



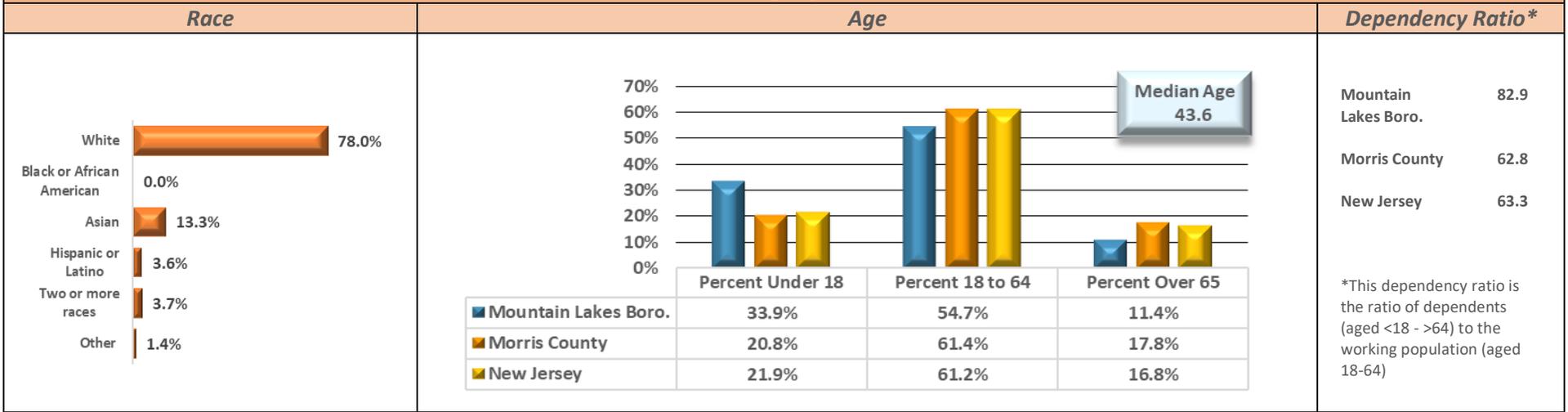
Mountain Lakes Borough Morris County, NJ

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

2023 Estimated Population: 4,608
2023 Population Density: 1,745
(per sq. mile /land area)

Prepared by the Morris County Office of Planning & Preservation

Demographics

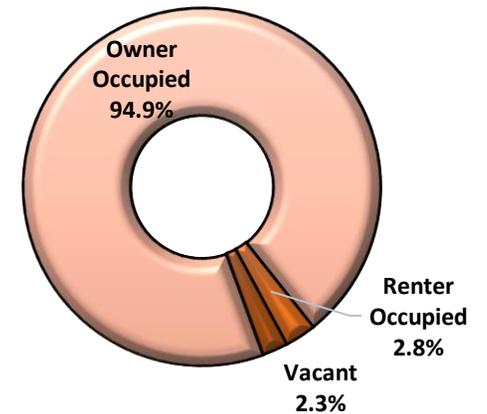
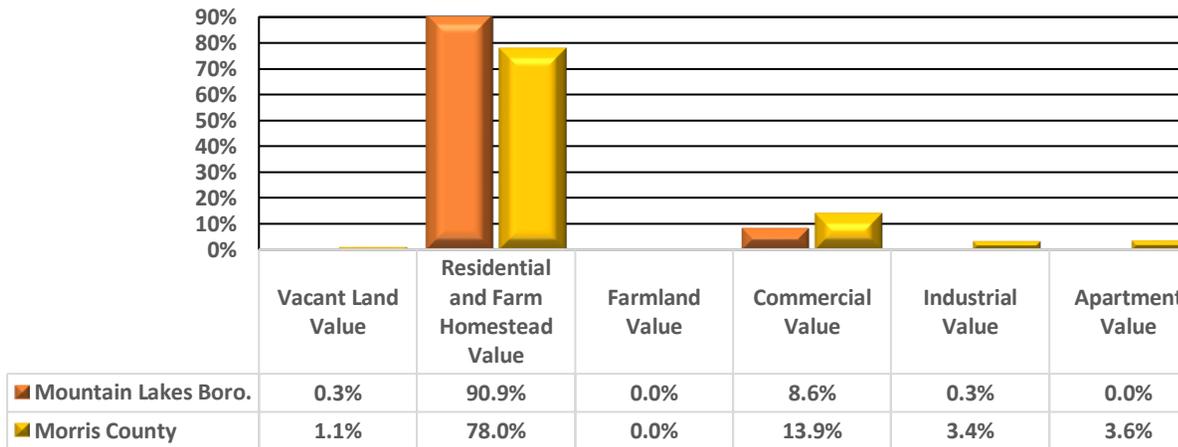


Source: Population U.S. Census 2023 Population Estimates Program - Race, Demographics, Dependency Ratio - U.S Census ACS 5-Year Estimate (2019-2023) (Percentages may not add to 100% due to rounding)

Land Use and Housing

Parcel Values as a Percentage of Total Value

Housing Occupancy

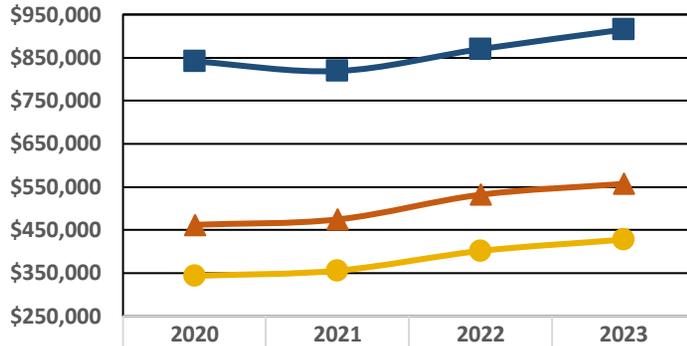


Source: Parcel Values as Percentage of Total - NJ Department of Community Affairs Property Value Classification 2023 (Values < .01% display as 0.0% - percentages may not add to 100% due to rounding)

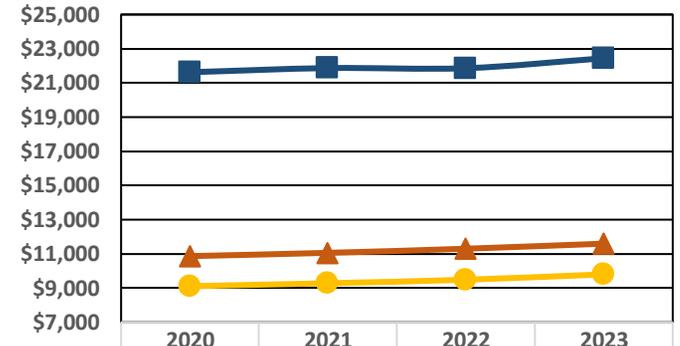
Source: Housing Occupancy - U.S. Census ACS 5-Year Estimate 2019-2023 (Percentages may not add to 100% due to rounding)

Median Housing Values

Average Residential Property Tax



	2020	2021	2022	2023
Mountain Lakes Boro.	\$841,300	\$818,900	\$869,800	\$915,100
Morris County	\$462,100	\$474,500	\$531,800	\$557,000
New Jersey	\$343,500	\$355,700	\$401,400	\$427,600



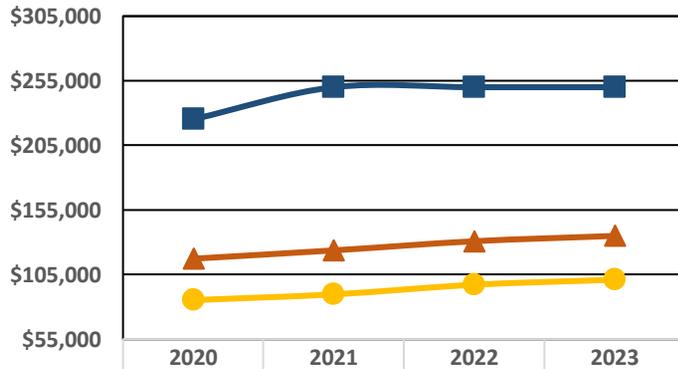
	2020	2021	2022	2023
Mountain Lakes Boro.	\$21,625	\$21,868	\$21,861	\$22,441
Morris County	\$10,870	\$11,062	\$11,303	\$11,599
New Jersey	\$9,112	\$9,284	\$9,490	\$9,803

Source: Median Housing Values - U.S Census ACS 5-Year Estimates periods (2016-2020) to (2019-2023) / Source: Average Residential Property Tax - NJ Department of Community Affairs Property Tax Tables 2020-2023

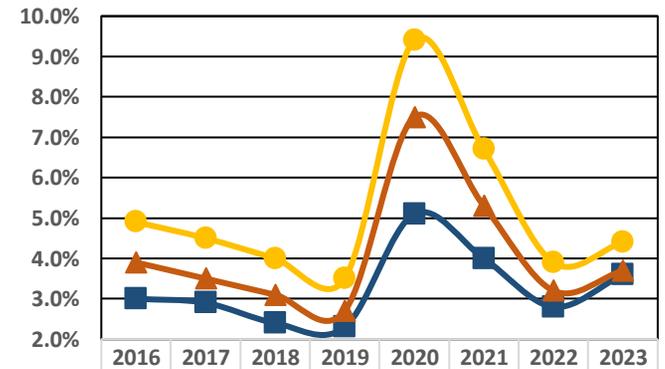
Economic Indicators

Median Household Income

Unemployment Rate



	2020	2021	2022	2023
Mountain Lakes Boro.	\$225,208	\$250,000	\$250,000	\$250,000
Morris County	\$117,298	\$123,727	\$130,808	\$134,929
New Jersey	\$85,245	\$89,703	\$97,126	\$101,050



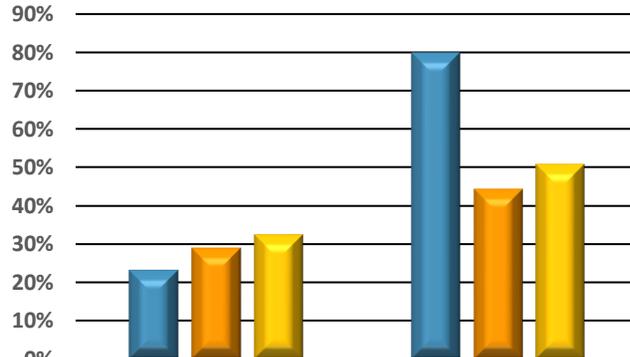
	2016	2017	2018	2019	2020	2021	2022	2023
Mountain Lakes Boro.	3.0%	2.9%	2.4%	2.3%	5.1%	4.0%	2.8%	3.6%
Morris County	3.9%	3.5%	3.1%	2.7%	7.5%	5.3%	3.2%	3.7%
New Jersey	4.9%	4.5%	4.0%	3.5%	9.4%	6.7%	3.9%	4.4%

Source: Median Household Income - U.S Census ACS 5-Year Estimates periods (2016-2020) to (2019-2023) (Note: Income reporting limited to \$250,000)

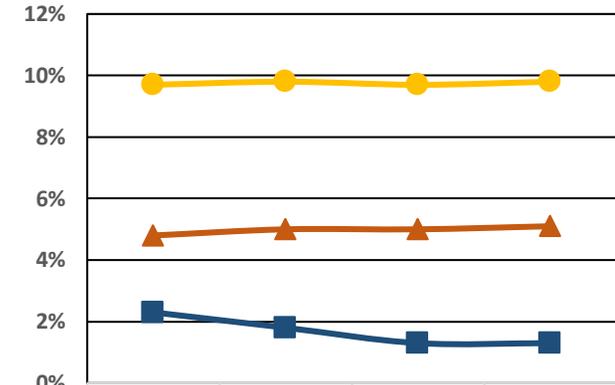
Source: Unemployment - NJ Department of Labor and Workforce Development 2016-2023

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

Percent Below Poverty Level



	Percent of Owners Paying Over 30 Percent	Percent of Renters Paying Over 30 Percent
■ Mountain Lakes Boro.	23.2%	80.0%
■ Morris County	29.0%	44.2%
■ New Jersey	32.4%	50.8%

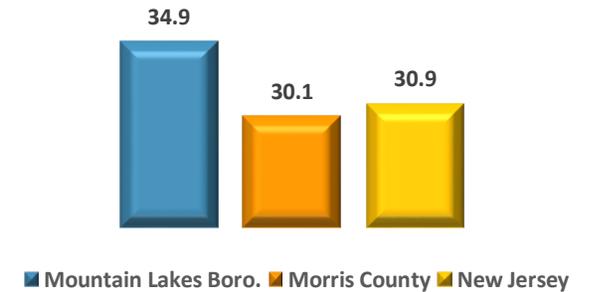
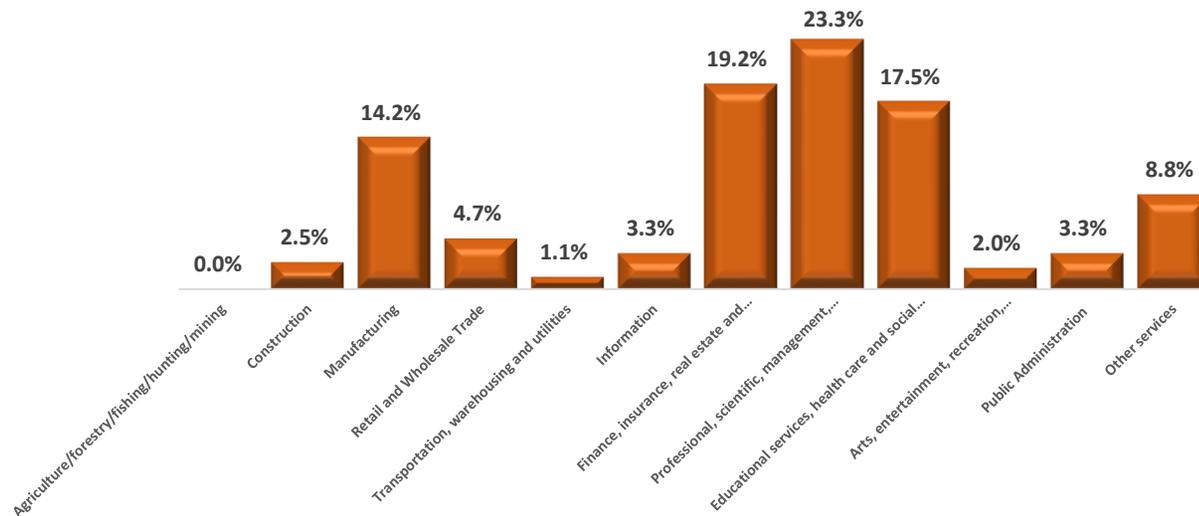


	2020	2021	2022	2023
■ Mountain Lakes Boro.	2.3%	1.8%	1.3%	1.3%
■ Morris County	4.8%	5.0%	5.0%	5.1%
■ New Jersey	9.7%	9.8%	9.7%	9.8%

Source: Percent of Income Paid on Housing U.S. Census ACS 5- Year Estimate (2019-2023) and Percent Below Poverty Level - U.S. Census ACS 5- Year Estimates periods (2016-2020) to (2019-2023)

Resident Workforce Employed by Sector

Mean Travel Time to Work (minutes)

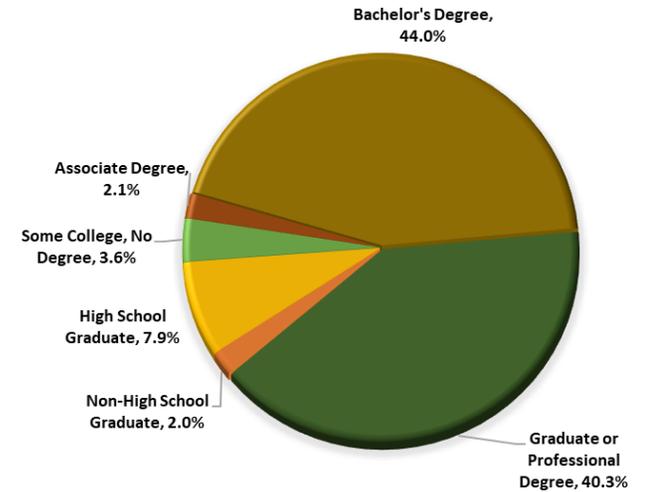
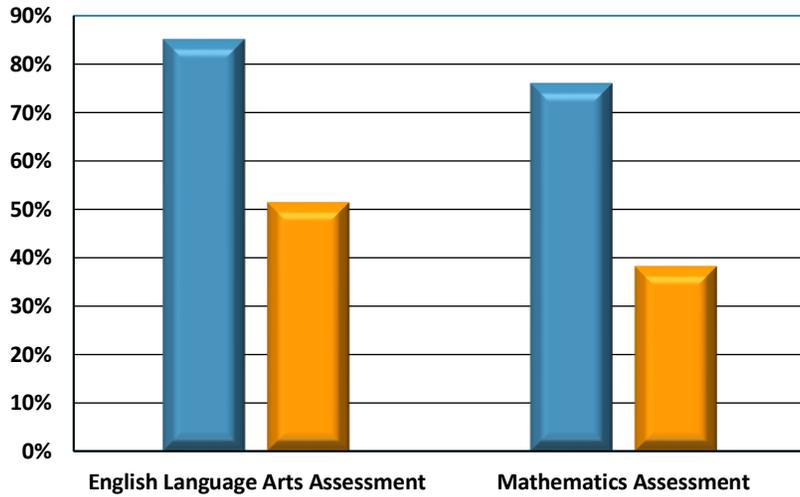


Source: Workforce and Travel Time data - US Census ACS 5-Year Estimates (2019-2023). Workforce indicates sectors in which residents work, not percentage of jobs in the municipality. (Percentages may not add to 100% due to rounding)

Education

Districtwide Percentage of Students Meeting/Exceeding NJSLA/DLM Expectations

*Highest Level of Education Attainment
(=>25 years)*



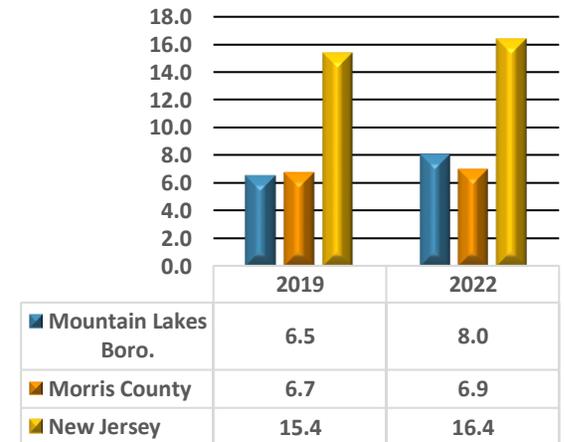
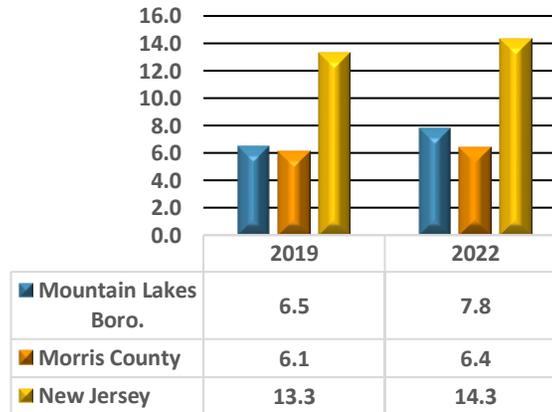
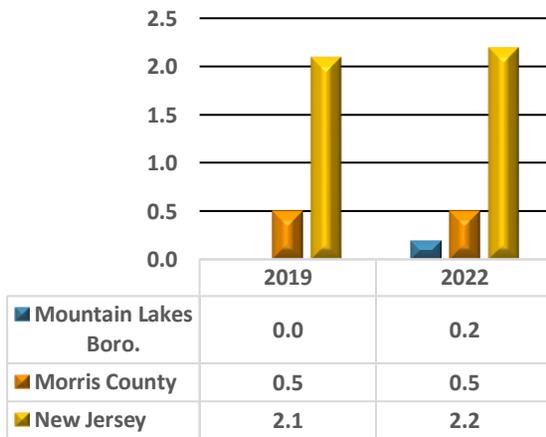
Source: NJ Department of Education NJ School Performance Reports 2022-2023 *Grades K-12
Source: Educational Attainment - U.S. Census ACS 5-Year Estimate (2019-2023) (Percentages may not add to 100% due to rounding)

Crime

Violent Crime Rate

Nonviolent Crime Rate

Total Crime Rate



Source: NJ State Police Uniform Crime Reports: 2019 and 2022- Crime Rate per 1,000 persons. (Total Crime Rate may not equal the sum of Violent and Nonviolent totals due to rounding)