

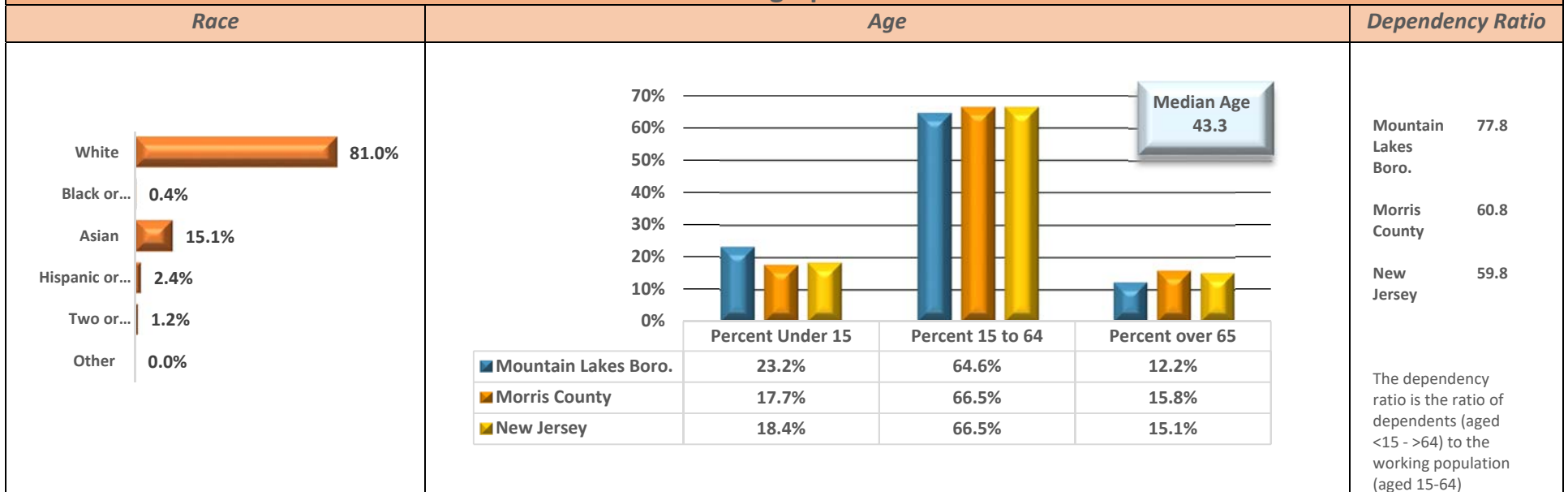
Mountain Lakes Borough Morris County, NJ

Year Incorporated: 1924
Form of Government: Council & Manager Faulkner
Act 1975

2017 Estimated Population: 4,345
Population Change 2010-2017: 4.4%
2017 Population Density: 1,658 (per square mile of land area)

Prepared by the Morris County Office of Planning and Preservation

Demographics

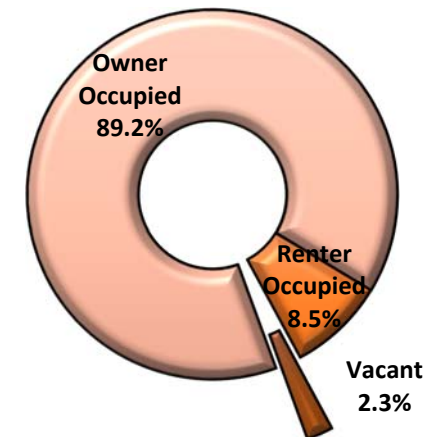
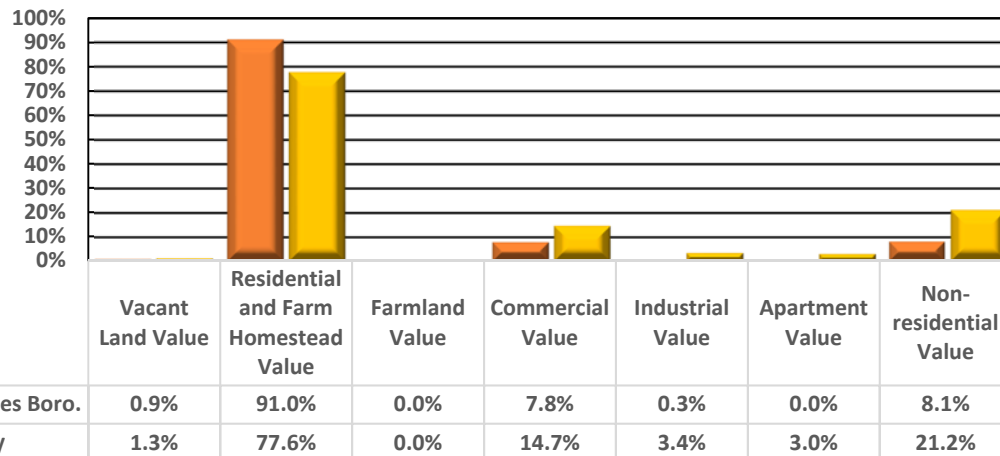


Source: Race, Demographics and Dependency Ratio - U.S Census ACS 5-Year Estimate 2013-2017 (Values < .01% display as 0.0%)

Land Use and Housing

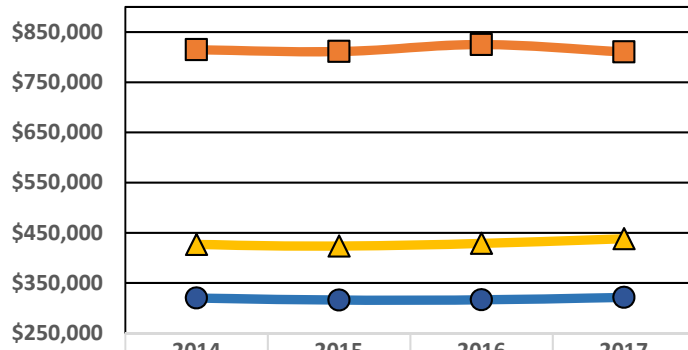
Parcel Values as a Percentage of Total Value

Housing Occupancy



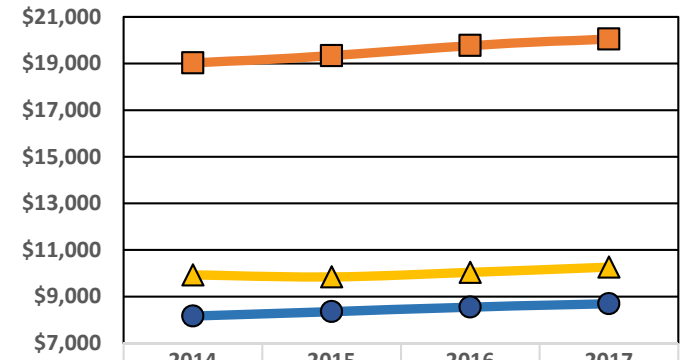
Source: Parcel Values as Percentage of Total - NJ Department of Community Affairs Property Value Classification 2017 (Values < .01% display as 0.0%) / Source: Housing Occupancy - U.S. Census ACS 5-Year Estimate 2013-2017

Median Housing Prices



Mountain Lakes Boro.	\$814,700	\$811,100	\$825,100	\$810,300
Morris County	\$426,700	\$423,400	\$428,900	\$438,100
New Jersey	\$319,900	\$315,900	\$316,400	\$321,100

Average Residential Property Tax

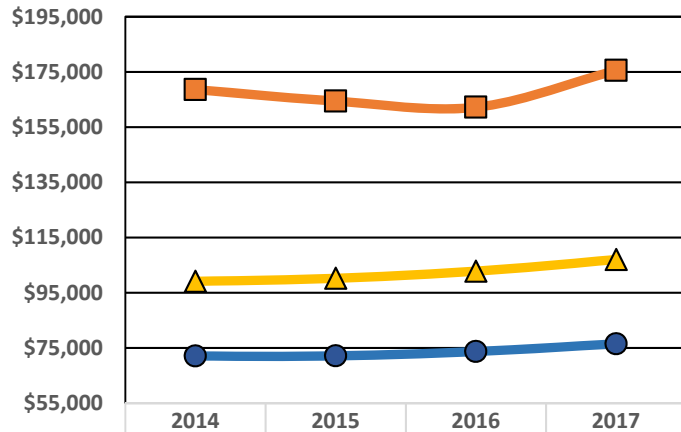


Mountain Lakes Boro.	\$19,028	\$19,336	\$19,775	\$20,052
Morris County	\$9,930	\$9,842	\$10,039	\$10,262
New Jersey	\$8,161	\$8,353	\$8,549	\$8,690

Source: Median Housing Prices- U.S Census ACS 5-Year Estimates periods 2010-2014 to 2013-2017 / Source: Average Residential Property Tax - NJ Department of Community Affairs Property Tax Tables 2014 - 2017

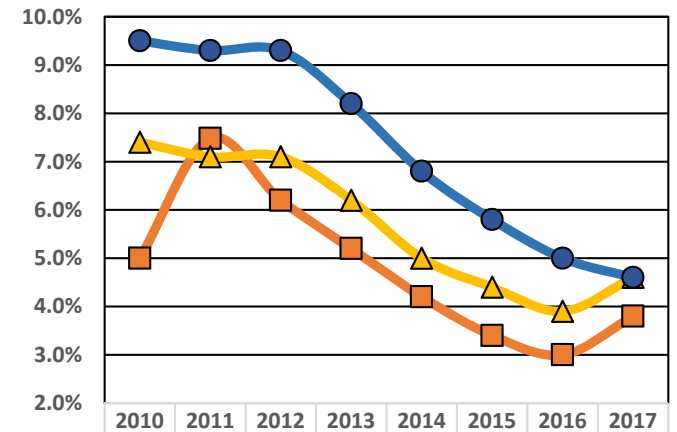
Economic Indicators

Median Household Income



Mountain Lakes Boro.	\$168,611	\$164,432	\$162,206	\$175,556
Morris County	\$99,142	\$100,214	\$102,798	\$107,034
New Jersey	\$72,062	\$72,093	\$73,702	\$76,475

Unemployment Rate

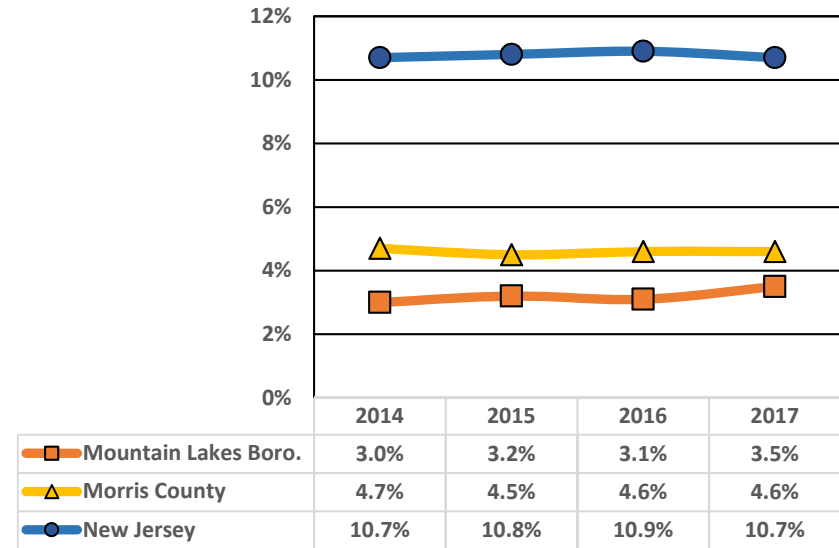
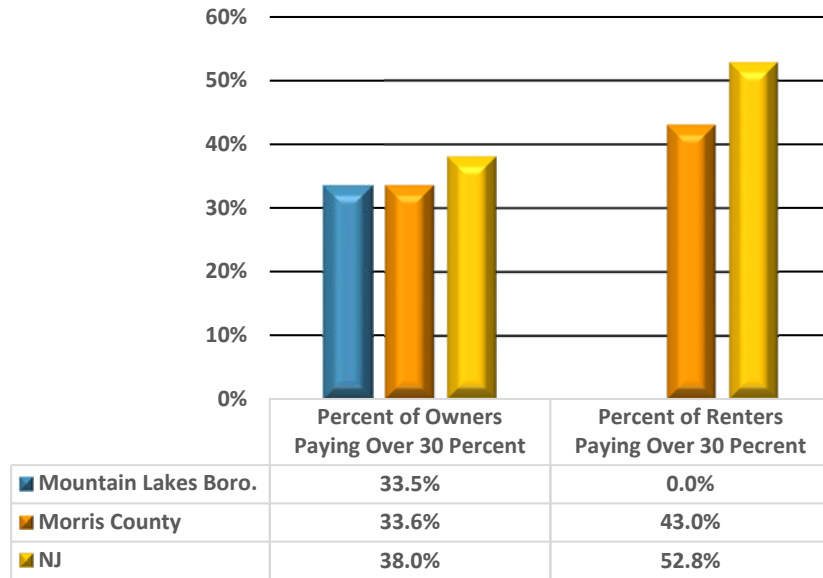


Mountain Lakes Boro.	5.0%	7.5%	6.2%	5.2%	4.2%	3.4%	3.0%	3.8%
Morris County	7.4%	7.1%	7.1%	6.2%	5.0%	4.4%	3.9%	4.6%
New Jersey	9.5%	9.3%	9.3%	8.2%	6.8%	5.8%	5.0%	4.6%

Source: Median Household Income - U.S Census ACS 5-Year Estimates periods 2010-2013 to 2013-2017 / Source: Unemployment - NJ Department of Labor and Workforce Development

Percent of Residents Paying More Than 30 Percent of Income on Housing

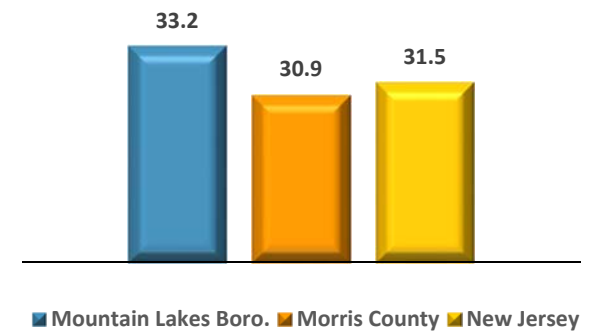
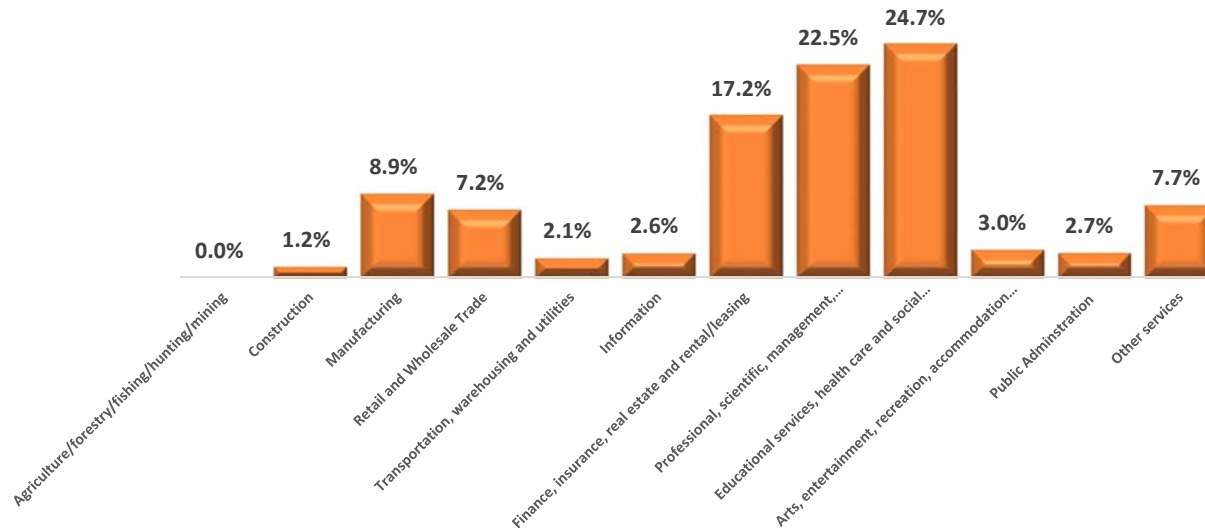
Percent Below Poverty Level



Source: Percent of Income Paid and Poverty Level - U.S. Census ACS 5- Year Estimates 2013- 2017

Resident Workforce Employed by Sector

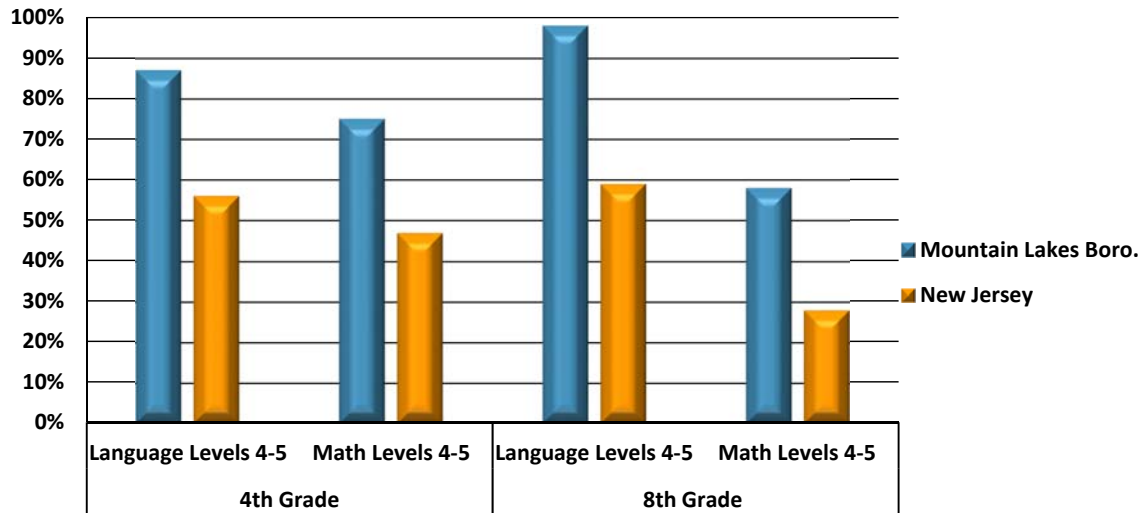
Mean Travel Time to Work (minutes)



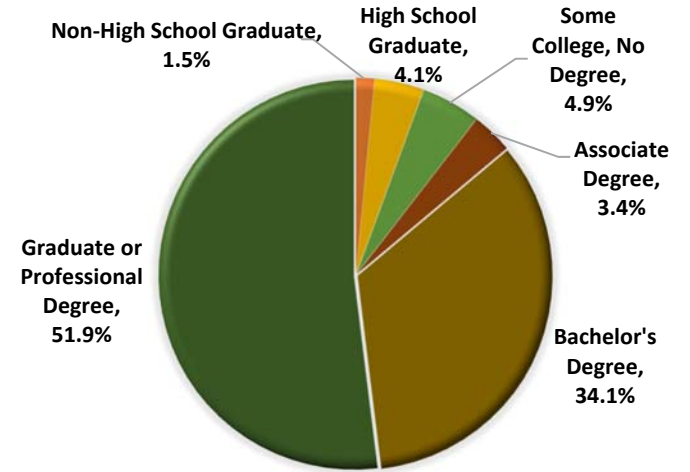
Source: Workforce and Travel Time data - US Census ACS 5-Year Estimates 2013-2017. Workforce indicates sectors in which residents work, not percentage of jobs in the municipality.

Education

PARCC 4th and 8th Grade: Percentage of Students Meeting (Level 4) and Exceeding (Level 5) Expectations



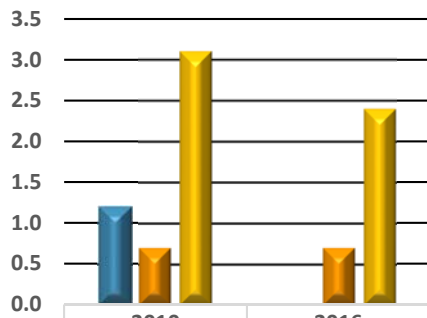
Highest Level of Education Attainment (=>25 years)



Source: PARCC (Partnership for Assessment of Readiness for College and Careers) - NJ Department of Education NJ School Performance Reports 2016-2017
 / Source: Educational Attainment - U.S. Census ACS 5-Year Estimate (2013-2017)

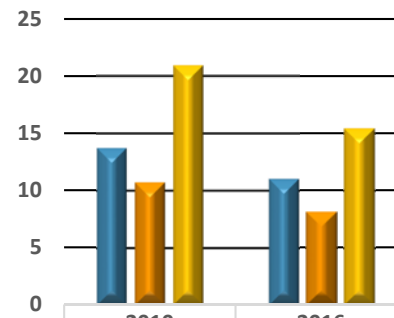
Crime

Violent Crime Rate



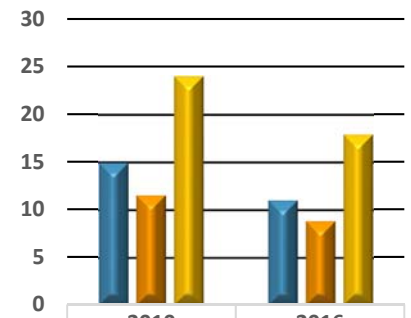
■ Mountain Lakes Boro.	1.2	0.0
■ Morris County	0.7	0.7
■ NJ	3.1	2.4

Nonviolent Crime Rate



■ Mountain Lakes Boro.	13.7	11.0
■ Morris County	10.7	8.1
■ NJ	20.9	15.4

Total Crime Rate



■ Mountain Lakes Boro.	14.9	11.0
■ Morris County	11.5	8.8
■ NJ	24.0	17.9

Source: NJ State Police Uniform Crime Reporting Unit: Crime in NJ 2010, 2016 - Crime Rate per 1,000 persons