

# THE TOP TOWNS

The Complete 2013 Rankings of 514 New Jersey Towns

Rank	Municipality	County	Population, 2012	Average property tax, 2012	Average property tax, change since 2010	Effective property tax rate, 2012	Median home sales price, 2012	Median home sales price, change since 2010	Crime rate per 1,000 residents, 2011	Violent crime rate per 1,000 residents, 2011	ASK 4 proficiency, 2012	ASK 8 proficiency, 2012	HSPA proficiency, 2012
1	MENDHAM BOROUGH	Morris	5,018	\$13,515	0.6%	1.795	\$570,000	12%	7.4	0.6	93%	95%	95%
2	WARREN	Somerset	15,716	\$12,469	0.7%	1.923	\$706,450	23%	5.7	0.1	91%	94%	94%
3	NORTH CALDWELL	Essex	6,340	\$14,481	2.1%	1.990	\$702,500	13%	5.5	0.3	93%	95%	94%
4	NORWOOD	Bergen	5,815	\$12,194	-0.9%	1.972	\$526,481	5%	5.1	0.2	94%	94%	97%
5	UNION TOWNSHIP	Hunterdon	5,737	\$8,152	-4.6%	2.147	\$313,750	43%	5.6	0.3	91%	93%	96%
6	WOODCLIFF LAKE	Bergen	5,827	\$14,203	0.0%	1.952	\$693,500	3%	8.4	0.3	91%	95%	95%
7	TENAFLY	Bergen	14,635	\$18,039	5.2%	2.155	\$703,500	15%	7.7	0.2	93%	95%	97%
8	DEMAREST	Bergen	4,967	\$16,570	5.1%	2.099	\$800,000	44%	7.4	0.0	92%	98%	97%
9	PRINCETON TOWNSHIP	Mercer	16,298	\$16,815	3.7%	1.952	\$730,000	18%	10.1	0.2	90%	93%	96%
10	HILLSBOROUGH	Somerset	38,878	\$8,161	1.4%	2.034	\$380,000	16%	8.3	0.3	88%	91%	95%
11	CHATHAM TOWNSHIP	Morris	10,626	\$12,578	6.0%	1.574	\$809,650	19%	3.2	0.0	91%	93%	97%
12	SPRING LAKE	Monmouth	2,993	\$11,017	1.7%	0.655	\$1,435,000	8%	34.7	1.0	94%	96%	91%
13	RUMSON	Monmouth	7,044	\$17,776	3.4%	1.327	\$1,024,999	3%	11.9	0.4	91%	95%	98%
14	PEQUANNOCK	Morris	15,565	\$7,749	-4.2%	1.844	\$362,000	-1%	11.9	0.7	87%	91%	97%
15	MONTVILLE	Morris	21,706	\$11,203	1.5%	1.895	\$525,000	0%	8.4	0.4	92%	95%	92%
15	OAKLAND	Bergen	12,873	\$10,319	1.2%	2.234	\$462,500	10%	7.3	0.2	91%	90%	95%
17	MADISON	Morris	16,128	\$11,378	4.9%	1.646	\$575,000	1%	6.7	0.5	91%	96%	96%
18	HARDING	Morris	3,880	\$13,392	2.9%	0.860	\$910,000	12%	8.6	0.5	85%	92%	96%
19	EAST HANOVER	Morris	11,306	\$7,481	0.2%	1.381	\$455,000	1%	19.2	0.4	86%	90%	93%
20	MOUNTAIN LAKES	Morris	4,275	\$18,503	1.9%	2.166	\$794,375	1%	12.7	1.7	90%	98%	97%
21	PARAMUS	Bergen	26,532	\$8,559	-2.3%	1.567	\$530,000	1%	65.8	2.3	88%	92%	92%
22	FAIR HAVEN	Monmouth	6,088	\$12,945	3.1%	1.808	\$610,000	1%	8.5	0.2	90%	94%	98%
23	HO-HO-KUS	Bergen	4,140	\$14,180	3.6%	1.709	\$750,000	-3%	6.6	0.0	91%	97%	97%
24	OLD TAPPAN	Bergen	5,843	\$14,444	6.5%	1.704	\$765,000	9%	5.2	0.0	89%	99%	97%
25	CHESTER TOWNSHIP	Morris	7,921	\$14,866	3.9%	2.033	\$665,000	36%	8.2	0.3	87%	94%	95%
26	MAHWAH	Bergen	26,168	\$7,637	0.1%	1.442	\$382,500	-4%	4.2	0.1	86%	93%	95%
27	BERNARDSVILLE	Somerset	7,755	\$13,797	3.3%	1.665	\$673,500	5%	5.4	0.3	84%	94%	95%
28	BETHLEHEM	Hunterdon	3,903	\$9,941	-1.2%	2.494	\$365,000	4%	5.3	0.5	93%	92%	96%
29	READINGTON	Hunterdon	15,961	\$9,800	-4.7%	2.230	\$421,000	3%	7.8	0.5	86%	94%	96%
30	FRANKLIN LAKES	Bergen	10,697	\$15,826	-0.8%	1.401	\$910,000	-3%	8.4	0.2	90%	91%	95%
31	TEWKSBURY	Hunterdon	5,888	\$12,704	3.7%	1.768	\$720,000	6%	2.8	0.5	87%	96%	96%
32	MENDHAM TOWNSHIP	Morris	5,897	\$17,537	1.8%	1.803	\$820,000	-7%	3.6	0.3	95%	98%	95%
33	CLOSTER	Bergen	8,498	\$13,876	5.7%	2.046	\$615,000	1%	9.3	0.5	98%	94%	97%
34	PENNINGTON	Mercer	2,583	\$11,816	3.2%	2.389	\$400,000	6%	6.2	0.0	91%	91%	95%
35	EAST AMWELL	Hunterdon	3,962	\$8,566	3.8%	1.887	\$460,000	14%	5.5	0.2	82%	96%	96%
36	LEBANON BOROUGH	Hunterdon	2,002	\$5,751	-4.1%	1.955	\$274,500	2%	12.5	0.7	86%	89%	96%
37	BRANCBURG	Somerset	14,531	\$8,776	0.6%	2.023	\$399,500	1%	11.3	0.3	89%	95%	92%
38	RARITAN TOWNSHIP	Hunterdon	21,931	\$9,094	1.1%	2.183	\$350,000	4%	9.1	0.1	88%	93%	96%
39	SEA GIRT	Monmouth	1,805	\$11,599	0.8%	0.759	\$1,424,500	36%	33.9	1.6	80%	99%	91%
40	CHESTER BOROUGH	Morris	1,838	\$11,363	3.8%	2.221	\$565,000	109%	15.8	1.8	87%	94%	95%
41	CHATHAM BOROUGH	Morris	9,072	\$11,998	8.3%	1.604	\$662,500	6%	6.5	0.3	91%	93%	97%
42	CLINTON	Hunterdon	13,123	\$9,455	-3.5%	2.400	\$380,000	9%	6.5	0.5	86%	89%	96%
43	KINNELON	Morris	10,404	\$13,122	3.7%	2.186	\$540,000	5%	6.9	0.5	89%	96%	94%
44	MOUNTAINSIDE	Union	6,779	\$10,189	9.9%	1.732	\$550,000	5%	4.9	0.4	90%	95%	93%
45	ENGLEWOOD CLIFFS	Bergen	5,337	\$10,426	5.7%	0.877	\$1,015,000	3%	12.7	0.4	94%	94%	75%
46	WASHINGTON TOWNSHIP	Morris	18,725	\$10,271	1.0%	2.159	\$445,000	-2%	5.9	0.5	90%	93%	95%
47	BERNARDS TOWNSHIP	Somerset	26,833	\$11,219	5.5%	1.850	\$568,000	-2%	5.2	0.2	93%	96%	96%
48	HANOVER	Morris	13,894	\$6,763	2.6%	1.439	\$407,500	-5%	16.2	1.0	88%	94%	93%
49	RIVER VALE	Bergen	9,821	\$12,941	8.3%	2.209	\$590,000	7%	2.2	0.3	92%	97%	95%
50	ALPINE	Bergen	1,933	\$19,014	7.8%	0.596	\$2,625,000	28%	7.0	1.6	84%	100%	97%

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51	PARK RIDGE	Bergen	8,863	\$10,846	5.7%	2.037	\$490,000	5%	5.0	0.2	87%	96%	94%
52	PRINCETON BOROUGH	Mercer	12,339	\$15,749	3.2%	1.918	\$640,000	0%	31.8	0.8	90%	93%	96%
53	MONTGOMERY TOWNSHIP	Somerset	22,425	\$13,635	3.3%	2.223	\$549,000	1%	7.5	0.1	90%	95%	96%
54	BRIELLE	Monmouth	4,783	\$10,390	2.5%	1.530	\$497,500	-3%	11.5	0.4	92%	92%	91%
55	CRANBURY	Middlesex	3,886	\$11,103	9.9%	1.756	\$608,750	27%	11.4	0.5	90%	96%	96%
56	MOORESTOWN	Burlington	20,713	\$10,326	-0.2%	2.035	\$484,875	-0%	27.4	0.6	85%	93%	95%
57	EDGEWATER	Bergen	11,972	\$6,785	3.8%	1.323	\$440,000	10%	16.3	0.3	88%	86%	90%
58	LEBANON TOWNSHIP	Hunterdon	6,474	\$7,989	-3.9%	2.069	\$327,360	-4%	6.4	0.5	85%	94%	96%
59	NEW PROVIDENCE	Union	12,385	\$12,314	6.0%	2.208	\$516,000	2%	9.4	0.6	91%	95%	95%
60	BEDMINSTER	Somerset	8,204	\$5,484	3.6%	1.228	\$315,000	-2%	6.4	0.1	85%	91%	95%
60	OCEANPORT	Monmouth	5,833	\$9,225	3.5%	1.791	\$444,750	24%	13.0	1.0	80%	90%	94%
62	MILLBURN	Essex	20,142	\$20,439	5.1%	1.781	\$975,100	1%	36.9	1.1	92%	95%	96%
63	GLEN ROCK BOROUGH	Bergen	11,799	\$14,492	5.3%	2.441	\$567,500	5%	6.1	0.0	93%	92%	93%
64	FLORHAM PARK	Morris	11,860	\$8,724	4.9%	1.310	\$518,000	-0%	7.8	0.3	83%	92%	93%
65	SADDLE RIVER	Bergen	3,178	\$16,478	4.1%	0.859	\$1,469,400	-6%	7.9	0.0	95%	95%	96%
66	TABERNACLE	Burlington	6,978	\$6,636	-1.3%	2.170	\$328,750	15%	14.0	0.6	79%	91%	92%
67	PLAINSBORO	Middlesex	23,168	\$9,268	6.8%	2.280	\$350,500	7%	7.1	0.2	92%	93%	97%
68	LIVINGSTON	Essex	29,526	\$13,266	6.1%	2.139	\$535,000	4%	16.5	0.5	89%	94%	96%
69	LITTLE SILVER	Monmouth	5,982	\$11,906	4.7%	1.834	\$515,000	-2%	8.4	0.5	91%	98%	91%
70	ALEXANDRIA TOWNSHIP	Hunterdon	4,869	\$9,260	1.2%	2.140	\$477,450	9%	4.9	0.2	84%	88%	91%
71	HELMETTA	Middlesex	2,192	\$5,601	0.8%	2.373	\$250,500	17%	12.4	0.5	82%	90%	89%
72	ESSEX FELS	Essex	2,185	\$17,191	2.7%	1.846	\$765,000	-13%	8.5	0.0	96%	95%	94%
73	MOUNT LAUREL TOWNSHIP	Burlington	41,862	\$5,818	1.9%	2.174	\$217,000	4%	17.4	0.9	87%	89%	92%
74	HAWORTH BOROUGH	Bergen	3,403	\$15,945	8.1%	2.027	\$629,000	1%	4.1	0.0	91%	92%	97%
75	MONMOUTH BEACH	Monmouth	3,279	\$7,819	3.8%	1.214	\$472,500	-6%	18.6	0.3	91%	93%	94%
76	MONTVALE	Bergen	7,959	\$11,242	5.8%	1.797	\$520,000	-2%	5.9	0.6	87%	94%	95%
77	MILLSTONE	Monmouth	10,502	\$10,990	5.2%	2.028	\$530,950	6%	9.2	0.7	88%	93%	89%
78	VERONA	Essex	13,391	\$9,942	4.1%	2.479	\$373,000	5%	14.5	0.7	85%	92%	94%
79	WEST WINDSOR TOWNSHIP	Mercer	28,193	\$12,939	5.3%	2.363	\$515,000	4%	14.7	0.5	92%	93%	97%
80	RANDOLPH	Morris	25,913	\$11,491	5.5%	2.244	\$487,500	1%	8.5	0.3	90%	93%	94%
81	RIDGEWOOD	Bergen	25,205	\$16,042	6.3%	2.103	\$632,000	-4%	7.7	0.3	95%	94%	94%
82	UPPER SADDLE RIVER	Bergen	8,285	\$16,116	4.1%	1.6	\$802,500	-10%	5.6	0.7	93%	97%	97%
82	SCOTCH PLAINS	Union	23,797	\$11,521	4.5%	2.346	\$442,000	5%	10.9	0.7	88%	90%	94%
84	FRANKLIN TOWNSHIP	Hunterdon	3,127	\$10,119	2.9%	2.204	\$500,000	-3%	15.6	0.9	90%	94%	96%
85	BERKELEY HEIGHTS	Union	13,378	\$11,107	8.8%	1.945	\$520,000	-3%	5.8	0.2	91%	96%	93%
86	HADDON HEIGHTS	Camden	7,611	\$7,750	5.3%	2.761	\$270,000	17%	21.3	0.7	93%	91%	88%
87	CLINTON TOWN	Hunterdon	2,669	\$9,339	2.4%	2.664	\$350,500	5%	8.5	2.9	86%	91%	96%
88	EVESHAM TOWNSHIP	Burlington	45,755	\$6,751	0.2%	2.409	\$265,000	15%	17.0	0.9	82%	86%	92%
89	WESTFIELD	Union	30,639	\$14,329	6.5%	2.036	\$612,500	-4%	11.3	0.3	92%	94%	95%
90	NORTH HANOVER	Burlington	7,725	\$5,779	-0.9%	1.747	\$333,000	9%	10.4	0.5	79%	82%	87%
91	TINTON FALLS	Monmouth	17,869	\$5,872	2.9%	1.816	\$295,500	5%	26.0	1.0	83%	91%	85%
92	HARRINGTON PARK	Bergen	4,807	\$13,300	5.0%	2.250	\$506,500	-8%	3.4	0.0	90%	92%	97%
93	GREEN BROOK	Somerset	7,233	\$11,376	2.7%	2.245	\$375,000	-3%	21.5	0.3	87%	96%	94%
94	GLEN RIDGE	Essex	7,594	\$17,601	4.1%	2.960	\$584,500	8%	26.8	1.7	92%	91%	93%
95	RIVER EDGE	Bergen	11,464	\$11,692	3.5%	2.732	\$427,500	-1%	9.7	0.2	89%	91%	94%
96	RARITAN BOROUGH	Somerset	7,242	\$7,329	1.8%	2.099	\$293,750	-5%	20.2	1.2	89%	91%	96%
97	ORADELL	Bergen	8,083	\$12,480	4.9%	2.199	\$527,000	-4%	6.3	0.1	93%	91%	94%
98	OCEAN CITY	Cape May	11,527	\$5,021	0.4%	0.817	\$469,000	-1%	51.5	1.9	83%	85%	91%
99	FANWOOD	Union	7,410	\$10,437	1.4%	2.470	\$385,000	-4%	12.6	0.4	88%	90%	94%
100	HOLMDEL	Monmouth	16,688	\$12,435	3.9%	1.841	\$611,250	-4%	17.5	0.5	90%	95%	95%

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101	EMERSON	Bergen	7,706	\$10,351	0.1%	2.170	\$388,200	-5%	9.3%	0.1%	87%	87%	91%
102	COLTS NECK	Monmouth	10,094	\$13,514	0.9%	1.548	\$688,250	-5%	9.0%	0.3%	80%	91%	94%
103	HADDONFIELD	Camden	11,577	\$12,966	7.3%	2.659	\$415,000	6%	19.8%	0.8%	90%	92%	97%
104	LONG HILL	Morris	8,774	\$11,088	3.7%	2.156	\$445,000	-8%	8.4%	0.1%	89%	95%	94%
105	WASHINGTON TOWNSHIP	Bergen	9,220	\$10,067	1.1%	1.954	\$436,000	-9%	5.5%	0.4%	86%	90%	92%
106	HOPEWELL TOWNSHIP	Mercer	17,290	\$11,613	4.0%	2.391	\$399,000	-3%	8.1	0.6	91%	91%	95%
107	CALDWELL	Essex	7,854	\$9,969	2.7%	2.231	\$385,000	-4%	10.1	0.8	87%	86%	92%
108	HILLSDALE	Bergen	10,346	\$11,872	5.5%	2.232	\$486,250	-6%	5.0	0.3	89%	93%	95%
109	GREEN	Sussex	3,630	\$9,806	1.8%	2.561	\$410,000	49%	2.2	0.3	81%	89%	85%
110	LAKE COMO	Monmouth	1,738	\$6,276	-0.9%	1.647	\$346,000	9%	14.2	1.7	64%	81%	91%
111	STILLWATER	Sussex	4,061	\$6,103	4.9%	2.253	\$233,000	6%	8.3	0.5	90%	90%	91%
112	MARGATE CITY	Atlantic	6,328	\$6,970	7.9%	1.215	\$423,000	6%	29.1	0.2	86%	95	67%
113	DENVILLE	Morris	16,784	\$8,945	6.9%	1.953	\$353,000	-1%	11.3	0.2	88%	91	93%
114	MORRISTOWN	Morris	18,523	\$9,063	-2.0%	2.076	\$365,000	4%	31.0	4.5	79%	84	88%
115	ALLENDALE	Bergen	6,657	\$14,320	0.2%	2.178	\$510,000	-16%	8.9	0.0	87%	97	97%
116	MONTCLAIR	Essex	37,851	\$16,487	0.4%	2.730	\$600,100	3%	20.3	2.2	86%	86	88%
117	HOLLAND	Hunterdon	5,194	\$6,877	-0.8%	1.992	\$275,000	-7%	5.9	0.4	87%	89	91%
118	WEST CALDWELL	Essex	10,838	\$9,486	0.3%	2.082	\$420,000	-12%	8.2	0.1	87%	86	92%
119	OCEAN TOWNSHIP	Ocean	8,518	\$4,529	-0.0%	1.515	\$300,000	0%	19.4	0.7	80%	84	89%
120	BRIDGEWATER	Somerset	44,886	\$8,091	3.3%	1.829	\$382,000	-9%	15.2	0.4	89%	91%	96%
121	LAMBERTVILLE	Hunterdon	3,837	\$6,342	3.9%	1.736	\$381,000	14%	17.2	1.3	85%	81%	90%
122	SOUTH BRUNSWICK	Middlesex	44,259	\$8,522	6.9%	1.991	\$375,000	6%	12.4	0.6	84%	92%	92%
123	MORRIS PLAINS	Morris	5,714	\$8,706	9.1%	1.825	\$446,000	-1%	14.3	0.5	89%	94%	88%
124	OXFORD	Warren	2,472	\$6,059	3.5%	2.687	\$215,000	16%	4.8	0.4	76%	98%	87%
125	SEA ISLE CITY	Cape May	2,099	\$4,221	-0.2%	0.626	\$577,500	-5%	125.8	4.3	83%	85%	91%
126	PARSIPPANY-TROY HILLS	Morris	53,709	\$7,895	4.6%	2.059	\$373,000	-4%	11.7	0.6	87%	91%	89%
127	DELAWARE	Hunterdon	4,496	\$10,117	1.3%	1.987	\$402,500	-6%	7.7	0.0	83%	91%	96%
128	LAVALLETTE	Ocean	1,878	\$6,231	2.8%	0.746	\$660,000	-6%	43.2	1.6	83%	91%	93%
129	MORRIS TOWNSHIP	Morris	22,565	\$9,655	4.8%	1.653	\$501,250	3%	8.2	0.4	79%	84%	88%
130	WYCKOFF	Bergen	16,867	\$12,455	4.6%	1.642	\$611,000	-11%	7.7	0.2	88%	92%	95%
131	KNOWLTON	Warren	3,016	\$6,610	-3.0%	2.298	\$247,500	3%	14.1	0.3	81%	87%	89%
132	MOUNT OLIVE	Morris	28,492	\$9,347	2.6%	2.722	\$318,500	-0%	9.6	0.4	87%	90%	94%
133	SUMMIT	Union	21,828	\$16,054	5.7%	1.774	\$717,000	-9%	12.7	0.3	90%	91%	94%
134	RIDGEFIELD PARK	Bergen	12,864	\$8,954	-1.7%	3.005	\$307,500	-2%	16.0	1.5	89%	79%	89%
135	RAMSEY	Bergen	14,727	\$11,303	4.1%	2.087	\$449,900	-10%	12.1	0.9	87%	95%	96%
136	WESTAMPTON	Burlington	8,801	\$4,948	-1.4%	2.104	\$246,000	1%	19.5	1.0	78%	86%	88%
137	LINCOLN PARK	Morris	10,524	\$7,900	2.3%	2.289	\$291,750	-8%	10.3	0.4	86%	95%	83%
138	WALDWICK	Bergen	9,857	\$10,047	3.8%	2.404	\$390,000	-4%	8.5	0.2	88%	86%	92%
139	FREEHOLD TOWNSHIP	Monmouth	36,086	\$8,036	6.0%	1.993	\$350,000	11%	31.2	1.0	85%	90%	94%
140	PALISADES PARK	Bergen	19,936	\$8,143	1.5%	1.637	\$460,000	3%	10.7	1.1	77%	77%	80%
141	CRANFORD	Union	23,016	\$9,905	8.3%	2.191	\$400,000	-5%	11.4	0.4	89%	91%	95%
142	CINNAMINSON	Burlington	16,409	\$6,813	0.9%	2.408	\$231,250	-3%	26.0	1.0	86%	89%	88%
143	JEFFERSON	Morris	21,467	\$7,086	2.1%	2.275	\$298,500	-1%	10.8	0.6	84%	86%	92%
144	NUTLEY	Essex	28,561	\$9,950	1.8%	2.798	\$335,000	-4%	12.3	0.8	84%	89%	92%
145	STANHOPE	Sussex	3,548	\$7,036	0.4%	2.890	\$213,000	10%	11.4	0.0	74%	89%	91%
146	ROSELAND	Essex	5,884	\$9,750	10.6%	1.860	\$472,500	-6%	11.3	0.7	85%	95%	94%
147	HOPEWELL BOROUGH	Mercer	1,921	\$9,929	7.4%	2.414	\$361,250	-1%	11.4	1.6	91%	91%	95%
148	GRESSKILL	Bergen	8,650	\$14,044	2.5%	2.104	\$424,500	-23%	5.2	0.3	94%	90%	97%
149	BOONTON TOWNSHIP	Morris	4,400	\$11,167	5.2%	1.831	\$528,500	-15%	6.3	0.5	90%	91%	97%
150	MIDDLE TOWNSHIP	Cape May	18,877	\$3,861	-0.4%	1.502	\$271,558	5%	44.5	3.7	74%	80%	87%

# THE TOP TOWNS

The Complete 2013 Rankings of 514 New Jersey Towns

Rank	Municipality	County	Population, 2012	Average property tax, 2012	Average property tax, change since 2010	Effective property tax rate, 2012	Median home sales price, 2012	Median home sales price, change since 2010	Crime rate per 1,000 residents, 2011	Violent crime rate per 1,000 residents, 2011	ASK 4 proficiency, 2012	ASK 8 proficiency, 2012	HSPA proficiency, 2012
151	LOWER TOWNSHIP	Cape May	22,571	\$3,413	0.5%	1.325	\$240,000	11%	25.5	1.6	76%	75%	79%
152	MARLBORO	Monmouth	40,201	\$9,690	1.5%	1.914	\$426,500	-14%	10.6	0.5	89%	91%	94%
153	MANALAPAN	Monmouth	39,229	\$7,594	1.4%	1.853	\$330,000	-10%	10.8	0.4	86%	88%	94%
154	LOWER ALLOWAYS CREEK	Salem	1,751	\$1,576	12.3%	0.942	\$144,000	52%	9.6	0.0	83%	92%	61%
155	BLAIRSTOWN	Warren	5,870	\$6,527	-3.1%	1.977	\$260,500	-12%	11.2	0.7	89%	87%	89%
156	HIGHTSTOWN	Mercer	5,549	\$8,418	-1.1%	3.306	\$245,000	22%	18.2	2.4	78%	85%	90%
157	MAYWOOD	Bergen	9,588	\$8,478	0.5%	2.466	\$334,900	-8%	9.0	0.1	80%	91%	81%
158	ROBBINSVILLE	Mercer	13,936	\$10,277	6.4%	2.702	\$355,000	9%	11.5	0.5	88%	91%	86%
159	MIDDLETOWN	Monmouth	66,325	\$8,025	2.3%	1.923	\$350,000	-6%	13.2	0.5	82%	87%	93%
160	KINGWOOD	Hunterdon	3,826	\$7,552	2.5%	1.960	\$340,000	-14%	8.8	1.0	87%	95%	91%
161	DENNIS	Cape May	6,407	\$2,843	4.7%	1.385	\$230,000	0%	27.1	1.2	77%	93%	87%
162	AVON-BY-THE-SEA	Monmouth	1,913	\$9,349	3.9%	1.000	\$427,500	-35%	28.9	0.5	96%	100%	91%
163	GARWOOD	Union	4,521	\$8,750	7.2%	2.349	\$354,000	1%	14.7	0.2	76%	91%	93%
164	FAIRFIELD TOWNSHIP	Essex	7,497	\$8,345	1.4%	1.710	\$381,500	-16%	41.8	1.5	79%	95%	94%
165	MANSFIELD TOWNSHIP	Burlington	8,629	\$6,847	4.1%	2.115	\$308,250	9%	12.2	0.7	82%	82%	87%
166	MOUNT ARLINGTON	Morris	5,259	\$6,974	4.0%	2.078	\$292,750	-3%	12.1	1.4	80%	91%	90%
167	HOWELL	Monmouth	51,109	\$7,145	-0.3%	2.173	\$276,500	-9%	14.8	1.0	86%	85%	94%
168	MILLTOWN	Middlesex	6,946	\$7,742	4.1%	2.281	\$312,500	-2%	18.6	1.2	86%	86%	89%
169	UPPER PITTSBORO	Salem	3,498	\$5,324	0.2%	2.225	\$187,500	0%	12.8	1.1	83%	77%	87%
170	CEDAR GROVE	Essex	12,577	\$9,224	3.6%	1.901	\$412,500	-15%	11.7	0.4	86%	90%	93%
171	ATLANTIC HIGHLANDS	Monmouth	4,361	\$8,059	2.7%	1.907	\$317,500	-1%	21.0	1.6	80%	88%	87%
172	NORTH HALEDON	Passaic	8,442	\$9,682	4.2%	2.363	\$411,000	-0%	8.1	0.1	76%	90%	80%
173	WATCHUNG	Somerset	5,836	\$12,753	8.2%	1.920	\$545,000	-11%	67.9	0.9	93%	97%	94%
174	CLARK	Union	14,947	\$9,210	7.1%	2.173	\$365,000	-5%	13.7	0.3	86%	90%	93%
175	SHAMONG	Burlington	6,497	\$7,532	-0.3%	2.194	\$325,000	-12%	10.8	0.5	81%	92%	92%
176	POINT PLEASANT BEACH	Ocean	4,676	\$7,542	7.6%	1.175	\$546,250	-5%	46.7	1.5	81%	92%	93%
177	MEDFORD	Burlington	23,227	\$9,189	3.3%	2.606	\$308,000	-9%	12.9	0.6	89%	92%	92%
178	EAGLESWOOD	Ocean	1,650	\$5,289	3.8%	1.848	\$240,000	14%	29.3	2.5	88%	70%	80%
179	MAPLEWOOD	Essex	24,115	\$13,435	3.2%	2.892	\$489,500	-3%	18.8	2.4	87%	86%	88%
180	POINT PLEASANT	Ocean	18,449	\$6,716	6.0%	1.627	\$300,000	-8%	20.2	0.8	88%	88%	90%
181	GLEN GARDNER	Hunterdon	1,675	\$5,176	-0.2%	2.282	\$147,000	-14%	11.2	0.6	86%	91%	96%
182	NORTH WILDWOOD	Cape May	3,989	\$3,470	-0.7%	1.041	\$246,500	-9%	99.7	1.5	89%	79%	75%
183	WEST LONG BRANCH	Monmouth	8,516	\$8,894	0.8%	2.043	\$345,000	-8%	32.1	0.6	75%	89%	94%
184	PEAPACK AND GLADSTONE	Somerset	2,570	\$12,846	3.1%	1.776	\$476,000	-26%	3.1	0.8	84%	94%	95%
185	METUCHEN	Middlesex	13,691	\$9,142	6.4%	2.301	\$347,000	-4%	15.5	0.4	85%	90%	91%
186	MANASQUAN	Monmouth	5,871	\$8,019	3.7%	1.249	\$550,000	-15%	37.5	1.9	86%	95%	91%
187	LITTLE FERRY	Bergen	10,730	\$8,769	4.7%	2.497	\$277,000	7%	12.1	0.8	79%	81%	89%
188	VOORHEES	Camden	29,271	\$9,161	4.4%	2.924	\$279,950	1%	24.4	1.0	84%	90%	93%
189	WOODBURY HEIGHTS	Gloucester	3,029	\$6,425	-2.8%	3.470	\$188,500	5%	37.6	2.0	79%	79%	90%
190	MANTUA	Gloucester	15,109	\$5,947	-0.7%	2.673	\$170,500	-9%	21.4	0.8	85%	88%	94%
191	WOODLAND	Burlington	1,802	\$4,761	-3.2%	1.795	\$250,000	45%	42.5	3.9	75%	73%	72%
192	PLUMSTED	Ocean	8,519	\$5,757	4.0%	1.799	\$297,500	-2%	12.9	0.5	83%	83%	89%
193	NORTHVALE	Bergen	4,848	\$9,682	2.9%	2.178	\$375,000	-18%	9.1	0.2	87%	88%	97%
194	RIDGEFIELD	Bergen	11,255	\$7,744	-4.6%	1.832	\$355,000	-11%	7.8	0.2	76%	79%	81%
195	SPARTA	Sussex	19,553	\$10,833	6.1%	2.538	\$385,000	-3%	5.8	0.2	83%	91%	93%
196	ROCKAWAY TOWNSHIP	Morris	24,378	\$9,029	0.1%	2.467	\$287,500	-13%	24.1	0.6	86%	93%	93%
197	LIBERTY	Warren	2,900	\$6,699	1.4%	2.512	\$285,000	-8%	7.1	0.7	83%	86%	94%
198	ESTELL MANOR	Atlantic	1,734	\$3,889	-1.3%	1.841	\$170,000	-26%	7.5	0.6	87%	93%	79%
199	LOGAN	Gloucester	6,018	\$3,677	-1.4%	1.834	\$200,000	-6%	27.3	0.7	84%	80%	87%
200	HASBROUCK HEIGHTS	Bergen	11,936	\$9,590	0.4%	2.552	\$340,000	-8%	6.8	0.3	70%	85%	93%

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201	WEST AMWELL	Hunterdon	3,781	\$9,090	3.9%	1.998	\$428,000	-2%	12.0	1.0	83%	81%	90%
202	HOBOKEN	Hudson	52,034	\$6,806	-9.6%	1.452	\$463,000	1%	23.4	4.0	65%	57%	68%
203	SEASIDE PARK	Ocean	1,587	\$7,008	5.1%	1.154	\$545,000	16%	55.7	3.8	80%	78%	85%
204	BELMAR	Monmouth	5,751	\$6,464	1.1%	1.180	\$386,500	-4%	51.3	3.5	64%	81%	91%
205	MIDLAND PARK	Bergen	7,227	\$10,079	4.2%	2.329	\$390,000	-8%	7.7	0.4	84%	87%	87%
206	MEDFORD LAKES	Burlington	4,185	\$8,106	1.4%	2.667	\$285,000	-10%	8.7	0.2	86%	89%	92%
207	FAIR LAWN	Bergen	32,847	\$9,523	1.4%	2.693	\$302,500	-21%	12.5	0.8	90%	87%	95%
208	HARDYSTON	Sussex	8,089	\$5,736	5.8%	2.178	\$235,000	-2%	18.4	0.7	86%	91%	86%
209	SPRING LAKE HEIGHTS	Monmouth	4,689	\$5,766	4.7%	1.308	\$357,000	-14%	5.3	1.1	77%	91%	91%
210	HADDON	Camden	14,708	\$7,032	5.8%	2.865	\$234,000	4%	26.4	1.4	86%	81%	90%
211	OLDMANS	Salem	1,837	\$4,514	8.0%	2.214	\$188,500	17%	29.9	2.3	84%	92%	64%
212	HACKETTSTOWN	Warren	9,769	\$7,191	2.3%	2.607	\$255,000	-9%	17.2	1.7	80%	93%	94%
213	FORT LEE	Bergen	5,732	\$9,594	5.2%	2.000	\$380,000	-14%	10.1	0.6	87%	90%	90%
214	WALL	Monmouth	26,084	\$8,400	4.0%	1.685	\$405,000	-9%	18.2	0.6	85%	85%	89%
215	ROXBURY	Morris	23,536	\$8,202	3.5%	2.315	\$290,000	-5%	12.6	0.4	77%	89%	90%
216	BORDENTOWN CITY	Burlington	3,916	\$6,271	2.6%	2.690	\$217,250	3%	12.7	0.0	76%	82%	87%
216	HOPEWELL TOWNSHIP	Cumberland	4,555	\$4,594	-3.9%	2.500	\$156,000	6%	17.5	0.9	73%	73%	74%
218	WHITE TOWNSHIP	Warren	4,800	\$5,374	-0.8%	1.821	\$242,500	-10%	11.7	0.6	69%	91%	90%
219	EAST RUTHERFORD	Bergen	8,978	\$5,508	11.7%	1.432	\$313,700	1%	36.2	2.8	81%	84%	82%
220	SHREWSBURY	Monmouth	3,909	\$10,721	1.9%	2.005	\$377,950	-31%	35.7	0.8	87%	96%	91%
221	HAMPTON	Sussex	5,101	\$6,011	2.7%	2.195	\$205,000	-6%	22.7	0.8	83%	90%	91%
222	DUMONT	Bergen	17,645	\$9,775	3.4%	2.888	\$300,000	-14%	6.1	0.6	90%	88%	92%
223	OCEAN TOWNSHIP	Monmouth	27,213	\$8,574	3.4%	1.886	\$337,500	-9%	24.5	1.6	80%	87%	89%
223	SOUTH RIVER	Middlesex	16,137	\$5,557	4.2%	1.960	\$272,000	3%	14.0	0.7	72%	77%	84%
225	ANDOVER	Sussex	6,286	\$8,215	2.5%	2.581	\$256,628	-3%	4.1	0.2	73%	90%	85%
226	LONG BEACH	Ocean	3,064	\$8,073	7.0%	0.794	\$737,500	-5%	46.2	0.7	91%	84%	89%
227	FLEMINGTON	Hunterdon	4,635	\$6,695	1.9%	2.562	\$240,000	-25%	22.5	1.3	88%	93%	96%
227	ROCHELLE PARK	Bergen	5,575	\$6,868	5.4%	2.106	\$320,000	0%	16.8	0.7	73%	83%	81%
229	SOUTHAMPTON	Burlington	10,453	\$4,821	-3.5%	2.120	\$137,500	-21%	15.7	0.5	85%	90%	92%
230	UPPER TOWNSHIP	Cape May	12,247	\$4,456	8.5%	1.383	\$288,000	-5%	15.7	0.9	78%	91%	91%
231	RINGWOOD	Passaic	12,334	\$9,891	6.5%	2.745	\$326,250	0%	5.7	0.1	81%	87%	92%
231	LEONIA	Bergen	9,018	\$11,803	7.9%	2.401	\$405,000	-4%	11.3	0.2	83%	86%	90%
233	SOUTH ORANGE	Essex	16,254	\$15,953	4.6%	2.920	\$490,413	-4%	25.9	3.6	87%	86%	88%
234	WEEHAWKEN	Hudson	12,832	\$10,418	12.5%	2.193	\$473,350	-2%	23.1	1.8	85%	86%	91%
235	TOMS RIVER	Ocean	92,093	\$5,461	7.7%	1.573	\$290,000	0%	35.5	1.1	80%	85%	88%
236	EDISON	Middlesex	100,886	\$8,003	7.0%	2.160	\$315,000	-6%	20.6	1.4	85%	88%	92%
237	PILES GROVE	Salem	4,023	\$6,740	7.4%	2.412	\$275,000	15%	13.4	0.7	77%	85%	87%
238	FRANKLIN TOWNSHIP	Gloucester	16,741	\$5,164	1.7%	2.472	\$187,000	-2%	19.9	0.8	73%	84%	90%
239	EAST WINDSOR	Mercer	27,452	\$7,759	7.1%	2.762	\$279,250	14%	10.7	0.7	78%	85%	90%
240	ABERDEEN	Monmouth	18,168	\$6,598	6.2%	2.253	\$297,500	2%	17.1	1.0	81%	82%	88%
241	LINWOOD	Atlantic	7,090	\$9,359	2.6%	2.624	\$243,000	-28%	12.7	0.4	90%	94%	91%
242	HARDWICK	Warren	1,676	\$7,048	0.3%	2.092	\$238,500	-29%	6.5	1.2	89%	87%	89%
243	EAST BRUNSWICK	Middlesex	47,890	\$8,794	4.9%	2.379	\$305,000	-8%	18.2	1.0	87%	87%	92%
244	WOOD-RIDGE	Bergen	8,358	\$8,295	5.3%	2.228	\$342,500	-4%	9.2	0.5	71%	85%	88%
245	UPPER FREEHOLD	Monmouth	6,897	\$9,981	4.1%	2.062	\$455,500	-12%	12.5	0.3	85%	92%	89%
246	HARRISON TOWNSHIP	Gloucester	12,556	\$7,970	1.1%	2.398	\$290,300	-18%	11.9	0.7	85%	88%	94%
247	HARMONY	Warren	2,625	\$4,858	2.5%	1.900	\$185,000	-20%	10.9	0.0	78%	94%	90%
248	ROSELLE PARK	Union	13,512	\$8,606	4.5%	3.016	\$249,000	-2%	11.8	0.9	79%	81%	91%
249	WASHINGTON TOWNSHIP	Gloucester	48,158	\$6,560	-0.3%	2.688	\$191,450	-11%	24.2	1.6	85%	85%	93%
250	RUTHERFORD	Bergen	18,219	\$10,383	4.8%	2.408	\$358,500	-14%	15.7	0.8	87%	89%	93%

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250	NEWFIELD	Gloucester	1,540	\$5,112	1.5%	2.679	\$151,950	-3%	13.5	1.3	73%	84%	90%
252	FRANKLIN TOWNSHIP	Warren	3,130	\$8,692	1.2%	2.760	\$326,000	0%	6.6	0.0	69%	83%	87%
253	WAYNE	Passaic	54,813	\$11,141	7.0%	2.488	\$401,000	-7%	23.6	0.7	85%	89%	94%
254	HAMILTON TOWNSHIP	Atlantic	26,728	\$4,419	1.6%	2.308	\$185,050	6%	40.1	2.3	75%	77%	84%
255	LITTLE FALLS	Passaic	14,472	\$8,707	10.8%	2.290	\$335,000	-3%	28.0	1.7	86%	87%	86%
256	TEANECK	Bergen	40,093	\$11,074	2.0%	2.492	\$365,000	1%	15.2	1.8	76%	76%	84%
257	WESTWOOD	Bergen	11,011	\$9,602	8.1%	1.954	\$383,250	-13%	7.0	1.2	86%	90%	92%
258	BERGENFIELD	Bergen	27,017	\$9,496	4.2%	2.859	\$293,000	-8%	6.6	0.7	86%	82%	90%
259	HAZLET	Monmouth	20,232	\$7,013	4.5%	2.248	\$289,000	-11%	13.5	0.4	82%	90%	91%
260	LAKEHURST	Ocean	2,664	\$4,458	3.9%	2.100	\$251,900	33%	15.4	0.8	60%	72%	85%
261	SOUTH HARRISON	Gloucester	3,189	\$8,031	9.0%	2.502	\$270,000	23%	13.6	0.9	84%	83%	87%
262	MULLICA	Atlantic	6,190	\$4,549	-0.2%	1.999	\$181,500	-9%	22.1	1.8	82%	85%	84%
263	WILDWOOD CREST	Cape May	3,234	\$4,204	5.1%	1.116	\$299,950	-6%	59.3	3.7	77%	89%	75%
264	LAKEWOOD	Ocean	92,740	\$5,285	1.2%	1.893	\$267,250	5%	12.6	1.0	59%	44%	56%
265	LOPATCONG	Warren	8,068	\$5,883	-1.8%	2.252	\$218,250	-9%	13.0	0.1	71%	90%	83%
266	WEYMOUTH	Atlantic	2,717	\$4,097	4.1%	1.931	\$202,000	-1%	12.5	1.1	68%	88%	84%
266	HAINESPORT	Burlington	6,134	\$5,786	1.9%	1.887	\$275,000	-8%	21.1	1.6	80%	77%	88%
268	BOONTON TOWN	Morris	8,465	\$9,040	1.7%	2.392	\$320,000	-11%	10.3	1.1	79%	88%	83%
269	SPRINGFIELD TOWNSHIP	Union	16,862	\$10,009	8.4%	2.445	\$365,000	-4%	16.7	0.6	87%	84%	87%
270	HAMBURG	Sussex	3,208	\$5,653	3.8%	2.826	\$191,875	7%	12.8	0.9	66%	89%	86%
271	SPOTSWOOD	Middlesex	8,403	\$7,249	5.0%	2.500	\$255,500	-9%	14.3	0.5	82%	90%	89%
272	LUMBERTON	Burlington	12,528	\$6,732	3.5%	2.000	\$250,000	-4%	26.7	1.0	78%	85%	88%
273	HAMMONTON	Atlantic	14,751	\$4,722	3.8%	2.072	\$232,125	16%	14.7	1.1	67%	75%	83%
274	ENGLISHTOWN	Monmouth	1,909	\$6,360	8.6%	2.038	\$241,000	-9%	9.7	1.6	86%	88%	94%
275	ALLAMUCHY	Warren	4,467	\$6,117	0.5%	2.217	\$211,000	-18%	9.3	0.5	81%	87%	94%
276	JACKSON	Ocean	55,616	\$6,482	6.4%	1.947	\$304,500	-3%	16.7	1.2	85%	83%	88%
277	LACEY	Ocean	27,825	\$4,824	5.7%	1.612	\$250,000	2%	28.0	1.0	81%	77%	83%
278	MANNINGTON	Salem	1,803	\$4,824	6.2%	2.309	\$155,000	-2%	19.9	1.1	88%	87%	61%
279	ALLENTOWN	Monmouth	1,816	\$7,691	6.1%	2.574	\$265,000	-7%	15.9	0.5	85%	92%	89%
280	OLD BRIDGE	Middlesex	66,179	\$6,669	3.9%	2.024	\$285,900	-11%	16.1	0.9	83%	85%	88%
281	LAWRENCE TOWNSHIP	Mercer	33,219	\$7,260	4.1%	2.198	\$248,000	-3%	32.1	1.2	78%	84%	86%
282	CARLSTADT	Bergen	6,319	\$6,549	3.3%	1.777	\$323,000	-14%	26.9	0.8	80%	84%	82%
283	BERKELEY	Ocean	41,498	\$3,729	1.6%	1.714	\$148,000	-9%	16.0	0.9	83%	78%	85%
284	CHESTERFIELD	Burlington	7,572	\$9,556	15.9%	2.342	\$414,950	-1%	1.4	0.0	84%	82%	87%
285	SUSSEX BOROUGH	Sussex	2,108	\$5,343	5.8%	2.516	\$195,000	11%	25.4	0.9	77%	83%	92%
286	MATAWAN	Monmouth	8,762	\$8,307	-0.1%	2.580	\$299,000	-9%	15.3	1.2	81%	82%	88%
287	WEST DEPTFORD	Gloucester	21,513	\$5,231	1.2%	2.513	\$186,000	-4%	21.5	0.9	74%	75%	91%
288	BERLIN BOROUGH	Camden	7,606	\$6,636	4.1%	2.694	\$215,000	-9%	30.3	1.1	85%	88%	93%
288	BELLEVILLE	Essex	36,111	\$8,041	-0.7%	3.029	\$263,000	-1%	31.5	3.2	74%	76%	77%
290	FOLSOM	Atlantic	1,873	\$3,458	4.2%	1.605	\$164,000	3%	18.6	2.1	70%	82%	83%
291	HOPE	Warren	1,921	\$6,850	0.6%	2.330	\$239,000	-22%	13.8	1.0	80%	94%	90%
292	VERNON	Sussex	23,562	\$5,923	3.1%	2.534	\$217,500	-9%	16.6	0.4	81%	88%	90%
293	VICTORY GARDENS	Morris	1,531	\$4,033	-1.7%	2.088	\$135,000	-33%	15.8	5.3	84%	77%	93%
294	SECAUCUS	Hudson	18,351	\$6,430	4.9%	1.918	\$330,000	-12%	33.4	0.9	79%	84%	89%
295	WANTAGE	Sussex	11,309	\$6,588	0.3%	2.342	\$230,000	-11%	8.6	0.6	77%	83%	92%
296	CLIFFSIDE PARK	Bergen	23,872	\$7,541	0.6%	1.908	\$350,000	-11%	9.3	1.3	68%	80%	80%
297	WANAQUE	Passaic	11,148	\$8,491	5.2%	2.814	\$286,000	-5%	10.3	0.4	84%	81%	92%
298	BRIGANTINE	Atlantic	9,420	\$6,007	4.7%	1.388	\$320,000	-1%	26.0	0.5	74%	78%	67%
299	MINE HILL	Morris	3,682	\$6,661	2.3%	2.275	\$241,500	-16%	14.5	0.0	86%	77%	93%
300	RED BANK	Monmouth	12,187	\$7,052	3.6%	1.842	\$360,000	-1%	26.2	2.4	50%	67%	91%

# THE TOP TOWNS

The Complete 2013 Rankings of 514 New Jersey Towns

Rank	Municipality	County	Population, 2012	Average property tax, 2012	Average property tax, change since 2010	Effective property tax rate, 2012	Median home sales price, 2012	Median home sales price, change since 2010	Crime rate per 1,000 residents, 2011	Violent crime rate per 1,000 residents, 2011	ASK 4 proficiency, 2012	ASK 8 proficiency, 2012	HSPA proficiency, 2012
301	SWEDESBORO	Gloucester	2,833	\$6,279	0.3%	3.271	\$185,000	-9%	12.8	1.2	82%	83%	87%
302	ABSECON	Atlantic	8,387	\$5,103	3.7%	2.263	\$198,700	-3%	28.3	2.4	78%	80%	84%
303	EASTAMPTON	Burlington	6,087	\$6,556	1.9%	2.501	\$249,950	-4%	19.1	0.7	73%	80%	88%
304	SOUTH PLAINFIELD	Middlesex	23,669	\$6,445	7.7%	1.875	\$271,500	-9%	17.6	1.8	83%	84%	88%
305	DELANCO	Burlington	4,638	\$5,275	1.6%	2.351	\$210,000	8%	36.0	1.2	64%	72%	74%
306	DOVER	Morris	18,307	\$5,568	4.7%	1.985	\$225,250	-10%	24.8	2.8	84%	77%	93%
307	BRICK	Ocean	75,322	\$5,946	7.1%	1.761	\$244,750	-5%	19.0	1.3	79%	85%	85%
308	CHERRY HILL	Camden	70,986	\$8,053	6.2%	2.938	\$230,000	-8%	35.3	1.6	85%	88%	93%
309	WEST ORANGE	Essex	46,602	\$12,044	1.2%	3.232	\$324,375	-7%	18.9	1.7	84%	78%	83%
310	HIGH BRIDGE	Hunterdon	3,581	\$8,240	-0.8%	3.046	\$233,250	-27%	8.5	0.8	76%	93%	96%
311	GLOUCESTER TOWNSHIP	Camden	64,406	\$6,106	2.7%	3.078	\$175,000	0%	27.7	2.9	73%	81%	88%
312	BARNEGAT	Ocean	21,418	\$5,660	0.5%	2.176	\$232,500	-15%	11.8	1.4	79%	84%	89%
313	LYNDHURST	Bergen	21,223	\$7,795	4.0%	2.304	\$313,500	-6%	18.1	0.7	72%	78%	90%
313	ENGLEWOOD	Bergen	27,605	\$10,843	-5.4%	2.046	\$343,500	-4%	14.6	2.9	67%	51%	75%
315	STAFFORD	Ocean	26,945	\$5,730	3.1%	1.826	\$240,000	-14%	18.3	0.5	81%	84%	89%
316	DEPTFORD	Gloucester	30,499	\$4,540	-1.5%	2.447	\$157,475	-10%	64.1	2.8	77%	84%	83%
317	FREDON	Sussex	3,376	\$8,697	3.9%	2.425	\$350,000	-10%	6.4	0.3	72%	90%	91%
318	FRANKFORD	Sussex	5,532	\$6,692	6.2%	2.094	\$270,000	-7%	9.9	0.2	75%	86%	92%
319	MONROE TOWNSHIP	Gloucester	36,597	\$6,421	0.9%	2.977	\$187,500	-5%	20.8	0.9	80%	79%	88%
320	MIDDLESEX	Middlesex	13,737	\$7,171	5.6%	2.423	\$240,000	-16%	10.5	0.4	83%	84%	94%
321	PITMAN	Gloucester	8,939	\$6,279	6.4%	3.006	\$175,250	2%	21.0	0.1	79%	84%	82%
321	WILDWOOD	Cape May	5,251	\$4,383	-6.6%	1.893	\$221,450	-4%	160.8	21.6	59%	65%	75%
323	DUNELLEN	Middlesex	7,397	\$7,573	3.9%	2.825	\$249,500	-4%	28.9	1.5	81%	70%	94%
324	WEST MILFORD	Passaic	26,010	\$8,416	1.9%	3.095	\$260,000	-6%	12.5	0.7	80%	83%	90%
325	HIGHLANDS	Monmouth	4,978	\$5,992	-0.9%	2.246	\$222,000	-15%	17.6	3.0	74%	88%	87%
326	RIVERDALE	Morris	3,935	\$5,398	8.7%	1.617	\$265,000	-16%	42.7	2.5	86%	89%	91%
327	FAIRFIELD TOWNSHIP	Cumberland	6,633	\$3,535	3.4%	2.161	\$235,000	43%	26.5	2.5	37%	65%	74%
328	FLORENCE	Burlington	12,336	\$5,150	6.5%	2.130	\$205,000	-0%	11.3	1.7	73%	82%	79%
329	ELK	Gloucester	4,241	\$5,786	5.5%	2.600	\$230,000	3%	29.2	2.1	71%	84%	90%
330	ISLAND HEIGHTS	Ocean	1,673	\$6,689	5.3%	1.538	\$249,000	-31%	6.6	0.0	94%	78%	85%
331	SOUTH AMBOY	Middlesex	8,721	\$6,426	5.9%	2.237	\$240,000	-8%	14.6	1.4	87%	58%	85%
331	GARFIELD	Bergen	30,872	\$6,920	0.7%	2.329	\$275,000	-8%	19.4	2.7	72%	72%	77%
333	NORTH ARLINGTON	Bergen	15,533	\$8,641	1.6%	2.562	\$275,000	-15%	17.1	1.2	77%	87%	85%
334	HACKENSACK	Bergen	43,845	\$7,524	-1.5%	2.690	\$236,500	-5%	23.0	2.2	69%	69%	81%
335	PEMBERTON	Burlington	27,944	\$3,380	1.4%	1.953	\$175,000	-1%	31.7	2.4	71%	67%	72%
336	WENONAH	Gloucester	2,264	\$8,981	-1.5%	3.295	\$226,500	-25%	9.2	0.0	86%	79%	90%
337	AUDUBON	Camden	8,784	\$6,265	8.7%	2.945	\$201,000	8%	35.9	1.2	74%	82%	86%
338	GREENWICH	Warren	5,613	\$7,218	3.6%	2.226	\$300,000	-18%	14.4	0.7	82%	91%	83%
338	DELTRAN	Burlington	16,874	\$6,644	1.2%	2.667	\$208,000	-13%	19.1	1.1	80%	83%	85%
340	BURLINGTON TOWNSHIP	Burlington	22,719	\$6,085	0.5%	2.518	\$245,000	-11%	19.4	1.6	75%	80%	85%
341	POMPTON LAKES	Passaic	11,137	\$9,323	4.1%	3.176	\$275,000	-10%	14.2	1.0	78%	88%	91%
342	NEW MILFORD	Bergen	16,504	\$10,038	5.4%	2.474	\$335,625	-13%	7.3	0.4	80%	85%	84%
343	EAST GREENWICH	Gloucester	10,065	\$7,123	-0.2%	2.406	\$222,000	-15%	14.4	0.5	79%	83%	87%
344	SEASIDE HEIGHTS	Ocean	2,892	\$4,482	1.9%	1.656	\$226,000	-5%	124.4	19.1	51%	78%	85%
345	WOODBINE	Cape May	2,462	\$1,608	11.1%	1.186	\$270,000	63%	32.4	3.6	60%	73%	70%
346	BEACHWOOD	Ocean	11,100	\$4,478	5.0%	1.815	\$215,000	-14%	23.5	0.5	80%	85%	88%
347	FAIRVIEW	Bergen	14,217	\$8,022	0.6%	2.431	\$293,760	-8%	16.0	2.5	69%	71%	80%
348	HAMILTON TOWNSHIP	Mercer	88,794	\$5,462	0.4%	2.294	\$207,500	-10%	22.8	2.1	71%	73%	80%
349	FREEHOLD BOROUGH	Monmouth	12,097	\$6,034	3.5%	2.182	\$244,000	-5%	23.6	1.8	58%	69%	94%
350	PISCATAWAY	Middlesex	57,650	\$7,008	5.3%	2.240	\$260,000	-13%	17.8	1.2	82%	83%	90%

# THE TOP TOWNS

The Complete 2013 Rankings of 514 New Jersey Towns

Rank	Municipality	County	Population, 2012	Average property tax, 2012	Average property tax, change since 2010	Effective property tax rate, 2012	Median home sales price, 2012	Median home sales price, change since 2010	Crime rate per 1,000 residents, 2011	Violent crime rate per 1,000 residents, 2011	ASK 4 proficiency, 2012	ASK 8 proficiency, 2012	HSPA proficiency, 2012
351	NORTHFIELD	Atlantic	8,641	\$6,464	3.6%	2.630	\$192,700	-12%	13.0	0.0	76%	82%	91%
352	WOOLWICH	Gloucester	10,937	\$9,219	2.6%	2.866	\$289,000	-11%	10.0	0.7	82%	83%	87%
352	LODI	Bergen	24,360	\$9,878	5.3%	2.926	\$288,000	-4%	16.7	1.4	81%	75%	75%
354	GALLOWAY	Atlantic	37,318	\$4,598	3.6%	2.194	\$190,000	-4%	23.8	2.3	69%	79%	84%
355	PINE BEACH	Ocean	2,137	\$5,422	6.1%	1.621	\$251,450	-14%	22.6	0.5	80%	85%	88%
356	SPRINGFIELD TOWNSHIP	Burlington	3,414	\$7,263	2.0%	2.350	\$296,250	-19%	14.9	0.0	81%	82%	87%
357	WALLINGTON	Bergen	11,592	\$7,828	3.5%	2.263	\$277,500	-18%	16.1	1.1	75%	82%	89%
358	EATONTOWN	Monmouth	12,431	\$6,382	0.2%	2.040	\$257,500	-21%	40.4	2.7	79%	78%	85%
359	FRELINGHUYSEN	Warren	2,200	\$7,316	6.7%	2.036	\$227,000	-34%	9.4	1.3	93%	87%	89%
360	SADDLE BROOK	Bergen	14,021	\$7,850	8.2%	2.057	\$319,000	-9%	23.2	0.9	79%	80%	86%
361	HIGHLAND PARK	Middlesex	14,299	\$9,780	5.7%	2.753	\$309,000	-9%	15.4	0.9	82%	86%	80%
362	PITTS GROVE	Salem	9,304	\$5,267	1.5%	2.604	\$227,500	-8%	16.0	1.2	72%	76%	85%
363	NEPTUNE	Monmouth	27,889	\$5,733	2.3%	1.890	\$280,000	-4%	72.1	6.1	63%	60%	69%
364	BYRAM	Sussex	8,201	\$8,094	4.3%	2.897	\$275,000	-14%	6.8	1.2	79%	89%	91%
365	BRADLEY BEACH	Monmouth	4,300	\$6,891	3.8%	1.313	\$450,000	-7%	43.0	0.9	65%	78%	36%
366	ALPHA	Warren	2,327	\$5,303	3.0%	2.844	\$161,500	-4%	12.7	0.4	71%	78%	83%
367	WOODBURY	Gloucester	10,085	\$5,778	-1.4%	3.998	\$160,000	-3%	44.4	2.9	66%	71%	80%
368	WESTVILLE	Gloucester	4,252	\$4,569	-5.1%	3.423	\$125,000	-14%	42.7	5.1	75%	79%	90%
369	CLAYTON	Gloucester	8,175	\$5,187	3.4%	3.024	\$172,450	5%	21.2	1.1	71%	69%	80%
370	BUTLER	Morris	7,595	\$7,813	6.4%	2.373	\$291,000	-12%	14.3	0.7	76%	91%	81%
371	OCEAN GATE	Ocean	2,023	\$4,755	0.9%	1.975	\$191,000	-14%	40.8	1.0	80%	78%	85%
372	QUINTON	Salem	2,655	\$4,028	9.9%	2.274	\$150,000	3%	17.3	1.5	81%	77%	61%
373	HAWTHORNE	Passaic	18,888	\$9,499	5.7%	2.547	\$325,000	-9%	15.9	0.7	80%	78%	84%
374	MANSFIELD TOWNSHIP	Warren	7,593	\$7,475	1.6%	2.611	\$237,500	-25%	23.4	2.2	90%	83%	87%
375	LONG BRANCH	Monmouth	30,646	\$7,509	2.9%	1.715	\$350,000	-5%	26.2	4.3	60%	61%	70%
376	WOODSTOWN	Salem	3,514	\$5,929	4.8%	2.723	\$181,250	-8%	14.6	2.9	77%	85%	87%
377	MONROE TOWNSHIP	Middlesex	40,795	\$6,787	9.9%	2.112	\$175,000	-20%	7.7	0.4	87%	87%	91%
378	WILLINGBORO	Burlington	31,844	\$5,172	1.2%	3.173	\$150,000	7%	23.8	3.4	64%	50%	58%
379	INDEPENDENCE	Warren	5,619	\$6,704	5.5%	2.228	\$184,000	-23%	7.1	0.5	83%	86%	94%
380	VINELAND	Cumberland	60,854	\$3,948	3.7%	2.118	\$163,450	-3%	44.2	3.9	69%	69%	70%
381	WOODBIDGE	Middlesex	100,228	\$6,903	9.4%	2.384	\$235,500	-14%	27.1	1.3	82%	85%	96%
382	SOMERS POINT	Atlantic	10,804	\$5,402	2.6%	2.265	\$199,500	-5%	40.1	3.3	48%	69%	91%
383	DEERFIELD	Cumberland	3,124	\$4,082	0.8%	2.598	\$149,950	-0%	32.4	3.2	47%	66%	74%
384	LAUREL SPRINGS	Camden	1,900	\$7,350	4.2%	3.827	\$162,459	-14%	32.0	2.6	94%	81%	86%
385	SANDYSTON	Sussex	1,967	\$5,291	9.6%	2.031	\$160,000	-36%	9.0	1.0	87%	90%	91%
385	KEYPORT	Monmouth	7,233	\$5,975	1.7%	2.323	\$223,000	-7%	24.4	3.7	69%	67%	81%
387	TOTOWA	Passaic	10,932	\$8,282	7.5%	2.094	\$329,500	-11%	37.9	1.8	75%	85%	86%
388	KENILWORTH	Union	8,025	\$7,338	6.4%	2.215	\$291,000	-12%	20.5	0.9	71%	86%	78%
388	EGG HARBOR TOWNSHIP	Atlantic	43,628	\$5,807	3.9%	2.437	\$217,750	-3%	26.0	2.9	67%	77%	82%
390	WEST NEW YORK	Hudson	51,464	\$6,611	-3.3%	2.424	\$230,000	-21%	15.9	3.7	73%	74%	79%
391	BARRINGTON	Camden	6,895	\$7,191	6.1%	3.362	\$187,000	-14%	10.0	0.9	75%	89%	88%
392	ALLOWAY	Salem	3,461	\$4,730	-3.2%	2.382	\$188,000	-33%	11.0	1.4	74%	81%	87%
393	RIVERTON	Burlington	2,794	\$7,554	1.4%	2.675	\$221,700	-22%	24.5	0.4	83%	85%	68%
394	COLLINGSWOOD	Camden	13,869	\$7,011	5.7%	2.911	\$213,000	-3%	39.3	2.4	78%	76%	84%
395	GIBBSBORO	Camden	2,261	\$7,108	3.4%	3.132	\$182,900	-23%	22.0	0.9	86%	75%	93%
396	SOMERDALE	Camden	5,238	\$5,279	3.0%	3.280	\$155,000	-6%	56.7	3.9	79%	67%	86%
397	CAPE MAY	Cape May	3,570	\$5,213	12.1%	0.794	\$506,000	-8%	56.3	0.8	79%	75%	79%
398	SOUTH BOUND BROOK	Somerset	4,814	\$6,893	3.8%	2.937	\$207,500	-5%	11.6	0.4	72%	68%	78%
399	FRANKLIN TOWNSHIP	Somerset	63,485	\$6,654	5.5%	2.065	\$260,000	-5%	17.0	1.3	72%	71%	83%
400	LAFAYETTE	Sussex	2,509	\$8,546	10.3%	2.233	\$212,000	-30%	9.1	0.0	88%	88%	92%



# THE TOP TOWNS

The Complete 2013 Rankings of 514 New Jersey Towns

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401	WHARTON	Morris	6,577	\$7,169	5.8%	2.425	\$243,000	-6%	24.5	1.1	67%	79%	93%
402	ROCKAWAY BOROUGH	Morris	6,486	\$7,492	6.3%	2.167	\$266,000	-14%	10.4	0.2	63%	84%	93%
403	EDGEWATER PARK	Burlington	8,866	\$4,438	-2.1%	2.386	\$147,000	-14%	24.7	1.4	72%	77%	66%
404	MONTAGUE	Sussex	3,862	\$3,999	3.2%	2.258	\$144,000	-22%	22.1	1.3	78%	87%	89%
405	SAYREVILLE	Middlesex	43,761	\$6,463	5.7%	2.021	\$240,000	-16%	15.7	1.2	79%	80%	87%
406	BLOOMINGDALE	Passaic	7,688	\$9,399	2.0%	3.345	\$255,000	-16%	9.0	1.7	72%	88%	81%
407	FRANKLIN BOROUGH	Sussex	4,945	\$6,133	8.5%	2.673	\$182,000	-2%	31.7	0.4	78%	82%	86%
408	NETCONG	Morris	3,268	\$6,607	4.0%	2.502	\$242,500	-12%	15.5	1.9	68%	81%	91%
409	TUCKERTON	Ocean	3,365	\$4,806	1.7%	1.883	\$189,500	-13%	20.0	2.1	76%	70%	80%
410	SOUTH HACKENSACK	Bergen	2,429	\$8,794	5.3%	2.124	\$340,000	-12%	29.0	4.6	64%	83%	81%
411	NATIONAL PARK	Gloucester	3,013	\$5,575	6.9%	3.568	\$142,500	-5%	27.3	3.3	79%	79%	90%
411	MILLVILLE	Cumberland	28,619	\$3,980	-2.9%	2.490	\$140,000	-3%	68.0	7.9	55%	56%	70%
413	HOPATCONG	Sussex	14,927	\$6,652	6.6%	2.459	\$227,500	-11%	6.3	0.5	82%	80%	76%
414	LAWRENCE TOWNSHIP	Cumberland	3,299	\$3,722	6.8%	2.208	\$147,000	1%	24.0	0.6	62%	78%	62%
415	NEW HANOVER	Burlington	7,859	\$4,166	0.2%	1.554	\$153,286	-49%	1.2	0.1	45%	57%	87%
416	OAKLYN	Camden	4,022	\$6,175	6.5%	3.373	\$183,000	-1%	31.0	0.7	67%	74%	84%
417	BLOOMFIELD	Essex	47,575	\$9,461	3.7%	3.126	\$279,500	-10%	24.8	2.7	79%	69%	83%
418	MOUNT HOLLY	Burlington	9,372	\$4,283	6.3%	2.561	\$169,000	-1%	36.8	4.1	63%	72%	88%
419	STRATFORD	Camden	6,987	\$6,085	5.3%	3.301	\$156,500	-8%	24.9	3.7	75%	81%	86%
420	ELMWOOD PARK	Bergen	19,890	\$8,594	5.1%	2.313	\$296,000	-9%	22.0	1.1	73%	70%	76%
421	MAURICE RIVER	Cumberland	8,146	\$4,136	15.3%	2.075	\$163,000	-7%	9.4	0.4	68%	83%	70%
422	PALMYRA	Burlington	7,410	\$4,848	0.2%	2.795	\$160,000	-13%	28.4	2.3	72%	73%	68%
423	UPPER DEERFIELD	Cumberland	7,740	\$4,377	-2.7%	2.488	\$160,000	-10%	37.1	3.7	63%	71%	74%
424	SOUTH TOMS RIVER	Ocean	3,696	\$4,295	5.1%	2.161	\$146,000	-22%	29.6	3.0	80%	85%	88%
425	CARTERET	Middlesex	24,062	\$5,930	-4.0%	2.525	\$190,000	-21%	22.3	2.1	72%	72%	83%
426	CLIFTON	Passaic	84,722	\$8,662	5.2%	2.647	\$292,750	-7%	22.3	2.6	69%	68%	80%
427	PENNSVILLE	Salem	13,232	\$5,157	6.5%	2.885	\$152,000	-5%	38.6	2.2	77%	83%	81%
427	BORDENTOWN TOWNSHIP	Burlington	11,362	\$6,586	5.0%	2.318	\$227,950	-19%	13.4	1.1	76%	82%	87%
429	PASSAIC	Passaic	70,218	\$9,278	3.6%	2.841	\$257,500	-2%	31.0	8.5	53%	51%	61%
430	NORTH BRUNSWICK	Middlesex	41,218	\$7,878	8.1%	2.548	\$256,000	-9%	20.4	1.3	73%	82%	88%
431	WOODLAND PARK	Passaic	12,428	\$9,387	7.0%	2.452	\$333,132	-10%	22.3	0.7	67%	81%	86%
432	NEWTON	Sussex	7,856	\$7,374	1.2%	3.150	\$191,000	-23%	15.5	0.4	74%	84%	85%
433	GREENWICH TOWNSHIP	Gloucester	4,895	\$4,246	7.5%	2.167	\$166,000	-7%	37.8	0.4	66%	84%	83%
434	NORTH BERGEN	Hudson	61,960	\$6,765	5.5%	2.501	\$250,000	-14%	14.0	1.7	68%	76%	87%
435	MERCHANTVILLE	Camden	3,819	\$6,399	-0.7%	3.267	\$149,900	-19%	28.3	1.8	76%	77%	75%
436	CAMDEN	Camden	77,250	\$1,363	10.0%	2.713	\$55,000	69%	87.3	28.0	38%	29%	40%
437	MANCHESTER	Ocean	43,043	\$3,744	9.4%	1.929	\$151,000	-16%	9.6	0.3	77%	81%	85%
438	MAPLE SHADE	Burlington	19,256	\$5,219	6.4%	2.473	\$155,000	-11%	21.7	1.7	77%	69%	83%
439	BAYONNE	Hudson	64,416	\$9,322	10.7%	2.922	\$275,000	-7%	15.2	2.4	71%	76%	87%
440	PERTH AMBOY	Middlesex	51,744	\$7,110	3.4%	2.465	\$211,750	-8%	28.0	4.5	63%	52%	65%
441	OGDENSBURG	Sussex	2,376	\$7,148	6.4%	2.755	\$220,500	-14%	7.1	0.4	80%	77%	86%
442	JAMESBURG	Middlesex	5,963	\$6,661	6.5%	2.563	\$210,000	-13%	15.0	1.7	76%	75%	91%
443	KEANSBURG	Monmouth	10,013	\$4,807	4.4%	2.685	\$154,000	-4%	32.5	4.9	64%	67%	83%
444	MANVILLE	Somerset	10,399	\$6,785	5.4%	2.318	\$218,000	-13%	18.1	0.4	71%	74%	81%
445	BUENA	Atlantic	4,565	\$4,605	7.9%	2.585	\$157,000	-3%	25.4	4.1	68%	76%	79%
446	MOONACHIE	Bergen	2,734	\$7,508	7.3%	1.794	\$247,500	-41%	19.2	0.4	76%	59%	88%
447	CARNEYS POINT	Salem	8,033	\$4,136	9.1%	2.486	\$155,000	5%	27.0	1.7	59%	60%	64%
448	ROSELLE	Union	21,299	\$9,057	3.9%	3.966	\$165,000	-3%	25.6	3.3	69%	48%	62%
449	COMMERCIAL	Cumberland	5,204	\$2,346	1.3%	2.305	\$77,250	-7%	37.5	2.9	46%	67%	70%
450	ELIZABETH	Union	126,458	\$7,846	7.9%	2.878	\$229,000	-3%	51.8	10.6	68%	68%	71%

# THE TOP TOWNS

The Complete 2013 Rankings of 514 New Jersey Towns

Rank	Municipality	County	Population, 2012	Average property tax, 2012	Average property tax, change since 2010	Effective property tax rate, 2012	Median home sales price, 2012	Median home sales price, change since 2010	Crime rate per 1,000 residents, 2011	Violent crime rate per 1,000 residents, 2011	ASK 4 proficiency, 2012	ASK 8 proficiency, 2012	HSPA proficiency, 2012
451	WASHINGTON BOROUGH	Warren	6,420	\$6,567	2.7%	3.280	\$180,950	-16%	16.3	1.2	71%	83%	87%
452	ORANGE	Essex	30,744	\$8,285	12.0%	3.638	\$210,000	18%	46.9	10.9	59%	49%	61%
453	RIVERSIDE	Burlington	8,068	\$4,672	5.6%	2.684	\$147,950	-8%	22.0	3.8	73%	55%	74%
454	GLOUCESTER CITY	Camden	11,440	\$3,726	2.6%	2.931	\$102,550	-14%	35.8	3.2	69%	70%	77%
455	UNION BEACH	Monmouth	6,211	\$6,039	6.1%	2.402	\$220,000	-13%	13.8	1.4	69%	76%	81%
456	BRIDGETON	Cumberland	25,290	\$3,084	7.5%	3.705	\$87,850	22%	54.1	12.1	47%	52%	62%
457	VENTNOR CITY	Atlantic	10,615	\$7,262	6.3%	1.846	\$250,000	-9%	35.1	1.9	66%	70%	67%
458	LITTLE EGG HARBOR	Ocean	20,336	\$4,499	3.8%	1.863	\$185,000	-14%	30.2	2.0	70%	70%	80%
459	BOGOTA	Bergen	8,261	\$9,146	5.3%	2.746	\$270,000	-16%	10.1	1.5	71%	73%	83%
460	UNION TOWNSHIP	Union	57,124	\$7,861	7.4%	2.611	\$260,000	-15%	21.7	2.1	78%	75%	78%
461	MAGNOLIA	Camden	4,352	\$5,362	2.7%	3.247	\$129,250	-22%	33.4	2.8	69%	79%	86%
462	NEW BRUNSWICK	Middlesex	56,160	\$6,474	6.4%	2.146	\$275,000	-8%	45.7	9.0	54%	49%	62%
463	EWING	Mercer	36,252	\$6,297	3.3%	3.029	\$175,000	-19%	28.3	2.4	74%	72%	78%
464	GLASSBORO	Gloucester	18,897	\$5,913	1.4%	3.043	\$171,000	-11%	29.9	2.3	57%	66%	76%
465	JERSEY CITY	Hudson	254,441	\$6,637	2.8%	2.217	\$220,000	-17%	31.4	7.8	62%	61%	77%
466	PENNS GROVE	Salem	5,090	\$3,989	6.6%	3.573	\$119,900	4%	47.2	6.6	59%	60%	64%
467	KEARNY	Hudson	41,389	\$9,113	5.1%	2.945	\$242,500	-16%	30.0	2.1	72%	78%	86%
468	MOUNT EPHRAIM	Camden	4,674	\$5,980	7.3%	3.521	\$145,000	-14%	40.0	2.4	77%	80%	86%
469	NEPTUNE CITY	Monmouth	4,840	\$5,792	7.0%	2.227	\$210,000	-13%	39.2	2.5	74%	78%	69%
470	PINE HILL	Camden	10,571	\$5,647	8.1%	3.706	\$126,000	-10%	32.1	3.9	71%	84%	78%
471	SOMERVILLE	Somerset	12,160	\$8,731	6.8%	2.977	\$264,000	-12%	20.8	1.8	70%	74%	92%
472	ASBURY PARK	Monmouth	15,865	\$4,451	6.2%	1.793	\$215,000	-9%	95.6	16.1	41%	33%	36%
473	WASHINGTON TOWNSHIP	Warren	6,531	\$8,037	6.3%	2.688	\$245,000	-23%	9.2	0.3	75%	83%	87%
474	PAULSBORO	Gloucester	6,041	\$3,693	0.6%	2.842	\$120,750	-13%	50.5	3.8	61%	44%	67%
475	LAWNSIDE	Camden	2,934	\$5,216	-1.3%	3.223	\$110,000	-23%	36.0	5.1	54%	53%	88%
476	POHATCONG	Warren	3,303	\$6,243	2.8%	3.136	\$150,000	-17%	39.8	0.3	71%	78%	83%
477	NORTH PLAINFIELD	Somerset	22,013	\$7,733	5.2%	3.038	\$230,000	-11%	18.8	3.1	65%	57%	74%
478	SALEM	Salem	5,165	\$3,715	3.4%	3.890	\$105,000	-4%	53.1	12.4	48%	47%	61%
479	BELLMAWR	Camden	11,547	\$5,553	9.2%	3.120	\$148,000	-13%	29.0	2.1	73%	77%	88%
480	BURLINGTON CITY	Burlington	9,879	\$4,359	6.0%	2.939	\$152,250	-5%	28.5	4.3	56%	50%	66%
481	PHILLIPSBURG	Warren	14,699	\$4,067	4.0%	2.605	\$144,000	-14%	32.2	2.0	73%	57%	83%
482	CLEMENTON	Camden	5,003	\$4,631	7.4%	3.470	\$125,000	-9%	66.6	3.4	68%	80%	78%
483	EAST NEWARK	Hudson	2,441	\$6,609	8.8%	2.645	\$190,000	-14%	12.1	1.7	63%	56%	86%
484	HILLSIDE	Union	21,603	\$8,671	1.9%	3.400	\$190,000	-19%	33.7	4.3	69%	68%	71%
485	HALEDON	Passaic	8,546	\$9,705	6.6%	3.292	\$207,500	-14%	31.4	1.9	77%	75%	80%
486	PENNSAUKEN	Camden	35,765	\$4,557	6.3%	2.968	\$143,000	-11%	41.7	3.5	64%	72%	75%
487	BOUND BROOK	Somerset	10,702	\$7,670	3.6%	2.784	\$225,500	-19%	26.0	2.0	56%	68%	78%
488	LINDEN	Union	40,880	\$7,874	5.5%	2.804	\$238,000	-12%	35.4	2.8	66%	67%	73%
489	LINDENWOLD	Camden	17,783	\$4,362	4.0%	3.715	\$114,000	-12%	43.0	7.9	66%	67%	70%
490	WATERFORD	Camden	10,711	\$6,262	5.7%	2.919	\$172,000	-12%	17.8	1.9	66%	75%	83%
491	RUNNEMEDE	Camden	8,451	\$5,460	7.9%	3.329	\$139,700	-15%	49.6	2.8	70%	81%	88%
492	PLAINFIELD	Union	50,244	\$7,817	2.6%	3.129	\$197,200	-13%	43.3	9.4	56%	47%	51%
493	PROSPECT PARK	Passaic	5,888	\$9,225	1.8%	3.629	\$168,100	-30%	29.3	2.2	71%	67%	80%
494	WINSLOW	Camden	39,238	\$5,346	2.5%	2.810	\$164,750	-16%	20.1	3.8	65%	58%	76%
495	IRVINGTON	Essex	54,108	\$8,569	1.7%	3.569	\$194,950	-13%	48.6	13.6	53%	44%	51%
496	BERLIN TOWNSHIP	Camden	5,421	\$5,655	12.7%	3.275	\$165,750	-7%	42.9	2.1	69%	65%	78%
497	BUENA VISTA	Atlantic	7,577	\$4,400	8.0%	2.164	\$123,000	-21%	18.8	1.6	68%	76%	79%
498	GUTTENBERG	Hudson	11,356	\$8,729	6.5%	2.952	\$242,500	-19%	12.0	2.2	61%	63%	87%
499	TRENTON	Mercer	84,477	\$3,477	1.5%	3.881	\$66,500	-22%	45.9	14.3	41%	37%	52%
500	RAHWAY	Union	27,785	\$7,827	13.6%	2.703	\$225,000	-17%	23.0	3.1	74%	70%	76%

# THE TOP TOWNS

The Complete 2013 Rankings of 514 New Jersey Towns

Rank	Municipality	County	Population, 2012	Average property tax, 2012	Average property tax, change since 2010	Effective property tax rate, 2012	Median home sales price, 2012	Median home sales price, change since 2010	Crime rate per 1,000 residents, 2011	Violent crime rate per 1,000 residents, 2011	ASK 4 proficiency, 2012	ASK 8 proficiency, 2012	HSPA proficiency, 2012
501	CHE SILHURST	Camden	1,643	\$4,835	10.5%	2.957	\$184,900	-8%	26.3	0.6	65%	58%	76%
502	UNION CITY	Hudson	67,744	\$7,740	9.4%	2.830	\$218,500	-16%	23.6	4.1	69%	73%	75%
503	EAST ORANGE	Essex	64,268	\$8,392	8.9%	3.246	\$214,000	-11%	25.8	6.6	67%	51%	61%
504	PATERSON	Passaic	145,219	\$8,575	13.9%	2.977	\$235,000	-9%	42.6	10.2	54%	51%	57%
505	BELVIDERE	Warren	2,634	\$6,420	10.6%	2.998	\$161,300	-30%	14.5	1.1	72%	77%	90%
506	NEWARK	Essex	277,727	\$6,359	11.1%	2.233	\$209,500	-14%	52.4	12.1	54%	54%	68%
507	HARRISON TOWN	Hudson	13,874	\$9,055	10.5%	2.815	\$240,000	-20%	30.4	4.2	63%	77%	82%
508	DOWNE	Cumberland	1,565	\$2,701	8.2%	1.988	\$150,500	-16%	22.7	1.3	42%	70%	62%
509	BROOKLAWN	Camden	1,947	\$3,917	8.3%	2.694	\$111,250	-22%	131.5	10.7	61%	71%	77%
510	BEVERLY	Burlington	2,573	\$4,955	3.2%	3.595	\$125,000	-21%	30.3	3.5	43%	35%	68%
511	ATLANTIC CITY	Atlantic	39,504	\$4,951	8.4%	2.360	\$160,000	-17%	107.2	19.2	54%	63%	67%
512	WOODLYNNE	Camden	2,966	\$4,502	5.5%	4.933	\$58,000	-34%	67.5	7.1	49%	50%	84%
513	PLEASANTVILLE	Atlantic	20,750	\$3,842	9.8%	2.729	\$112,000	-30%	44.8	9.4	59%	56%	53%
514	EGG HARBOR CITY	Atlantic	4,299	\$5,651	9.9%	3.443	\$132,000	-20%	39.6	4.2	56%	56%	84%