

# The Top Towns | 2019

Rank	Municipality	County	Pop., 2017*	Average residential tax bill, 2018	Average change in residential tax bill, since 2016	Effective property tax rate, 2018	3-year average debt per capita*	Median home price, 2018	Change in median home price, since 2016	Average days on market, 2018	Crime rate per 1,000 residents, 2016	Violent crime rate per 1,000 residents, 2016	NJM Top High Schools rank, 2018
1	Madison	Morris	16,033	\$13,091	3.8%	1.687	\$255,594	\$700,000	12.0%	45	6.1	0.2	26
2	Summit	Union	22,323	\$17,919	2.0%	1.858	\$326,981	\$987,583	21.7%	45	8.7	0.5	29
3	Bedminster	Somerset	8,210	\$6,182	0.7%	1.327	\$307,396	\$314,000	-8.1%	52	4.0	0.0	19
4	Bernards	Somerset	27,061	\$12,557	1.8%	1.939	\$265,133	\$599,950	2.6%	51	3.5	0.0	10
5	Chatham Township	Morris	10,435	\$14,740	7.2%	1.634	\$338,689	\$960,000	12.0%	46	4.3	0.3	4
6	Harding	Morris	3,873	\$13,946	1.6%	1.019	\$574,451	\$1,246,250	33.3%	95	7.4	0.0	26
7	Woodcliff Lake	Bergen	5,903	\$15,598	0.2%	2.075	\$331,741	\$762,500	23.9%	54	4.1	0.5	56
8	Chatham Borough	Morris	8,928	\$13,758	6.6%	1.692	\$285,389	\$777,000	13.0%	48	5.1	0.3	4
9	Mountainside	Union	6,982	\$12,325	2.4%	1.996	\$255,317	\$601,500	1.1%	53	6.0	0.0	30
10	Closter	Bergen	8,766	\$15,565	2.9%	2.224	\$246,836	\$805,000	26.6%	71	4.2	0.2	15
11	Mahwah	Bergen	26,759	\$8,655	4.5%	1.697	\$225,708	\$440,000	12.8%	58	5.9	0.2	41
12	Fairfield	Essex	7,614	\$9,839	0.2%	1.955	\$387,998	\$515,000	17.0%	56	23.4	0.7	58
13	Avon-by-the-Sea	Monmouth	1,794	\$9,826	1.8%	1.055	\$559,778	\$872,500	16.3%	74	16.7	0.0	92
14	Roseland	Essex	5,937	\$10,492	1.9%	2.143	\$302,665	\$545,000	4.0%	52	7.3	0.2	58
15	Lebanon Borough	Hunterdon	1,669	\$6,191	0.3%	2.260	\$169,087	\$284,000	12.7%	66	6.0	0.0	34
16	Marlboro	Monmouth	40,306	\$10,995	2.3%	2.092	\$191,020	\$520,000	23.8%	54	6.2	0.2	44
17	Pennington	Mercer	2,589	\$12,998	-0.8%	2.607	\$193,968	\$530,075	14.0%	78	3.1	0.0	16
18	Westwood	Bergen	11,326	\$10,390	1.8%	2.420	\$179,135	\$481,250	11.9%	42	4.5	0.2	95
19	Washington Township	Bergen	9,393	\$10,977	2.7%	2.133	\$189,339	\$492,000	1.7%	44	1.8	0.0	95
20	Oceanport	Monmouth	5,755	\$9,898	3.2%	1.854	\$213,104	\$485,000	14.1%	51	8.9	1.0	70
21	Fair Haven	Monmouth	5,950	\$15,046	4.1%	1.865	\$284,352	\$790,000	23.9%	61	6.8	0.2	35
22	Alpine	Bergen	1,890	\$21,299	1.9%	0.683	\$1,216,738	\$2,300,000	12.2%	170	5.2	0.0	28
23	Berkeley Heights	Union	13,759	\$12,767	3.7%	2.217	\$244,835	\$602,500	7.6%	49	6.9	0.2	30
24	Point Pleasant	Ocean	18,651	\$7,685	3.9%	1.910	\$182,633	\$375,000	12.4%	56	8.8	0.2	96
25	East Hanover	Morris	11,234	\$8,278	5.4%	1.736	\$295,310	\$480,000	4.3%	54	11.9	0.2	59
26	Peapack and Gladstone	Somerset	2,610	\$13,859	-1.4%	1.869	\$280,715	\$959,998	5.6%	72	10.4	0.0	19
27	Boonton	Morris	4,350	\$11,944	3.4%	2.121	\$214,484	\$559,000	14.1%	56	4.6	1.6	12
28	North Hanover	Burlington	7,540	\$6,706	2.8%	2.127	\$56,424	\$396,950	28.0%	76	4.2	0.0	110
29	Verona	Essex	13,608	\$11,473	3.6%	2.682	\$177,110	\$439,000	5.8%	45	6.3	0.2	24
30	Jersey City	Hudson	270,753	\$6,445	-7.4%	1.615	\$108,381	\$403,500	29.1%	46	22.4	5.0	165
31	Denville	Morris	16,941	\$9,955	3.4%	2.281	\$194,446	\$420,000	7.7%	52	5.0	0.2	85
32	Randolph	Morris	25,893	\$12,518	1.7%	2.495	\$170,384	\$525,000	6.6%	53	5.1	0.2	32
33	Essex Fells	Essex	2,137	\$20,054	7.0%	1.999	\$370,474	\$999,000	26.9%	74	5.6	0.0	58
34	Morris Township	Morris	22,489	\$10,160	2.4%	1.789	\$237,825	\$548,000	-1.5%	56	6.5	0.4	101
35	New Hanover	Burlington	7,491	\$4,458	1.0%	1.764	\$11,716	\$231,500	5.6%	78	1.0	0.2	110
36	Cranford	Union	24,439	\$11,734	8.2%	2.324	\$183,057	\$475,000	10.7%	37	7.7	0.3	31
37	Island Heights	Ocean	1,667	\$7,361	3.3%	1.910	\$205,629	\$410,000	14.7%	49	4.8	0.0	213
38	Caldwell Borough	Essex	8,085	\$11,398	1.3%	2.406	\$139,564	\$423,750	3.4%	43	4.9	0.8	80
39	Florham Park	Morris	11,765	\$9,946	6.9%	1.460	\$285,671	\$575,000	4.7%	61	9.0	0.6	26
40	Warren	Somerset	16,029	\$14,786	2.7%	1.996	\$286,621	\$780,000	5.1%	84	3.5	0.1	46
41	Spring Lake Heights	Monmouth	4,618	\$6,935	5.8%	1.431	\$265,771	\$486,000	0.2%	66	3.4	0.2	92
42	Millburn	Essex	20,488	\$24,308	4.2%	1.793	\$498,798	\$1,150,909	-2.3%	54	17.4	0.3	3
43	Point Pleasant Beach	Ocean	4,544	\$8,502	3.0%	1.446	\$461,071	\$556,250	29.4%	80	23.9	0.7	52
44	Wall Township	Monmouth	25,981	\$9,033	3.6%	1.826	\$235,520	\$505,000	16.8%	69	10.8	0.7	98
45	Lavallette	Ocean	1,849	\$6,815	3.9%	0.859	\$1,160,003	\$752,500	7.5%	85	16.6	0.6	52
46	North Caldwell	Essex	6,730	\$16,083	5.4%	2.092	\$265,364	\$675,000	6.3%	78	4.4	0.0	58
47	New Providence	Union	13,308	\$14,285	5.0%	2.423	\$201,726	\$579,000	-1.2%	45	4.6	0.1	9
48	Ridgewood	Bergen	25,692	\$17,970	4.6%	2.240	\$257,339	\$745,000	3.5%	40	8.3	0.3	36
49	Westfield	Union	30,433	\$16,914	3.9%	2.233	\$254,733	\$700,000	1.6%	53	8.5	0.2	37
50	Hanover	Morris	14,661	\$7,568	4.6%	1.565	\$285,699	\$432,500	-1.7%	47	13.1	0.8	47

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51	West Caldwell	Essex	11,021	\$11,102	7.7%	2.278	\$223,651	\$522,000	10.9%	46	7.4	0.4	80
52	Delaware Township	Hunterdon	4,474	\$10,664	2.5%	2.321	\$194,480	\$460,000	25.3%	90	2.9	0.2	21
53	West Long Branch	Monmouth	7,972	\$9,575	4.9%	1.982	\$168,139	\$438,000	15.3%	53	23.5	0.5	70
54	Wyckoff Township	Bergen	17,322	\$14,020	4.0%	1.801	\$267,273	\$685,000	-1.1%	67	6.3	0.3	22
55	Monroe Township	Middlesex	45,332	\$7,679	5.5%	2.079	\$193,271	\$330,000	17.4%	60	3.8	0.1	99
56	Lake Como	Monmouth	1,717	\$6,281	-2.6%	1.593	\$236,386	\$387,500	10.7%	70	22.6	2.9	92
57	Sea Girt	Monmouth	1,774	\$12,913	2.5%	0.698	\$1,348,120	\$1,952,000	50.2%	60	17.7	2.2	92
58	Ho-Ho-Kus	Bergen	4,183	\$16,273	4.4%	1.876	\$313,853	\$755,000	-5.6%	78	3.4	0.0	27
59	Bethlehem Township	Hunterdon	3,888	\$10,083	-1.5%	2.685	\$143,744	\$452,000	19.7%	69	2.3	0.3	34
60	Little Silver	Monmouth	5,908	\$13,284	3.5%	1.981	\$290,147	\$635,000	0.6%	59	7.9	0.3	39
61	Glen Rock	Bergen	12,045	\$16,253	5.1%	2.643	\$213,284	\$596,250	2.7%	44	6.3	0.1	2
62	River Edge	Bergen	11,724	\$13,141	3.8%	2.790	\$150,579	\$499,000	16.7%	35	5.5	0.4	74
63	Long Hill	Morris	8,711	\$11,902	2.8%	2.232	\$199,768	\$504,500	-3.4%	63	4.4	0.0	46
64	Norwood	Bergen	5,895	\$13,459	3.0%	2.269	\$217,419	\$570,000	9.6%	89	2.4	0.2	51
65	Holmdel	Monmouth	16,640	\$13,478	2.1%	1.987	\$254,691	\$658,000	11.5%	72	10.7	0.4	43
66	Manasquan	Monmouth	5,903	\$9,277	7.4%	1.393	\$358,333	\$700,000	15.9%	72	20.5	0.0	92
67	Brielle	Monmouth	4,724	\$11,513	5.2%	1.653	\$318,540	\$577,500	-3.8%	63	4.6	0.0	92
68	Franklin Lakes	Bergen	11,255	\$17,264	0.4%	1.529	\$392,554	\$978,750	-0.8%	90	7.3	0.5	22
69	Livingston	Essex	30,142	\$15,933	5.3%	2.317	\$269,772	\$585,000	2.7%	41	11.9	0.5	8
70	Cedar Grove	Essex	12,703	\$10,852	5.0%	2.239	\$180,922	\$490,000	14.0%	42	8.7	0.2	172
71	Mendham Township	Morris	5,845	\$19,195	2.4%	2.048	\$331,308	\$839,000	-10.7%	102	3.4	0.0	7
72	Allendale	Bergen	6,906	\$15,136	1.5%	2.186	\$254,563	\$600,000	-4.3%	74	5.6	0.1	27
73	Montvale	Bergen	8,724	\$12,165	4.5%	2.071	\$261,842	\$564,360	-5.1%	52	4.5	0.2	56
74	Moorestown	Burlington	20,540	\$11,241	-3.9%	2.158	\$228,256	\$458,008	-10.2%	66	14.9	0.4	22
75	Parsippany-Troy Hills	Morris	53,201	\$8,942	4.5%	2.408	\$161,869	\$415,000	5.1%	46	7.8	0.7	82
76	Colts Neck	Monmouth	9,968	\$15,121	3.9%	1.749	\$305,412	\$710,000	8.5%	86	6.7	0.5	75
77	Bridgewater	Somerset	45,414	\$9,144	4.5%	2.013	\$204,008	\$430,000	2.4%	55	9.4	0.3	63
78	Saddle River	Bergen	3,262	\$17,146	-0.4%	0.924	\$757,247	\$1,100,000	-24.9%	91	6.5	0.3	30
79	Midland Park	Bergen	7,384	\$11,792	4.6%	2.550	\$167,810	\$480,000	13.0%	45	5.2	0.5	119
80	East Amwell	Hunterdon	3,925	\$9,086	2.1%	2.153	\$187,358	\$405,000	-3.6%	86	5.9	0.0	21
81	Hillsdale	Bergen	10,581	\$13,187	3.5%	2.602	\$172,355	\$524,000	2.7%	49	3.6	0.3	78
82	Scotch Plains	Union	24,630	\$13,419	4.8%	2.539	\$171,889	\$489,950	7.4%	44	6.8	0.4	76
83	Cresskill	Bergen	8,935	\$16,722	6.4%	2.293	\$254,680	\$687,500	13.0%	80	3.5	0.2	40
84	Hasbrouck Heights	Bergen	12,277	\$10,922	1.9%	2.740	\$149,525	\$465,000	17.6%	51	6.5	0.6	174
85	Secaucus	Hudson	20,215	\$6,258	-6.4%	2.042	\$243,951	\$405,000	4.7%	63	22.8	2.1	139
86	Princeton	Mercer	31,822	\$19,388	5.8%	2.032	\$251,839	\$815,000	5.2%	58	17.9	0.8	20
87	Ridgefield	Bergen	11,435	\$9,454	8.6%	1.933	\$166,431	\$493,250	8.4%	66	6.1	0.4	157
88	Asbury Park	Monmouth	15,767	\$5,291	2.7%	1.821	\$99,812	\$328,000	19.3%	54	59.9	14.1	145
89	Park Ridge	Bergen	8,944	\$13,109	7.0%	2.438	\$204,534	\$542,000	8.0%	52	2.6	0.4	55
90	Raritan Township	Hunterdon	22,106	\$9,971	4.0%	2.418	\$187,752	\$375,000	1.4%	60	5.2	0.1	21
91	South Brunswick	Middlesex	46,561	\$9,365	2.1%	2.093	\$194,275	\$390,000	1.3%	68	8.8	0.4	65
92	Ramsey	Bergen	15,242	\$12,538	5.1%	2.274	\$234,238	\$532,500	8.9%	55	9.3	0.8	33
93	Carlstadt	Bergen	6,314	\$7,077	0.7%	1.911	\$415,508	\$405,000	11.0%	43	22.3	1.8	228
94	Freehold Township	Monmouth	35,053	\$8,881	2.2%	2.140	\$186,219	\$385,000	28.4%	51	18.3	1.3	83
95	Franklin Township	Somerset	66,734	\$7,344	2.2%	2.210	\$149,109	\$319,700	12.4%	56	12.9	1.0	117
96	Tenafly	Bergen	14,900	\$20,717	4.3%	2.211	\$304,417	\$764,500	1.9%	70	4.8	0.3	28
97	Pequanock	Morris	15,410	\$8,596	7.3%	2.062	\$175,628	\$386,000	-2.0%	55	7.2	0.2	73
98	Mount Arlington	Morris	5,868	\$7,569	2.0%	2.379	\$134,576	\$323,000	13.3%	63	6.4	0.2	142
99	Cranbury	Middlesex	3,944	\$11,960	2.4%	1.933	\$400,904	\$710,000	-1.4%	70	10.1	0.8	20
100	Oradell	Bergen	8,314	\$14,984	6.1%	2.610	\$217,994	\$607,500	6.2%	55	3.9	0.0	74

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101	Plainsboro	Middlesex	23,504	\$10,122	7.6%	2.288	\$192,534	\$375,000	5.9%	56	6.3	0.4	15
102	Sandyston Township	Sussex	1,856	\$5,609	1.5%	2.341	\$132,313	\$288,000	51.6%	81	5.8	0.5	108
103	Tewksbury	Hunterdon	5,844	\$14,367	4.9%	2.104	\$282,430	\$636,250	20.0%	101	4.8	0.0	61
104	Hoboken	Hudson	55,131	\$8,235	2.3%	1.082	\$295,550	\$745,000	14.6%	36	21.0	2.3	260
105	Chester Township	Morris	7,915	\$15,602	1.0%	2.243	\$240,560	\$675,000	-8.5%	75	4.4	0.5	7
106	Bernardsville	Somerset	7,815	\$15,362	2.4%	1.952	\$293,345	\$604,000	-2.6%	81	8.1	0.3	19
107	Montgomery	Somerset	23,584	\$15,112	3.3%	2.485	\$197,013	\$609,500	5.4%	88	4.2	0.2	11
108	Edgewater	Bergen	12,368	\$8,565	4.7%	1.414	\$301,093	\$524,000	-3.7%	92	12.0	0.3	62
109	Rutherford	Bergen	18,782	\$11,621	3.6%	2.447	\$156,174	\$468,500	10.2%	61	11.6	0.7	100
110	Bergenfield	Bergen	27,927	\$10,549	3.7%	3.024	\$102,898	\$375,000	14.3%	54	3.9	0.3	103
111	Oakland	Bergen	13,224	\$11,711	4.6%	2.472	\$185,736	\$470,000	10.6%	69	6.1	0.6	22
112	Belmar	Monmouth	5,682	\$6,888	4.3%	1.239	\$296,895	\$551,000	7.1%	64	33.6	2.8	92
113	Leonia	Bergen	9,262	\$12,790	6.2%	2.568	\$151,163	\$497,500	4.7%	61	5.3	0.2	62
114	Montville	Morris	21,681	\$12,511	5.0%	2.110	\$231,389	\$562,501	0.9%	56	12.0	0.5	18
115	Chester Borough	Morris	1,665	\$12,977	1.6%	2.697	\$234,830	\$580,000	5.6%	89	9.0	0.0	7
116	Green Brook	Somerset	7,212	\$11,956	3.2%	2.537	\$195,900	\$415,000	7.8%	67	10.7	0.4	46
117	Wharton	Morris	6,571	\$7,573	4.0%	2.883	\$103,764	\$317,500	38.0%	58	13.8	0.3	69
118	River Vale	Bergen	10,223	\$14,939	4.3%	2.533	\$201,519	\$563,750	2.5%	64	2.6	0.0	78
119	Northvale	Bergen	4,985	\$11,132	6.7%	2.483	\$193,030	\$448,900	1.0%	67	1.0	0.0	51
120	Weehawken	Hudson	15,342	\$10,839	-14.8%	1.785	\$212,259	\$760,000	3.0%	69	21.6	1.1	143
121	Alexandria Township	Hunterdon	4,805	\$9,920	1.1%	2.365	\$162,160	\$435,000	-1.7%	75	3.5	0.0	68
122	Hopewell Borough	Mercer	1,948	\$11,547	4.3%	2.687	\$168,764	\$400,000	6.5%	69	3.1	0.5	16
123	Spring Lake Borough	Monmouth	2,962	\$12,610	6.4%	0.621	\$1,379,606	\$2,499,000	53.7%	104	18.2	0.3	92
124	Harrington Park	Bergen	4,846	\$15,262	4.1%	2.553	\$205,138	\$597,500	1.3%	66	2.1	0.2	51
125	Garwood	Union	4,408	\$10,126	5.3%	2.501	\$160,947	\$402,500	5.9%	29	15.2	0.2	123
126	Millstone	Monmouth	10,517	\$11,470	1.5%	2.158	\$178,493	\$585,000	8.3%	79	7.3	0.5	124
127	Old Tappan	Bergen	6,042	\$16,726	4.1%	1.988	\$290,878	\$680,000	-9.6%	84	4.7	0.2	51
128	Hazlet	Monmouth	20,015	\$8,085	6.4%	2.402	\$126,933	\$360,000	12.8%	43	10.8	0.5	109
129	Clinton	Hunterdon	12,907	\$10,413	3.5%	2.465	\$176,067	\$419,000	7.4%	73	3.8	0.3	34
130	Hillsborough	Somerset	40,003	\$9,279	4.6%	2.271	\$158,871	\$369,900	-1.6%	50	7.0	0.4	50
131	Howell	Monmouth	52,476	\$7,883	5.4%	2.197	\$135,834	\$357,000	12.8%	55	8.3	0.9	91
132	Haworth	Bergen	3,497	\$17,780	0.1%	2.458	\$264,080	\$645,000	0.8%	90	4.9	0.6	15
133	West Windsor Township	Mercer	28,491	\$14,374	4.2%	2.449	\$232,103	\$615,000	4.0%	49	16.7	0.5	15
134	Middletown	Monmouth	65,603	\$9,232	6.6%	2.158	\$165,585	\$394,500	3.8%	54	7.2	0.3	99
135	Holland Township	Hunterdon	5,151	\$7,619	1.7%	2.460	\$129,844	\$276,000	-4.5%	64	4.1	0.2	51
136	Pine Beach	Ocean	2,168	\$6,339	6.4%	2.086	\$129,438	\$255,000	6.3%	59	3.7	0.0	164
137	Emerson	Bergen	7,739	\$11,958	5.0%	2.524	\$166,444	\$481,000	1.1%	53	6.0	0.3	77
138	Haddonfield	Camden	11,435	\$15,182	6.4%	3.002	\$200,061	\$540,000	23.4%	63	16.9	0.2	6
139	Robbinsville	Mercer	14,757	\$11,013	2.6%	2.836	\$176,958	\$372,000	12.9%	55	4.9	0.5	87
140	East Rutherford	Bergen	9,928	\$6,359	3.3%	1.827	\$217,271	\$350,000	7.4%	49	17.5	1.9	228
141	Tinton Falls	Monmouth	17,789	\$6,659	0.4%	1.891	\$181,325	\$281,000	-0.5%	50	15.7	0.5	189
142	New Milford	Bergen	16,868	\$11,269	4.5%	2.966	\$109,950	\$400,000	7.1%	43	2.6	0.1	148
143	Readington	Hunterdon	15,963	\$10,649	5.5%	2.381	\$200,772	\$423,500	7.8%	62	6.3	0.5	21
144	Manalapan	Monmouth	40,013	\$8,652	6.0%	1.996	\$170,549	\$420,000	2.7%	51	6.7	0.7	71
145	Dumont	Bergen	17,998	\$11,040	4.5%	3.027	\$111,860	\$379,000	8.3%	50	5.4	0.2	94
146	Raritan	Somerset	8,011	\$7,846	4.9%	2.283	\$158,880	\$328,200	4.2%	51	20.4	0.5	63
147	Mendham Borough	Morris	4,978	\$15,598	4.6%	2.063	\$275,507	\$582,550	-8.3%	87	3.8	0.4	7
148	Mount Laurel	Burlington	41,662	\$6,398	3.5%	2.422	\$151,980	\$228,000	7.1%	45	15.9	0.7	113
149	Franklin Township	Hunterdon	3,232	\$10,839	4.9%	2.399	\$174,124	\$482,500	16.3%	93	5.3	0.3	34
150	Upper Saddle River	Bergen	8,415	\$18,421	5.5%	1.890	\$328,048	\$832,500	-1.1%	77	4.4	0.6	27

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151	Moonachie	Bergen	2,800	\$8,180	5.2%	2.318	\$288,000	\$313,500	5.6%	59	15.8	0.0	160
152	Watchung	Somerset	5,985	\$14,145	-1.4%	1.991	\$294,814	\$597,000	-10.2%	86	69.6	0.2	46
153	Palisades Park	Bergen	20,988	\$9,592	5.6%	1.581	\$138,300	\$588,000	5.0%	69	6.3	0.9	185
154	Mountain Lakes	Morris	4,345	\$20,471	3.5%	2.320	\$308,736	\$751,000	-10.1%	78	11.0	0.0	12
155	Morris Plains	Morris	5,581	\$9,940	6.1%	2.087	\$270,844	\$478,000	4.4%	43	14.2	1.1	101
156	Waldwick Borough	Bergen	10,092	\$11,187	3.5%	2.623	\$159,949	\$421,000	1.4%	53	6.0	0.2	121
157	Wood-Ridge	Bergen	9,018	\$9,386	6.4%	2.535	\$146,140	\$407,500	16.4%	66	7.6	0.5	160
158	Paramus	Bergen	27,032	\$9,643	6.0%	1.400	\$369,616	\$607,000	2.0%	58	45.3	1.4	67
159	Rumson	Monmouth	6,864	\$20,602	7.6%	1.456	\$519,869	\$1,200,000	-0.8%	85	5.8	0.3	35
160	Fanwood	Union	7,808	\$12,390	5.7%	2.715	\$155,867	\$459,000	4.3%	33	7.5	0.4	76
161	Ocean Township	Monmouth	26,988	\$9,750	7.6%	2.075	\$184,098	\$440,000	15.8%	52	24.0	1.3	107
162	Demarest	Bergen	5,032	\$19,797	7.5%	2.117	\$315,474	\$757,500	-5.3%	87	4.4	0.2	15
163	Lebanon Township	Hunterdon	6,101	\$9,033	6.9%	2.392	\$149,756	\$443,500	11.0%	77	5.2	0.3	61
164	Fredon	Sussex	3,196	\$9,746	0.4%	2.896	\$134,619	\$370,000	12.1%	97	3.7	0.0	108
165	Flemington	Hunterdon	4,621	\$8,119	1.0%	3.066	\$97,413	\$280,000	15.5%	59	15.7	1.7	21
166	White Township	Warren	4,747	\$5,344	-5.8%	2.105	\$116,914	\$244,000	7.0%	74	5.5	0.2	208
167	East Newark	Hudson	2,735	\$6,608	-7.1%	2.430	\$58,367	\$314,500	5.6%	66	12.8	0.0	276
168	Clark	Union	16,109	\$10,511	6.5%	2.398	\$165,993	\$420,000	3.7%	45	11.8	0.3	123
169	Old Bridge	Middlesex	67,032	\$7,543	5.8%	2.077	\$117,786	\$331,000	3.4%	54	10.4	0.4	152
170	Rockaway Township	Morris	25,494	\$9,775	1.8%	2.709	\$160,864	\$340,000	4.9%	52	16.0	0.5	77
171	Washington	Morris	18,726	\$11,209	5.7%	2.483	\$154,427	\$459,000	3.5%	61	2.9	0.9	14
172	Ocean City	Cape May	11,206	\$5,755	6.9%	0.906	\$1,090,050	\$520,000	11.1%	86	33.3	1.2	105
173	Piscataway	Middlesex	57,887	\$7,454	3.3%	2.421	\$124,859	\$311,500	9.1%	59	12.1	0.8	158
174	Frankford Township	Sussex	5,348	\$6,823	-0.3%	2.345	\$150,121	\$317,500	13.4%	85	8.1	1.1	112
175	Fort Lee	Bergen	37,907	\$10,655	3.4%	2.231	\$177,451	\$500,000	0.0%	88	8.2	1.1	75
176	Saddle Brook	Bergen	14,169	\$8,540	0.7%	2.445	\$167,218	\$345,000	1.5%	53	17.9	0.1	227
177	Jackson	Ocean	57,073	\$7,466	4.6%	2.065	\$128,545	\$350,000	2.0%	67	8.6	0.2	136
178	Kingwood	Hunterdon	3,752	\$8,423	5.5%	2.257	\$163,393	\$379,400	-5.2%	66	2.9	0.3	68
179	Manchester Township	Ocean	43,395	\$4,093	2.3%	2.187	\$87,611	\$179,000	16.6%	67	5.5	0.6	211
180	Shrewsbury	Monmouth	4,122	\$11,885	8.6%	2.128	\$285,108	\$517,500	5.0%	63	14.3	0.2	114
181	Fair Lawn	Bergen	33,710	\$10,875	6.3%	2.764	\$146,522	\$415,000	9.2%	50	13.8	0.7	89
182	Bradley Beach	Monmouth	4,225	\$7,556	4.4%	1.340	\$295,439	\$484,500	-11.1%	54	19.9	1.4	164
183	Branchburg	Somerset	14,712	\$9,419	2.2%	2.139	\$213,440	\$415,500	-8.2%	66	5.0	0.5	133
184	Toms River	Ocean	93,017	\$6,232	5.3%	1.904	\$166,093	\$315,000	14.1%	68	21.0	0.7	164
185	Mine Hill	Morris	3,593	\$7,297	3.7%	2.585	\$124,192	\$305,000	21.3%	61	8.7	0.3	199
186	Union Township	Hunterdon	5,543	\$8,412	5.0%	2.329	\$149,460	\$329,250	-7.3%	67	3.5	0.4	34
187	South Plainfield	Middlesex	24,435	\$7,266	2.7%	2.184	\$155,525	\$305,000	3.2%	66	18.1	1.4	135
188	Highlands	Monmouth	4,821	\$6,562	2.3%	2.620	\$133,107	\$271,000	14.8%	70	6.4	1.6	145
189	Springfield Township	Burlington	3,295	\$8,202	1.0%	2.695	\$127,728	\$409,500	26.0%	84	8.9	1.2	110
190	Roxbury	Morris	23,342	\$8,984	2.6%	2.651	\$140,129	\$332,500	6.0%	58	9.6	0.3	142
191	Kinnelon	Morris	10,213	\$14,763	3.4%	2.533	\$209,729	\$585,000	0.9%	81	4.8	0.5	48
192	Rochelle Park	Bergen	5,705	\$8,117	3.7%	2.446	\$169,038	\$384,000	16.4%	51	17.9	0.7	258
193	Wallington	Bergen	11,781	\$9,203	3.7%	2.658	\$88,304	\$379,000	41.4%	50	13.3	0.7	238
194	Edison	Middlesex	102,450	\$9,435	5.0%	2.271	\$161,382	\$369,000	2.5%	59	11.8	1.0	108
195	Red Bank	Monmouth	12,150	\$8,006	7.4%	2.109	\$180,877	\$370,000	-8.6%	52	19.0	2.0	39
196	Upper Township	Cape May	11,893	\$4,916	4.3%	1.706	\$161,003	\$295,000	-1.5%	97	8.4	0.6	105
197	Glen Ridge	Essex	7,704	\$20,209	6.1%	2.992	\$221,135	\$685,000	2.6%	35	21.1	0.5	23
198	West Amwell	Hunterdon	2,767	\$9,461	0.2%	2.291	\$181,844	\$452,000	5.6%	66	12.6	0.7	141
199	Springfield	Union	17,726	\$11,475	5.7%	2.922	\$149,341	\$435,000	17.6%	48	10.8	0.9	122
200	Lodi	Bergen	24,961	\$10,295	0.2%	2.737	\$90,734	\$368,000	22.7%	64	14.1	1.3	193

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201	Beachwood	Ocean	11,248	\$4,875	2.9%	2.190	\$78,610	\$227,813	1.7%	60	11.9	0.7	164
202	Rockaway Borough	Morris	6,474	\$9,196	7.5%	2.805	\$131,245	\$319,900	11.3%	43	13.9	0.6	69
203	Atlantic Highlands	Monmouth	4,311	\$9,244	4.2%	2.129	\$194,465	\$380,000	-9.5%	54	8.8	0.7	145
204	Morristown	Morris	19,037	\$10,092	7.2%	2.044	\$157,738	\$418,250	0.3%	41	20.3	3.3	101
205	Riverdale	Morris	4,247	\$5,914	6.6%	1.702	\$212,416	\$300,000	9.1%	54	31.8	1.2	162
206	Montclair	Essex	39,227	\$19,370	5.9%	2.959	\$188,327	\$760,000	28.8%	40	16.5	1.3	115
207	Maywood	Bergen	9,860	\$9,735	5.3%	2.566	\$140,318	\$407,500	11.6%	46	8.4	0.5	258
208	Ocean Township	Ocean	9,049	\$5,460	7.3%	1.866	\$156,032	\$311,000	-0.6%	79	7.1	0.0	164
209	Hopewell Township	Mercer	18,265	\$13,293	4.9%	2.549	\$231,264	\$420,000	-3.4%	84	5.6	0.2	16
210	Cinnaminson	Burlington	16,495	\$7,671	2.3%	2.943	\$107,969	\$265,000	11.5%	49	19.9	1.5	118
211	Glen Gardner	Hunterdon	1,924	\$5,894	5.4%	2.806	\$82,602	\$142,000	-2.7%	42	4.8	0.0	61
212	Long Beach	Ocean	3,065	\$9,146	-0.2%	0.897	\$2,786,820	\$857,500	5.2%	106	24.1	0.7	164
213	Upper Freehold	Monmouth	6,975	\$11,496	4.5%	2.382	\$181,100	\$510,000	8.5%	101	4.6	0.0	124
214	Highland Park	Middlesex	14,164	\$11,702	5.1%	3.399	\$93,801	\$346,500	14.4%	68	12.5	0.1	86
215	Monmouth Beach	Monmouth	3,236	\$8,648	5.7%	1.200	\$452,872	\$517,500	-7.6%	67	16.7	2.5	70
216	Mount Olive	Morris	29,253	\$10,107	3.0%	3.055	\$110,428	\$349,500	3.4%	54	5.7	0.3	93
217	Metuchen	Middlesex	14,349	\$10,829	5.8%	2.580	\$161,179	\$381,000	-4.8%	55	13.2	0.4	64
218	Lyndhurst	Bergen	22,426	\$9,310	6.8%	2.373	\$144,386	\$363,750	4.0%	64	11.6	0.9	131
219	Englewood Cliffs	Bergen	5,453	\$13,606	8.9%	1.006	\$630,110	\$1,190,000	4.8%	96	8.3	0.2	192
220	East Brunswick	Middlesex	48,840	\$10,166	4.1%	2.739	\$153,736	\$360,000	2.9%	66	15.4	0.5	42
221	Lower Township	Cape May	21,766	\$3,911	2.0%	1.574	\$179,135	\$231,250	4.2%	85	18.6	0.9	191
222	North Arlington	Bergen	16,009	\$9,767	-0.7%	2.910	\$102,720	\$359,500	9.8%	60	10.4	0.6	224
223	Plumsted	Ocean	8,543	\$6,713	3.7%	2.177	\$101,266	\$336,000	6.3%	93	4.2	0.8	169
224	North Haledon	Passaic	8,570	\$10,847	2.3%	2.517	\$156,703	\$445,000	7.2%	69	5.8	0.2	297
225	Lawrence Township	Mercer	33,161	\$7,941	1.9%	2.601	\$149,119	\$285,000	5.6%	69	21.3	1.3	102
226	Brigantine	Atlantic	8,963	\$6,343	-0.7%	1.725	\$366,864	\$287,000	3.4%	96	17.6	0.1	229
227	Bogota	Bergen	8,567	\$10,285	4.3%	3.412	\$87,042	\$342,500	10.5%	63	5.7	0.1	186
228	Sea Isle City	Cape May	2,068	\$4,721	6.9%	0.667	\$2,339,737	\$670,000	3.1%	90	118.8	1.4	105
229	Wayne	Passaic	55,072	\$12,559	2.7%	2.874	\$182,718	\$436,000	2.6%	66	21.6	0.3	86
230	Brick Township	Ocean	75,516	\$6,488	3.6%	2.118	\$143,594	\$270,000	8.0%	61	15.1	1.0	197
231	Stafford Township	Ocean	27,346	\$6,328	5.7%	2.203	\$159,661	\$275,000	6.8%	69	8.1	0.8	164
232	Frelinghuysen Township	Warren	2,200	\$7,944	3.6%	2.565	\$126,914	\$285,000	5.6%	95	1.8	0.0	150
233	Keyport	Monmouth	7,085	\$6,744	5.0%	2.589	\$99,986	\$279,000	11.6%	51	16.5	3.2	141
234	Middlesex	Middlesex	13,867	\$8,289	6.5%	2.957	\$107,975	\$276,500	6.9%	54	6.9	0.4	151
235	Shamong	Burlington	6,433	\$8,449	0.2%	2.595	\$109,226	\$344,450	4.4%	78	5.0	0.8	123
236	Southampton	Burlington	10,205	\$5,384	1.9%	2.488	\$110,099	\$165,000	-0.8%	53	9.1	1.0	123
237	East Windsor	Mercer	27,725	\$8,314	1.9%	3.154	\$102,337	\$271,750	4.3%	46	8.9	0.6	128
238	Eatontown	Monmouth	12,376	\$7,725	7.4%	2.189	\$178,112	\$362,450	13.3%	47	35.9	3.2	189
239	Cliffside Park	Bergen	25,142	\$8,666	4.6%	2.096	\$127,132	\$428,750	11.4%	70	8.4	1.1	284
240	Eastampton	Burlington	5,953	\$6,757	2.2%	2.902	\$76,586	\$270,000	17.4%	55	11.8	1.0	202
241	Lambertville	Hunterdon	3,824	\$7,560	7.9%	1.949	\$204,159	\$417,500	8.2%	79	17.2	1.0	141
242	Blairstown	Warren	5,808	\$6,909	-0.8%	2.350	\$121,932	\$300,000	-1.3%	105	5.8	0.5	150
243	Nutley	Essex	28,928	\$11,175	4.8%	3.058	\$128,977	\$390,000	7.1%	52	10.1	1.2	146
244	Matawan	Monmouth	8,869	\$9,153	5.6%	2.760	\$120,649	\$350,000	-5.4%	55	4.3	0.2	130
245	Cape May	Cape May	3,480	\$5,978	12.7%	0.918	\$825,223	\$520,000	15.6%	92	32.2	1.7	191
246	Maplewood	Essex	24,847	\$15,630	6.9%	3.011	\$160,554	\$599,000	3.7%	32	14.6	1.0	88
247	Allentown	Monmouth	1,811	\$8,836	0.5%	2.944	\$110,890	\$290,000	5.6%	72	6.0	0.5	124
248	Dunellen	Middlesex	7,407	\$8,709	8.5%	3.274	\$81,180	\$285,000	7.5%	61	7.4	0.0	134
249	Hightstown	Mercer	5,384	\$8,855	1.8%	4.004	\$76,901	\$227,750	32.0%	60	8.5	1.1	128
250	Wantage	Sussex	10,934	\$6,785	-2.8%	2.618	\$110,625	\$251,500	3.3%	102	6.9	0.5	112

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251	Mansfield Township	Burlington	8,577	\$7,792	0.6%	2.554	\$140,134	\$224,500	-12.8%	61	10.3	0.6	110
252	Lincoln Park	Morris	10,468	\$8,602	3.9%	2.623	\$132,311	\$325,000	1.4%	55	7.6	0.4	214
253	Byram	Sussex	7,983	\$9,048	3.6%	3.311	\$123,240	\$298,500	12.6%	81	3.7	0.1	120
254	South Orange	Essex	17,001	\$18,354	4.4%	3.043	\$169,452	\$650,000	6.4%	43	23.2	2.6	88
255	Sparta	Sussex	18,807	\$12,044	3.5%	3.101	\$166,204	\$370,000	-2.0%	75	4.2	0.1	45
256	Sayreville	Middlesex	45,325	\$7,437	5.4%	2.505	\$103,088	\$295,000	11.6%	61	9.1	0.7	215
257	Evesham	Burlington	45,381	\$7,454	4.2%	2.648	\$118,964	\$264,000	3.5%	59	15.2	0.7	119
258	Hainesport	Burlington	6,058	\$6,637	4.0%	2.215	\$135,736	\$293,750	3.1%	56	14.7	1.3	202
259	Union Beach	Monmouth	5,562	\$6,369	8.0%	2.624	\$102,498	\$291,200	5.6%	79	7.5	0.4	141
260	New Brunswick	Middlesex	57,073	\$6,384	-7.1%	2.326	\$58,460	\$310,000	10.7%	68	35.2	7.1	265
261	Guttenberg	Hudson	11,695	\$9,312	1.9%	2.801	\$88,028	\$322,000	29.3%	56	8.7	1.2	299
262	North Bergen	Hudson	63,659	\$7,710	3.8%	2.346	\$94,970	\$354,500	9.1%	63	11.3	1.7	299
263	Englishtown	Monmouth	1,943	\$7,272	10.5%	2.268	\$128,651	\$225,000	5.6%	46	23.0	1.0	71
264	North Wildwood	Cape May	3,843	\$3,867	4.6%	1.248	\$680,805	\$270,000	10.2%	103	50.2	1.8	179
265	Middle Township	Cape May	18,427	\$4,276	5.6%	1.810	\$144,135	\$267,000	13.6%	79	28.8	2.7	166
266	Neptune	Monmouth	27,844	\$6,513	5.5%	1.972	\$143,244	\$330,000	16.7%	57	39.0	5.7	288
267	South Harrison	Gloucester	3,170	\$9,348	3.4%	2.781	\$126,002	\$357,500	2.1%	83	4.1	0.0	161
268	Folsom	Atlantic	1,815	\$3,968	5.3%	2.048	\$92,897	\$198,450	5.6%	48	10.8	1.6	209
269	Victory Gardens	Morris	1,516	\$4,417	2.9%	2.533	\$48,071	\$174,500	5.6%	57	13.1	2.6	199
270	Stillwater	Sussex	3,920	\$6,463	4.7%	2.768	\$115,144	\$234,000	3.3%	92	4.8	0.0	108
271	South River	Middlesex	16,349	\$6,591	7.9%	2.380	\$84,688	\$285,000	11.1%	59	9.3	0.9	257
272	Harmony Township	Warren	2,520	\$5,174	-0.1%	2.165	\$212,061	\$247,450	1.0%	82	5.5	1.6	208
273	Kenilworth	Union	8,312	\$8,881	3.3%	2.820	\$173,413	\$327,000	4.6%	46	20.6	0.7	222
274	Logan Township	Gloucester	5,944	\$4,470	-3.7%	2.253	\$216,564	\$220,450	-3.3%	83	16.2	0.8	161
275	Carteret	Middlesex	24,084	\$6,573	0.4%	2.889	\$100,409	\$275,000	21.2%	66	11.6	1.6	262
276	Allamuchy	Warren	4,644	\$6,790	0.8%	2.617	\$134,009	\$225,000	-10.0%	68	3.1	0.4	193
277	Vernon	Sussex	22,239	\$5,798	1.4%	2.901	\$108,153	\$205,000	4.3%	91	9.4	0.3	111
278	Aberdeen	Monmouth	18,355	\$7,514	6.5%	2.497	\$120,625	\$297,750	-3.2%	49	8.9	1.0	141
279	Florence	Burlington	12,669	\$5,198	2.5%	2.338	\$98,352	\$202,000	1.0%	76	8.2	1.5	195
280	Clinton	Hunterdon	2,701	\$10,160	3.1%	3.032	\$143,925	\$302,500	5.6%	62	11.7	1.5	34
281	Spotswood	Middlesex	8,456	\$8,260	4.7%	3.020	\$93,524	\$295,000	4.1%	58	7.9	0.9	136
282	Woodbridge	Middlesex	101,965	\$7,867	3.7%	2.967	\$107,117	\$285,000	7.5%	59	18.0	1.1	178
283	Medford	Burlington	23,496	\$10,194	0.7%	2.835	\$140,540	\$340,000	-1.4%	61	8.7	0.9	126
284	Cherry Hill	Camden	71,479	\$8,399	3.0%	3.448	\$117,016	\$250,000	7.5%	56	28.6	1.3	105
285	Hawthorne	Passaic	19,101	\$10,654	3.1%	2.985	\$127,814	\$359,950	5.1%	50	12.6	0.5	237
286	Hardwick	Warren	1,643	\$8,036	2.5%	2.733	\$112,991	\$337,500	5.6%	108	4.8	0.6	150
287	Greenwich Township	Warren	5,532	\$8,795	1.9%	2.668	\$127,044	\$369,950	2.8%	66	13.1	0.2	183
288	Little Ferry	Bergen	11,000	\$9,244	1.8%	3.317	\$94,778	\$317,500	25.7%	71	7.8	0.9	248
289	Ringwood	Passaic	12,454	\$11,307	3.6%	3.308	\$134,075	\$350,000	4.5%	53	5.3	0.3	137
290	Little Egg Harbor	Ocean	21,177	\$4,668	2.7%	2.290	\$110,311	\$210,000	14.0%	93	15.1	1.6	168
291	Wildwood Crest	Cape May	3,137	\$4,795	5.1%	1.308	\$701,865	\$352,500	1.8%	95	38.7	4.7	179
292	Lacey	Ocean	28,819	\$5,786	3.5%	2.122	\$131,234	\$265,000	6.0%	74	14.0	0.7	218
293	Harrison	Gloucester	13,015	\$9,612	4.4%	2.813	\$117,492	\$382,500	17.7%	98	7.7	0.6	129
294	Dennis Township	Cape May	6,253	\$3,043	7.4%	1.611	\$144,328	\$253,375	5.0%	113	12.5	1.4	166
295	Union City	Hudson	70,387	\$7,934	3.4%	2.667	\$54,315	\$349,000	26.9%	55	19.5	3.1	298
296	Milltown	Middlesex	7,162	\$9,316	7.4%	2.845	\$124,968	\$332,500	2.8%	53	13.1	0.7	136
297	Helmetta	Middlesex	2,223	\$6,270	6.0%	2.714	\$94,332	\$170,100	-22.7%	78	4.9	0.0	136
298	Harrison	Hudson	17,643	\$11,109	1.9%	2.619	\$74,931	\$390,000	8.3%	39	25.6	2.6	273
299	Woodland Township	Burlington	1,775	\$5,833	6.7%	2.392	\$84,206	\$238,450	5.6%	69	13.9	0.6	123
300	Woolwich Township	Gloucester	12,472	\$10,727	3.5%	3.371	\$101,182	\$315,000	-1.3%	17	4.2	0.2	161

# The Top Towns | 2019

Rank	Municipality	County	Pop., 2017*	Average residential tax bill, 2018	Average change in residential tax bill, since 2016	Effective property tax rate, 2018	3-year average debt per capita*	Median home price, 2018	Change in median home price, since 2016	Average days on market, 2018	Crime rate per 1,000 residents, 2016	Violent crime rate per 1,000 residents, 2016	NJM Top High Schools rank, 2018
301	Pitman	Gloucester	8,846	\$7,165	3.4%	4.052	\$67,742	\$196,000	9.7%	67	6.4	0.2	178
302	Long Branch	Monmouth	30,762	\$8,917	7.0%	1.959	\$158,150	\$420,000	14.1%	57	27.9	3.5	269
303	Berkeley	Ocean	41,747	\$4,322	4.9%	2.033	\$129,988	\$182,000	11.7%	76	11.9	1.4	213
304	Lakewood	Ocean	102,682	\$6,646	0.9%	1.944	\$96,917	\$270,000	0.0%	75	11.3	1.7	294
305	Jefferson	Morris	21,368	\$8,127	4.0%	2.677	\$125,470	\$305,250	2.1%	73	4.5	0.7	156
306	Lafayette	Sussex	2,404	\$8,194	-1.8%	2.580	\$140,503	\$319,300	-3.2%	112	10.3	0.8	112
307	Washington Township	Gloucester	47,848	\$7,292	2.1%	3.205	\$95,846	\$221,950	1.0%	26	19.2	1.1	138
308	Wanaque	Passaic	11,994	\$8,807	4.9%	3.310	\$106,967	\$305,000	10.1%	63	7.6	0.6	137
309	Westampton	Burlington	8,760	\$5,740	4.1%	2.295	\$137,386	\$240,000	1.3%	47	18.7	2.6	202
310	Mantua	Gloucester	15,026	\$6,824	3.3%	3.108	\$93,572	\$193,200	5.6%	74	18.5	0.3	129
311	Tabernacle	Burlington	6,882	\$7,629	4.0%	2.650	\$104,764	\$315,000	2.4%	82	5.0	1.2	123
312	South Bound Brook	Somerset	4,657	\$8,132	2.2%	3.207	\$72,392	\$263,650	11.5%	54	9.5	1.3	270
313	Hackettstown	Warren	9,554	\$8,354	3.2%	3.066	\$103,830	\$265,000	7.1%	53	10.8	0.8	193
314	Woodland Park	Passaic	12,834	\$10,910	4.8%	2.884	\$139,979	\$405,000	9.5%	60	15.3	0.6	240
315	Little Falls	Passaic	14,502	\$9,689	2.2%	2.910	\$111,324	\$325,000	4.8%	56	16.4	0.9	240
316	Bordentown Township	Burlington	12,202	\$7,687	4.0%	2.644	\$110,128	\$267,500	8.1%	64	10.5	1.5	205
317	Linwood	Atlantic	6,855	\$10,165	2.0%	3.607	\$132,988	\$222,750	9.5%	102	12.3	0.0	104
318	Haddon Township	Camden	14,706	\$8,202	4.1%	3.365	\$92,463	\$225,000	-1.7%	49	28.1	1.2	82
319	Medford Lakes	Burlington	4,013	\$9,251	7.4%	3.088	\$116,681	\$299,500	10.3%	61	9.3	0.7	113
320	Upper Pittsgrove	Salem	3,360	\$6,081	3.8%	2.750	\$93,338	\$225,000	13.9%	64	13.7	1.5	170
321	Freehold Borough	Monmouth	11,894	\$6,882	4.8%	2.693	\$88,949	\$257,500	2.0%	61	11.8	1.8	116
322	Boonton	Morris	8,354	\$10,617	7.4%	2.791	\$138,544	\$390,000	9.9%	47	10.1	0.8	214
323	Green Township	Sussex	3,486	\$11,359	5.1%	3.333	\$132,832	\$371,000	35.9%	99	2.9	0.3	159
324	Lower Alloways Creek	Salem	1,688	\$2,157	7.3%	1.184	\$170,282	\$182,500	5.6%	106	5.3	1.2	225
325	Teaneck	Bergen	41,311	\$12,128	3.5%	2.855	\$136,057	\$386,000	5.9%	65	12.1	1.8	186
326	Oxford Township	Warren	2,454	\$6,696	2.2%	3.612	\$70,765	\$241,750	5.6%	74	6.5	0.0	167
327	Stanhope	Sussex	3,341	\$7,872	2.5%	3.832	\$95,437	\$189,000	21.6%	67	10.9	1.2	120
328	Garfield	Bergen	32,393	\$8,031	5.5%	2.496	\$73,115	\$340,750	3.9%	61	20.9	2.6	205
329	Pompton Lakes	Passaic	11,206	\$10,055	1.9%	3.718	\$104,491	\$292,500	8.3%	67	9.3	0.9	162
330	South Hackensack	Bergen	2,492	\$9,537	5.0%	2.561	\$273,432	\$460,000	5.6%	23	28.4	4.5	258
331	Hopatcong	Sussex	14,298	\$7,082	-0.2%	2.957	\$111,112	\$230,000	10.0%	75	7.7	0.5	247
332	Burlington Township	Burlington	22,824	\$6,729	0.9%	2.789	\$104,537	\$261,500	-1.3%	66	16.1	1.1	179
333	South Amboy	Middlesex	8,857	\$7,440	4.4%	2.773	\$99,912	\$282,500	3.1%	72	11.2	0.5	216
334	Northfield	Atlantic	8,360	\$7,477	4.6%	3.384	\$109,030	\$199,500	-7.2%	68	8.7	0.4	104
335	Ocean Gate	Ocean	2,021	\$5,069	2.9%	2.404	\$115,037	\$200,000	5.6%	88	14.4	0.5	213
336	Union	Union	59,327	\$8,929	4.5%	3.120	\$108,062	\$325,000	12.1%	54	18.5	1.1	235
337	Totowa	Passaic	10,817	\$9,444	1.5%	2.517	\$197,306	\$365,000	2.8%	77	26.6	1.1	240
338	Dover	Morris	18,232	\$6,130	7.0%	2.432	\$74,212	\$258,000	1.2%	55	14.3	1.9	199
339	Lopatcong	Warren	8,348	\$6,837	1.9%	2.937	\$105,141	\$215,000	-4.0%	79	6.2	0.1	183
340	Barnegat	Ocean	22,783	\$6,519	4.3%	2.718	\$102,279	\$253,000	10.0%	86	6.7	0.9	175
341	Somerville	Somerset	12,418	\$9,761	6.8%	3.211	\$100,359	\$322,000	13.0%	49	17.0	1.9	133
342	Seaside Park	Ocean	1,549	\$7,640	6.2%	1.311	\$759,475	\$438,500	-14.5%	114	21.3	0.0	213
343	Jamesburg	Middlesex	6,068	\$7,497	0.4%	3.262	\$72,967	\$228,000	-3.0%	76	9.5	1.0	99
344	Margate City	Atlantic	6,083	\$8,293	5.3%	1.410	\$662,393	\$485,000	5.4%	97	21.3	1.6	229
345	Fairview	Bergen	14,537	\$10,083	9.8%	2.574	\$92,326	\$395,000	13.5%	70	9.2	1.0	284
346	Liberty Township	Warren	2,843	\$6,979	0.1%	2.900	\$98,511	\$230,000	-12.0%	74	3.9	0.4	193
347	Estell Manor	Atlantic	1,720	\$4,340	0.7%	2.314	\$94,899	\$242,000	-7.8%	91	8.1	0.6	264
348	Ogdensburg	Sussex	2,282	\$7,942	3.3%	3.682	\$83,395	\$227,250	13.6%	91	4.8	0.0	188
349	Bayonne	Hudson	67,186	\$10,425	6.1%	3.073	\$87,512	\$366,750	22.3%	47	13.6	2.3	243
350	Weymouth Township	Atlantic	2,820	\$4,750	4.0%	2.254	\$63,103	\$207,500	5.6%	113	6.5	2.2	213

# The Top Towns | 2019

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351	Seaside Heights	Ocean	2,903	\$5,143	3.0%	2.211	\$224,025	\$230,000	13.0%	102	68.8	9.0	213
352	Hope	Warren	1,890	\$7,426	-1.6%	2.791	\$121,191	\$245,000	5.6%	88	5.8	1.0	208
353	Gibbsboro	Camden	2,247	\$7,993	2.0%	3.822	\$95,994	\$180,500	-4.5%	79	14.7	0.4	97
354	Elmwood Park	Bergen	20,429	\$9,621	3.3%	2.625	\$109,054	\$330,000	7.4%	70	18.4	2.2	263
355	Clifton	Passaic	86,607	\$9,643	3.6%	2.942	\$112,275	\$345,000	10.6%	57	17.5	2.4	274
356	Hampton Township	Sussex	4,896	\$6,716	5.4%	2.714	\$132,096	\$269,000	9.2%	79	18.5	1.4	108
357	Hamilton Township	Mercer	89,078	\$6,038	4.3%	2.723	\$98,299	\$227,000	2.9%	57	19.0	1.8	229
358	Englewood	Bergen	29,112	\$12,648	7.1%	2.399	\$169,531	\$385,000	9.2%	75	13.5	2.1	192
359	Independence Township	Warren	5,514	\$7,576	3.5%	2.806	\$106,235	\$225,000	2.3%	78	5.4	0.4	193
360	Bloomfield	Essex	50,970	\$10,727	2.7%	3.487	\$89,093	\$330,000	10.0%	49	18.2	1.3	271
361	Chesterfield	Burlington	7,587	\$11,087	4.8%	2.744	\$103,937	\$429,000	0.2%	87	5.0	2.0	110
362	Bordentown	Burlington	3,835	\$6,995	3.9%	3.079	\$92,686	\$200,000	4.4%	101	4.9	0.5	205
363	Roselle Park	Union	13,821	\$10,032	4.0%	3.768	\$81,807	\$272,000	1.3%	46	11.1	0.4	230
364	Wenonah	Gloucester	2,239	\$10,721	1.3%	4.144	\$99,204	\$235,342	-0.9%	65	7.5	0.0	200
365	West New York	Hudson	54,227	\$7,914	8.0%	2.408	\$52,639	\$332,500	11.2%	68	12.7	2.4	295
366	Butler	Morris	7,774	\$9,118	5.5%	2.782	\$124,381	\$315,000	2.2%	59	10.5	1.8	181
367	Lakehurst	Ocean	2,697	\$4,968	1.9%	2.791	\$57,888	\$158,500	5.6%	86	12.2	0.7	211
368	Washington Township	Warren	6,461	\$8,632	-0.0%	3.444	\$108,326	\$300,500	-2.7%	70	9.1	0.3	167
369	West Deptford	Gloucester	21,248	\$6,448	5.2%	3.130	\$107,470	\$188,000	-3.8%	22	13.4	0.7	190
370	Oldmans Township	Salem	1,792	\$5,266	12.2%	2.586	\$129,782	\$192,500	5.6%	42	10.9	1.6	210
371	Sussex	Sussex	2,024	\$5,867	2.7%	2.976	\$64,213	\$210,000	5.6%	81	24.0	1.0	112
372	West Orange	Essex	48,435	\$13,659	3.9%	3.616	\$128,169	\$365,000	4.3%	51	20.2	2.3	153
373	Waterford	Camden	10,774	\$6,943	3.5%	3.701	\$70,468	\$191,500	0.0%	39	7.3	0.3	209
374	Irvington	Essex	54,865	\$7,585	4.2%	5.189	\$36,649	\$171,000	15.9%	72	32.6	9.5	88
375	Franklin Township	Warren	3,090	\$9,022	1.9%	2.994	\$131,097	\$345,000	-3.4%	96	2.9	1.0	167
376	Hardyston	Sussex	7,867	\$6,520	5.1%	2.687	\$142,092	\$242,000	5.2%	80	8.5	0.6	188
377	Maple Shade	Burlington	18,821	\$5,421	3.1%	3.111	\$72,156	\$164,500	11.9%	71	18.8	2.3	231
378	Kearny	Hudson	42,670	\$10,220	0.6%	2.953	\$88,025	\$335,000	10.7%	67	20.6	2.0	276
379	Lumberton	Burlington	12,290	\$7,087	3.4%	2.388	\$111,087	\$275,000	-11.3%	68	18.8	1.4	202
380	North Plainfield	Somerset	22,060	\$8,288	0.7%	3.497	\$72,173	\$264,500	10.9%	61	19.9	2.5	233
381	Newfield	Gloucester	1,561	\$6,156	3.7%	3.496	\$78,758	\$210,000	35.5%	117	10.4	0.7	204
382	Franklin Township	Gloucester	16,499	\$6,100	2.5%	3.106	\$79,175	\$219,950	4.7%	82	12.4	0.6	204
383	Delran	Burlington	16,623	\$7,631	3.4%	3.248	\$92,758	\$247,250	5.3%	59	16.6	1.0	220
384	Phillipsburg	Warren	14,459	\$4,387	2.0%	3.804	\$50,451	\$134,000	12.7%	63	22.7	2.0	183
385	Woodbine	Cape May	2,461	\$1,947	9.2%	1.647	\$65,322	\$169,000	5.6%	121	27.0	4.8	166
386	Eagleswood	Ocean	1,611	\$6,145	3.0%	2.621	\$141,309	\$216,750	5.6%	114	18.0	1.9	168
387	North Brunswick	Middlesex	42,641	\$8,803	4.9%	3.006	\$105,868	\$295,500	1.9%	65	15.7	1.5	173
388	Laurel Springs	Camden	1,886	\$8,269	1.4%	5.033	\$61,613	\$170,125	15.4%	66	23.4	0.5	221
389	East Greenwich	Gloucester	10,520	\$8,940	3.4%	3.000	\$110,526	\$275,000	-8.3%	164	4.9	0.4	161
390	Alpha	Warren	2,297	\$5,843	3.4%	3.268	\$88,823	\$166,950	-3.2%	75	7.4	0.4	183
391	Mannington	Salem	1,731	\$5,830	8.6%	2.772	\$114,575	\$224,000	5.6%	53	10.3	1.1	225
392	Neptune City	Monmouth	4,708	\$6,523	6.1%	2.429	\$121,866	\$265,000	-3.3%	45	32.3	2.7	288
393	Haddon Heights	Camden	7,588	\$9,224	5.1%	3.221	\$108,339	\$230,000	-8.0%	49	10.2	0.7	219
394	Rahway	Union	30,131	\$8,858	5.2%	3.702	\$87,485	\$269,000	12.1%	55	13.1	1.3	232
395	Roselle	Union	21,976	\$9,785	2.8%	4.641	\$62,455	\$229,000	20.8%	55	17.2	1.8	253
396	Keansburg	Monmouth	9,806	\$5,021	3.5%	3.401	\$53,658	\$168,000	0.9%	62	21.6	3.0	109
397	Oaklyn	Camden	3,996	\$7,233	3.1%	4.108	\$68,806	\$169,900	4.2%	50	36.3	1.3	197
398	Voorhees	Camden	29,462	\$10,142	7.7%	3.579	\$118,683	\$288,500	4.3%	57	16.9	1.8	97
399	Newark	Essex	285,154	\$6,481	7.8%	2.851	\$50,958	\$250,000	16.3%	72	35.5	9.9	206
400	Bound Brook	Somerset	10,468	\$8,013	-0.5%	3.190	\$74,710	\$257,500	-11.3%	60	13.2	1.1	270



# The Top Towns | 2019

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401	West Milford	Passaic	26,856	\$8,997	-0.9%	3.384	\$111,954	\$265,000	1.9%	85	9.0	0.9	147
402	Ventnor City	Atlantic	10,239	\$7,939	2.9%	2.439	\$213,298	\$235,550	4.7%	77	30.8	1.7	229
403	Riverside	Burlington	7,899	\$5,470	6.2%	3.422	\$55,785	\$153,500	8.9%	76	2.8	1.4	220
404	Pleasantville	Atlantic	20,732	\$4,390	1.8%	5.090	\$35,979	\$104,000	6.7%	64	23.4	5.5	163
405	Montague	Sussex	3,695	\$4,229	4.3%	2.648	\$99,298	\$189,900	-11.9%	110	12.5	1.1	112
406	High Bridge	Hunterdon	3,542	\$9,017	3.5%	3.584	\$102,531	\$250,000	-8.4%	84	8.7	0.6	61
407	Swedesboro	Gloucester	2,594	\$6,905	0.6%	3.914	\$67,439	\$193,000	-3.5%	83	10.3	0.4	161
408	Deerfield Township	Cumberland	3,057	\$4,750	3.0%	3.307	\$64,102	\$175,000	15.1%	338	8.4	0.6	286
409	Berlin	Camden	7,606	\$7,614	6.4%	3.275	\$96,487	\$226,200	-0.3%	61	19.8	1.8	97
410	Manville	Somerset	10,414	\$7,501	5.5%	3.155	\$86,687	\$246,000	9.3%	55	26.5	1.1	241
411	Willingboro	Burlington	32,062	\$6,126	3.4%	3.977	\$56,571	\$164,900	10.0%	54	23.5	3.2	179
412	Hammonton	Atlantic	14,369	\$5,796	5.6%	2.680	\$96,239	\$195,000	4.0%	71	13.1	1.2	209
413	Perth Amboy	Middlesex	52,823	\$7,077	2.6%	3.022	\$61,018	\$242,000	5.2%	71	19.3	4.0	276
414	Westville	Gloucester	4,194	\$5,438	0.5%	4.005	\$59,716	\$124,950	4.2%	75	25.6	1.7	200
415	Ridgefield Park	Bergen	13,154	\$10,349	6.5%	3.339	\$107,741	\$345,000	13.1%	74	11.4	1.4	248
416	Galloway Township	Atlantic	36,563	\$5,141	0.5%	3.013	\$75,207	\$180,000	0.6%	71	19.5	2.5	213
417	Knowlton Township	Warren	2,972	\$7,265	3.3%	2.864	\$103,739	\$250,000	-20.6%	82	9.7	1.0	150
418	Mount Holly	Burlington	9,645	\$4,867	4.6%	2.984	\$62,607	\$181,250	15.1%	79	36.4	4.4	202
419	Egg Harbor Township	Atlantic	43,296	\$6,512	4.0%	3.155	\$93,990	\$213,320	1.6%	69	19.2	2.0	163
420	Prospect Park	Passaic	5,964	\$10,834	2.7%	4.487	\$50,326	\$284,500	15.2%	39	19.3	2.4	297
421	Belvidere	Warren	2,603	\$7,038	4.4%	3.833	\$71,251	\$200,000	14.3%	69	32.2	0.0	208
422	Mansfield	Warren	7,464	\$7,834	4.5%	3.110	\$97,836	\$277,500	-13.3%	64	17.1	0.3	167
423	Quinton Township	Salem	2,489	\$4,686	2.9%	3.054	\$71,219	\$128,500	-17.4%	160	6.2	0.0	225
424	Audubon	Camden	8,733	\$7,117	4.0%	3.480	\$82,300	\$192,250	5.1%	66	40.4	0.6	242
425	Pennsauken	Camden	35,934	\$5,055	1.6%	3.507	\$67,620	\$147,250	6.3%	59	29.0	2.9	289
426	Pemberton Township	Burlington	27,301	\$3,741	3.1%	2.299	\$53,983	\$165,000	-1.5%	64	26.6	3.5	252
427	Elizabeth	Union	130,215	\$9,869	2.5%	3.424	\$57,982	\$275,000	5.8%	75	40.9	8.3	196
428	Barrington	Camden	6,781	\$8,273	1.6%	4.019	\$77,183	\$184,900	-0.1%	70	15.7	0.7	219
429	Bloomingdale	Passaic	8,242	\$10,947	3.4%	3.640	\$101,242	\$282,500	-5.5%	75	5.1	0.7	181
430	Woodlynne	Camden	2,947	\$5,280	4.5%	7.481	\$23,204	\$57,500	5.6%	59	20.4	3.1	197
431	Linden	Union	43,056	\$9,073	4.5%	3.206	\$132,231	\$275,000	7.8%	59	27.6	4.0	253
432	Newton	Sussex	7,860	\$7,911	1.1%	4.029	\$81,048	\$193,500	11.2%	106	19.1	1.6	159
433	Lawnside	Camden	2,920	\$5,553	4.1%	4.070	\$74,710	\$133,000	13.2%	58	45.9	6.5	219
434	Pilesgrove	Salem	3,993	\$8,387	6.8%	3.229	\$111,623	\$327,500	6.7%	85	11.8	1.2	170
435	Glassboro	Gloucester	20,011	\$6,638	2.2%	3.533	\$58,896	\$190,000	10.1%	62	32.8	2.1	234
436	Collingswood	Camden	14,027	\$7,974	4.1%	3.471	\$76,115	\$204,000	-6.8%	49	29.8	1.9	197
437	Belleville	Essex	36,498	\$9,501	4.2%	3.887	\$75,549	\$275,000	10.0%	57	18.2	1.7	291
438	Edgewater Park	Burlington	8,738	\$5,517	6.5%	3.305	\$60,826	\$169,000	11.9%	54	21.2	2.4	220
439	Hillside	Union	22,274	\$9,251	0.9%	3.854	\$78,572	\$255,000	13.3%	70	25.2	3.6	281
440	East Orange	Essex	65,378	\$8,919	3.2%	4.360	\$44,592	\$217,000	27.6%	76	20.6	6.8	214
441	Ewing	Mercer	36,549	\$6,515	-1.2%	3.684	\$77,911	\$184,000	-3.2%	59	22.9	2.1	267
442	Paterson	Passaic	148,678	\$8,087	-3.2%	3.767	\$45,357	\$240,000	20.0%	81	29.0	7.6	303
443	Hackensack	Bergen	45,248	\$8,375	5.8%	3.309	\$126,127	\$230,450	-4.9%	59	17.6	2.0	193
444	Magnolia	Camden	4,303	\$6,274	6.2%	4.113	\$62,337	\$160,000	6.2%	52	19.3	2.3	221
445	Netcong	Morris	3,229	\$7,867	6.4%	3.298	\$86,251	\$253,000	1.2%	91	12.6	2.2	120
446	Downe Township	Cumberland	1,524	\$3,374	3.8%	2.413	\$98,201	\$135,000	5.6%	90	17.8	1.3	301
447	Tuckerton	Ocean	3,372	\$5,503	11.7%	2.551	\$121,186	\$191,750	-2.9%	105	13.9	0.9	168
448	Berlin Township	Camden	5,580	\$6,449	5.3%	3.532	\$104,380	\$165,000	5.6%	44	47.7	1.1	246
449	Maurice River	Cumberland	6,325	\$4,525	2.7%	2.745	\$44,794	\$139,880	-9.8%	73	11.0	0.9	287
450	Brooklawn	Camden	1,934	\$4,390	4.4%	3.573	\$62,592	\$114,450	-0.5%	45	118.5	10.3	212

# The Top Towns | 2019

Rank	Municipality	County	Pop., 2017*	Average residential tax bill, 2018	Average change in residential tax bill, since 2016	Effective property tax rate, 2018	3-year average debt per capita*	Median home price, 2018	Change in median home price, since 2016	Average days on market, 2018	Crime rate per 1,000 residents, 2016	Violent crime rate per 1,000 residents, 2016	NJM Top High Schools rank, 2018
451	Clayton	Gloucester	8,676	\$5,887	2.9%	3.736	\$54,681	\$167,000	1.2%	60	19.5	0.8	204
452	Atlantic City	Atlantic	38,429	\$4,530	-24.2%	3.848	\$103,976	\$115,000	16.2%	90	71.2	12.5	229
453	Mount Ephraim	Camden	4,635	\$6,692	4.8%	4.444	\$61,667	\$155,000	7.6%	45	37.7	1.9	242
454	Pohatcong	Warren	3,231	\$6,728	3.2%	3.647	\$111,011	\$185,250	-8.3%	56	40.1	0.3	183
455	Absecon	Atlantic	8,283	\$5,607	2.8%	3.188	\$89,550	\$159,000	-9.1%	80	30.3	1.0	184
456	South Toms River	Ocean	3,772	\$4,795	4.2%	2.866	\$60,286	\$159,000	-0.6%	98	20.3	3.2	164
457	Palmyra	Burlington	7,221	\$5,640	3.2%	3.571	\$70,602	\$162,000	7.3%	66	29.1	1.9	256
458	Franklin Borough	Sussex	4,775	\$6,507	4.6%	3.604	\$85,650	\$170,000	13.4%	78	15.0	1.2	188
459	National Park Borough	Gloucester	2,985	\$5,992	7.4%	4.349	\$52,762	\$160,000	8.8%	64	16.0	1.7	200
460	Runnemede	Camden	8,390	\$5,805	4.1%	3.842	\$60,873	\$159,000	1.6%	51	43.9	1.2	272
461	Somers Point	Atlantic	10,480	\$6,508	8.4%	3.184	\$107,487	\$201,000	2.8%	85	28.0	3.3	104
462	Wildwood	Cape May	5,070	\$5,101	7.5%	2.575	\$276,219	\$220,000	2.3%	116	91.9	13.0	191
463	Winslow	Camden	39,041	\$5,941	3.1%	3.360	\$67,796	\$180,500	-2.4%	77	4.9	1.1	257
464	Passaic	Passaic	71,247	\$9,803	6.0%	3.012	\$49,837	\$297,000	11.3%	79	21.2	5.6	285
465	Merchantville	Camden	3,770	\$8,208	9.5%	4.274	\$66,027	\$183,500	0.0%	69	10.3	0.3	219
466	Deptford	Gloucester	30,582	\$5,513	5.7%	2.955	\$93,581	\$188,000	-0.3%	64	40.2	2.2	249
467	Alloway	Salem	3,327	\$5,869	6.9%	2.875	\$87,254	\$182,000	-36.1%	68	11.8	2.4	170
468	Elk Township	Gloucester	4,175	\$7,243	6.4%	3.383	\$90,472	\$232,000	-5.3%	60	16.4	0.7	204
469	Andover Township	Sussex	5,978	\$9,310	5.1%	3.403	\$114,759	\$280,000	-25.3%	90	7.8	1.0	159
470	Delanco	Burlington	4,479	\$5,916	4.8%	2.917	\$92,790	\$182,450	-14.1%	70	22.7	1.1	220
471	Stratford	Camden	7,015	\$6,753	4.7%	4.129	\$61,303	\$170,000	0.7%	57	23.0	2.1	221
472	Bellmawr	Camden	11,489	\$6,273	2.4%	3.964	\$65,893	\$154,000	-0.6%	69	26.0	1.4	272
473	Gloucester Township	Camden	64,159	\$7,135	5.0%	3.776	\$68,214	\$184,000	4.2%	70	17.6	1.4	240
474	Mullica Township	Atlantic	6,022	\$5,475	6.7%	2.999	\$78,042	\$195,000	1.4%	107	14.3	1.0	203
475	Woodstown	Salem	3,454	\$7,255	3.5%	3.704	\$77,545	\$201,750	-7.0%	132	14.5	0.9	170
476	Hamburg	Sussex	3,132	\$6,197	5.7%	3.708	\$85,634	\$162,500	-8.7%	81	6.0	0.6	188
477	Monroe Township	Gloucester	36,920	\$7,218	2.9%	3.625	\$72,106	\$196,950	2.8%	72	15.8	0.9	244
478	Camden	Camden	74,532	\$1,710	7.6%	2.731	\$22,801	\$65,000	-3.0%	62	57.4	20.9	266
479	Paulsboro	Gloucester	5,920	\$3,997	5.2%	3.694	\$61,447	\$119,900	0.0%	71	32.1	3.7	190
480	Trenton	Mercer	84,964	\$3,274	-10.2%	5.034	\$28,116	\$60,000	-14.2%	59	40.4	13.5	302
481	Woodbury	Gloucester	9,919	\$6,519	2.8%	4.650	\$58,455	\$150,000	3.4%	76	43.7	3.7	206
482	Fairfield Township	Cumberland	6,087	\$3,996	5.0%	2.807	\$46,036	\$143,950	5.6%	119	11.6	2.4	286
483	Greenwich Township	Gloucester	4,846	\$5,152	3.7%	3.018	\$149,865	\$169,500	0.9%	112	17.5	0.6	286
484	Pine Hill	Camden	10,536	\$5,955	-2.5%	4.687	\$43,928	\$123,000	-12.1%	70	20.3	2.0	246
485	Washington	Warren	6,524	\$7,410	9.6%	4.099	\$69,756	\$199,000	4.2%	68	15.4	0.9	167
486	Riverton	Burlington	2,706	\$8,760	6.3%	3.062	\$102,575	\$251,000	-10.3%	71	20.4	0.7	256
487	Hamilton Township	Atlantic	26,408	\$5,021	4.6%	3.036	\$82,948	\$174,500	-5.6%	69	36.5	1.5	227
488	Pittsgrove	Salem	8,864	\$6,532	9.8%	3.183	\$73,325	\$216,750	-3.7%	102	9.1	1.5	187
489	Egg Harbor City	Atlantic	4,174	\$6,219	-0.9%	4.787	\$54,087	\$128,000	5.6%	85	34.7	3.1	203
490	Burlington City	Burlington	9,832	\$5,195	6.6%	3.645	\$64,619	\$148,500	1.0%	67	27.9	5.3	195
491	Plainfield	Union	51,327	\$8,856	3.9%	3.548	\$54,140	\$250,000	2.0%	73	25.6	6.8	265
492	Beverly City	Burlington	2,504	\$5,552	1.8%	4.254	\$49,552	\$142,250	5.6%	76	28.5	8.2	256
493	Clementon	Camden	4,959	\$5,126	1.6%	4.256	\$50,862	\$111,000	-6.3%	74	37.0	2.8	246
494	Buena Vista	Atlantic	7,422	\$5,338	4.7%	2.709	\$78,421	\$165,500	-5.7%	91	15.3	2.3	264
495	Pennsville	Salem	12,499	\$6,382	11.7%	4.020	\$79,701	\$149,000	6.4%	97	16.5	0.4	223
496	Haledon	Passaic	8,463	\$10,633	5.7%	4.235	\$66,405	\$297,500	16.2%	71	24.0	3.4	297
497	Gloucester City	Camden	11,342	\$4,641	5.9%	4.189	\$47,197	\$122,500	1.2%	107	26.1	1.4	212
498	Hopewell Township	Cumberland	4,422	\$5,137	8.1%	2.948	\$75,364	\$165,900	-1.0%	103	11.0	0.9	286
499	Lawrence	Cumberland	3,186	\$4,561	9.9%	2.772	\$70,275	\$168,000	2.1%	75	18.9	1.9	294
500	Upper Deerfield	Cumberland	7,431	\$5,348	6.6%	3.105	\$81,931	\$179,500	12.2%	202	23.5	1.5	286

# The Top Towns | 2019

Rank	Municipality	County	Pop., 2017*	Average residential tax bill, 2018	Average change in residential tax bill, since 2016	Effective property tax rate, 2018	3-year average debt per capita*	Median home price, 2018	Change in median home price, since 2016	Average days on market, 2018	Crime rate per 1,000 residents, 2016	Violent crime rate per 1,000 residents, 2016	NJM Top High Schools rank, 2018
501	Salem	Salem	4,774	\$3,167	-15.2%	6.269	\$29,042	\$57,500	5.6%	105	47.4	11.0	225
502	Vineland	Cumberland	60,392	\$4,479	9.2%	2.584	\$67,838	\$160,000	-3.8%	72	44.7	4.9	264
503	Somerdale	Camden	5,508	\$5,973	6.7%	4.043	\$62,470	\$137,000	-8.7%	64	45.6	1.8	221
504	Woodbury Heights	Gloucester	2,996	\$7,846	5.3%	4.198	\$87,952	\$182,000	-8.1%	89	22.3	1.0	200
505	Millville	Cumberland	27,918	\$4,220	2.0%	3.091	\$56,396	\$137,950	-1.8%	84	68.7	7.9	287
506	Penns Grove	Salem	4,831	\$4,270	1.1%	5.308	\$27,708	\$94,250	5.6%	89	44.1	8.3	250
507	Commercial Township	Cumberland	5,018	\$2,589	7.2%	2.684	\$46,371	\$95,000	-26.6%	72	21.1	3.0	287
508	Buena	Atlantic	4,429	\$5,405	7.4%	3.333	\$60,331	\$152,500	0.4%	64	21.4	4.2	264
509	Lindenwold	Camden	17,471	\$4,715	4.1%	4.892	\$33,900	\$106,000	-5.4%	67	34.5	6.4	292
510	Bridgeton	Cumberland	24,505	\$3,239	6.2%	4.428	\$20,514	\$90,000	20.0%	81	47.5	9.4	301
511	Carneys Point	Salem	7,702	\$4,791	4.7%	3.385	\$78,191	\$132,250	-5.5%	90	26.3	3.6	250
512	Cheshilhurst	Camden	1,639	\$5,539	4.9%	3.540	\$51,468	\$148,750	5.6%	114	30.6	4.9	277
513	City of Orange	Essex	30,813	\$9,248	10.8%	4.283	\$48,934	\$206,000	-6.4%	78	39.3	11.4	278

## METHODOLOGY

### HOW WE RANK THE TOWNS

In compiling *New Jersey Monthly's* 2019 Top 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 populations under 1,500 were dropped from the survey. The research team ranked each of the remaining 513 towns based on the following indicators: average residential tax bill (2018); change in average property tax bill (2016-2018); effective property tax rate for 2018; median home-sales price (2018); change

in median home-sales price (2016-2018); average days homes were on the market (2018); total crime rate (2016); violent-crime rate (2016); ranking in *New Jersey Monthly's* Top Public High Schools chart (published September 2018); 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 restaurants within two miles of the municipality's main zip code, and average commute time for those working away from home. The final rankings were based on each municipality's combined rankings for the 10 indicators. Extra weighting was given to the Effective Tax Rate and Top High Schools indicators.

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 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 rate and violent crime rate are based on reported crimes per 1,000 residents.