103	Waldwick	Bergen	10,095	\$10,805	3.9%	2.654	\$153,017	\$415,000	-1.2%	60	3.9	98	76	101
104	Haddonfield	Camden	11,414	\$14,274	5.7%	2.908	\$193,878	\$437,500	-0.5%	81	13.7	96	91	5
105	Colts Neck	Monmouth	10,039	\$14,558	1.6%	1.707	\$300,991	\$654,500	-4.8%	87	6.1	99	80	114
106	Franklin township	Hunterdon	3,229	\$10,332	-1.6%	2.353	\$170,728	\$415,000	-18.9%	95	10.8	100	92	39
107	Monroe township	Middlesex	44,141	\$7,280	8.6%	2.131	\$177,760	\$281,000	47.9%	72	5.2	98	90	126
108	Manalapan	Monmouth	40,169	\$8,162	3.1%	1.967	\$158,361	\$409,000	3.5%	58	6.3	97	88	96
109	Oakland	Bergen	13,165	\$11,191	4.5%	2.497	\$179,883	\$425,000	2.2%	72	12.5	95	88	62
110	Lebanon township	Hunterdon	6,393	\$8,452	9.1%	2.261	\$140,047	\$399,450	26.4%	105	4.3	95	90	53
111	Chester borough	Morris	1,675	\$12,775	10.7%	2.648	\$249,097	\$545,750	4.6%	79	9.0	99	95	41
112	Northvale	Bergen	4,859	\$10,437	4.3%	2.416	\$189,750	\$444,500	0.2%	92	3.4	96	90	77
113	Washington township	Morris	18,752	\$10,609	2.6%	2.386	\$151,534	\$443,500	0.0%	92	2.2	96	91	40
114	Wall township	Monmouth	26,055	\$8,718	2.3%	1.876	\$220,480	\$432,500	3.5%	86	13.8	98	87	91
115	Readington	Hunterdon	15,931	\$10,097	3.1%	2.354	\$195,503	\$393,000	-5.0%	85	8.1	98	90	57
116	Dumont	Bergen	18,001	\$10,569	4.3%	3.077	\$105,162	\$350,000	7.7%	60	5.1	98	87	132
117	Rutherford	Bergen	18,690	\$11,216	5.1%	2.553	\$146,751	\$425,000	3.7%	62	14.5	95	85	74
118	Raritan	Somerset	8,031	\$7,479	4.2%	2.220	\$150,733	\$315,000	-0.9%	74	20.4	98	91	67
119	Rockaway township	Morris	24,679	\$9,599	2.5%	2.867	\$156,536	\$324,000	5.9%	70	17.9	97	91	62
120	Hasbrouck Heights	Bergen	12,227	\$10,721	5.1%	2.649	\$146,540	\$395,500	2.2%	68	5.2	98	78	116
121	Haworth	Bergen	3,470	\$17,769	6.8%	2.456	\$268,781	\$640,000	-5.6%	84	4.4	100	96	83
122	Roxbury	Morris	23,511	\$8,754	4.3%	2.610	\$136,908	\$313,750	1.2%	76	12.4	98	84	52
123	Pennington	Mercer	2,598	\$13,102	3.5%	2.577	\$193,456	\$465,000	-4.1%	82	6.2	97	87	31
124	Fair Lawn	Bergen	33,597	\$10,234	4.2%	2.828	\$136,870	\$379,900	7.8%	59	10.8	94	87	72
125	Westwood	Bergen	11,247	\$10,201	5.8%	2.345	\$170,421	\$430,000	-1.6%	62	4.2	98	85	117
126	High Bridge	Hunterdon	3,556	\$8,715	1.1%	3.483	\$100,520	\$273,000	10.5%	78	10.3	98	86	53
127	Scotch Plains	Union	24,149	\$12,803	5.4%	2.591	\$166,091	\$456,000	5.8%	55	10.7	96	85	76
128	Garwood	Union	4,351	\$9,612	4.8%	2.754	\$148,312	\$380,000	14.7%	45	18.4	93	91	109
129	West Windsor	Mercer	28,383	\$13,790	3.7%	2.427	\$228,786	\$591,500	9.5%	55	13.6	97	93	147
130	New Milford	Bergen	16,801	\$10,778	6.1%	2.858	\$107,592	\$373,421	7.0%	66	4.8	95	80	108
131	Bethlehem township	Hunterdon	3,889	\$10,233	3.7%	2.726	\$143,133	\$377,500	-1.3%	103	1.5	100	92	39
132	Englewood Cliffs	Bergen	5,403	\$12,493	13.6%	1.014	\$596,700	\$1,135,000	13.6%	110	9.2	96	91	167
133	Moorestown	Burlington	20,564	\$11,692	12.3%	2.090	\$226,419	\$510,000	5.2%	87	19.7	98	90	22
134	Millstone township	Monmouth	10,443	\$11,298	2.3%	2.238	\$171,012	\$540,000	1.2%	83	7.5	95	92	119
135	Clinton	Hunterdon	2,657	\$9,853	3.8%	2.939	\$144,504	\$362,000	4.6%	66	14.1	98	98	39
136	Mount Arlington	Morris	5,300	\$7,423	2.8%	2.374	\$143,131	\$285,000	1.6%	76	6.4	95	88	52
137	Norwood	Bergen	5,869	\$13,063	5.5%	2.180	\$216,800	\$520,000	-4.2%	101	2.1	97	96	77
138	Medford Lakes	Burlington	4,085	\$8,614	2.9%	3.014	\$110,928	\$271,500	12.8%	93	5.8	99	91	104
139	Tewksbury	Hunterdon	5,884	\$13,698	4.7%	2.032	\$276,121	\$530,000	-17.5%	121	3.7	100	95	53
140	Upper Freehold	Monmouth	6,887	\$10,997	4.6%	2.266	\$180,761	\$470,000	11.9%	109	8.8	99	89	119
141	Maplewood	Essex	24,700	\$14,625	5.0%	3.222	\$143,806	\$577,750	10.3%	39	18.4	96	82	64
142	Wood-Ridge	Bergen	8,249	\$8,821	1.1%	2.608	\$140,759	\$350,000	2.9%	73	4.8	96	74	200
143	Delaware township	Hunterdon	4,491	\$10,405	1.4%	2.149	\$198,447	\$367,000	-12.6%	98	5.9	97	87	57
144	Fort Lee	Bergen	36,672	\$10,302	2.1%	2.073	\$179,621	\$500,000	0.4%	106	7.9	94	85	84
145	Edgewater	Bergen	12,034	\$8,183	9.8%	1.492	\$265,805	\$544,000	17.0%	82	16.1	92	83	85
146	Hopewell	Mercer	1,929	\$11,071	4.5%	2.700	\$164,751	\$375,750	-2.4%	47	8.3	97	87	31
147	Alexandria township	Hunterdon	4,854	\$9,815	3.7%	2.347	\$160,849	\$442,500	-2.2%	83	4.1	93	92	39
148	Fredon	Sussex	3,254	\$9,709	4.3%	2.934	\$132,883	\$330,000	17.9%	108	3.6	98	88	95
149	Medford	Burlington	23,414	\$10,126	4.1%	2.814	\$137,321	\$345,000	6.2%	81	8.0	97	89	82
150	Saddle River	Bergen	3,255	\$17,221	5.5%	0.908	\$774,321	\$1,464,000	-10.9%	98	6.3	100	87	120

New Jersey Monthly ranks

# The Top 100 Towns | 2017

Rank	Municipality	County	Pop., 2015*	Average property tax, 2016*	Average property tax change, since 2014	Effective property tax rate, 2016	3-Year average debt per capita*	Median home sales price, 2016	Median price change, since 2014	Average days on market, 2016	Crime rate per 1,000 residents, 2014	ASK4 % proficient or advanced, 2016	ASK8 % proficient or advanced, 2016	NJM Top High Schools rank, 2016
151	Shrewsbury borough	Monmouth	4,131	\$10,942	2.9%	2.069	\$270,034	\$493,000	-8.0%	100	17.8	98	97	101
152	Point Pleasant	Ocean	18,523	\$7,394	4.2%	1.888	\$177,621	\$333,500	-0.3%	79	12.3	100	79	102
153	Sea Isle City	Cape May	2,087	\$4,415	5.6%	0.676	\$2,139,254	\$650,000	13.5%	95	89.2	96	83	107
154	Frankford township	Sussex	5,435	\$6,844	-0.7%	2.284	\$149,493	\$280,000	1.8%	119	5.5	100	91	131
155	Morristown	Morris	18,594	\$9,411	3.9%	2.137	\$147,467	\$417,000	8.5%	56	20.3	87	73	80
156	Raritan township	Hunterdon	22,041	\$9,583	4.4%	2.375	\$182,398	\$369,900	0.9%	77	7.4	95	87	57
157	Edison	Middlesex	102,701	\$8,982	7.5%	2.271	\$149,487	\$360,000	5.9%	75	12.3	96	84	79
158	Closter	Bergen	8,662	\$15,131	6.2%	2.184	\$243,741	\$635,770	-0.8%	81	7.0	96	96	83
159	Mount Olive	Morris	29,055	\$9,813	1.7%	3.035	\$104,778	\$338,000	4.0%	79	8.1	98	86	88
160	Milltown	Middlesex	7,049	\$8,676	5.7%	2.768	\$122,383	\$323,500	7.5%	68	8.4	96	84	133
161	Upper township	Cape May	12,014	\$4,713	2.5%	1.634	\$159,652	\$299,500	6.4%	135	9.3	98	88	107
162	Glen Gardner	Hunterdon	1,663	\$5,593	3.0%	2.740	\$93,102	\$146,000	-4.6%	67	3.0	98	98	53
163	Atlantic Highlands	Monmouth	4,311	\$8,868	4.6%	2.146	\$179,047	\$420,000	7.7%	76	17.0	100	80	105
164	Manasquan	Monmouth	5,815	\$8,637	7.0%	1.374	\$340,869	\$603,750	10.5%	84	24.7	96	85	113
165	Sparta	Sussex	19,159	\$11,640	3.5%	3.058	\$162,054	\$377,500	2.6%	96	4.5	100	88	50
166	Montclair	Essex	38,202	\$18,292	6.5%	3.053	\$179,831	\$590,000	2.1%	48	16.5	95	84	73
167	Franklin township	Warren	3,096	\$8,851	0.9%	3.114	\$126,698	\$357,000	25.3%	96	4.8	100	85	178
168	Sea Girt	Monmouth	1,811	\$12,601	3.5%	0.707	\$1,236,198	\$1,300,000	-6.3%	97	13.3	100	94	113
169	Lebanon	Hunterdon	1,671	\$6,174	7.3%	2.298	\$165,698	\$252,000	-20.3%	60	6.7	99	93	39
170	Howell	Monmouth	52,104	\$7,482	5.0%	2.240	\$126,181	\$316,500	10.5%	64	11.8	97	86	145
171	Point Pleasant Beach	Ocean	4,552	\$8,252	3.4%	1.430	\$450,601	\$430,000	-13.8%	95	35.1	98	90	125
172	Robbinsville	Mercer	14,176	\$10,731	1.6%	2.801	\$173,962	\$329,500	-16.6%	83	8.0	98	87	66
173	Franklin Lakes	Bergen	10,899	\$17,198	5.6%	1.508	\$404,073	\$987,000	6.1%	103	6.8	94	91	170
174	Old Bridge	Middlesex	67,215	\$7,130	3.3%	2.171	\$107,789	\$320,000	9.6%	80	12.3	94	83	143
175	Nutley	Essex	28,748	\$10,661	3.5%	3.062	\$125,897	\$364,000	7.1%	73	9.4	95	79	166
176	Middletown	Monmouth	66,024	\$8,657	4.4%	2.128	\$158,130	\$380,000	-0.3%	64	9.1	97	80	99
177	Tinton Falls	Monmouth	17,772	\$6,633	4.7%	1.904	\$173,496	\$282,500	-1.2%	71	17.2	96	90	142
178	Fairfield	Essex	7,578	\$9,821	13.0%	1.875	\$376,827	\$440,000	0.9%	74	31.2	95	85	55
179	Gibbsboro	Camden	2,244	\$7,837	5.5%	3.665	\$98,264	\$189,000	8.0%	88	16.4	100	95	81
180	Avon-by-the-Sea	Monmouth	1,794	\$9,648	0.5%	1.052	\$545,620	\$750,000	7.1%	121	23.6	87	100	113
181	Lincoln Park	Morris	10,405	\$8,277	3.0%	2.605	\$129,786	\$320,500	6.1%	83	7.3	99	81	170
182	Bradley Beach	Monmouth	4,268	\$7,234	1.1%	1.408	\$266,064	\$545,000	28.2%	66	33.0	82	66	170
183	Mount Laurel	Burlington	41,842	\$6,179	2.4%	2.382	\$149,132	\$212,800	3.8%	65	16.1	96	81	104
184	Wayne	Passaic	55,210	\$12,226	4.5%	2.911	\$172,594	\$425,000	3.7%	81	20.9	97	82	102
185	Margate City	Atlantic	6,237	\$7,877	5.4%	1.382	\$625,838	\$460,000	12.8%	104	40.8	98	93	220
186	Ocean township	Monmouth	27,105	\$9,062	2.6%	2.052	\$171,692	\$380,000	6.9%	69	28.6	95	79	120
187	Riverton	Burlington	2,748	\$8,238	4.8%	3.066	\$96,004	\$279,900	11.0%	79	9.4	100	91	224
188	Maywood	Bergen	9,805	\$9,245	4.8%	2.591	\$132,566	\$365,000	2.2%	57	9.7	92	89	217
189	Hazlet	Monmouth	20,097	\$7,598	7.5%	2.513	\$117,724	\$319,200	6.4%	68	12.6	97	85	156
190	Andover township	Sussex	6,022	\$8,860	3.5%	3.309	\$113,540	\$375,000	46.3%	99	5.2	91	78	99
191	Palisades Park	Bergen	20,743	\$9,086	7.8%	1.705	\$125,692	\$560,000	7.7%	102	6.1	91	64	128
192	Weehawken	Hudson	14,040	\$12,719	3.8%	2.306	\$192,630	\$738,000	33.1%	75	21.3	92	79	183
193	Frelinghuysen township	Warren	2,188	\$7,670	-1.9%	2.476	\$128,363	\$258,250	4.6%	112	4.1	100	88	136
194	Secaucus	Hudson	19,104	\$6,687	4.6%	2.146	\$232,655	\$387,000	13.8%	80	30.6	93	79	92
195	Red Bank	Monmouth	12,204	\$7,457	1.3%	2.065	\$169,606	\$404,750	11.4%	68	24.6	74	56	89
196	Saddle Brook	Bergen	14,098	\$8,482	9.7%	2.274	\$163,793	\$340,000	10.4%	56	21.8	95	79	157
197	Englishtown	Monmouth	1,955	\$6,583	-0.4%	2.262	\$118,528	\$223,000	4.6%	71	12.8	97	88	96
198	Lafayette	Sussex	2,439	\$8,342	-0.3%	2.589	\$141,402	\$330,000	5.8%	128	8.5	91	94	131
199	Lambertville	Hunterdon	3,833	\$7,009	4.0%	1.905	\$194,481	\$386,000	4.3%	95	13.5	95	86	70
200	North Hanover	Burlington	7,609	\$6,524	5.3%	2.094	\$54,064	\$310,000	10.7%	80	6.5	93	82	140

# The Top 100 Towns | 2017

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201	Linwood	Atlantic	6,973	\$9,962	2.0%	3.284	\$139,524	\$203,500	-38.4%	116	10.0	100	93	90
202	Rockaway borough	Morris	6,494	\$8,550	5.5%	2.638	\$131,990	\$287,500	0.9%	66	8.6	97	66	71
203	East Brunswick	Middlesex	48,976	\$9,763	4.8%	2.773	\$146,148	\$350,000	6.0%	90	15.4	94	87	25
204	Bergenfield	Bergen	27,621	\$10,172	3.9%	3.082	\$98,078	\$328,000	2.5%	70	4.7	94	77	149
205	Washington township	Gloucester	47,862	\$7,144	4.6%	3.215	\$93,553	\$219,700	8.2%	64	19.3	96	82	124
206	Allamuchy	Warren	4,556	\$6,738	7.2%	2.657	\$129,843	\$250,000	19.6%	84	5.1	95	90	186
207	Harmony township	Warren	2,556	\$5,181	2.5%	2.206	\$205,435	\$245,000	10.1%	101	8.5	97	100	206
208	Butler	Morris	7,701	\$8,639	5.3%	2.682	\$125,594	\$308,125	6.3%	81	10.2	96	89	162
209	South Harrison	Gloucester	3,138	\$9,043	6.1%	2.743	\$123,329	\$350,000	4.6%	104	11.8	100	84	111
210	East Greenwich	Gloucester	10,380	\$8,645	12.0%	3.037	\$106,570	\$300,000	15.4%	67	10.8	96	84	111
211	Franklin	Somerset	66,158	\$7,185	5.0%	2.294	\$137,363	\$284,500	7.4%	70	15.1	91	64	73
212	Blairstown	Warren	5,819	\$6,964	3.6%	2.292	\$122,742	\$304,000	3.1%	132	9.9	99	88	136
213	Matawan	Monmouth	8,853	\$8,667	6.8%	2.731	\$111,555	\$370,000	23.3%	72	9.1	94	81	114
214	Stillwater	Sussex	3,922	\$6,174	1.1%	2.732	\$113,571	\$226,600	4.6%	145	8.7	100	88	95
215	Flemington	Hunterdon	4,641	\$8,034	9.9%	2.961	\$100,183	\$242,500	4.6%	53	17.0	95	87	57
216	South Plainfield	Middlesex	24,290	\$7,074	5.1%	2.123	\$154,580	\$295,500	3.7%	89	16.8	98	82	155
217	Jackson	Ocean	56,416	\$7,139	4.9%	2.183	\$119,107	\$343,000	12.8%	69	10.6	96	79	202
218	Hawthorne	Passaic	19,074	\$10,330	5.4%	2.995	\$121,615	\$342,500	5.1%	77	9.8	95	78	215
219	East Windsor	Mercer	27,603	\$8,161	2.7%	3.207	\$98,977	\$260,500	-3.5%	64	10.1	91	85	97
220	East Rutherford	Bergen	9,164	\$6,158	2.1%	1.503	\$226,763	\$326,000	1.4%	73	23.7	98	72	244
221	Mansfield township	Burlington	8,574	\$7,744	9.1%	2.555	\$135,560	\$257,500	10.3%	80	11.0	98	82	140
222	Haddon Heights	Camden	7,514	\$8,778	5.2%	3.103	\$107,566	\$249,950	6.4%	76	13.7	99	94	187
223	Voorhees	Camden	29,370	\$9,416	4.6%	3.344	\$119,476	\$276,500	1.3%	75	20.3	97	83	81
224	Dennis township	Cape May	6,315	\$2,833	-2.5%	1.539	\$138,923	\$241,200	4.9%	163	14.3	98	92	182
225	Liberty township	Warren	2,851	\$6,970	3.1%	2.955	\$94,370	\$261,500	6.8%	103	5.5	100	84	186
226	West Amwell	Hunterdon	2,780	\$9,443	25.3%	2.258	\$179,897	\$471,000	4.6%	105	5.3	95	86	70
227	Moonachie	Bergen	2,788	\$7,777	2.5%	2.097	\$306,223	\$379,000	4.6%	120	20.7	97	57	200
228	Northfield	Atlantic	8,521	\$7,148	4.9%	3.169	\$109,773	\$215,000	4.9%	90	8.2	96	70	90
229	Somerville	Somerset	12,202	\$9,139	2.7%	3.224	\$98,436	\$285,000	6.3%	58	17.0	87	77	115
230	Lyndhurst	Bergen	22,286	\$8,717	5.0%	2.712	\$127,590	\$349,900	9.3%	80	12.6	94	71	190
231	North Haledon	Passaic	8,548	\$10,605	3.3%	2.558	\$152,470	\$415,000	0.6%	74	7.4	96	89	283
232	Swedesboro	Gloucester	2,613	\$6,861	1.8%	3.866	\$66,844	\$199,900	9.2%	84	11.4	95	84	111
233	Ocean township	Ocean	8,850	\$5,088	5.2%	1.795	\$152,736	\$312,750	3.4%	102	9.6	97	83	204
234	Carlstadt	Bergen	6,279	\$7,025	6.5%	1.925	\$347,011	\$365,000	17.9%	71	18.3	93	75	244
235	Mine Hill	Morris	3,578	\$7,040	1.7%	2.645	\$118,513	\$251,450	4.8%	70	8.4	88	73	205
236	Evesham	Burlington	45,577	\$7,152	4.8%	2.650	\$113,524	\$255,000	1.8%	68	11.9	96	76	166
237	Ocean City	Cape May	11,355	\$5,381	4.5%	0.877	\$1,030,644	\$468,000	-4.5%	112	42.6	96	83	107
238	Boonton	Morris	8,441	\$9,886	4.2%	2.695	\$134,721	\$354,975	1.6%	75	9.8	90	86	170
239	Southampton	Burlington	10,337	\$5,283	7.1%	2.523	\$105,186	\$166,250	15.9%	78	12.1	96	82	122
240	Riverdale	Morris	4,273	\$5,548	4.2%	1.808	\$199,613	\$275,000	-6.5%	70	40.4	94	97	174
241	Allentown	Monmouth	1,825	\$8,795	10.0%	2.773	\$110,098	\$370,000	4.6%	84	9.4	99	89	119
242	Lopatcong	Warren	8,245	\$6,710	4.9%	2.958	\$102,051	\$224,000	21.1%	84	9.2	95	89	171
243	Wharton	Morris	6,613	\$7,280	0.5%	2.818	\$100,488	\$230,000	4.6%	71	18.7	90	65	71
244	Wanaque	Passaic	11,848	\$8,391	-4.0%	3.283	\$105,528	\$277,000	-6.1%	77	7.7	100	84	158
245	Little Falls	Passaic	14,533	\$9,477	4.8%	2.821	\$111,869	\$310,000	-3.2%	76	20.0	97	88	160
246	Jefferson	Morris	21,494	\$7,816	5.3%	2.624	\$122,475	\$299,000	-1.6%	80	8.6	97	92	138
247	Lake Como	Monmouth	1,725	\$6,447	-0.3%	1.691	\$223,806	\$350,000	-3.3%	71	15.6	86	64	113
248	Rochelle Park	Bergen	5,683	\$7,830	6.8%	2.380	\$166,848	\$330,000	8.0%	103	17.7	100	87	217
249	Spotswood	Middlesex	8,476	\$7,890	5.6%	2.936	\$91,003	\$283,500	8.0%	82	7.4	86	72	133
250	Jersey City	Hudson	264,290	\$6,958	2.3%	2.101	\$84,542	\$312,500	17.7%	56	22.5	79	52	192

New Jersey Monthly ranks

# The Top 100 Towns | 2017

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251	Hoboken	Hudson	53,635	\$8,046	8.0%	1.291	\$253,568	\$650,000	18.2%	33	23.6	91	51	212
252	Island Heights	Ocean	1,668	\$7,127	4.5%	1.831	\$203,986	\$357,500	3.0%	83	4.8	100	67	275
253	Montague	Sussex	3,751	\$4,054	-3.5%	2.637	\$92,432	\$215,500	48.6%	116	16.6	100	88	131
254	Shamong	Burlington	6,419	\$8,429	9.2%	2.606	\$109,282	\$330,000	3.2%	97	7.9	99	93	104
255	Ogdensburg	Sussex	2,286	\$7,689	3.3%	3.583	\$82,694	\$200,000	4.6%	116	2.6	100	90	179
256	Vernon	Sussex	22,549	\$5,720	-1.4%	2.916	\$105,762	\$196,500	9.2%	123	14.0	97	84	139
257	Washington township	Warren	6,465	\$8,632	2.8%	3.297	\$110,647	\$308,725	4.7%	122	7.2	100	85	178
258	Lawrence township	Mercer	33,242	\$7,793	4.8%	2.484	\$148,515	\$270,000	1.8%	74	22.0	93	74	87
259	Hainesport	Burlington	6,053	\$6,381	8.2%	2.184	\$131,214	\$285,000	-6.2%	64	15.2	100	90	201
260	Berlin borough	Camden	7,590	\$7,152	3.9%	3.117	\$96,170	\$226,950	2.2%	78	20.8	92	88	81
261	Aberdeen	Monmouth	18,503	\$7,056	5.2%	2.508	\$110,814	\$307,750	1.7%	63	13.3	94	81	114
262	Hardwick township	Warren	1,667	\$7,837	4.3%	2.641	\$111,018	\$253,500	-25.4%	163	3.0	99	88	136
263	White township	Warren	4,743	\$5,673	3.4%	2.148	\$115,633	\$228,000	4.1%	96	8.8	100	84	206
264	Green township	Sussex	3,506	\$10,804	6.8%	3.199	\$131,153	\$273,000	-27.2%	106	3.7	97	93	99
265	Woolwich township	Gloucester	12,295	\$10,368	7.5%	3.417	\$95,660	\$319,000	2.9%	104	5.0	95	84	111
266	Hightstown	Mercer	5,517	\$8,698	0.2%	3.848	\$74,076	\$172,500	-9.2%	78	12.9	91	85	97
267	Byram	Sussex	8,031	\$8,736	3.1%	3.270	\$120,303	\$265,001	-2.1%	88	4.2	98	76	195
268	Hamilton	Mercer	89,030	\$5,788	0.9%	2.679	\$96,488	\$220,500	5.0%	72	20.3	87	68	100
269	Pitman	Gloucester	8,898	\$6,928	5.9%	3.875	\$67,695	\$178,750	11.7%	85	12.0	95	85	154
270	Little Ferry	Bergen	10,963	\$9,081	-1.1%	3.275	\$95,191	\$252,500	14.8%	103	7.3	97	66	208
271	Chesterfield	Burlington	7,572	\$10,582	11.6%	2.715	\$97,035	\$428,000	3.4%	109	4.0	97	82	140
272	Freehold township	Monmouth	35,807	\$8,693	6.5%	2.081	\$178,186	\$299,950	-14.7%	60	19.4	96	84	121
273	Greenwich township	Warren	5,556	\$8,627	0.7%	2.766	\$122,799	\$360,000	0.0%	89	23.9	97	89	171
274	Knowlton township	Warren	2,984	\$7,030	5.1%	2.838	\$101,834	\$315,000	32.4%	119	9.6	97	88	136
275	Woodbridge	Middlesex	102,105	\$7,584	4.8%	2.714	\$106,522	\$265,000	8.2%	81	19.6	93	69	126
276	Union	Union	58,128	\$8,548	4.2%	3.188	\$104,705	\$290,000	3.6%	74	20.2	93	74	161
277	Dover	Morris	18,346	\$5,727	0.1%	2.295	\$71,250	\$255,000	7.4%	70	16.2	89	73	205
278	Wantage	Sussex	11,074	\$6,983	6.1%	2.706	\$106,674	\$243,500	15.5%	112	7.0	98	79	131
279	Harrison township	Gloucester	12,984	\$9,204	8.5%	2.765	\$112,357	\$324,875	2.7%	86	12.4	96	84	134
280	Springfield township	Burlington	3,355	\$8,123	9.3%	2.827	\$120,586	\$325,000	4.6%	106	11.4	97	82	140
281	Eatontown	Monmouth	12,301	\$7,192	6.6%	2.375	\$161,642	\$320,000	10.9%	64	40.8	89	75	142
282	Woodland Park	Passaic	12,518	\$10,405	4.9%	2.876	\$138,615	\$370,000	6.3%	87	14.3	85	69	160
283	Wallington	Bergen	11,716	\$8,873	10.2%	2.788	\$82,672	\$268,000	4.6%	63	10.8	91	79	222
284	Cherry Hill	Camden	71,340	\$8,157	3.1%	3.429	\$112,705	\$232,500	2.4%	65	27.0	93	82	164
285	Ridgefield Park	Bergen	13,102	\$9,716	4.8%	3.527	\$97,086	\$305,000	7.0%	89	10.5	94	76	208
286	Stafford township	Ocean	26,959	\$5,986	8.5%	2.181	\$150,245	\$257,500	7.3%	95	13.3	98	83	204
287	Bloomingdale	Passaic	8,215	\$10,587	6.0%	3.773	\$98,533	\$299,000	7.8%	94	4.9	96	86	162
288	South River	Middlesex	16,399	\$6,105	5.3%	2.287	\$80,928	\$256,500	5.9%	83	11.0	91	73	207
289	Highland Park	Middlesex	14,347	\$11,136	6.3%	3.369	\$88,068	\$303,000	-5.6%	103	11.7	94	82	118
290	Tabernacle	Burlington	6,954	\$7,334	7.8%	2.632	\$101,537	\$307,500	4.9%	91	8.8	98	84	153
291	Ringwood	Passaic	12,448	\$10,911	6.6%	3.239	\$131,307	\$335,000	5.3%	90	5.5	93	82	158
292	Brick	Ocean	75,012	\$6,263	4.0%	2.075	\$140,529	\$250,000	5.5%	79	16.7	92	75	190
293	West Orange	Essex	47,390	\$13,149	4.2%	3.642	\$124,854	\$350,000	-0.7%	73	17.6	94	77	123
294	Teaneck	Bergen	40,972	\$11,714	1.6%	2.932	\$129,369	\$364,500	-2.3%	93	12.9	89	75	163
295	Sandyston township	Sussex	1,891	\$5,524	3.5%	2.344	\$130,276	\$190,000	-13.6%	140	5.7	95	88	95
296	Haddon township	Camden	14,543	\$7,878	5.4%	3.330	\$91,027	\$229,000	1.3%	61	24.1	96	80	137
297	Logan township	Gloucester	5,983	\$4,640	16.9%	2.268	\$192,397	\$228,000	13.3%	54	30.3	95	80	111
298	Bogota	Bergen	8,400	\$9,861	4.1%	3.379	\$84,790	\$310,000	6.5%	86	5.6	94	69	278
299	South Hackensack	Bergen	2,465	\$9,083	5.3%	2.682	\$261,240	\$249,397	13.8%	84	16.0	100	64	217
300	Mantua	Gloucester	15,054	\$6,604	5.5%	3.155	\$91,036	\$182,950	-6.2%	81	17.3	99	84	134

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# The Top 100 Towns | 2017

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301	Alpha	Warren	2,303	\$5,649	2.4%	3.110	\$89,720	\$172,500	3.6%	91	7.7	84	96	171
302	West Milford	Passaic	26,770	\$9,075	3.2%	3.346	\$111,755	\$260,000	5.3%	104	10.5	96	86	148
303	Estell Manor	Atlantic	1,731	\$4,308	4.6%	2.211	\$94,339	\$262,500	4.6%	228	8.1	100	90	255
304	North Brunswick	Middlesex	42,725	\$8,389	3.1%	2.898	\$104,384	\$290,000	12.7%	77	22.1	84	68	144
305	Plumsted	Ocean	8,513	\$6,471	5.6%	2.108	\$99,432	\$316,000	-5.0%	97	5.9	95	73	180
306	Middlesex	Middlesex	13,934	\$7,782	4.2%	2.927	\$101,937	\$258,750	-2.4%	76	10.3	90	80	150
307	Hampton township	Sussex	4,974	\$6,374	7.9%	2.651	\$126,867	\$246,250	4.6%	111	19.7	98	88	95
308	Long Beach	Ocean	3,027	\$9,167	4.0%	0.900	\$2,758,561	\$815,000	-1.2%	150	38.5	100	83	204
309	Englewood	Bergen	28,539	\$11,810	2.6%	2.336	\$165,497	\$352,500	4.1%	84	21.4	90	54	167
310	Manchester	Ocean	43,542	\$3,999	4.9%	2.209	\$84,992	\$153,500	9.6%	76	8.8	93	72	249
311	Tuckerton	Ocean	3,377	\$4,926	1.0%	2.390	\$117,630	\$197,450	16.1%	116	18.9	91	74	175
312	Highlands	Monmouth	4,867	\$6,416	6.5%	2.697	\$124,715	\$236,000	2.6%	75	14.5	94	80	105
313	Helmetta	Middlesex	2,231	\$5,912	6.1%	2.635	\$90,582	\$220,000	35.8%	107	14.5	86	72	133
314	Burlington township	Burlington	22,826	\$6,667	5.5%	2.557	\$104,658	\$265,000	8.5%	74	18.7	90	79	159
315	Belvidere	Warren	2,607	\$6,742	2.4%	3.908	\$68,435	\$175,000	9.4%	73	9.1	94	76	206
316	Totowa	Passaic	10,973	\$9,302	10.4%	2.421	\$197,693	\$355,000	8.4%	92	31.9	89	71	160
317	Netcong	Morris	3,253	\$7,397	7.3%	3.295	\$79,411	\$250,000	16.3%	75	12.6	95	58	195
318	Pine Beach	Ocean	2,150	\$5,957	8.3%	2.041	\$126,387	\$240,000	-16.5%	77	5.6	93	78	150
319	Victory Gardens	Morris	1,532	\$4,293	6.8%	2.445	\$46,735	\$157,500	4.6%	18	4.6	89	73	205
320	Beachwood	Ocean	11,214	\$4,736	3.7%	2.238	\$77,692	\$223,900	1.8%	88	12.5	93	78	218
321	Seaside Park	Ocean	1,551	\$7,192	0.6%	1.277	\$755,175	\$513,000	13.5%	130	30.8	93	67	275
322	Belmar	Monmouth	5,712	\$6,601	1.3%	1.307	\$268,933	\$514,500	20.4%	79	38.7	86	64	310
323	Toms River	Ocean	90,817	\$5,917	11.7%	1.915	\$160,139	\$276,000	16.2%	73	27.8	93	78	206
324	Delran	Burlington	16,767	\$7,381	6.1%	3.284	\$89,431	\$234,900	1.4%	73	12.6	91	77	152
325	Cinnaminson	Burlington	16,651	\$7,499	8.8%	2.880	\$106,258	\$237,600	-7.3%	76	26.2	98	87	129
326	Piscataway	Middlesex	58,069	\$7,218	3.8%	2.353	\$114,940	\$285,450	-9.4%	87	14.8	91	74	165
327	Pompton Lakes	Passaic	11,202	\$9,866	3.1%	3.798	\$99,723	\$270,000	-3.6%	96	9.1	95	75	174
328	Barrington	Camden	6,817	\$8,145	6.8%	3.969	\$74,934	\$185,000	-0.4%	88	10.8	99	76	187
329	West Deptford	Gloucester	21,420	\$6,127	8.6%	3.042	\$106,285	\$195,500	11.7%	75	18.1	92	67	147
330	Clifton	Passaic	86,334	\$9,309	3.3%	2.976	\$109,513	\$312,000	5.0%	71	19.0	91	63	242
331	Roselle Park	Union	13,670	\$9,646	6.5%	3.739	\$78,582	\$268,500	7.4%	79	9.8	92	69	197
332	Hopatcong	Sussex	14,510	\$7,095	2.4%	2.835	\$110,616	\$209,000	-7.1%	91	6.8	95	80	214
333	Kenilworth	Union	8,215	\$8,600	8.0%	2.798	\$170,502	\$312,500	-3.3%	56	19.8	91	69	188
334	Hardyston	Sussex	8,030	\$6,204	3.3%	2.560	\$141,354	\$230,000	4.5%	120	10.3	97	81	179
335	North Arlington	Bergen	15,904	\$9,840	7.5%	2.957	\$95,953	\$327,500	7.4%	83	12.6	88	64	185
336	Hackettstown	Warren	9,579	\$8,097	7.3%	3.008	\$104,207	\$247,500	-2.9%	72	15.8	99	72	186
337	Cape May	Cape May	3,514	\$5,303	-2.4%	0.859	\$783,765	\$450,000	-14.7%	134	47.5	96	70	216
338	Pohatcong township	Warren	3,242	\$6,516	0.8%	3.677	\$109,825	\$202,000	17.8%	89	47.5	95	78	171
339	Audubon borough	Camden	8,730	\$6,840	3.0%	3.425	\$79,663	\$183,000	2.1%	66	40.4	97	76	232
340	Sayreville	Middlesex	44,920	\$7,055	6.0%	2.444	\$100,081	\$264,250	-3.6%	91	11.5	96	77	192
341	Eastampton	Burlington	6,011	\$6,611	2.7%	2.828	\$75,879	\$230,000	0.0%	81	16.6	93	83	201
342	Dunellen	Middlesex	7,431	\$8,027	5.1%	3.038	\$78,361	\$265,000	13.7%	90	22.6	95	75	184
343	Florence	Burlington	12,688	\$5,071	1.9%	2.419	\$94,108	\$200,000	-3.5%	77	5.1	90	78	233
344	Washington borough	Warren	6,498	\$6,762	0.9%	4.003	\$68,365	\$191,000	9.1%	104	12.4	93	85	178
345	Hope	Warren	1,911	\$7,547	3.9%	2.824	\$118,615	\$257,000	-3.6%	140	6.7	100	75	206
346	Hackensack	Bergen	44,834	\$7,918	-0.8%	3.143	\$126,858	\$242,450	11.2%	88	17.1	87	64	217
347	Mullica township	Atlantic	6,098	\$5,132	6.5%	2.542	\$79,996	\$192,250	10.6%	73	14.1	96	75	246
348	Perth Amboy	Middlesex	52,682	\$6,900	-2.1%	3.034	\$58,819	\$230,000	12.2%	96	23.8	81	47	181
349	Bloomfield	Essex	48,276	\$10,447	2.1%	3.654	\$88,766	\$300,000	0.0%	69	25.8	95	73	259
350	South Bound Brook	Somerset	4,622	\$7,959	3.7%	3.326	\$67,694	\$236,500	5.2%	89	7.8	85	80	298

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351	North Bergen	Hudson	62,993	\$7,425	4.2%	2.675	\$80,941	\$325,000	13.4%	95	12.9	89	66	252
352	Elmwood Park	Bergen	20,279	\$9,314	4.7%	2.771	\$102,777	\$307,250	0.7%	77	18.5	96	64	274
353	East Newark	Hudson	2,665	\$7,112	2.1%	2.938	\$46,993	\$220,000	4.6%	69	12.5	72	65	266
354	Hopewell township	Cumberland	4,457	\$4,753	1.4%	2.972	\$69,941	\$167,500	24.1%	84	13.9	87	62	240
355	New Hanover	Burlington	8,078	\$4,412	19.0%	1.806	\$10,287	\$245,000	4.6%	102	0.9	91	76	213
356	East Orange	Essex	64,949	\$8,642	2.3%	4.638	\$42,058	\$170,000	14.1%	107	24.4	81	42	101
357	Neptune City	Monmouth	4,803	\$6,149	2.0%	2.549	\$108,073	\$274,000	15.6%	84	40.7	94	66	286
358	Folsom	Atlantic	1,851	\$3,769	2.8%	2.004	\$91,480	\$175,000	4.6%	49	26.7	93	58	189
359	South Amboy	Middlesex	8,846	\$7,129	2.1%	2.780	\$94,267	\$274,000	10.9%	91	18.2	92	70	277
360	Freehold borough	Monmouth	11,959	\$6,564	6.3%	2.757	\$82,790	\$252,500	5.2%	72	13.9	80	65	106
361	Sussex	Sussex	2,043	\$5,710	8.8%	3.145	\$61,134	\$233,000	4.6%	94	18.1	98	79	131
362	Mount Ephraim	Camden	4,639	\$6,383	3.2%	4.358	\$59,690	\$144,000	12.1%	64	30.9	97	69	232
363	Lower Alloways Creek	Salem	1,713	\$2,011	13.3%	1.086	\$174,566	\$192,350	4.6%	95	12.1	100	84	272
364	Franklin township	Gloucester	16,669	\$5,952	8.6%	3.051	\$77,531	\$210,000	3.7%	85	16.8	92	81	153
365	Lacey	Ocean	28,450	\$5,592	4.9%	2.005	\$133,047	\$250,000	6.4%	96	16.7	92	81	231
366	Oldmans township	Salem	1,829	\$4,692	0.6%	2.513	\$123,820	\$222,500	4.6%	92	24.2	100	87	297
367	Ocean Gate	Ocean	2,010	\$4,924	3.1%	2.410	\$113,390	\$161,000	4.6%	97	17.3	100	67	275
368	Union Beach	Monmouth	5,595	\$5,896	4.1%	2.643	\$93,169	\$235,070	4.6%	88	13.6	97	54	299
369	Garfield	Bergen	31,802	\$7,612	5.4%	2.596	\$68,028	\$328,000	26.2%	93	23.1	94	71	294
370	Alloway	Salem	3,376	\$5,488	8.7%	2.754	\$86,000	\$285,000	27.8%	162	14.9	95	79	169
371	Long Branch	Monmouth	30,941	\$8,334	6.0%	1.985	\$148,068	\$368,000	16.8%	81	27.8	73	55	263
372	Eagleswood	Ocean	1,607	\$5,967	5.8%	2.336	\$149,418	\$289,900	4.6%	132	25.9	100	74	175
373	Pittsgrove	Salem	9,081	\$5,949	9.8%	3.031	\$70,168	\$225,000	15.1%	103	14.4	92	89	226
374	Independence township	Warren	5,527	\$7,317	6.3%	2.860	\$102,011	\$220,000	-12.7%	92	10.8	100	84	186
375	Bordentown	Burlington	3,882	\$6,735	4.5%	3.250	\$89,594	\$191,500	-13.0%	101	3.8	93	70	213
376	Trenton	Mercer	84,225	\$3,647	2.1%	4.881	\$27,591	\$69,940	16.6%	76	36.1	61	28	187
377	Mansfield township	Warren	7,502	\$7,498	6.4%	3.041	\$93,729	\$320,000	4.6%	93	22.5	94	85	178
378	Woodland township	Burlington	1,793	\$5,466	16.4%	2.354	\$81,629	\$270,000	4.6%	189	26.7	100	92	168
379	Union City	Hudson	69,156	\$7,670	2.9%	2.970	\$48,724	\$275,000	5.8%	65	20.9	82	55	293
380	Ventnor City	Atlantic	10,486	\$7,714	2.1%	2.297	\$216,758	\$225,000	-11.8%	129	31.4	96	78	220
381	Upper Pittsgrove	Salem	3,423	\$5,858	9.2%	2.572	\$91,066	\$197,500	-3.4%	58	19.9	91	76	169
382	Maurice River	Cumberland	7,737	\$4,404	3.1%	2.533	\$38,421	\$155,000	4.6%	150	10.0	87	70	202
383	Newfield	Gloucester	1,534	\$5,936	8.2%	3.594	\$74,780	\$154,950	4.6%	106	10.4	92	81	153
384	Lumberton	Burlington	12,428	\$6,852	3.7%	2.371	\$108,036	\$310,000	-1.6%	88	24.6	94	64	201
385	North Plainfield	Somerset	22,140	\$8,231	2.9%	3.655	\$68,779	\$238,500	4.8%	87	16.3	80	51	223
386	Berlin township	Camden	5,434	\$6,122	3.4%	3.632	\$102,408	\$164,900	4.6%	62	40.8	92	69	237
387	Franklin	Sussex	4,855	\$6,220	2.6%	3.388	\$85,023	\$149,900	4.6%	101	24.5	100	72	179
388	Waterford	Camden	10,753	\$6,707	4.8%	3.637	\$70,239	\$191,500	6.4%	88	8.6	94	74	189
389	Westampton	Burlington	8,726	\$5,516	6.0%	2.246	\$133,342	\$237,000	1.5%	79	24.4	97	74	201
390	Jamesburg	Middlesex	6,029	\$7,469	7.7%	3.260	\$72,733	\$235,000	9.0%	99	7.8	80	67	126
391	Bellmawr	Camden	11,462	\$6,125	4.4%	3.892	\$65,125	\$155,000	7.6%	76	19.4	92	77	282
392	Somerdale	Camden	5,460	\$5,597	5.1%	3.969	\$60,915	\$150,000	6.6%	85	62.5	98	75	236
393	Hamburg	Sussex	3,155	\$5,860	6.2%	3.483	\$85,357	\$178,000	12.7%	110	7.2	83	78	179
394	Pilesgrove	Salem	4,063	\$7,855	10.9%	3.066	\$107,422	\$307,000	8.5%	131	21.0	95	75	169
395	Magnolia	Camden	4,298	\$5,906	5.0%	4.040	\$59,997	\$150,650	3.9%	59	27.1	96	78	236
396	Oxford township	Warren	2,459	\$6,554	5.8%	3.553	\$70,463	\$137,500	4.6%	101	5.2	90	83	178
397	Woodbine	Cape May	2,482	\$1,782	6.6%	1.673	\$62,585	\$247,500	4.6%	138	29.4	95	73	182
398	Harrison	Hudson	15,474	\$10,905	7.1%	2.830	\$78,734	\$360,000	30.9%	76	20.6	90	58	301
399	Little Egg Harbor	Ocean	20,632	\$4,545	0.6%	2.248	\$111,828	\$184,250	-15.1%	126	17.6	94	74	175
400	Middle township	Cape May	18,615	\$4,047	1.8%	1.739	\$141,242	\$235,000	-2.5%	128	35.9	91	64	182



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401	Weymouth township	Atlantic	2,763	\$4,567	3.8%	2.148	\$62,944	\$209,000	4.6%	129	10.3	81	74	255
402	Newark	Essex	281,944	\$6,010	12.0%	3.056	\$47,635	\$215,000	10.3%	97	43.9	71	41	116
403	Prospect Park	Passaic	5,953	\$10,545	9.6%	4.794	\$45,802	\$247,000	14.9%	53	20.0	89	74	283
404	Stratford	Camden	7,013	\$6,448	4.7%	3.967	\$61,139	\$168,800	1.7%	79	19.0	93	71	236
405	Camden	Camden	76,119	\$1,589	7.0%	2.776	\$21,156	\$67,000	21.8%	78	58.8	57	26	187
406	Asbury Park	Monmouth	15,818	\$5,149	10.9%	1.933	\$89,258	\$275,000	18.3%	63	64.5	63	26	310
407	Cliffside Park	Bergen	24,857	\$8,281	6.2%	2.167	\$119,395	\$385,000	0.7%	92	10.3	90	67	289
408	Maple Shade	Burlington	18,963	\$5,256	5.7%	3.020	\$73,178	\$147,000	5.0%	86	21.8	91	69	198
409	Elizabeth	Union	129,007	\$9,625	9.3%	3.679	\$52,931	\$260,000	17.0%	90	39.7	82	57	170
410	Mannington	Salem	1,750	\$5,368	11.5%	2.736	\$117,038	\$155,000	4.6%	26	13.4	94	83	272
411	Berkeley	Ocean	41,699	\$4,120	6.2%	2.049	\$123,981	\$163,000	16.4%	91	15.1	92	67	275
412	Lodi	Bergen	24,835	\$10,278	1.3%	2.938	\$83,799	\$300,000	-4.4%	88	16.6	94	70	292
413	Wildwood Crest	Cape May	3,182	\$4,561	3.3%	1.270	\$677,247	\$346,250	0.0%	134	43.4	96	75	313
414	Brigantine	Atlantic	9,204	\$6,388	3.7%	1.663	\$370,451	\$277,500	-13.3%	124	25.7	93	74	220
415	Collingswood	Camden	14,000	\$7,660	5.6%	3.381	\$74,399	\$219,000	4.3%	72	24.4	97	66	239
416	Merchantville	Camden	3,778	\$7,498	9.3%	3.964	\$64,248	\$183,500	2.5%	80	28.4	97	71	187
417	Manville	Somerset	10,429	\$7,110	2.8%	3.020	\$84,795	\$225,000	5.9%	76	25.6	87	60	271
418	Kearny	Hudson	42,137	\$10,163	6.7%	3.108	\$83,118	\$302,500	12.7%	91	23.7	92	75	266
419	Lawnside	Camden	2,919	\$5,333	1.8%	3.855	\$76,821	\$117,450	4.6%	83	36.2	84	66	187
420	Bordentown township	Burlington	11,935	\$7,392	7.3%	2.737	\$110,111	\$247,500	-1.0%	78	14.6	93	70	213
421	Lawrence township	Cumberland	3,227	\$4,151	6.7%	2.736	\$66,329	\$164,500	9.7%	99	21.2	93	74	251
422	Runnemede	Camden	8,381	\$5,578	1.2%	3.785	\$60,498	\$156,500	18.0%	76	39.2	90	64	282
423	Rahway	Union	29,508	\$8,422	2.9%	3.681	\$84,879	\$240,000	2.1%	83	13.1	90	62	229
424	Wenonah	Gloucester	2,254	\$10,583	5.1%	3.955	\$101,138	\$237,500	-0.7%	78	7.1	90	64	234
425	Somers Point	Atlantic	10,688	\$6,004	2.7%	2.907	\$107,338	\$195,500	-16.6%	115	33.2	80	60	90
426	Haledon	Passaic	8,451	\$10,060	6.6%	4.288	\$63,046	\$256,000	16.4%	100	21.1	92	62	283
427	Passaic	Passaic	71,085	\$9,246	-4.1%	3.095	\$46,177	\$266,900	8.9%	94	22.6	67	43	314
428	Bayonne	Hudson	66,311	\$9,823	4.6%	3.266	\$80,520	\$300,000	5.3%	81	14.7	88	65	281
429	Belleville	Essex	36,354	\$9,119	6.2%	3.658	\$75,626	\$250,009	0.0%	96	26.0	91	62	161
430	Newton	Sussex	7,979	\$7,823	4.2%	4.032	\$77,590	\$174,000	-15.7%	109	17.6	92	70	99
431	Paterson	Passaic	147,754	\$8,351	-5.7%	3.883	\$43,005	\$200,000	0.0%	114	34.6	73	44	183
432	Lakehurst	Ocean	2,694	\$4,875	5.2%	2.661	\$59,483	\$170,000	4.6%	93	8.9	74	46	249
433	Neptune township	Monmouth	27,574	\$6,176	4.9%	2.065	\$131,600	\$282,750	-1.5%	76	55.1	86	55	286
434	West New York	Hudson	53,366	\$7,326	9.2%	2.636	\$47,278	\$299,000	15.0%	82	13.8	89	68	296
435	Galloway	Atlantic	37,291	\$5,114	3.9%	2.824	\$77,625	\$179,000	0.0%	98	20.5	93	77	246
436	Hillside	Union	21,984	\$9,170	2.3%	4.056	\$74,582	\$225,000	9.1%	89	29.9	90	54	267
437	Ewing	Mercer	36,486	\$6,591	1.8%	3.616	\$78,168	\$190,000	4.7%	87	24.1	84	68	230
438	Elk	Gloucester	4,156	\$6,807	7.9%	3.245	\$87,462	\$245,000	-10.4%	111	16.7	96	81	153
439	National Park	Gloucester	2,999	\$5,578	1.3%	4.293	\$51,495	\$147,000	4.6%	94	19.3	81	64	234
440	Roselle	Union	21,670	\$9,523	2.5%	4.661	\$61,854	\$189,500	18.4%	90	20.8	89	57	302
441	Lakewood	Ocean	99,262	\$6,586	12.1%	2.168	\$83,433	\$270,000	17.4%	76	13.8	72	41	322
442	Fairview	Bergen	14,451	\$9,183	7.8%	2.695	\$83,200	\$348,000	7.1%	88	14.9	85	66	289
443	Linden	Union	42,021	\$8,686	5.2%	3.326	\$122,794	\$255,000	6.7%	83	29.9	88	58	258
444	Clayton	Gloucester	8,493	\$5,720	6.7%	3.729	\$54,053	\$165,000	4.8%	88	20.0	94	75	225
445	South Toms River	Ocean	3,736	\$4,603	5.3%	2.783	\$59,836	\$160,000	-3.0%	84	33.6	93	78	182
446	Oaklyn	Camden	3,992	\$7,017	5.4%	3.919	\$69,770	\$163,000	0.3%	77	27.4	88	76	239
447	Greenwich township	Gloucester	4,857	\$4,967	8.1%	2.914	\$148,206	\$167,950	5.0%	69	22.8	94	77	304
448	Egg Harbor township	Atlantic	43,882	\$6,261	3.6%	2.924	\$94,302	\$210,000	-6.3%	98	21.7	90	74	194
449	Stanhope	Sussex	3,410	\$7,677	6.7%	3.627	\$94,956	\$155,400	-22.3%	99	12.8	97	81	195
450	Hammonton	Atlantic	14,618	\$5,491	8.3%	2.583	\$91,270	\$187,500	-1.3%	110	11.7	88	74	189

New Jersey Monthly ranks

# The Top 100 Towns | 2017

Rank	Municipality	County	Pop., 2015*	Average property tax, 2016*	Average property tax change, since 2014	Effective property tax rate, 2016	3-Year average debt per capita*	Median home sales price, 2016	Median price change, since 2014	Average days on market, 2016	Crime rate per 1,000 residents, 2014	ASK4 % proficient or advanced, 2016	ASK8 % proficient or advanced, 2016	NJM Top High Schools rank, 2016
451	Guttenberg	Hudson	11,665	\$9,137	2.7%	3.200	\$78,743	\$249,000	-14.2%	101	11.2	89	67	252
452	Bound Brook	Somerset	10,497	\$8,050	3.3%	3.327	\$69,912	\$290,450	4.9%	81	22.1	81	61	298
453	Commercial township	Cumberland	5,080	\$2,414	2.7%	2.703	\$45,181	\$129,500	20.5%	111	48.9	86	55	202
454	Keansburg	Monmouth	9,873	\$4,850	2.2%	3.288	\$53,585	\$166,500	18.9%	84	23.8	71	48	262
455	Deptford	Gloucester	30,569	\$5,217	6.3%	3.020	\$90,068	\$188,500	13.2%	70	46.3	89	70	284
456	New Brunswick	Middlesex	57,035	\$6,870	4.1%	2.311	\$55,283	\$280,000	-1.8%	101	42.4	80	46	279
457	Plainfield	Union	51,217	\$8,525	4.8%	3.476	\$52,442	\$245,200	8.0%	101	31.2	75	42	245
458	Palmyra	Burlington	7,314	\$5,467	5.9%	3.418	\$71,341	\$151,000	-5.6%	74	25.0	93	81	224
459	Downe township	Cumberland	1,519	\$3,249	13.9%	2.327	\$102,667	\$200,250	4.6%	281	19.2	100	65	300
460	Pine Hill	Camden	10,510	\$6,109	4.5%	4.608	\$44,530	\$139,950	10.9%	91	32.0	87	78	237
461	Buena Vista	Atlantic	7,506	\$5,097	2.0%	2.511	\$80,233	\$175,500	-1.7%	123	14.4	85	64	255
462	Laurel Springs	Camden	1,884	\$8,155	3.5%	5.141	\$60,115	\$147,450	-15.7%	98	19.5	89	71	236
463	Gloucester township	Camden	63,939	\$6,793	6.9%	3.725	\$65,663	\$176,550	4.3%	85	22.1	91	67	204
464	Woodbury Heights	Gloucester	3,010	\$7,454	8.3%	4.015	\$87,311	\$197,950	-1.8%	95	21.2	100	64	234
465	Winslow	Camden	39,019	\$5,763	3.9%	3.265	\$67,383	\$185,000	6.6%	82	15.3	86	60	245
466	Clementon	Camden	4,947	\$5,044	1.3%	4.041	\$50,866	\$118,500	-10.2%	84	38.8	91	69	237
467	Hamilton township	Atlantic	26,787	\$4,800	2.9%	2.763	\$83,067	\$184,900	-0.6%	106	40.2	88	72	218
468	Glassboro	Gloucester	19,216	\$6,496	4.5%	3.450	\$58,924	\$172,500	-1.4%	71	28.6	80	55	219
469	City of Orange	Essex	30,563	\$8,347	7.1%	4.228	\$47,130	\$220,000	24.6%	90	47.7	75	44	269
470	Mount Holly	Burlington	9,493	\$4,651	4.7%	2.925	\$62,013	\$157,500	-11.8%	78	34.5	84	69	201
471	Keyport	Monmouth	7,145	\$6,423	7.7%	2.574	\$94,904	\$250,000	-0.5%	73	20.3	74	59	299
472	Lower township	Cape May	22,125	\$3,834	7.5%	1.597	\$169,248	\$222,000	-2.4%	109	23.1	92	70	216
473	Millville	Cumberland	28,230	\$4,136	1.8%	2.986	\$56,141	\$140,500	1.1%	101	74.7	81	48	202
474	Woodbury	Gloucester	10,020	\$6,338	3.2%	4.287	\$60,241	\$145,000	0.0%	89	50.8	90	55	218
475	Monroe township	Gloucester	36,862	\$7,011	6.1%	3.532	\$69,941	\$191,500	0.5%	89	19.9	92	74	253
476	Beverly	Burlington	2,559	\$5,453	5.3%	4.396	\$46,297	\$142,000	4.6%	80	30.8	82	73	224
477	Barneгат	Ocean	22,108	\$6,247	6.1%	2.680	\$100,720	\$229,950	-0.0%	106	10.2	87	78	268
478	Delanco	Burlington	4,541	\$5,646	4.7%	2.775	\$91,679	\$212,500	-10.1%	78	19.1	89	70	308
479	Woodstown	Salem	3,524	\$7,009	11.6%	3.435	\$77,268	\$216,837	-3.6%	127	24.7	95	75	169
480	Gloucester City	Camden	11,329	\$4,382	15.1%	3.563	\$48,006	\$121,000	77.3%	80	29.6	87	63	288
481	Carteret	Middlesex	24,170	\$6,549	6.3%	2.756	\$93,369	\$226,900	0.9%	91	14.0	82	66	291
482	Vineland	Cumberland	60,818	\$4,101	9.9%	2.385	\$67,341	\$166,300	7.3%	90	41.5	87	58	261
483	Brooklawn	Camden	1,933	\$4,204	1.0%	3.736	\$60,176	\$115,000	0.0%	124	83.3	94	63	288
484	Atlantic City	Atlantic	39,260	\$5,972	-7.0%	3.353	\$221,475	\$99,000	-32.7%	118	87.6	75	50	220
485	Pennsauken	Camden	35,628	\$4,972	3.7%	3.365	\$69,385	\$138,500	-2.8%	80	29.8	88	54	287
486	Pemberton township	Burlington	27,771	\$3,626	5.5%	2.271	\$52,281	\$167,450	4.7%	93	23.8	89	61	256
487	Buena	Atlantic	4,534	\$5,035	4.9%	3.215	\$59,042	\$151,950	1.3%	81	20.3	85	64	255
488	Absecon	Atlantic	8,317	\$5,453	2.0%	2.919	\$91,915	\$175,000	-7.8%	108	37.0	93	78	315
489	Deerfield township	Cumberland	3,099	\$4,613	7.9%	3.150	\$62,874	\$152,000	-10.6%	84	12.5	85	68	240
490	Phillipsburg	Warren	14,515	\$4,302	4.2%	3.569	\$52,727	\$118,950	-7.1%	95	25.0	90	52	171
491	Pennsville	Salem	12,827	\$5,712	7.3%	3.630	\$80,041	\$140,000	-3.4%	107	22.3	96	73	248
492	Fairfield township	Cumberland	6,355	\$3,807	4.3%	2.567	\$45,732	\$163,500	4.6%	194	22.2	73	39	240
493	North Wildwood	Cape May	3,901	\$3,698	5.1%	1.236	\$653,322	\$245,000	-2.2%	115	66.5	90	70	313
494	Wildwood	Cape May	5,149	\$4,747	2.7%	2.299	\$276,907	\$215,000	-9.6%	149	133.5	79	53	313
495	Woodlynne	Camden	2,944	\$5,052	7.4%	7.779	\$21,435	\$57,956	4.6%	105	24.0	76	70	239
496	Riverside	Burlington	7,997	\$5,149	6.3%	3.496	\$53,005	\$141,000	1.4%	104	9.6	78	60	308
497	Bridgeton	Cumberland	25,031	\$3,049	-2.5%	4.459	\$18,656	\$75,000	0.7%	85	49.3	63	45	300
498	Paulsboro	Gloucester	5,989	\$3,800	-0.5%	3.536	\$62,546	\$119,900	3.6%	113	41.0	82	35	304
499	Pleasantville	Atlantic	20,755	\$4,312	1.1%	4.232	\$39,594	\$97,500	-2.5%	86	29.1	82	44	315
500	Salem	Salem	4,894	\$3,736	-0.6%	5.673	\$32,368	\$61,500	4.6%	112	68.9	70	38	272

# The Top 100 Towns | 2017

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501	Irvington	Essex	54,580	\$7,282	1.9%	4.934	\$39,115	\$147,500	-1.7%	99	46.9	76	35	317
502	Lindenwold	Camden	17,458	\$4,528	8.8%	4.580	\$34,828	\$112,000	6.7%	82	38.2	73	46	285
503	Carneys Point	Salem	7,846	\$4,577	5.0%	3.243	\$80,170	\$140,000	8.6%	136	23.3	79	58	297
504	Edgewater Park	Burlington	8,788	\$5,179	7.8%	3.024	\$63,149	\$151,000	-12.7%	95	18.4	95	70	306
505	Chesilhurst	Camden	1,634	\$5,279	6.2%	3.404	\$52,556	\$136,653	4.6%	75	25.0	86	60	290
506	Quinton township	Salem	2,569	\$4,554	8.8%	2.678	\$74,262	\$155,500	-4.0%	148	16.3	93	70	272
507	Burlington city	Burlington	9,808	\$4,874	6.4%	3.372	\$66,381	\$147,000	11.4%	98	22.9	88	44	306
508	Seaside Heights	Ocean	2,892	\$4,994	15.5%	2.210	\$221,025	\$203,500	-1.7%	113	81.9	83	67	275
509	Egg Harbor City	Atlantic	4,239	\$6,274	6.5%	4.318	\$53,236	\$125,000	8.8%	102	23.6	78	54	246
510	Westville	Gloucester	4,224	\$5,412	11.0%	4.096	\$59,111	\$119,900	-4.1%	96	30.8	87	64	234
511	Penns Grove	Salem	4,945	\$4,223	4.1%	4.649	\$29,056	\$87,000	4.6%	100	39.4	79	58	297
512	Upper Deerfield	Cumberland	7,586	\$5,018	7.3%	2.861	\$81,391	\$160,000	-8.6%	139	41.4	89	73	240
513	Willingboro	Burlington	31,270	\$5,924	8.4%	4.001	\$56,239	\$149,900	-0.1%	76	25.3	88	44	333

## METHODOLOGY: HOW WE RANK THE TOWNS

In compiling *New Jersey Monthly's* 2017 Top 100 Towns list, researchers at Leflein Associates, an independent research firm based in Ringwood, considered five categories to represent the quality of life in New Jersey's 565 municipalities: home values, property taxes, crime rate, school performance and a lifestyle factor (explained below).

Due to a lack of statistically significant data, towns with a population under 1,500 were dropped from the survey. The research team ranked each of the remaining 513 towns based on the following indicators: change in average property tax bill (2014-2016); effective property tax rate (2016); median home-sales price (2016); change in median home-sales price (2014-2016); average days for homes on the market (2016); total crime rate (2014); violent-crime rate (2014); student proficiency on state-mandated standardized tests for students in grades 4 and 8 (2016); ranking in *New Jersey Monthly's* Top Public High Schools chart (published September 2016); and a lifestyle factor that considers the number of acute-care hospitals and live performing-arts theaters within 10 miles of the municipality's main zip code, number of full-service restaurants within two miles of the municipality's main zip code, and average commute time for those working away from home. The chart is based on each municipality's combined scores for the 11 indicators. Extra weighting was given to the Top Public High Schools indicator.

The following sources were used: NJ Department of Local Government Services (for population figures); NJ Division of Taxation (for property taxes); NJ Division of Taxation/Office of Property Administration (for home-sales prices); New Jersey Realtors (for time on the market); NJ Division of State Police (Uniform Crime Report); NJ Department of Education (test scores); NJ Hospital Association (hospital locations); NJ Council for the Arts and NJ Theater Alliance (theater locations); Yelp.com searches (restaurant locations); and the U.S. Census/American Community Survey (commute times). The annual-crime and violent-crime rate scores are based on reported crimes per 1,000 residents.