

# HOUSING

**H1: MEDIAN CONTRACT RENT PAID AND PERCENTAGE INCREASE;  
MEDIAN OWNER OCCUPIED HOUSING VALUES AND PERCENTAGE INCREASE  
1990-2000 (CURRENT DOLLARS)**

MUNICIPALITY	CONTRACT RENT (\$)			HOUSING VALUES(\$)		
	1990	2000	% INCREASE 1990-2000	1990	2000	% INCREASE 1990-2000
Alexandria	522	1,021	96%	225,800	274,100	21%
Bethlehem	613	750	22%	225,700	278,400	23%
Bloomsbury	493	875	77%	155,100	172,800	11%
Califon	675	883	31%	194,000	220,900	14%
Clinton Town	634	862	36%	191,200	222,100	16%
Clinton Township	806	1,062	32%	248,300	283,900	14%
Delaware	601	1,130	88%	231,700	275,900	19%
East Amwell	615	913	48%	226,000	252,500	12%
Flemington	633	828	31%	157,900	163,300	3%
Franklin	648	892	38%	248,600	283,500	14%
Frenchtown	545	755	39%	151,600	165,900	9%
Glen Gardner	534	866	62%	151,700	170,700	13%
Hampton	483	543	12%	153,400	165,200	8%
High Bridge	651	788	21%	158,400	163,300	3%
Holland	542	905	67%	189,100	199,000	5%
Kingwood	580	787	36%	194,300	231,700	19%
Lambertville City	585	811	39%	156,200	170,500	9%
Lebanon Borough	729	969	33%	168,100	168,100	0%
Lebanon Township	517	871	68%	214,400	233,400	9%
Milford	539	794	47%	148,500	153,800	4%
Raritan	742	971	31%	211,600	248,300	17%
Readington	760	937	23%	248,700	289,700	16%
Stockton	488	850	74%	173,000	188,500	9%
Tewksbury	720	1,387	93%	374,100	461,200	23%
Union	788	973	23%	236,500	285,200	21%
West Amwell	602	865	44%	187,600	198,800	6%
<b>Hunterdon</b>	630	867	38%	209,900	245,000	17%

Source: U.S. Census, 2000. Calculations by Hunterdon County Planning Board

## H2: POPULATION, HOUSING, AND DENSITY FOR 2000

MUNICIPALITY	POPULATION	NUMBER OF HOUSING UNITS	TOTAL AREA IN SQUARE MILES	DENSITY PER SQUARE MILE	
				POPULATION	HOUSING UNITS
Alexandria	4,698	1,598	27.64	170.60	58.00
Bethlehem	3,820	1,303	20.84	183.30	62.50
Bloomsbury	886	342	0.91	975.50	376.60
Califon	1,055	410	0.98	1,093.20	424.90
Clinton Town	2,632	1,095	1.42	1,916.00	797.10
Clinton Township	12,957	4,234	33.93	431.90	141.10
Delaware	4,478	1,701	37.03	121.90	46.30
East Amwell	4,455	1,624	28.72	155.30	56.60
Flemington	4,200	1,876	1.07	3,927.40	1,754.20
Franklin	2,990	1,125	22.92	130.70	49.20
Frenchtown	1,488	630	1.34	1,160.70	491.40
Glen Gardner	1,902	829	1.56	1,217.60	530.70
Hampton	1,546	574	1.54	1,006.80	373.80
High Bridge	3,776	1,478	2.43	1,566.00	613.00
Holland	5,124	1,942	24.09	216.20	81.90
Kingwood	3,782	1,422	35.81	107.40	40.40
Lambertville City	3,868	1,961	1.25	3,408.60	1,728.10
Lebanon Borough	1,065	477	0.87	1,227.30	549.70
Lebanon Township	5,816	2,020	31.72	183.50	63.70
Milford	1,195	484	1.22	1,037.70	420.30
Raritan	19,809	7,094	37.91	523.50	187.50
Readington	15,803	5,794	47.82	331.40	121.50
Stockton	560	258	0.60	1,026.50	472.90
Tewksbury	5,541	2,052	31.65	175.20	64.90
Union	6,160	1,725	20.59	324.80	90.90
West Amwell	2,383	984	21.90	109.70	45.30
<b>Hunterdon County</b>	121,989	45,032	437.76	278.67	102.87
<b>New Jersey</b>	8,414,350	3,310,275	8,721.30	1,134.40	446.30

Source: U.S. Census, 2000, Calculations by Hunterdon County Planning Board

**H3: Housing Characteristics for Hunterdon County New Jersey  
Census of April 1, 2000**

Municipality	Total Pop.	Household size	Family size	Housing Unit	Occupied	Vacant	Vacant for Seasonal, Recr., or Occ. Use	Home-owner vacancy rate (%)	Rental rate (%)	Occupied HU	Owner Occupied	Renter Occupied	Avg. Household size of Owner Occ.	Avg. Household Size of Renter Occ.
Alexandria	4,698	2.95	3.25	1,598	1,535	63	10	0.7	3.3	1,535	1,416	119	3	2.32
Bethlehem	3,820	3.02	3.26	1,303	1,266	37	6	1.1	1.8	1,266	1,211	55	3.04	2.6
Bloomsbury	886	2.74	3.11	342	322	20	0	3.6	6.6	322	265	57	2.86	2.19
Califon	1,055	2.63	3.11	410	401	9	1	1.7	1.9	401	349	52	2.74	1.92
Clinton Town	2,632	2.46	3.00	1,095	1,068	27	4	0.3	1.5	1,068	797	271	2.65	1.89
Clinton Township	12,957	2.82	3.23	4,234	4,129	105	19	0.8	3.5	4,129	3,748	381	2.9	2.06
Delaware	4,478	2.72	3.06	1,701	1,643	58	21	0.2	4.7	1,643	1,418	225	2.81	2.18
East Amwell	4,455	2.80	3.07	1,624	1,581	43	12	0.5	2.9	1,581	1,378	203	2.86	2.44
Flemington	4,200	2.26	3.00	1,876	1,804	72	4	0.1	2	1,804	700	1,104	2.47	2.13
Franklin	2,990	2.74	3.04	1,125	1,091	34	5	0.4	7.1	1,091	974	117	2.79	2.29
Frenchtown	1,488	2.38	2.99	630	613	17	1	1.1	2.6	613	355	258	2.68	1.97
Glen Gardner	1,902	2.33	3.07	829	805	24	3	1.1	3.8	805	552	253	2.57	1.8
Hampton	1,546	2.58	3.20	574	559	15	4	0.8	1.6	559	372	187	2.86	2.04
High Bridge	3,776	2.64	3.10	1,478	1,428	50	2	1.5	6.2	1,428	1,184	244	2.71	2.34
Holland	5,124	2.72	3.06	1,942	1,881	61	18	0.7	4	1,881	1,738	143	2.75	2.43
Kingwood	3,782	2.82	3.21	1,422	1,340	82	40	0.5	2.7	1,340	1,124	216	2.91	2.35
Lambertville City	3,868	2.06	2.82	1,961	1,860	101	26	0.7	4.5	1,860	1,201	659	2.26	1.71
Lebanon Borough	1,065	2.33	2.97	477	458	19	3	0.6	6.7	458	360	98	2.35	2.22
Lebanon Township	5,816	2.79	3.15	2,020	1,963	57	20	0.4	3.5	1,963	1,713	250	2.86	2.32
Milford	1,195	2.55	3.11	484	469	15	0	2.4	0.7	469	320	149	2.7	2.22
Raritan	19,809	2.81	3.24	7,094	6,939	155	24	0.6	2.6	6,939	6,091	848	2.91	2.14
Readington	15,803	2.77	3.18	5,794	5,676	118	18	0.4	3.8	5,676	5,069	607	2.84	2.19
Stockton	560	2.28	2.94	258	246	12	3	0.6	3.7	246	167	79	2.49	1.82
Tewksbury	5,541	2.79	3.05	2,052	1,986	66	17	0.7	4.5	1,986	1,816	170	2.83	2.37
Union	6,160	2.61	3.18	1,725	1,666	59	14	0.8	1.6	1,666	1,417	249	2.7	2.09
West Amwell	2,383	2.51	2.93	984	949	35	13	0.5	2.6	949	798	151	2.57	2.15
<b>Hunterdon</b>	<b>121,989</b>	<b>2.62</b>	<b>3.09</b>	<b>45,032</b>	<b>43,678</b>	<b>1,354</b>	<b>288</b>	<b>22.8</b>	<b>90.4</b>	<b>43,678</b>	<b>36,533</b>	<b>7,145</b>	<b>2.74</b>	<b>2.16</b>

Source: U.S. Census, 2000. Prepared by: Hunterdon County Planning Board, May 2001

A **Household** includes all of the people who occupy a housing unit; A **Housing Unit** may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters.

<b>H4: NUMBER OF HOUSING UNITS BY TYPE: SINGLE FAMILY DETACHED (SF) AND MULTIFAMILY (MF) BY MUNICIPALITY, 1990 AND 2000</b>						
<b>MUNICIPALITY</b>	<b>1990</b>			<b>2000</b>		
	<b>SF</b>	<b>MF</b>	<b>TOTAL</b>	<b>SF</b>	<b>MF</b>	<b>TOTAL</b>
Alexandria	1126	77	1203	1531	76	1607
Bethlehem	1002	31	1033	1284	19	1303
Bloomsbury	256	74	330	261	81	342
Califon	353	42	395	378	32	410
Clinton Town	549	243	792	646	449	1095
Clinton Township	2689	687	3376	3347	887	4234
Delaware	1441	128	1569	1614	84	1698
East Amwell	1361	126	1487	1492	132	1624
Flemington	543	1245	1788	578	1298	1876
Franklin	938	62	1000	1051	74	1125
Frenchtown	312	261	573	367	263	630
Glen Gardner	307	409	716	367	462	829
Hampton	397	169	566	385	189	574
High Bridge	1068	336	1404	1156	322	1478
Holland	1603	116	1719	1750	192	1942
Kingwood	1014	133	1147	1322	100	1422
Lambertville City	491	1219	1710	525	1436	1961
Lebanon Borough	208	210	418	239	238	477
Lebanon Township	1805	121	1926	1937	83	2020
Milford	322	187	509	327	157	484
Raritan	3675	1851	5526	4755	2339	7094
Readington	3720	892	4612	4513	1281	5794
Stockton	184	73	257	173	88	261
Tewksbury	1561	87	1648	1947	105	2052
Union	878	487	1365	1161	564	1725
West Amwell	762	75	837	903	81	984
<b>Hunterdon County</b>	<b>28565</b>	<b>9341</b>	<b>37906</b>	<b>34009</b>	<b>11023</b>	<b>45032</b>

Note: Data for single family detached homes include mobile homes or trailers.

Source: U.S. Census, 1990 and 2000. Calculations by Hunterdon County Planning Board

**H5: NUMBER OF HOUSING UNITS BY NUMBER OF BEDROOMS AND PERCENTAGE OF TOTAL HOUSING UNITS**

<b>MUNICIPALITY</b>	<b>0 BEDROOMS</b>		<b>1 BEDROOM</b>		<b>2 BEDROOMS</b>		<b>3 BEDROOMS</b>		<b>4 BEDROOMS</b>		<b>5 BEDROOMS</b>		<b>TOTAL</b>
Alexandria	0	0.0%	10	0.6%	246	15.4%	630	39.4%	631	39.5%	81	5.1%	1,598
Bethlehem	5	0.4%	38	2.9%	105	8.1%	442	33.9%	659	50.6%	54	4.1%	1,303
Bloomsbury	2	0.6%	29	8.5%	62	18.1%	143	41.8%	102	29.8%	4	1.2%	342
Califon	2	0.5%	18	4.4%	64	15.6%	205	50.0%	118	28.8%	3	0.7%	410
Clinton Town	13	1.2%	156	14.2%	205	18.7%	443	40.5%	245	22.4%	33	3.0%	1,095
Clinton Township	0	0.0%	354	8.4%	613	14.5%	1,171	27.7%	1,783	42.1%	313	7.4%	4,234
Delaware	0	0.0%	105	6.2%	265	15.6%	635	37.4%	542	31.9%	151	8.9%	1,698
East Amwell	26	1.6%	43	2.6%	270	16.6%	678	41.7%	504	31.0%	103	6.3%	1,624
Flemington	8	0.4%	517	27.6%	683	36.4%	443	23.6%	215	11.5%	10	0.5%	1,876
Franklin	0	0.0%	16	1.4%	153	13.6%	480	42.7%	384	34.1%	92	8.2%	1,125
Frenchtown	14	2.2%	116	18.4%	157	24.9%	242	38.4%	92	14.6%	9	1.4%	630
Glen Gardner	6	0.7%	241	29.1%	269	32.4%	170	20.5%	125	15.1%	18	2.2%	829
Hampton	4	0.7%	92	16.0%	139	24.2%	233	40.6%	94	16.4%	12	2.1%	574
High Bridge	0	0.0%	91	6.2%	357	24.2%	679	45.9%	316	21.4%	35	2.4%	1,478
Holland	4	0.2%	60	3.1%	407	21.0%	856	44.1%	493	25.4%	122	6.3%	1,942
Kingwood	0	0.0%	44	3.1%	202	14.2%	738	51.9%	357	25.1%	81	5.7%	1,422
Lambertville City	52	2.7%	380	19.4%	664	33.9%	661	33.7%	164	8.4%	40	2.0%	1,961
Lebanon Borough	5	1.0%	74	15.5%	154	32.3%	163	34.2%	68	14.3%	13	2.7%	477
Lebanon Township	20	1.0%	41	2.0%	356	17.6%	907	44.9%	587	29.1%	109	5.4%	2,020
Milford	2	0.4%	60	12.4%	122	25.2%	219	45.2%	68	14.0%	13	2.7%	484
Raritan	22	0.3%	496	7.0%	1,697	23.9%	1,819	25.6%	2,745	38.7%	315	4.4%	7,094
Readington	50	0.9%	339	5.9%	1,007	17.4%	1,762	30.4%	2,227	38.4%	409	7.1%	5,794
Stockton	0	0.0%	36	13.8%	83	31.8%	101	12.6%	33	12.6%	8	3.1%	261
Tewksbury	30	1.5%	44	2.1%	146	7.1%	640	31.2%	841	41.0%	351	17.1%	2,052
Union	0	0.0%	396	23.0%	304	17.6%	346	20.1%	543	31.5%	136	7.9%	1,725
West Amwell	4	0.4%	88	8.9%	190	19.3%	445	45.2%	208	21.1%	49	5.0%	984
<b>Hunterdon County</b>	269	0.6%	3,884	8.6%	8,920	19.8%	15,251	33.9%	14,144	31.4%	2,546	5.7%	45,032
<b>New Jersey</b>	76,531	2.3%	529,433	16.0%	869,766	26.3%	1,087,653	32.9%	587,897	17.8%	158,995	4.8%	3,310,275

Source: U.S. Census, 2000. Calculations by Hunterdon County Planning Board

**H6: AGE AND NUMBER OF HOUSING UNITS  
FOR HUNTERDON COUNTY AND THE STATE**

YEAR BUILT	NEW JERSEY		HUNTERDON COUNTY	
	Number	% of Total	Number	% of Total
Built 1999 to March 2000	48,124	1.5	1,128	2.5
Built 1995 to 1998	139,421	4.2	3,485	7.7
Built 1990 to 1994	158,581	4.8	3,107	6.9
Built 1980 to 1989	409,978	12.4	10,091	22.4
Built 1970 to 1979	462,740	14	6,811	15.1
Built 1960 to 1969	526,732	15.9	4,601	10.2
Built 1950 to 1959	565,847	17.1	4,089	9.1
Built 1940 to 1949	332,806	10.1	1,875	4.2
Built 1939 or earlier	666,046	20.1	9,845	21.9
Median Year Built	1962		1973	

Source: U.S. Census, 2000. Calculations by Hunterdon County Planning Board.

**H7: VEHICLES AVAILABLE AT OCCUPIED HOUSING UNITS, 2000**

<b>MUNICIPALITY</b>	<b>0 VEHICLES</b>		<b>1 VEHICLE</b>		<b>2 VEHICLES</b>		<b>3+ VEHICLES</b>		<b>OCCUPIED HOUSING UNITS</b>
Alexandria	46	2.9%	248	15.5%	792	49.6%	449	28%	1,598
Bethlehem	22	1.7%	149	11.4%	618	47.4%	477	37%	1,303
Bloomsbury	7	2.0%	78	22.8%	181	52.9%	56	16%	342
Califon	10	2.4%	86	21.0%	231	56.3%	74	18%	410
Clinton Town	75	6.8%	346	31.6%	480	43.8%	167	15%	1,095
Clinton Township	16	0.4%	809	19.1%	2,274	53.7%	1,030	24%	4,234
Delaware	32	1.9%	358	21.0%	746	43.9%	505	30%	1,701
East Amwell	16	1.0%	316	19.5%	778	47.9%	471	29%	1,624
Flemington	252	13.4%	796	42.4%	570	30.4%	186	10%	1,876
Franklin	39	3.5%	162	14.4%	508	45.2%	382	34%	1,125
Frenchtown	21	3.3%	226	35.9%	267	42.4%	99	16%	630
Glen Gardner	50	6.0%	293	35.3%	338	40.8%	124	15%	829
Hampton	41	7.1%	173	30.1%	239	41.6%	106	18%	574
High Bridge	31	2.1%	380	25.7%	727	49.2%	290	20%	1,478
Holland	59	3.0%	399	20.5%	864	44.5%	559	29%	1,942
Kingwood	17	1.2%	227	16.0%	647	45.5%	449	32%	1,422
Lambertville City	229	11.7%	756	38.6%	634	32.3%	241	12%	1,961
Lebanon Borough	15	3.1%	172	36.1%	193	40.5%	78	16%	477
Lebanon Township	64	3.2%	304	15.0%	1,012	50.1%	583	29%	2,020
Milford	12	2.5%	151	31.2%	229	47.3%	77	16%	484
Raritan	176	2.5%	1,478	20.8%	3,734	52.6%	1,551	22%	7,094
Readington	158	2.7%	1,098	19.0%	2,667	46.0%	1,753	30%	5,794
Stockton	17	6.6%	82	31.8%	114	44.2%	35	14%	258
Tewksbury	34	1.7%	267	13.0%	996	48.5%	689	34%	2,052
Union	49	2.8%	397	23.0%	723	41.9%	497	29%	1,725
West Amwell	12	1.2%	217	22.1%	465	47.3%	255	26%	984
<b>Hunterdon</b>	1,500	3.3%	9,968	22.1%	21,027	46.7%	11,183	25%	45,032

Source: U.S. Census Bureau, 2000. Calculations by Hunterdon County Planning Board