

ZIMMERMAN/VOLK ASSOCIATES

PO Box 4907
 Clinton, NJ 08809
 (908) 735 - 6336
info@zva.cc (mailto:info@zva.cc) • www.ZVA.cc (http://www.ZVA.cc)
 Residential Market Analysis Across the Urban-to-Rural Transect

ZVA MOBILITY DISTRIBUTION INDEX

Hunterdon County, New Jersey

58.4

National Aggregated Mobility Distribution Index Five-Year Average

	2011	2012	2013	2014	2015
Intra-State New Jersey Mobility Distribution Index	86.1	88.22	89.2	75.14	85.68
Inter-State New Jersey Mobility Distribution Index	77.03	80.18	79.22	71.99	79.88
<i>New Jersey Mobility Distribution Index</i>	79.24	82.08	81.45	72.62	81.18
National Mobility Distribution Index	58.92	60.88	59.29	52.56	60.32

National Internal Mobility Distribution Index – 5-Year Average	33.38
National External Mobility Distribution Index – 5-Year Average	93.76
National Aggregated Mobility Distribution Index – 5-Year Average	58.4

NEW JERSEY MOBILITY DISTRIBUTION INDEX RANKED BY MARKET SIZE

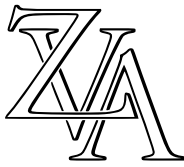
Hunterdon County, New Jersey

<i>Geography</i>	<i>Occupied Households Percent Share of Nation</i>	<i>Intra-State</i>	<i>Inter-State</i>	<i>Aggregated</i>
Atlantic County, NJ	0.0875231%	104.47	75.52	98.03
Sussex County, NJ	0.0472925%	81.79	66.02	78.23
Cumberland County, NJ	0.0437265%	109.45	58.02	97.73
Hunterdon County, NJ	0.0407025%	77.66	84.87	79.31
Cape May County, NJ	0.0366583%	88.54	109.72	93.35
Warren County, NJ	0.0359422%	92.31	87.14	91.19
Salem County, NJ	0.0214229%	98.92	72.46	93.1

NATIONAL MOBILITY DISTRIBUTION INDEX RANKED BY MARKET SIZE

Hunterdon County, New Jersey

<i>Geography</i>	<i>Occupied Households Percent Share of Nation</i>	<i>Internal</i>	<i>External</i>	<i>Aggregated</i>
Rapides Parish, LA	0.0410982%	95.91	71.83	85.75
Imperial County, CA	0.0410513%	128.79	76.53	107.38
Wayne County, NC	0.0409262%	110.52	90.98	102.43
Washington County, UT	0.0408203%	123.75	137.03	129.25
Sandoval County, NM	0.040762%	55.01	147.97	93.63
Hunterdon County, NJ	0.0407025%	33.38	93.76	58.4
Coweta County, GA	0.0405831%	77.82	141.06	104.04
Strafford County, NH	0.0404703%	114.08	118.42	115.91
Guadalupe County, TX	0.0402672%	56.05	202.66	117.03
Grayson County, TX	0.0402595%	137.44	105.92	124.23
Sheboygan County, WI	0.0400839%	93.5	59.54	79.4



SELECTED DEMOGRAPHIC AND MOBILITY CHARACTERISTICS

Hunterdon County, New Jersey

	2011	2012	2013	2014	2015
Total County Occupied Households	47,455	47,422	46,816	46,951	46,899
Median Income	\$103,879	\$105,880	\$106,143	\$106,519	\$105,444
Median Home Value: Owned Homes	437,100	419,000	404,300	393,500	390,900
<i>Percent Ownership</i>	85%	85%	85%	84%	84%
Total State Occupied Households	3,180,854	3,186,878	3,186,418	3,188,498	3,189,486
<i>County Share of Intra-State In-Migration</i>	1.15%	1.19%	1.16%	1.06%	1.17%
<i>County Share of Inter-State In-Migration</i>	1.28%	1.31%	1.31%	1.11%	1.26%

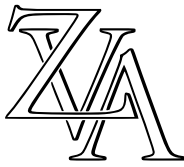
ESTIMATED ANNUAL AVERAGE POPULATION IN-MIGRATION BY ORIGIN

WITHIN/TO HUNTERDON COUNTY, NEW JERSEY BETWEEN 2011 AND 2015 *

Hunterdon County, New Jersey, Balance of New Jersey, and Balance of U.S. and Abroad

	<i>Hunterdon County</i>	<i>Balance of New Jersey</i>	<i>Balance of U.S.</i>	<i>Total</i>
Number of Persons	3,808	4,386	2,419	10,613
Percent Share	36%	41%	23%	100%

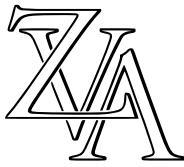
* Most recently available concurrent five years of American Community Survey and Internal Revenue Service data.



GROSS ANNUAL HOUSEHOLD IN-MIGRATION

Hunterdon County, New Jersey

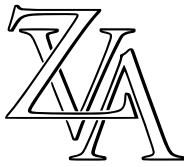
Origin County	2011		2012		2013		2014		2015	
	Number	Share	Number	Share	Number	Share	Number	Share	Number	Share
Somerset County, NJ	542	17.7%	612	19.4%	629	21.7%	453	21%	623	20.6%
Middlesex County, NJ	199	6.5%	285	9%	210	7.3%	188	8.7%	247	8.2%
Warren County, NJ	288	9.4%	220	7%	189	6.5%	139	6.4%	228	7.5%
Morris County, NJ	156	5.1%	161	5.1%	177	6.1%	123	5.7%	181	6%
Union County, NJ	133	4.3%	133	4.2%	139	4.8%	93	4.3%	163	5.4%
Mercer County, NJ	143	4.7%	136	4.3%	122	4.2%	111	5.1%	132	4.4%
Bucks County, PA	138	4.5%	136	4.3%	136	4.7%	78	3.6%	120	4%
Northampton County, PA	73	2.4%	76	2.4%	59	2%	50	2.3%	66	2.2%
Hudson County, NJ	57	1.9%	67	2.1%	61	2.1%	54	2.5%	66	2.2%
Essex County, NJ	80	2.6%	63	2%	60	2.1%	66	3.1%	64	2.1%
Ocean County, NJ	58	1.9%	63	2%	53	1.8%	44	2%	62	2%
Bergen County, NJ	40	1.3%	48	1.5%	40	1.4%	33	1.5%	57	1.9%
Monmouth County, NJ	55	1.8%	55	1.7%	53	1.8%	54	2.5%	48	1.6%
New York County, NY	54	1.8%	48	1.5%	38	1.3%	33	1.5%	35	1.2%
Kings County, NY	27	0.9%	40	1.3%	34	1.2%			35	1.2%
Burlington County, NJ	28	0.9%	29	0.9%	21	0.7%	23	1.1%	31	1%
Lehigh County, PA	24	0.8%	16	0.5%	20	0.7%	20	0.9%	26	0.9%
Passaic County, NJ	23	0.8%	36	1.1%	22	0.8%	25	1.2%	26	0.9%
Sussex County, NJ	16	0.5%	23	0.7%	23	0.8%			24	0.8%
Foreign - Other flows, FR	64	2.1%					23	1.1%		
All Other Counties:	866	28.3%	905	28.7%	807	27.9%	548	25.4%	793	26.2%
Total In-Migration:	3,064	100%	3,151	100%	2,892	100%	2,158	100%	3,026	100%



GROSS ANNUAL HOUSEHOLD OUT-MIGRATION

Hunterdon County, New Jersey

<i>Destination County</i>	2011		2012		2013		2014		2015	
	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>
Somerset County, NJ	323	11%	391	11.6%	341	11.2%	286	11.6%	339	10.2%
Middlesex County, NJ	138	4.7%	177	5.2%	109	3.6%	115	4.7%	107	3.2%
Warren County, NJ	255	8.7%	279	8.3%	268	8.8%	214	8.7%	285	8.6%
Morris County, NJ	122	4.2%	156	4.6%	126	4.1%	116	4.7%	139	4.2%
Union County, NJ	49	1.7%	82	2.4%	55	1.8%	51	2.1%	67	2%
Mercer County, NJ	95	3.2%	104	3.1%	113	3.7%	75	3%	133	4%
Bucks County, PA	155	5.3%	183	5.4%	172	5.6%	122	4.9%	198	6%
Northampton County, PA	88	3%	119	3.5%	95	3.1%	84	3.4%	114	3.4%
Hudson County, NJ	74	2.5%	81	2.4%	95	3.1%	81	3.3%	69	2.1%
Essex County, NJ	39	1.3%	44	1.3%	27	0.9%			41	1.2%
Ocean County, NJ	66	2.2%	87	2.6%	81	2.7%	44	1.8%	95	2.9%
Bergen County, NJ	29	1%	32	0.9%	24	0.8%	21	0.9%	20	0.6%
Monmouth County, NJ	61	2.1%	61	1.8%	59	1.9%	50	2%	70	2.1%
New York County, NY	58	2%	68	2%	63	2.1%	57	2.3%	59	1.8%
Kings County, NY	33	1.1%	34	1%	31	1%	26	1.1%	21	0.6%
Burlington County, NJ	25	0.9%	39	1.2%	27	0.9%	21	0.9%	32	1%
Lehigh County, PA	29	1%	27	0.8%	28	0.9%	27	1.1%	35	1.1%
Passaic County, NJ	18	0.6%	15	0.4%						
Sussex County, NJ	15	0.5%	14	0.4%	20	0.7%				
Foreign - Other flows, FR							29	1.2%		
All Other Counties:	1,265	43.1%	1,380	40.9%	1,322	43.3%	1,049	42.5%	1,489	45%
Total Out-Migration:	2,936	100%	3,372	100%	3,055	100%	2,468	100%	3,312	100%



PO Box 4907

Clinton, NJ 08809

(908) 735 - 6336

info@zva.cc (mailto:info@zva.cc) • www.ZVA.cc (http://www.ZVA.cc)

Residential Market Analysis Across the Urban-to-Rural Transect

NET ANNUAL HOUSEHOLD MIGRATION

Hunterdon County, New Jersey

<i>County</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>
Somerset County, NJ	219	221	288	167	284
Middlesex County, NJ	61	108	101	73	140
Warren County, NJ	33	-59	-79	-75	-57
Morris County, NJ	34	5	51	7	42
Union County, NJ	84	51	84	42	96
Mercer County, NJ	48	32	9	36	-1
Bucks County, PA	-17	-47	-36	-44	-78
Northampton County, PA	-15	-43	-36	-34	-48
Hudson County, NJ	-17	-14	-34	-27	-3
Essex County, NJ	41	19	33	0	23
Ocean County, NJ	-8	-24	-28	0	-33
Bergen County, NJ	11	16	16	12	37
Monmouth County, NJ	-6	-6	-6	4	-22
New York County, NY	-4	-20	-25	-24	-24
Kings County, NY	-6	6	3	0	14
Burlington County, NJ	3	-10	-6	2	-1
Lehigh County, PA	-5	-11	-8	-7	-9
Passaic County, NJ	5	21	0	0	0
Sussex County, NJ	1	9	3	0	0
Foreign - Other flows, FR	65	0	0	-6	0
All Other Counties:	-399	-475	-493	-436	-646
Total Net Migration:	128	-221	-163	-310	-286