



Buying New Jersey: The Rise in Institutional Ownership of Residential Properties



**New Jersey Department of Community Affairs
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EXECUTIVE SUMMARY

- This report examines recent trends in institutional homeownership and the impact of its rise on changes in residential sales prices and sales volumes.
- Approximately **6%** or 1 in 17 residential properties were institutionally owned in 2020, a **2.5 percentage point increase** over 2012. The number of these properties nearly doubled over that eight-year period.
- About 71% of institutionally owned residential properties are owned by **corporate** or **business entities**, followed by trusts at 22% and banks at 4%.
- **South Jersey** municipalities tend to have the highest shares of these properties and growth in institutionally-owned home shares, followed by **Central Jersey** municipalities.
- **Hudson, Union, and Ocean** Counties by far have the highest average shares of these properties. Growth in institutional homeownership has been strongest in **Hudson, Camden, Ocean, and Mercer** Counties.
- **Mantoloking**, a shore community, has the highest share of institutional homeownership, with one in four residential properties institutionally owned. **Trenton** takes the second spot and the top spot amongst municipalities with 500 or more residents, followed by **Deal** (another shore community), **Atlantic City**, and **Woodlynne**.
- **Trenton** had the biggest shift toward institutional homeownership since 2012, seeing 15% or almost 1/6 of its residential properties shift to institutional hands. South Jersey communities **Woodlynne** (13.7%), **Bridgeton** (12.5%), and **South Toms River** (12.2%) take the second, third, and fourth spots.
- **Central cities** by far tend to have the highest rates of institutional homeownership, averaging **15%**, followed distantly by urban suburbs at 8.3%. They have also seen the fastest growth in institutional property ownership, followed distantly by urban suburbs.
- In **shore communities**, institutional homeownership is about two times the level for non-shore communities. Shore towns have also seen larger increases in institutional homeownership since 2012.
- **Distressed neighborhoods** within urbanized communities tend to have very high institutional homeownership shares. **Distressed cities** tend to experience the greatest rises in institutional homeownership.
- Areas targeted by corporate buyers tend to be **lower-income, more distressed**, and have a resident population consisting mostly of **renters**. These areas tend to have **less available inventory for purchase** and much **faster growth in home prices**.
- The regression results reveal a positive relationship between the percentage of residential properties that are institutionally owned and the five-year change in the average sales price. A one percentage point increase in the share of institutionally owned properties increases five-year sales price growth by **\$7,891**.
- The areas where many low-income homebuyers live are also the ones losing the most available housing stock and seeing larger home price increases as a result.

INTRODUCTION

A recent report by the Rutgers Center on Law, Inequality and Metropolitan Equity (CLiME) revealed a shift in sale of residential properties to corporate buyers within the city of Newark since 2017.¹ The report found that roughly 5,189 were sold to institutional buyers from 2017 to 2020, accounting for over 47 percent of the city's one to four-unit residential buildings. National research by the National Association of Realtors showed evidence of a national trend as well, noting institutional purchases accounted for 13.2% of home purchases in 2021, up from 11.8% in 2020.² A rise in institutional homeownership can restrict the housing stock available to homebuyers in a community and make the remaining housing stock more expensive. Moreover, it can contribute to falling property values when absentee owners and landlords fail to properly maintain their properties. CLiME's findings begged the question of whether this is a Newark-specific or statewide trend. This report explores this phenomenon on a statewide basis, examining statewide trends in institutional home ownership and identifying communities where one- to four-family housing stock is rapidly shifting to corporate ownership. It also examines the impact of the rise in institutional homeownership on changes in residential sales prices and sales volumes.

DATA AND METHODOLOGY

This report uses data from the MOD-IV property tax list files for 2012, 2015, 2017, and 2020. The files contain data on every tax parcel in the state and include location, owner, property type and other information. The data were collected and limited only to residential properties with a property class code of 2, pertaining to one to four-family residential dwellings. This excludes multifamily properties with 5 or more units. For the purposes of this report, institutional ownership is defined as ownership by any entity that does not constitute a single household. Residential properties were tagged as being corporation or institutionally owned by the inclusion of certain descriptors in the seller's name, similar to the approach used in the Rutgers CLiME study, although inclusive of trusts. These included five categories of institutional owner names:

Corporation/Business Names: LLC, INC, Incorporated, Trust, Development, Group, Company, Corporation, Partners, Capital, Holding, Property, Properties, Investment, Rental, Real Estate, Association, Venture, Realty, Homes

Street Address Names: Avenue, Street, Road, Boulevard, Drive, Place, Terrace, Court, Circle, Highway

Banks/Lending Institutions: Bank, NA, Fannie Mac, Freddie Mac

Government Names: HUD, US Department, Veterans Affairs, State, City, Borough, Township, Town, DEP

Nonprofit Names: Church, Community

¹David Troutt and Katherine Nelson, *Who Owns Newark? Transferring Wealth from Newark Homeowners to Corporate Buyers*. May 2022, available at

<https://static1.squarespace.com/static/5b996f553917ee5e584ba742/t/626fd98bb8357d201cb8dcb5/1651497359130/Who+Owns+Newark+Final+1.pdf>

²National Association of Realtors Research Group, *Impact of Institutional Buyers on Home Sales and Single-Family Rentals*. May 2022, available at <https://cdn.nar.realtor/sites/default/files/documents/2022-impact-of-institutional-buyers-on-home-sales-and-single-family-rentals-05-12-2022.pdf>

These properties were tabulated and divided by the total number of residential properties to calculate institutional property shares by municipality for 2012, 2015, 2017, and 2020. This data was then used to determine incidences of institutional homeownership and the change in these incidences since 2012.

To determine if there were any distinctive characteristics of communities with large and fast-rising shares of institutional homeownership, a series of t tests were performed on communities above 125% of the average institutional share of residential properties in 2020 and above 125% of the average change in the institutional share since 2015, relative to all other communities. These tests established whether these communities were significantly different from all others in terms of income level, distress, sales prices, and sales volume.

Finally, a regression analysis was conducted to examine the impact of institutional homeownership on home sale prices from 2015 to 2020. 2015 is the earliest year available for average sales price data released by the Division of Taxation. Additional Census American Community Survey five-year estimate data on median household income, median housing age, population growth, unemployment, and race were collected for 2010-15 and 2016-20 and introduced into the regression model as controls. These were also used in the t test analysis. In addition, 2017 and 2020 Municipal Revitalization Index Scores from the Department of Community Affairs, the 2015-20 change in the number of residential sales, and the 2015 ratio of residential sales to residential properties from the Division of Taxation were used in the regression as controls.

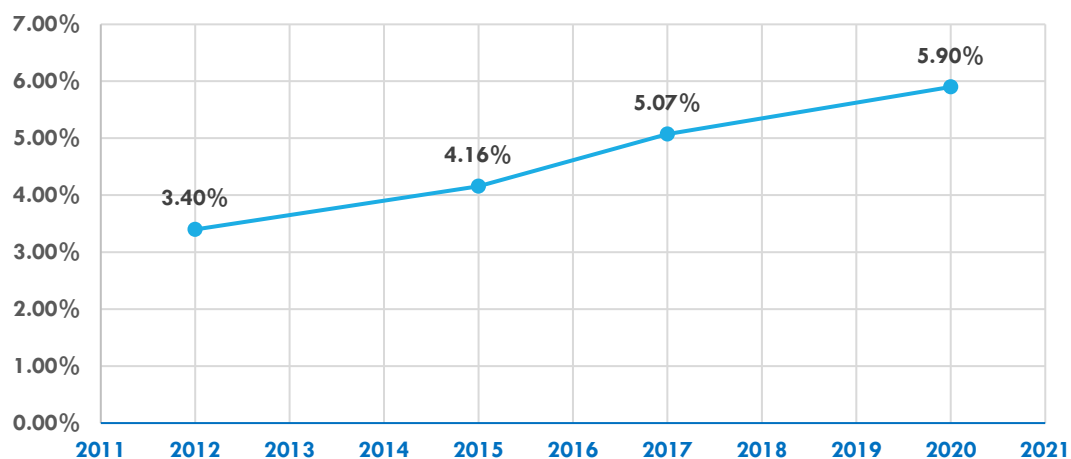
This report examines institutional homeownership by six different community types. **Central cities** are defined as principal cities of metropolitan areas under the federally-promulgated 2015 metropolitan area definitions. **Old Suburbs** are municipalities that border a contiguous urbanized area containing at least one central city in which at least 40 percent of total land area is “urban” under Census Bureau’s definitions, a majority of the housing stock is single-family detached, and a majority of the housing stock was built before 1970. **New suburbs** are the same as old suburbs except that a majority of the housing stock was built after 1970. **Urban suburbs** are suburbs where a majority of the housing stock is not single-family detached. **Rural centers** are communities in which at least 40 percent of total land area is “urban” under Census Bureau’s definitions, but do not border a contiguous urbanized area containing at least one principal city. **Rural communities** are municipalities in which more than 40 percent of land area is “rural” under Census definitions.

RESULTS

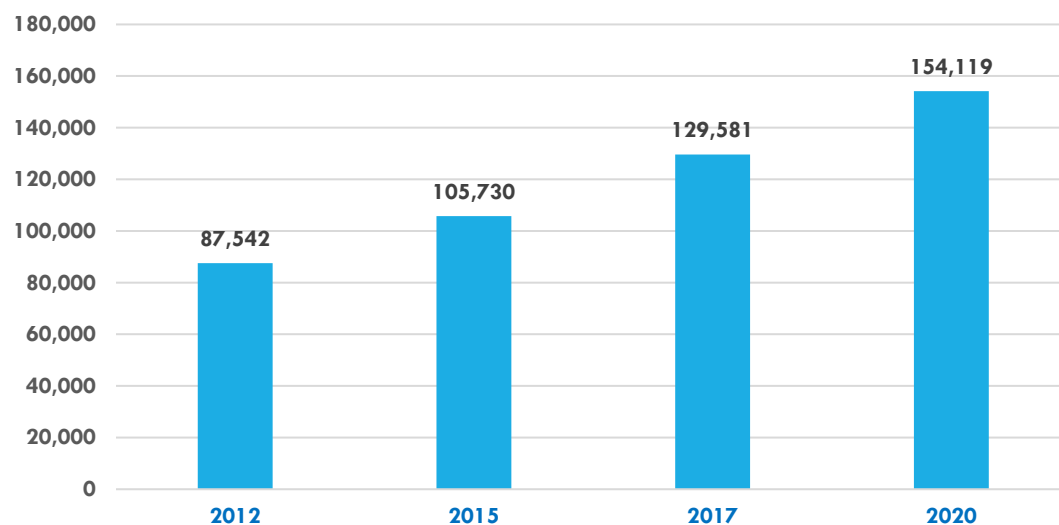
Statewide Trends

Approximately 6% or 1 in 17 residential properties were institutionally owned in 2020, a 2.5 percentage point increase over 2012. Over that period, the number of these properties nearly doubled, rising from 87,542 in 2012 to 154,119 in 2020. Since 2012, 544 municipalities (96.4%) have seen increases in the share of these properties, suggesting it is a consistent statewide trend. There has been a steady trend of institutional residential property acquisition that shows no signs of abatement.

% of Residential Properties Institutionally Owned

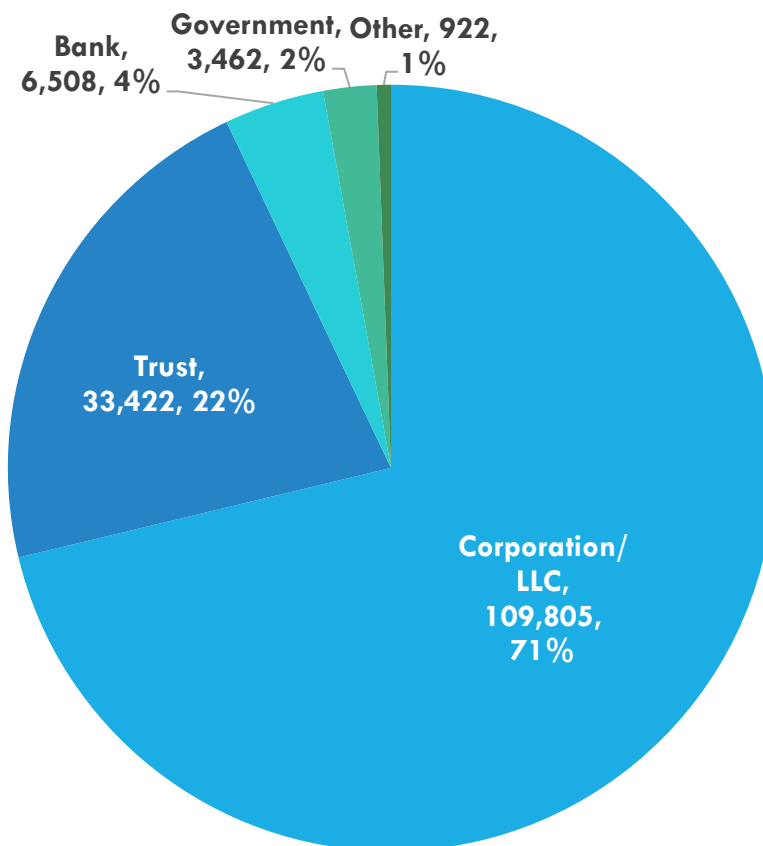


Number of Residential Properties Institutionally Owned



About 71% of institutionally owned residential properties are owned by corporate or business entities, followed by trusts at 22% and banks at 4%. Corporate or business owners account for a majority of institutionally owned properties in 82% of municipalities. The overwhelming majority of corporate owners are limited liability companies (LLCs). Most of these properties do not seem to be foreclosed homes.

Institutionally Owned Residential Properties by Owner Type, 2020

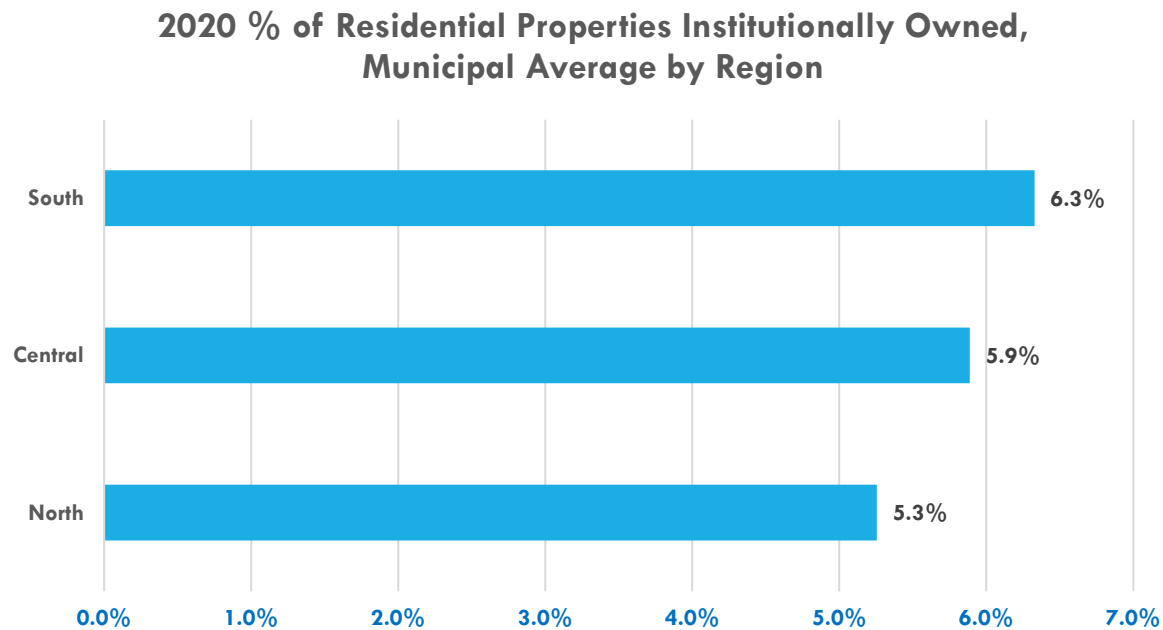


The vast majority of corporation/LLC properties are owned by owners with smaller (<6 properties) New Jersey property portfolios. Almost one in six can be found in census tracts with significant new residential development since 2013. About one in four can be found either in an Opportunity Zone or a fast-developing census tract.

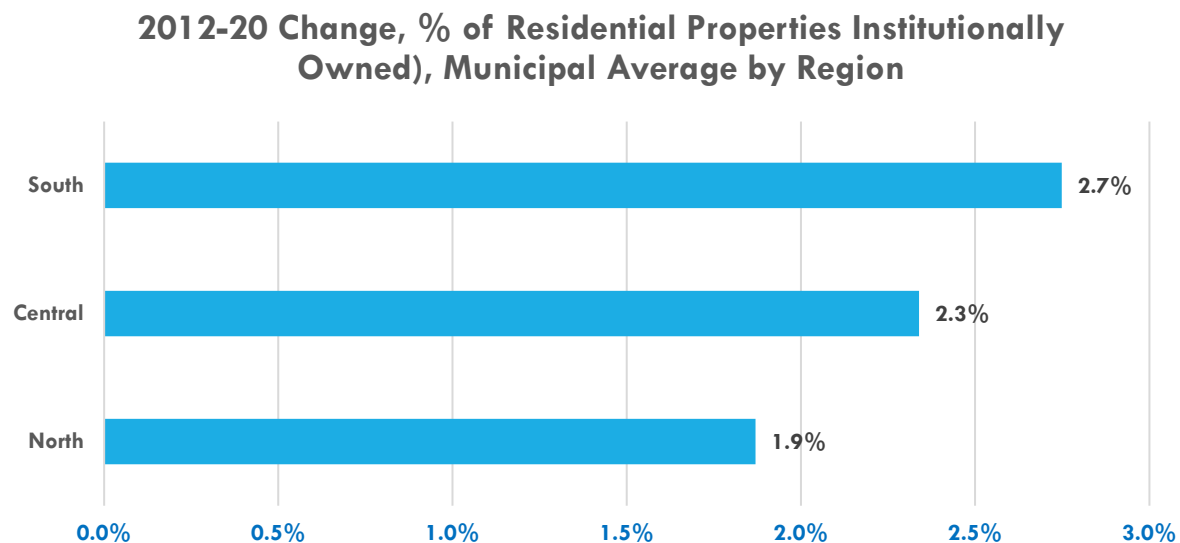
Corporate/LLC Owned Properties, 2020	
By Owner Type	
% owned by owner with 5 or less NJ properties	59.8%
% owned by owner with 20 or less NJ properties	77.3%
By Neighborhood Type	
% in Opportunity Zone	12.5%
% in Census Tract with >two times the state average number of housing units built after 2013 (sig. new residential development)	14.6%
% in Opportunity Zone or sig. new residential development tract	24.0%

Regional Trends

At the regional level, South Jersey municipalities tend to have the highest shares of these properties, followed by Central Jersey municipalities.



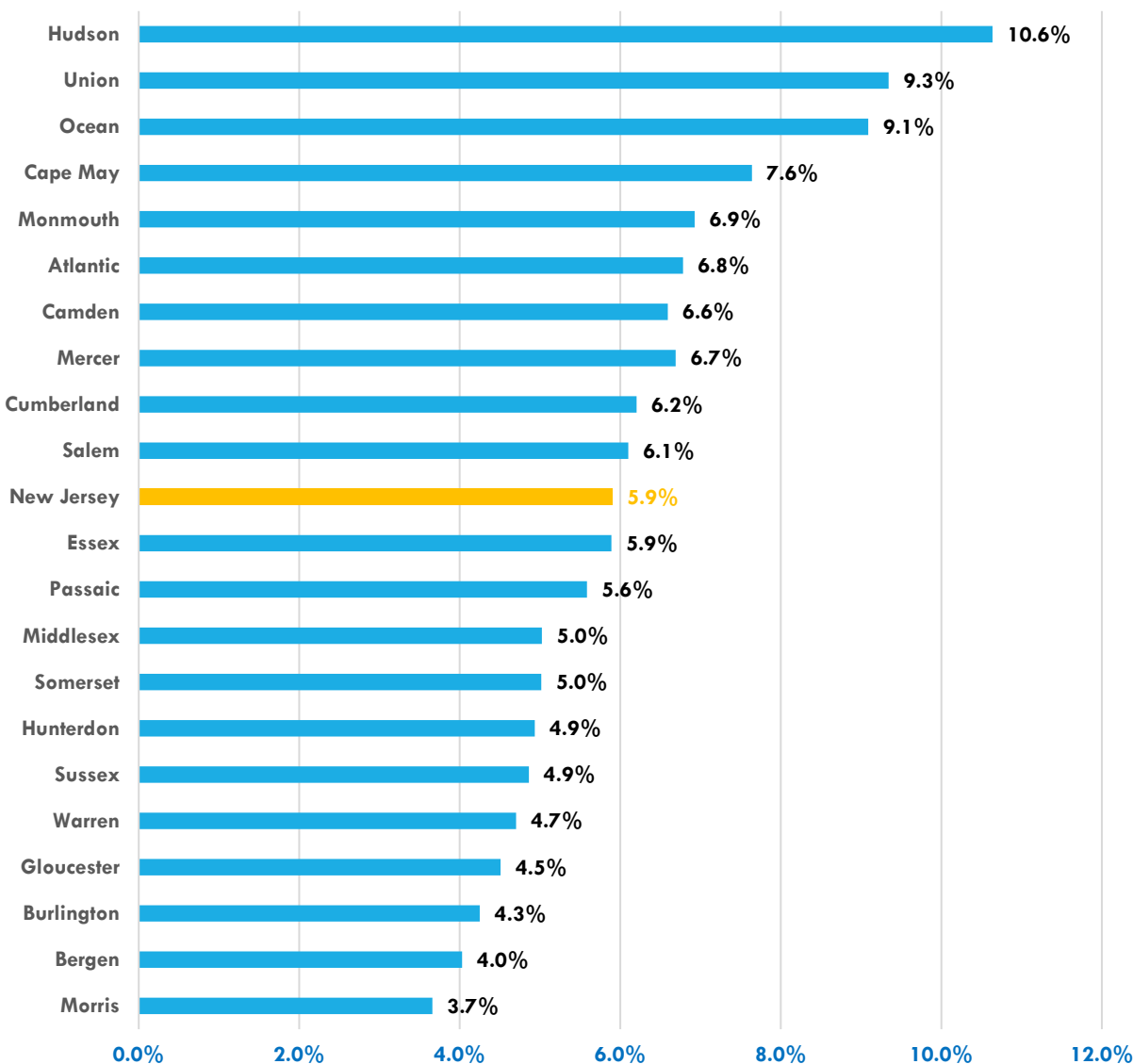
South Jersey has also seen the greatest growth in the share of properties owned by institutions, while growth in North Jersey has been much more modest.



County Trends

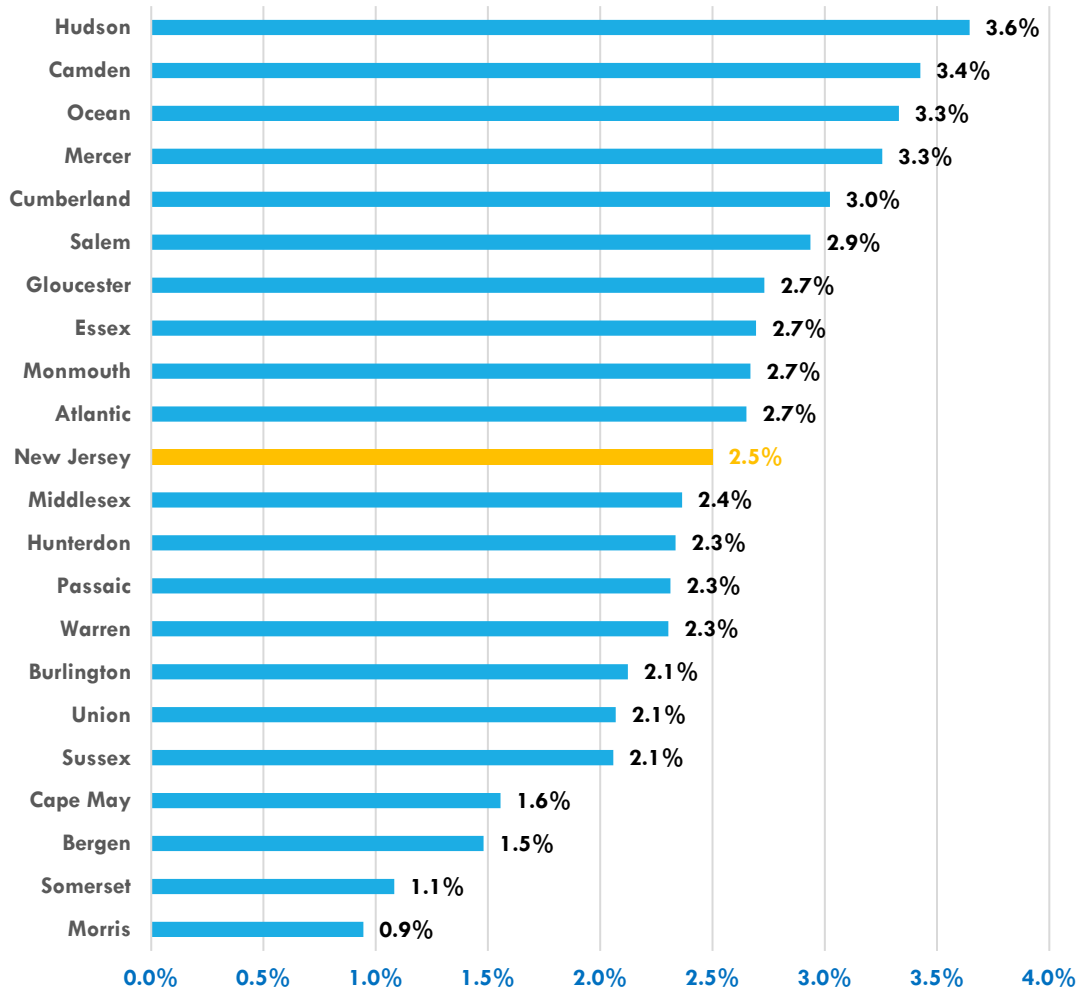
At the county level, municipalities in Hudson, Union, and Ocean County by far have the highest average shares of these properties. Shares are relatively small in communities within Burlington, Bergen, and Morris Counties.

**2020 Institutional % of Residential Properties, Municipal
Average by County**



Eight-year growth in institutional homeownership has been strongest in Hudson, Camden, Ocean, and Mercer Counties while remaining relatively slow in Bergen, Somerset, and Morris.

2012-20 Change in % of Residential Properties Institutionally Owned, Municipal Average by County



Community Trends

Examining incidences by municipality, **Mantoloking**, a small Ocean County shore community, takes the top spot on institutional homeownership, with one in four residential properties institutionally owned. **Trenton** takes the second spot at 23.4% and the top spot for municipalities with more than 500 residents, followed by **Deal** (another shore community), **Atlantic City**, and **Woodlynne**. Notably, most of Trenton and Woodlynne's institutionally owned properties transitioned to institutional ownership within the last eight years. This was also the case in Newark, mirroring the CLIME study's findings. Within Trenton, the highest shares appear in **Chambersburg**, **Chestnut Park**, and **Coalport/North Clinton**. In Atlantic City, very high shares are found in the **Uptown**, **Downtown**, **North Inlet**, and **Bungalow Park** neighborhoods. Although it is not in the top 10, **Newark** has the state's 16th highest share of institutionally owned residential property, with very high concentrations in the West and South Wards, as noted in the Rutgers CLIME report.

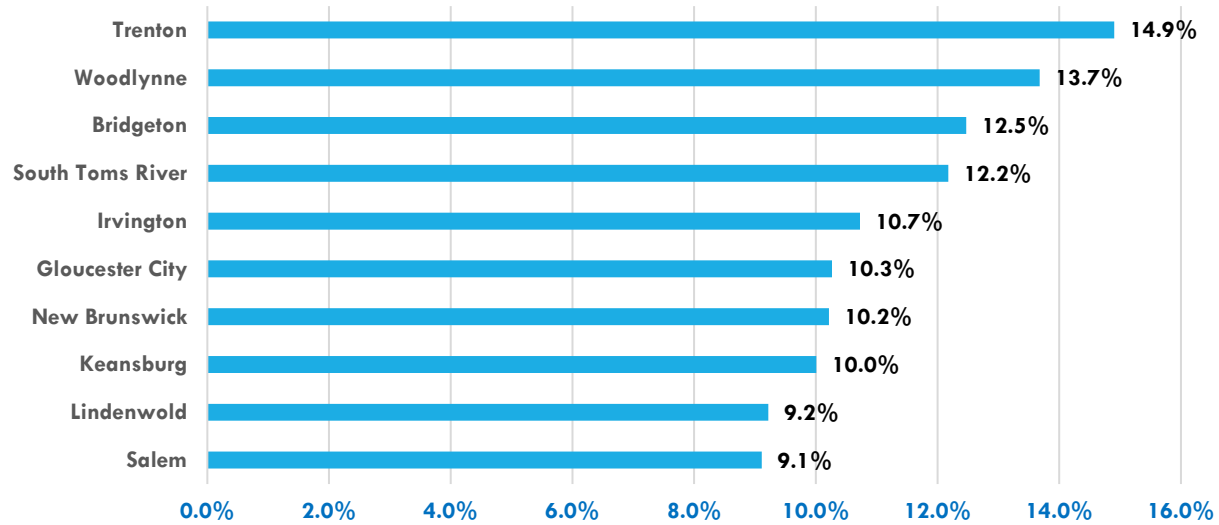
Top 10 Municipalities by 2020 Institutionally Owned % of Residential Properties³

Municipality	County	2020 Institutionally- Owned % of Residential Properties	2020 Institutionally- Owned Residential Properties
Mantoloking	Ocean	26.0%	127
Trenton	Mercer	23.4%	4,956
Deal	Monmouth	22.1%	189
Atlantic City	Atlantic	20.7%	2,227
Woodlynne	Camden	20.1%	175
Weehawken	Hudson	19.9%	649
New Brunswick	Middlesex	19.5%	1,046
Salem	Salem	19.1%	285
Bridgeton	Cumberland	17.6%	793
Union City	Hudson	17.6%	1,181

In terms of the shift to institutional homeownership, **Trenton** had the biggest shift since 2012, seeing 15% or almost 1/6 of its residential properties shift to institutional hands. South Jersey communities **Woodlynne** (13.7%), **Bridgeton** (12.5%), and **South Toms River** (12.2%) take the second, third, and fourth spots. Newark ranks just out of the top 10 at 11th. These communities are rapidly losing housing stock accessible to non-institutional buyers.

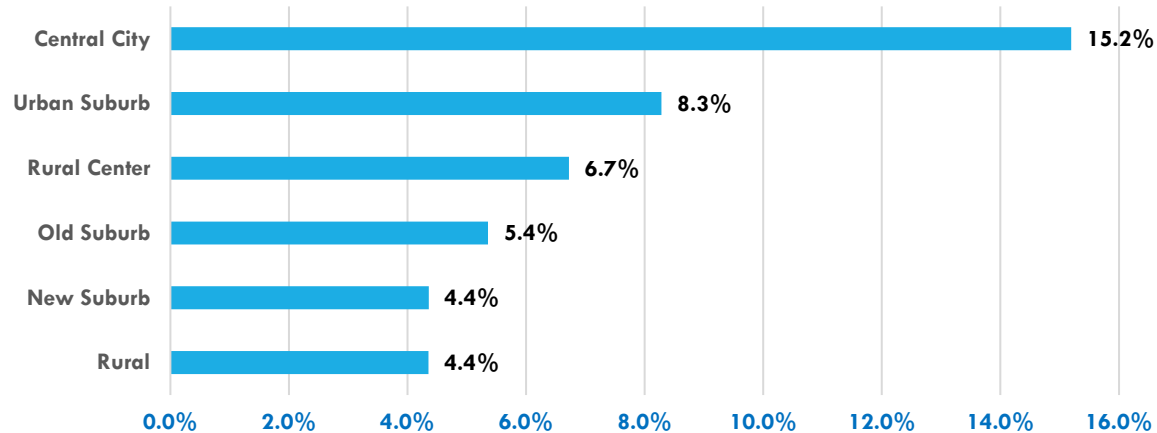
³Excludes Winfield Township, a housing cooperative community where residents have an interest in a housing corporation that owns nearly all residential property in the Township. Also excludes Tavistock, a tiny municipality consisting primarily of a golf course.

2012-20 Change in % of Res. Properties Institutionally Owned, Top 10 Municipalities



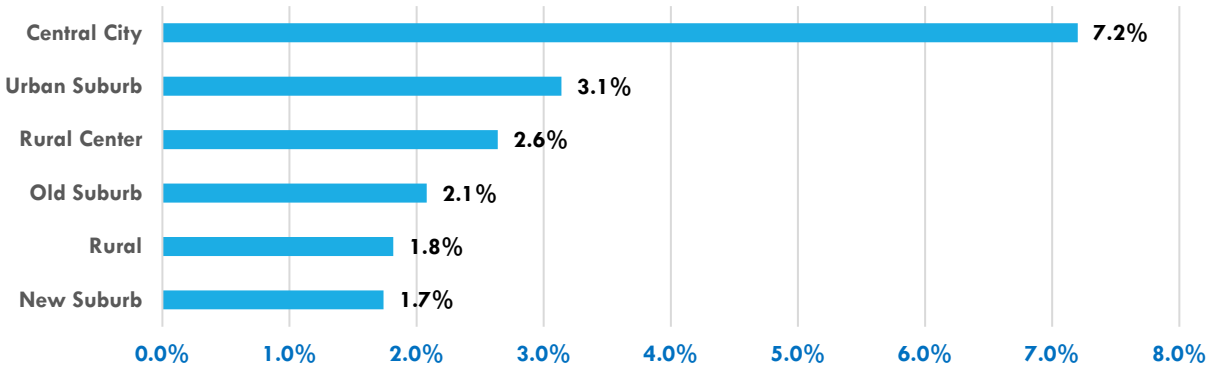
When analyzing the data by community type, distinct patterns emerge. Central cities by far tend to have the highest rates of institutional property ownership, averaging 15%, followed distantly by urban suburbs at 8.3%. Newer suburbs and rural communities tend to have the lowest institutional shares.

% of Residential Properties Institutionally Owned (2020), Average by Community Type



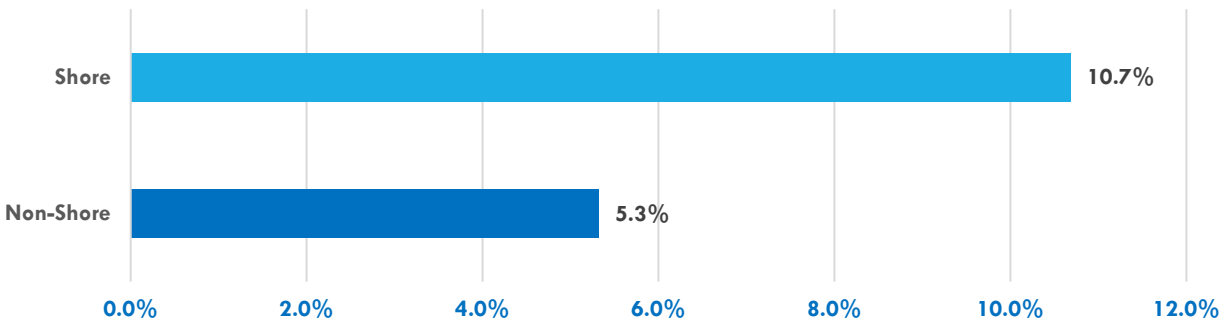
Likewise, central cities have seen the fastest growth in institutional property ownership, followed distantly by urban suburbs. Rural communities and new suburbs have had the least growth.

2012-20 Change, % of Residential Properties Institutionally Owned, Average by Community Type

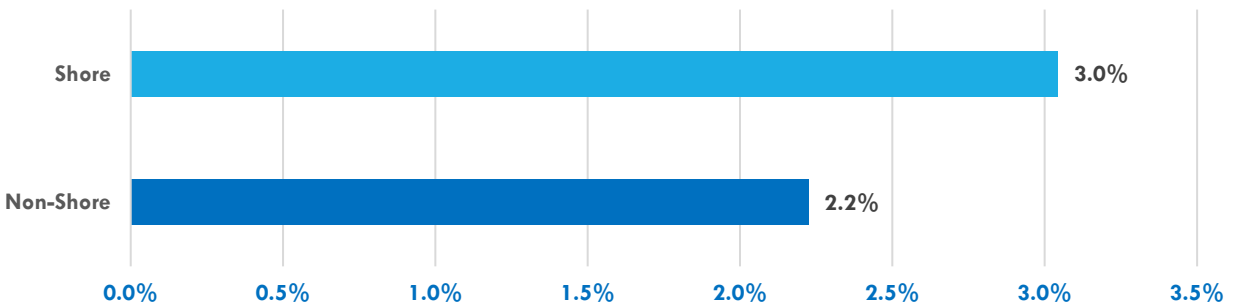


In shore communities, those bordering the Atlantic Ocean or Sandy Hook Bay, institutional homeownership is at about two times the level of non-shore communities. Shore towns have also seen larger increases in institutional homeownership since 2012.

% of Residential Properties Institutionally Owned (2020), Shore vs. Non-Shore Average

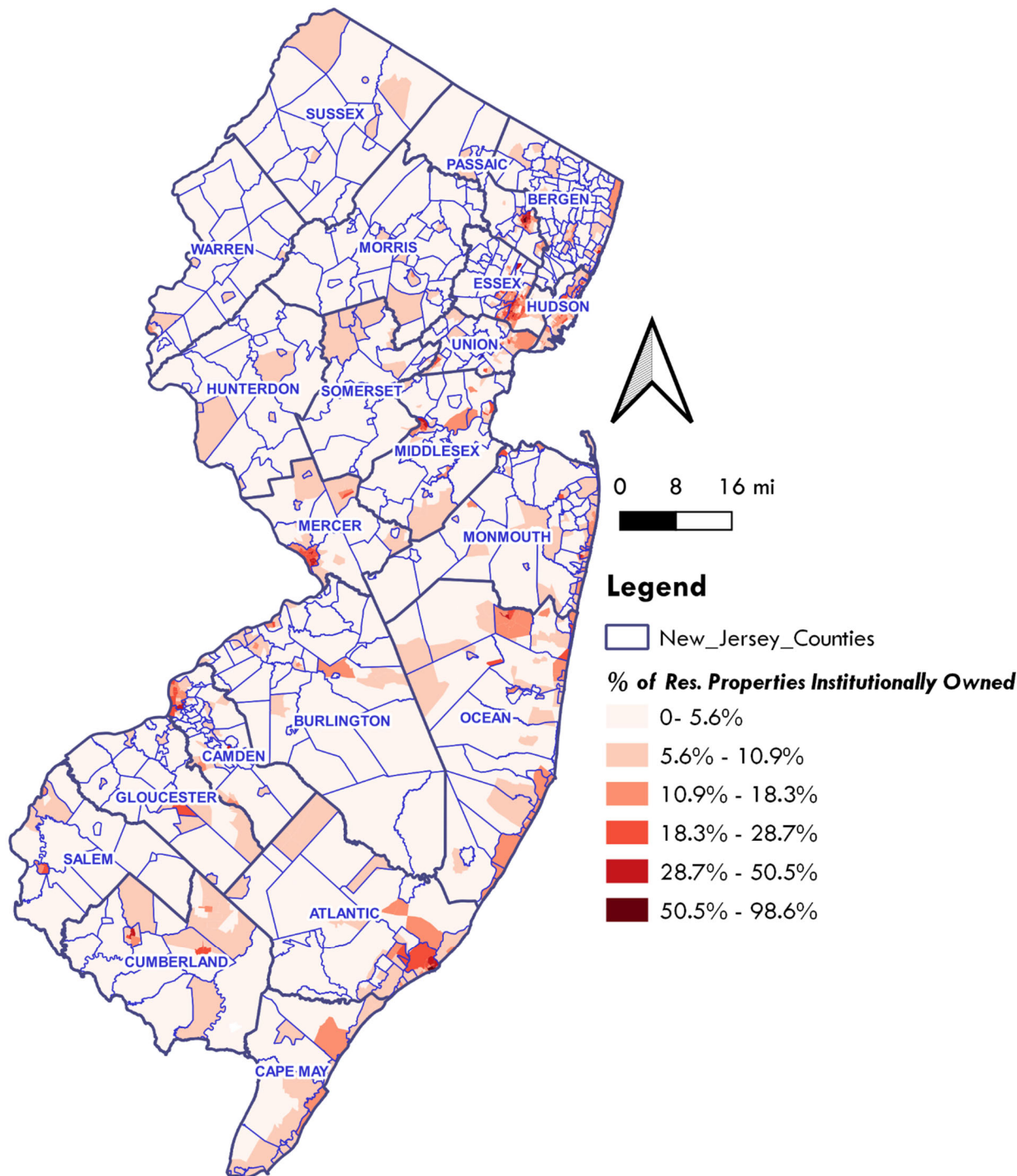


2012-20 Change, % of Residential Properties Institutionally Owned, Shore vs. Non-Shore Average

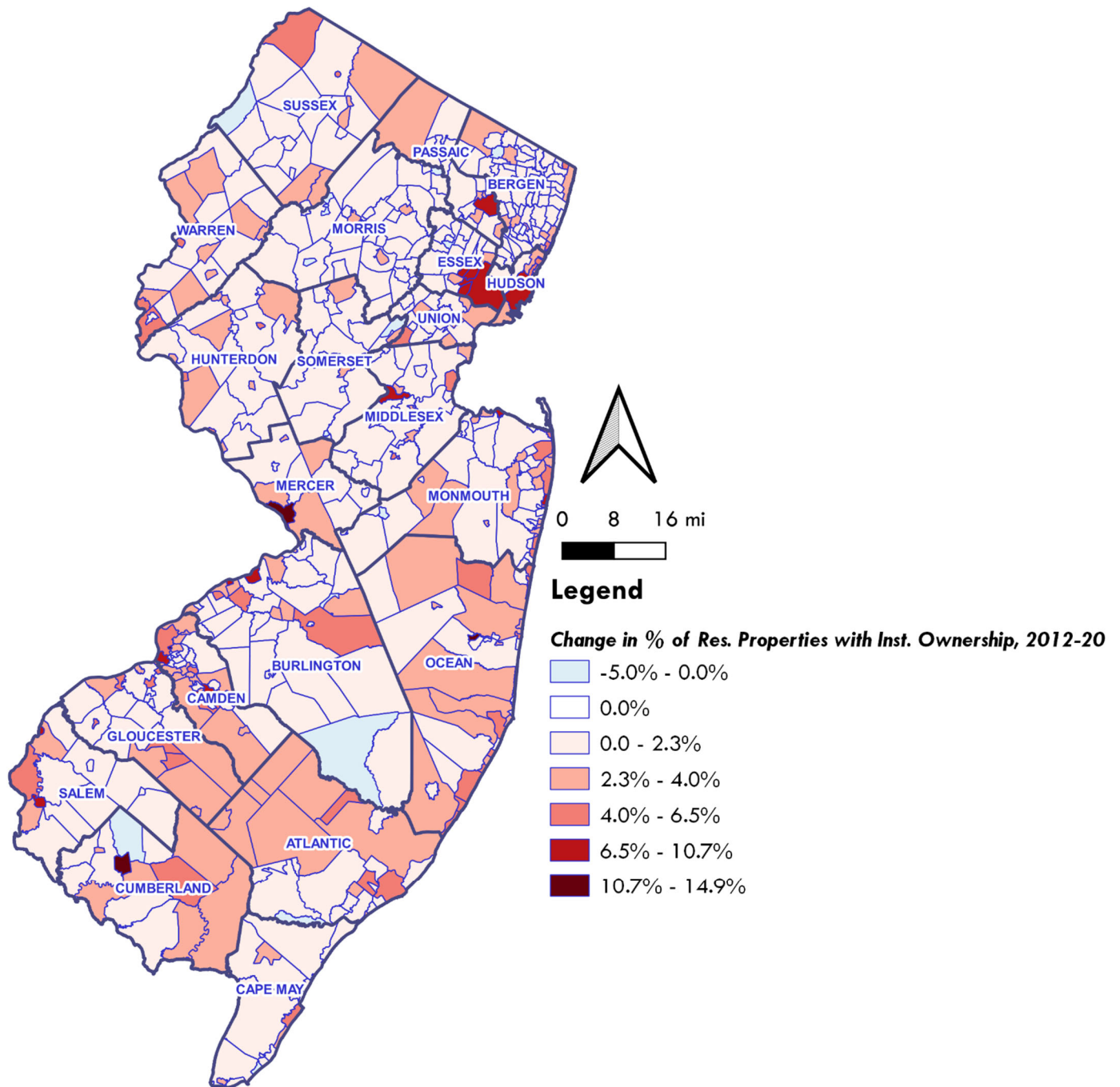


When institutional homeownership is mapped, distinct patterns emerge showing high concentrations in more distressed neighborhoods within urbanized communities. Institutional homeownership shares tend to be uniformly low in rural areas and only slightly elevated in most rural centers. Increases in institutional homeownership are more widespread, with above-average growth seen in some rural communities. However, distressed cities tend to experience the greatest increases.

2020 % of Residential Properties Institutionally Owned



2012-20 Change in % of Residential Properties Institutionally Owned



T Test Analysis

The following section outlines the results of the t test analysis, examining the characteristics of communities with high institutional shares and fast growth in those shares relative to all others. The results show that municipalities with institutional homeownership at least 25% above the average typically have 29% lower incomes, 52% higher distress levels, and 23% lower homeownership rates than others. They also tend to have sale prices 46% higher than other areas, although this likely reflects the elevated sales prices in shore communities, which often have high rates of institutional homeownership from vacation homes. In addition, they typically have had much higher increases in sales prices and reductions in sales volumes over the past five years.

Municipalities with 2012-20 institutional homeownership *increases* at least 25% above the average tend to have 30% lower incomes, 68% higher distress levels, 21% lower homeownership rates, 86% higher average sales price increases, and sales volumes 196% higher compared to others. Home sales price increases in these areas are often substantially higher than other areas, a finding that is statistically significant at 90% confidence.

Overall, the results suggest areas targeted by corporate buyers tend to be lower-income, more distressed, and have a resident population consisting mostly of renters. This may reflect a propensity to acquire property for speculation, investment purposes, or to rent out. Consequently, these areas tend to have less available inventory for purchase and much faster growth in home prices than is the norm elsewhere in the state.

T Test Results: 2020 Institutional Homeownership: >125% vs. ≤125% of Avg.

	2020 Institutional Ownership >125% of Average	2020 Institutional Ownership ≤125% of Average	% Difference	Diff. Statistically Significant at 90% Confidence?	Diff. Statistically Significant at 95% Confidence?
Median Household Income (2020)	\$63,627	\$89,242	-28.7%	Yes	Yes
MRI Distress Score (2020)	38.9	25.6	52.1%	Yes	Yes
Homeownership Rate (2020)	58.7%	76.5%	-23.3%	Yes	Yes
Average Sales Price (2020)	\$571,908	\$392,099	45.9%	Yes	Yes
Change in Average Sales Price (2015-20)	\$88,271	\$29,206	202.2%	Yes	Yes
Change in Num. of Res. Sales (2015-20)	-1.7	15.9	-111.0%	Yes	Yes

N = 561⁴

⁴Three municipalities excluded from analysis due to lack of available data or small population size.

T Test Results – 2015-20 Chg. in Inst. Ownership: >125% vs. ≤125% of Avg.

	2015-20 Change in Institutional Ownership >125% of Average	2015-20 Change in Institutional Ownership ≤125% of Average	% Difference	Diff. Statistically Significant at 90% Confidence?	Diff. Statistically Significant at 95% Confidence?
Median Household Income (2020)	\$63,986	\$91,070	-29.7%	Yes	Yes
MRI Distress Score (2020)	40.3	24.2	66.8%	Yes	Yes
Homeownership Rate (2020)	61.1%	77.1%	-20.8%	Yes	Yes
Average Sales Price (2020)	\$423,922	\$425,976	-0.5%	No	No
Change in Average Sales Price (2015-20)	\$61,684	\$33,125	86.2%	Yes	No
Change in Num. of Res. Sales (2015-20)	24.6	8.3	195.6%	Yes	No

N = 561

Regression Analysis

The following section outlines the results of the regression analysis examining the relationship between institutional property ownership and home sales prices after controlling for other mediating factors. The regression results reveal a positive relationship between the percentage of residential properties that are institutionally owned and the five-year change in the average sales price at 90 percent confidence, holding all else equal. A one percentage point increase in the share of institutionally owned residential properties increases five-year sales price growth by \$7,891. Additional analysis (not shown here) was also conducted on the 2015-20 change in the homeownership rate and the shares of homeowners and renters that are housing cost burdened. Institutional homeownership showed no statistically significant relationship to any of these indicators.

Regression Results: Institutional Homeownership & Average Sales Price Change

(1) 2015-20 Change in Average Sales Price	
Institutionally Owned % of Res. Properties (2015)	789128.7 (1.70)
Ratio of Residential Sales to Properties (2015)	1725.7 (1.91)
Median Household Income	-0.555* (-2.01)
Median Year Structure Built (2015)	-1507.6** (-2.85)

	(1)
	2015-20 Change in Average Sales Price
% Change in Pop. (2015-2020)	276091.3 (1.59)
MRI Distress Score (2017)	-3187.4** (-3.04)
Unemployment Rate (2015)	3992.5* (2.03)
% African-American (2015)	-76147.4* (-2.14)
% Minority (2015)	66618.7* (2.37)
Shore municipality	82266.7** (3.26)
Burlington County	18821.4 (1.59)
Cumberland County	28255.4 (1.67)
Hudson County	43404.1 (1.43)
Monmouth County	53211.6 (1.81)
Passaic County	18234.1 (1.87)
Somerset County	-37795.3* (-2.07)
Rural municipality	14828.2 (1.29)
Constant	3036003.1** (2.89)
N	554
R-sq	0.243
Adj. R-sq	0.219

t statistics in parentheses

Italics: p<0.10, * p<0.05, ** p<0.01, *** p<0.001

Model estimated with robust standard errors

Analysis excludes 10 municipalities with insufficient data or a very small population

CONCLUSION AND RECOMMENDATIONS

In sum, the results suggest that an increasing share of the state's housing stock is shifting to institutional ownership, with particularly big shifts in urban communities, especially within distressed neighborhoods. The areas where many of these homebuyers live are also the ones losing the most available housing stock and also seeing larger home price increases as a result. This presents unique challenges for lower-income homebuyers, as the housing stock accessible to them in their home communities is steadily shrinking. More may need to be done to ensure these homebuyers have a range of affordable options in the communities they call home.

The following recommendations could possibly address these trends:

1. Consider Mechanisms to Encourage Municipal Sales of Municipally-Owned, Vacant, and Abandoned Residential and Mixed-Use Properties to Community Non-Profits and Urban Homesteaders

Explore ways to encourage and incentivize municipalities to convey municipally-owned, vacant, and abandoned residential and mixed-use properties to community non-profit organizations and urban homesteaders. This could involve a grant program with an affordable housing deed-restriction requirement at the foreclosure stage, an awareness campaign around current tools available under existing law to achieve these goals, utilizing existing state grant programs to community non-profits to support the conveyance of these properties, or other measures.

Adopting one or all of these mechanisms could reduce the number of vacant and abandoned properties falling into investor and speculator hands, while improving the quality of the local housing stock accessible to low- and moderate-income homebuyers.

2. Incentivize Development of Affordable Housing for Owner-Occupancy through the Affordable Housing Trust Fund

Increase application scoring for NJ Affordable Housing Trust Fund (AHTF) applications involving development of new affordable housing for owner-occupancy (new construction or rehabilitation) in communities with a high rate of institutional homeownership (i.e. 125% above state average). For these projects, increase the maximum developer's fee from 8% to 12%. Applicants would only receive benefits if they self-certify that they have not and will not be submitting an application to an HMFA program for the same project. This provides an incentive for affordable homeowner housing projects to seek state financial assistance through AHTF and increases their chances of receiving funding.

APPENDIX

Residential Properties Institutionally Owned, by County and Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Absecon City	Atlantic	165	5.0%	215	1.7%	294
Atlantic City	Atlantic	2,558	23.8%	5	6.4%	27
Brigantine City	Atlantic	778	9.0%	78	1.8%	283
Buena Borough	Atlantic	94	7.2%	113	3.6%	94
Buena Vista Township	Atlantic	108	4.5%	267	2.3%	207
Corbin City	Atlantic	5	2.3%	534	-0.1%	550
Egg Harbor City	Atlantic	92	7.3%	107	5.1%	43
Egg Harbor Township	Atlantic	589	3.9%	331	1.8%	271
Estell Manor City	Atlantic	18	2.4%	522	1.6%	327
Folsom Borough	Atlantic	24	3.6%	366	2.6%	171
Galloway Township	Atlantic	976	7.3%	109	2.3%	208
Hamilton Township	Atlantic	458	5.1%	211	2.7%	163
Hammonton Town	Atlantic	325	7.0%	121	3.5%	101
Linwood City	Atlantic	103	3.8%	348	0.7%	498
Longport Borough	Atlantic	169	10.6%	57	3.9%	77
Margate City	Atlantic	542	8.1%	93	1.9%	265
Mullica Township	Atlantic	116	5.2%	198	2.9%	137
Northfield City	Atlantic	134	4.3%	289	2.7%	161
Pleasantville City	Atlantic	807	15.9%	22	6.4%	25
Port Republic City	Atlantic	17	3.7%	361	1.3%	406
Somers Point City	Atlantic	212	5.6%	178	2.1%	239
Ventnor City	Atlantic	437	6.9%	124	1.7%	305
Weymouth Township	Atlantic	22	3.3%	415	2.3%	212
Allendale Borough	Bergen	70	3.1%	440	-0.6%	556
Alpine Borough	Bergen	78	11.9%	47	3.9%	74
Bergenfield Borough	Bergen	173	2.5%	515	1.2%	420
Bogota Borough	Bergen	54	2.7%	499	1.7%	299
Carlstadt Borough	Bergen	62	4.0%	326	2.3%	214
Cliffside Park Borough	Bergen	565	8.3%	90	4.0%	71
Closter Borough	Bergen	116	4.3%	286	2.0%	244
Cresskill Borough	Bergen	130	4.7%	250	1.8%	284
Demarest Borough	Bergen	64	3.9%	339	1.6%	317
Dumont Borough	Bergen	98	2.0%	552	0.8%	489
Elmwood Park Borough	Bergen	145	3.0%	463	0.5%	518
East Rutherford Borough	Bergen	70	3.5%	382	1.3%	399
Edgewater Borough	Bergen	475	12.3%	44	7.3%	20

Residential Properties Institutionally Owned, by County and Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Emerson Borough	Bergen	46	2.0%	551	0.7%	499
Englewood City	Bergen	417	6.2%	155	0.3%	532
Englewood Cliffs Borough	Bergen	87	4.5%	261	1.6%	311
Fair Lawn Borough	Bergen	295	2.9%	479	1.4%	379
Fairview Borough	Bergen	200	9.2%	73	3.9%	75
Fort Lee Borough	Bergen	811	9.7%	66	3.4%	103
Franklin Lakes Borough	Bergen	120	3.4%	402	1.6%	335
Garfield City	Bergen	307	5.4%	191	2.5%	176
Glen Rock Borough	Bergen	77	2.0%	549	1.0%	456
Hackensack City	Bergen	704	8.8%	84	1.5%	341
Harrington Park Borough	Bergen	30	1.9%	554	0.4%	520
Hasbrouck Heights Borough	Bergen	70	2.1%	540	0.8%	483
Haworth Borough	Bergen	29	2.6%	512	0.5%	511
Hillsdale Borough	Bergen	78	2.4%	526	1.1%	444
Ho-Ho-Kus Borough	Bergen	39	2.7%	494	0.9%	463
Leonia Borough	Bergen	77	3.2%	434	1.1%	430
Little Ferry Borough	Bergen	84	3.8%	346	1.9%	268
Lodi Borough	Bergen	214	4.8%	239	2.4%	189
Lyndhurst Township	Bergen	157	3.1%	452	1.3%	400
Mahwah Township	Bergen	489	5.2%	199	2.3%	210
Maywood Borough	Bergen	82	3.0%	462	1.1%	433
Midland Park Borough	Bergen	80	3.6%	365	1.5%	340
Montvale Borough	Bergen	94	3.3%	412	0.5%	510
Moonachie Borough	Bergen	18	3.0%	455	1.2%	417
New Milford Borough	Bergen	121	2.9%	471	1.3%	389
North Arlington Borough	Bergen	86	2.3%	532	0.9%	474
Northvale Borough	Bergen	72	4.8%	237	0.2%	537
Norwood Borough	Bergen	48	2.6%	506	1.1%	437
Oakland Borough	Bergen	136	3.1%	443	1.6%	330
Old Tappan Borough	Bergen	61	3.1%	438	0.6%	508
Oradell Borough	Bergen	54	2.1%	545	0.6%	503
Palisades Park Borough	Bergen	338	9.0%	80	2.6%	170
Paramus Borough	Bergen	239	3.0%	465	1.0%	458
Park Ridge Borough	Bergen	119	4.1%	315	0.2%	536
Ramsey Borough	Bergen	208	4.0%	322	0.1%	542
Ridgefield Borough	Bergen	111	4.4%	278	1.5%	358
Ridgefield Park Village	Bergen	105	3.7%	358	1.7%	308
Ridgewood Village	Bergen	275	3.7%	357	1.2%	415

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Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
River Edge Borough	Bergen	65	2.0%	547	1.1%	446
River Vale Township	Bergen	119	3.6%	381	1.8%	276
Rochelle Park Township	Bergen	46	2.5%	513	0.8%	487
Rockleigh Borough	Bergen	3	4.1%	311	4.1%	69
Rutherford Borough	Bergen	170	3.4%	405	1.0%	448
Saddle Brook Township	Bergen	131	3.2%	432	1.3%	402
Saddle River Borough	Bergen	107	8.3%	89	2.5%	185
South Hackensack Township	Bergen	33	6.4%	145	3.8%	79
Teaneck Township	Bergen	333	3.0%	461	0.4%	521
Tenafly Borough	Bergen	232	5.2%	204	0.5%	519
Teterboro Borough	Bergen	0	0.0%	562	0.0%	545
Upper Saddle River Borough	Bergen	78	3.0%	464	0.4%	522
Waldwick Borough	Bergen	96	2.8%	483	1.3%	407
Wallington Borough	Bergen	102	4.7%	249	2.2%	222
Washington Township	Bergen	97	2.9%	481	0.5%	515
Westwood Borough	Bergen	94	3.0%	454	0.9%	473
Woodcliff Lake Borough	Bergen	46	2.4%	524	1.6%	328
Wood-Ridge Borough	Bergen	54	1.8%	558	0.1%	540
Wyckoff Township	Bergen	128	2.3%	533	0.9%	468
Bass River Township	Burlington	22	4.0%	317	0.8%	479
Beverly City	Burlington	91	10.6%	56	7.1%	21
Bordentown City	Burlington	59	4.9%	228	1.0%	457
Bordentown Township	Burlington	73	2.1%	544	0.5%	517
Burlington City	Burlington	383	12.0%	45	7.9%	18
Burlington Township	Burlington	193	2.8%	489	1.1%	428
Chesterfield Township	Burlington	39	2.1%	542	1.0%	453
Cinnaminson Township	Burlington	108	1.9%	555	0.2%	535
Delanco Township	Burlington	103	5.7%	173	2.9%	134
Delran Township	Burlington	130	2.5%	516	1.2%	409
Eastampton Township	Burlington	74	4.4%	281	3.2%	122
Edgewater Park Township	Burlington	107	4.4%	284	2.4%	190
Evesham Township	Burlington	450	2.9%	473	1.7%	288
Fieldsboro Borough	Burlington	5	2.3%	529	2.3%	206
Florence Township	Burlington	205	4.4%	276	2.9%	141
Hainesport Township	Burlington	74	3.4%	409	1.9%	267
Lumberton Township	Burlington	110	3.0%	466	1.5%	354
Mansfield Township	Burlington	123	3.6%	378	1.3%	397
Maple Shade Borough	Burlington	165	3.5%	385	2.1%	236

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Medford Township	Burlington	305	3.7%	354	1.6%	324
Medford Lakes Borough	Burlington	43	2.8%	488	1.7%	289
Moorestown Township	Burlington	177	2.6%	510	0.1%	539
Mount Holly Township	Burlington	225	7.6%	101	3.6%	96
Mount Laurel Township	Burlington	584	3.6%	377	1.5%	339
New Hanover Township	Burlington	12	4.4%	271	3.6%	88
North Hanover Township	Burlington	14	1.4%	559	0.6%	506
Palmyra Borough	Burlington	130	4.7%	248	3.4%	107
Pemberton Borough	Burlington	21	4.6%	255	2.0%	240
Pemberton Township	Burlington	515	6.5%	140	4.7%	55
Riverside Township	Burlington	180	7.4%	106	5.2%	42
Riverton Borough	Burlington	34	3.9%	341	1.0%	449
Shamong Township	Burlington	48	2.5%	519	1.5%	349
Southampton Township	Burlington	146	3.3%	417	0.8%	494
Springfield Township	Burlington	44	4.3%	287	1.9%	258
Tabernacle Township	Burlington	79	3.5%	395	2.0%	250
Washington Township	Burlington	13	4.3%	294	-0.3%	551
Westampton Township	Burlington	63	2.0%	548	0.9%	476
Willingboro Township	Burlington	835	7.8%	100	5.1%	44
Woodland Township	Burlington	12	2.5%	514	1.7%	302
Wrightstown Borough	Burlington	8	6.3%	149	-0.7%	558
Audubon Borough	Camden	116	3.9%	338	1.8%	278
Audubon Park Borough	Camden	0	0.0%	562	0.0%	545
Barrington Borough	Camden	84	4.2%	304	2.7%	162
Bellmawr Borough	Camden	135	4.0%	327	2.6%	168
Berlin Borough	Camden	123	4.9%	234	1.8%	277
Berlin Township	Camden	92	4.7%	252	3.0%	131
Brooklawn Borough	Camden	35	5.1%	212	3.5%	99
Camden City	Camden	2,771	14.9%	30	6.5%	22
Cherry Hill Township	Camden	989	4.1%	310	1.9%	264
Chesilhurst Borough	Camden	29	6.2%	157	3.4%	105
Clementon Borough	Camden	156	9.5%	68	5.5%	31
Collingswood Borough	Camden	222	5.6%	183	3.1%	127
Gibbsboro Borough	Camden	33	4.2%	307	2.0%	243
Gloucester City	Camden	482	13.2%	37	10.3%	6
Gloucester Township	Camden	983	4.9%	225	3.0%	128
Haddon Township	Camden	159	3.4%	407	1.4%	369
Haddonfield Borough	Camden	206	5.0%	216	2.1%	226

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Haddon Heights Borough	Camden	88	3.4%	404	0.9%	466
Hi-nella Borough	Camden	3	2.4%	522	1.6%	321
Laurel Springs Borough	Camden	29	4.6%	258	2.8%	145
Lawnside Borough	Camden	66	6.7%	131	4.8%	50
Lindenwold Borough	Camden	701	17.2%	15	9.2%	9
Magnolia Borough	Camden	59	4.2%	302	2.4%	192
Merchantville Borough	Camden	54	4.9%	222	3.2%	120
Mount Ephraim Borough	Camden	52	3.2%	427	2.0%	249
Oaklyn Borough	Camden	51	3.8%	342	2.1%	229
Pennsauken Township	Camden	431	3.9%	334	2.5%	187
Pine Hill Borough	Camden	176	5.8%	172	4.0%	70
Runnemede Borough	Camden	110	4.3%	292	2.6%	165
Somerdale Borough	Camden	90	4.9%	227	2.9%	138
Stratford Borough	Camden	75	3.6%	379	2.1%	232
Tavistock Borough	Camden	1	33.3%	2	0.0%	545
Voorhees Township	Camden	350	4.0%	318	2.4%	193
Waterford Township	Camden	126	3.5%	391	1.9%	256
Winslow Township	Camden	725	5.6%	181	4.0%	72
Woodlynne Borough	Camden	178	20.4%	7	13.7%	2
Avalon Borough	Cape May	732	13.4%	34	4.5%	58
Cape May City	Cape May	376	10.9%	52	1.5%	353
Cape May Point Borough	Cape May	59	9.4%	70	1.4%	374
Dennis Township	Cape May	129	3.7%	360	1.2%	413
Lower Township	Cape May	805	5.7%	177	1.2%	419
Middle Township	Cape May	412	4.8%	238	1.6%	318
North Wildwood City	Cape May	434	5.7%	176	0.1%	538
Ocean City	Cape May	1,503	8.2%	91	1.4%	384
Sea Isle City	Cape May	441	6.7%	133	1.2%	422
Stone Harbor Borough	Cape May	441	15.2%	27	3.4%	106
Upper Township	Cape May	429	7.6%	102	0.9%	462
West Cape May Borough	Cape May	69	7.2%	114	2.6%	173
West Wildwood Borough	Cape May	22	2.8%	491	0.6%	509
Wildwood City	Cape May	314	7.1%	117	1.5%	359
Wildwood Crest Borough	Cape May	365	7.1%	115	-0.4%	554
Woodbine Borough	Cape May	74	6.8%	128	2.4%	195
Bridgeton City	Cumberland	814	18.1%	12	12.5%	3
Commercial Township	Cumberland	200	9.5%	69	3.6%	95
Deerfield Township	Cumberland	45	4.6%	254	2.1%	230

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Downe Township	Cumberland	41	4.3%	288	1.2%	418
Fairfield Township	Cumberland	78	4.9%	231	2.8%	150
Greenwich Township	Cumberland	13	4.4%	275	2.1%	233
Hopewell Township	Cumberland	46	3.2%	433	1.4%	387
Lawrence Township	Cumberland	43	3.9%	335	2.0%	248
Maurice River Township	Cumberland	58	4.2%	297	2.4%	199
Millville City	Cumberland	860	10.3%	59	5.2%	41
Shiloh Borough	Cumberland	9	4.9%	226	3.3%	115
Stow Creek Township	Cumberland	9	2.3%	530	1.5%	343
Upper Deerfield Township	Cumberland	140	5.7%	174	-0.7%	559
Vineland City	Cumberland	1,035	6.5%	138	3.2%	123
Belleville Township	Essex	338	4.0%	323	2.6%	172
Bloomfield Township	Essex	847	7.3%	110	2.1%	238
Caldwell Borough	Essex	82	4.3%	291	1.9%	262
Cedar Grove Township	Essex	103	2.6%	507	0.8%	480
East Orange City	Essex	1,326	15.1%	28	8.4%	16
Essex Fells Borough	Essex	30	3.9%	340	-1.4%	562
Fairfield Township	Essex	73	2.8%	486	1.2%	416
Glen Ridge Borough	Essex	43	1.9%	556	0.3%	531
Irvington Township	Essex	1,304	16.1%	19	10.7%	5
Livingston Township	Essex	348	3.5%	390	1.3%	392
Maplewood Township	Essex	182	2.6%	504	1.4%	380
Millburn Township	Essex	250	4.0%	325	0.8%	484
Montclair Township	Essex	474	4.9%	220	1.8%	269
Newark City	Essex	5,076	17.0%	16	9.1%	11
North Caldwell Borough	Essex	84	3.6%	368	1.8%	285
Nutley Township	Essex	211	2.6%	511	0.9%	459
Orange City	Essex	668	16.6%	17	8.8%	14
Roseland Borough	Essex	55	2.7%	501	0.7%	500
South Orange Village	Essex	173	4.0%	329	2.7%	164
Verona Township	Essex	168	3.5%	396	1.2%	423
West Caldwell Township	Essex	79	2.2%	535	0.6%	502
West Orange Township	Essex	598	4.5%	268	1.7%	307
Clayton Borough	Gloucester	181	6.9%	125	5.3%	37
Deptford Township	Gloucester	364	3.5%	386	2.2%	215
East Greenwich Township	Gloucester	86	2.4%	525	1.1%	441
Elk Township	Gloucester	56	3.9%	337	2.4%	202
Franklin Township	Gloucester	209	3.7%	351	2.5%	183

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Glassboro Borough	Gloucester	494	9.9%	63	6.5%	23
Greenwich Township	Gloucester	75	4.1%	312	2.8%	146
Harrison Township	Gloucester	84	2.1%	541	0.5%	513
Logan Township	Gloucester	68	3.2%	426	1.7%	290
Mantua Township	Gloucester	176	3.2%	425	2.0%	253
Monroe Township	Gloucester	467	4.2%	300	2.7%	159
National Park Borough	Gloucester	47	4.4%	283	2.5%	177
Newfield Borough	Gloucester	38	6.1%	159	3.6%	92
Paulsboro Borough	Gloucester	194	10.0%	62	5.4%	34
Pitman Borough	Gloucester	99	3.3%	414	1.7%	300
South Harrison Township	Gloucester	28	2.9%	474	1.9%	259
Swedesboro Borough	Gloucester	50	6.3%	147	4.5%	59
Washington Township	Gloucester	393	2.4%	521	1.4%	372
Wenonah Borough	Gloucester	24	2.9%	467	1.5%	361
West Deptford Township	Gloucester	213	3.2%	430	1.8%	286
Westville Borough	Gloucester	90	6.5%	139	4.3%	62
Woodbury City	Gloucester	235	8.2%	92	5.4%	33
Woodbury Heights Borough	Gloucester	22	2.1%	543	1.1%	427
Woolwich Township	Gloucester	100	2.8%	487	0.8%	490
Bayonne City	Hudson	828	7.4%	105	3.3%	110
East Newark Borough	Hudson	22	6.4%	143	4.9%	48
Guttenberg Town	Hudson	300	12.6%	43	5.3%	36
Harrison Town	Hudson	117	5.9%	166	1.6%	325
Hoboken City	Hudson	1,226	7.8%	97	1.3%	388
Jersey City	Hudson	5,887	15.0%	29	7.5%	19
Kearny Town	Hudson	259	3.6%	364	1.9%	266
North Bergen Township	Hudson	1,116	10.3%	58	2.9%	133
Secaucus Town	Hudson	225	4.7%	251	1.4%	373
Union City	Hudson	1,204	18.0%	13	4.9%	47
Weehawken Township	Hudson	651	20.0%	8	3.7%	85
West New York Town	Hudson	738	16.0%	21	5.0%	46
Alexandria Township	Hunterdon	44	2.9%	472	1.1%	432
Bethlehem Township	Hunterdon	38	3.0%	456	1.2%	414
Bloomsbury Borough	Hunterdon	9	2.8%	484	2.2%	219
Califon Borough	Hunterdon	9	2.3%	528	1.3%	395
Clinton Town	Hunterdon	33	3.8%	344	1.9%	255
Clinton Township	Hunterdon	150	3.4%	398	1.0%	451
Delaware Township	Hunterdon	71	5.1%	208	1.8%	281

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East Amwell Township	Hunterdon	44	3.5%	384	1.7%	306
Flemington Borough	Hunterdon	65	7.6%	103	2.8%	147
Franklin Township	Hunterdon	34	3.7%	353	1.4%	382
Frenchtown Borough	Hunterdon	34	8.0%	94	4.2%	67
Glen Gardner Borough	Hunterdon	28	4.0%	330	3.1%	125
Hampton Borough	Hunterdon	23	5.0%	213	2.6%	169
High Bridge Borough	Hunterdon	43	3.2%	422	1.4%	363
Holland Township	Hunterdon	54	2.9%	475	1.6%	319
Kingwood Township	Hunterdon	57	4.8%	244	2.5%	175
Lambertville City	Hunterdon	110	6.8%	130	3.2%	119
Lebanon Borough	Hunterdon	104	18.2%	11	5.5%	32
Lebanon Township	Hunterdon	75	3.6%	367	1.7%	296
Milford Borough	Hunterdon	22	5.2%	200	3.8%	81
Raritan Township	Hunterdon	280	3.4%	399	1.0%	452
Readington Township	Hunterdon	224	3.8%	343	1.6%	313
Stockton Borough	Hunterdon	18	8.6%	86	6.2%	28
Tewksbury Township	Hunterdon	105	5.4%	192	2.5%	182
Union Township	Hunterdon	70	4.0%	324	2.5%	180
West Amwell Township	Hunterdon	28	3.0%	460	0.8%	482
East Windsor Township	Mercer	411	5.3%	194	1.7%	298
Ewing Township	Mercer	591	5.5%	185	3.2%	121
Hamilton Township	Mercer	1,264	4.3%	285	2.4%	198
Hightstown Borough	Mercer	67	4.5%	260	1.7%	291
Hopewell Borough	Mercer	46	6.9%	123	3.6%	90
Hopewell Township	Mercer	279	4.7%	247	2.1%	227
Lawrence Township	Mercer	359	3.6%	363	1.7%	304
Pennington Borough	Mercer	55	6.0%	164	1.9%	263
Trenton City	Mercer	5,127	24.2%	4	14.9%	1
Robbinsville Township	Mercer	137	2.7%	502	1.1%	438
West Windsor Township	Mercer	249	3.1%	449	1.5%	352
Princeton	Mercer	659	9.3%	71	3.3%	114
Carteret Borough	Middlesex	220	4.3%	295	2.7%	160
Cranbury Township	Middlesex	37	3.1%	437	1.1%	439
Dunellen Borough	Middlesex	97	5.0%	217	2.2%	223
East Brunswick Township	Middlesex	508	3.2%	429	1.5%	347
Edison Township	Middlesex	1,037	4.1%	314	1.5%	356
Helmetta Borough	Middlesex	25	2.9%	480	1.8%	270
Highland Park Borough	Middlesex	168	5.5%	188	2.4%	188

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Jamesburg Borough	Middlesex	120	7.5%	104	5.2%	40
Metuchen Borough	Middlesex	173	3.8%	349	1.1%	426
Middlesex Borough	Middlesex	211	5.0%	214	2.1%	237
Milltown Borough	Middlesex	72	3.0%	457	1.5%	346
Monroe Township	Middlesex	1,260	6.1%	161	1.6%	315
New Brunswick City	Middlesex	1,057	19.7%	9	10.2%	7
North Brunswick Township	Middlesex	413	4.2%	305	1.9%	260
Old Bridge Township	Middlesex	535	2.9%	476	1.6%	326
Perth Amboy City	Middlesex	709	9.2%	74	5.0%	45
Piscataway Township	Middlesex	533	3.9%	332	1.6%	316
Plainsboro Township	Middlesex	228	4.1%	308	0.8%	488
Sayreville Borough	Middlesex	370	3.1%	448	1.4%	378
South Amboy City	Middlesex	132	4.8%	241	2.0%	241
South Brunswick Township	Middlesex	357	2.7%	495	1.2%	412
South Plainfield Borough	Middlesex	261	3.5%	389	1.2%	410
South River Borough	Middlesex	212	4.9%	229	2.9%	139
Spotswood Borough	Middlesex	145	5.7%	175	2.9%	135
Woodbridge Township	Middlesex	938	3.5%	383	1.6%	334
Aberdeen Township	Monmouth	574	9.1%	76	1.6%	310
Allenhurst Borough	Monmouth	42	14.0%	32	5.6%	29
Allentown Borough	Monmouth	20	3.4%	406	0.9%	477
Asbury Park City	Monmouth	575	17.3%	14	0.3%	530
Atlantic Highlands Borough	Monmouth	114	6.9%	122	0.8%	491
Avon-by-the-Sea Borough	Monmouth	118	11.7%	48	2.4%	197
Belmar Borough	Monmouth	258	9.7%	67	3.5%	97
Bradley Beach Borough	Monmouth	167	8.7%	85	2.4%	194
Brielle Borough	Monmouth	83	4.2%	301	1.3%	405
Colts Neck Township	Monmouth	161	5.1%	207	2.0%	252
Deal Borough	Monmouth	189	22.1%	6	8.9%	13
Eatontown Borough	Monmouth	133	4.4%	279	1.6%	309
Englishtown Borough	Monmouth	38	6.2%	152	2.3%	213
Fair Haven Borough	Monmouth	77	3.8%	347	1.0%	447
Farmingdale Borough	Monmouth	24	6.4%	142	3.9%	78
Freehold Borough	Monmouth	324	10.9%	51	5.4%	35
Freehold Township	Monmouth	585	5.1%	210	2.4%	204
Hazlet Township	Monmouth	170	2.7%	496	1.4%	366
Highlands Borough	Monmouth	203	9.0%	81	4.8%	52
Holmdel Township	Monmouth	201	3.6%	362	1.5%	342

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Howell Township	Monmouth	607	3.5%	387	1.8%	282
Interlaken Borough	Monmouth	16	4.0%	316	1.5%	350
Keansburg Borough	Monmouth	415	14.0%	33	10.0%	8
Keyport Borough	Monmouth	116	5.9%	168	2.9%	142
Little Silver Borough	Monmouth	106	4.5%	264	1.8%	274
Loch Arbour Village	Monmouth	12	9.2%	75	3.2%	117
Long Branch City	Monmouth	912	10.7%	55	4.6%	56
Manalapan Township	Monmouth	677	4.8%	245	2.7%	158
Manasquan Borough	Monmouth	227	7.9%	96	2.0%	247
Marlboro Township	Monmouth	398	3.0%	459	1.1%	425
Matawan Borough	Monmouth	126	5.1%	209	2.0%	242
Middletown Township	Monmouth	755	3.3%	413	1.4%	385
Millstone Township	Monmouth	101	3.2%	421	1.5%	357
Monmouth Beach Borough	Monmouth	160	8.0%	95	2.8%	151
Neptune Township	Monmouth	510	5.3%	193	1.3%	398
Neptune City Borough	Monmouth	73	4.8%	243	1.6%	312
Ocean Township	Monmouth	412	4.8%	242	2.1%	231
Oceanport Borough	Monmouth	105	5.0%	218	2.7%	156
Red Bank Borough	Monmouth	443	13.1%	38	3.8%	80
Roosevelt Borough	Monmouth	4	1.3%	560	-0.3%	552
Rumson Borough	Monmouth	217	8.6%	87	4.3%	64
Sea Bright Borough	Monmouth	101	9.8%	65	2.9%	136
Sea Girt Borough	Monmouth	134	10.9%	53	4.5%	57
Shrewsbury Borough	Monmouth	45	3.1%	439	1.1%	429
Shrewsbury Township	Monmouth	0	0.0%	562	0.0%	545
Lake Como Borough	Monmouth	61	6.5%	136	2.4%	201
Spring Lake Borough	Monmouth	244	12.8%	42	5.3%	38
Spring Lake Heights Borough	Monmouth	156	7.3%	108	2.0%	246
Tinton Falls Borough	Monmouth	306	4.5%	265	3.0%	129
Union Beach Borough	Monmouth	115	5.6%	184	3.7%	86
Upper Freehold Township	Monmouth	61	2.8%	490	1.0%	454
Wall Township	Monmouth	393	4.2%	303	1.6%	336
West Long Branch Borough	Monmouth	125	5.5%	189	2.8%	153
Boonton Town	Morris	159	6.7%	134	2.7%	155
Boonton Township	Morris	48	3.2%	431	0.9%	467
Butler Borough	Morris	88	3.6%	370	1.0%	455
Chatham Borough	Morris	87	3.2%	423	0.6%	505
Chatham Township	Morris	154	4.1%	309	0.8%	492

Residential Properties Institutionally Owned, by County and Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Chester Borough	Morris	5	1.1%	561	-2.4%	563
Chester Township	Morris	79	3.1%	444	0.3%	529
Denville Township	Morris	158	2.6%	508	0.6%	504
Dover Town	Morris	229	6.4%	144	3.0%	130
East Hanover Township	Morris	92	2.3%	531	0.1%	543
Florham Park Borough	Morris	122	3.9%	336	0.9%	472
Hanover Township	Morris	111	2.2%	538	0.5%	512
Harding Township	Morris	98	6.9%	127	0.7%	497
Jefferson Township	Morris	296	3.8%	350	1.8%	272
Kinnelon Borough	Morris	144	4.2%	299	1.7%	295
Lincoln Park Borough	Morris	103	2.9%	470	1.4%	364
Madison Borough	Morris	210	4.9%	223	1.1%	440
Mendham Borough	Morris	47	2.9%	477	0.9%	478
Mendham Township	Morris	61	3.1%	435	0.7%	495
Mine Hill Township	Morris	28	2.0%	546	0.8%	481
Montville Township	Morris	247	3.5%	392	1.1%	445
Morris Township	Morris	276	3.5%	393	0.8%	485
Morris Plains Borough	Morris	38	1.9%	553	0.4%	523
Morristown Town	Morris	327	9.0%	77	3.3%	111
Mountain Lakes Borough	Morris	33	2.4%	527	0.2%	534
Mount Arlington Borough	Morris	68	3.1%	436	-0.5%	555
Mount Olive Township	Morris	153	2.2%	536	0.9%	470
Netcong Borough	Morris	40	4.8%	235	1.9%	257
Parsippany-Troy Hills Township	Morris	513	3.6%	375	1.0%	450
Long Hill Township	Morris	89	3.1%	450	0.7%	496
Pequannock Township	Morris	103	2.2%	537	0.2%	533
Randolph Township	Morris	146	2.0%	550	0.3%	526
Riverdale Borough	Morris	87	5.2%	201	-1.3%	561
Rockaway Borough	Morris	74	3.9%	333	2.1%	228
Rockaway Township	Morris	300	3.4%	401	0.9%	465
Roxbury Township	Morris	216	2.7%	492	1.1%	435
Victory Gardens Borough	Morris	20	6.8%	129	2.7%	157
Washington Township	Morris	154	2.7%	497	1.1%	442
Wharton Borough	Morris	60	3.6%	376	1.8%	280
Barneget Township	Ocean	534	5.9%	169	3.4%	102
Barneget Light Borough	Ocean	158	13.3%	36	3.6%	93
Bay Head Borough	Ocean	159	16.6%	18	6.4%	24
Beach Haven Borough	Ocean	350	15.3%	26	4.3%	65

Residential Properties Institutionally Owned, by County and Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Beachwood Borough	Ocean	139	3.7%	356	2.2%	220
Berkeley Township	Ocean	997	4.3%	290	1.3%	391
Brick Township	Ocean	1,856	6.1%	162	3.1%	126
Toms River Township	Ocean	2,135	5.6%	182	2.5%	181
Eagleswood Township	Ocean	39	5.5%	186	1.7%	297
Harvey Cedars Borough	Ocean	185	15.5%	23	2.1%	235
Island Heights Borough	Ocean	37	4.5%	263	0.1%	541
Jackson Township	Ocean	877	4.9%	230	2.6%	166
Lacey Township	Ocean	527	4.4%	274	2.4%	205
Lakehurst Borough	Ocean	48	6.9%	126	3.7%	84
Lakewood Township	Ocean	2,868	12.8%	41	4.2%	66
Lavallette Borough	Ocean	350	13.4%	35	3.6%	89
Little Egg Harbor Township	Ocean	618	6.0%	165	2.8%	148
Long Beach Township	Ocean	1,163	14.4%	31	4.8%	53
Manchester Township	Ocean	962	5.8%	171	1.1%	434
Mantoloking Borough	Ocean	127	26.0%	3	8.0%	17
Ocean Township	Ocean	246	5.4%	190	2.5%	184
Ocean Gate Borough	Ocean	74	7.0%	120	3.2%	118
Pine Beach Borough	Ocean	29	3.3%	420	0.9%	469
Plumsted Township	Ocean	87	3.6%	372	1.6%	333
Point Pleasant Borough	Ocean	377	4.9%	232	1.6%	332
Point Pleasant Beach Borough	Ocean	346	12.0%	46	4.8%	51
Seaside Heights Borough	Ocean	233	13.0%	40	4.9%	49
Seaside Park Borough	Ocean	195	10.1%	60	2.1%	234
Ship Bottom Borough	Ocean	246	13.0%	39	5.6%	30
South Toms River Borough	Ocean	180	16.1%	20	12.2%	4
Stafford Township	Ocean	613	4.8%	246	2.2%	224
Surf City Borough	Ocean	238	11.1%	49	2.7%	154
Tuckerton Borough	Ocean	72	4.6%	253	1.9%	261
Bloomington Borough	Passaic	174	7.1%	116	2.2%	218
Clifton City	Passaic	768	3.6%	371	1.4%	381
Haledon Borough	Passaic	109	6.4%	141	2.9%	143
Hawthorne Borough	Passaic	248	4.6%	257	1.5%	345
Little Falls Township	Passaic	219	6.2%	153	0.3%	525
North Haledon Borough	Passaic	100	3.4%	400	1.4%	376
Passaic City	Passaic	493	7.8%	98	3.9%	76
Paterson City	Passaic	2,820	15.4%	25	9.0%	12
Pompton Lakes Borough	Passaic	127	3.5%	394	1.4%	370

Residential Properties Institutionally Owned, by County and Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Prospect Park Borough	Passaic	66	6.1%	158	3.6%	87
Ringwood Borough	Passaic	108	2.5%	517	1.2%	421
Totowa Borough	Passaic	127	3.7%	355	1.4%	375
Wanaque Borough	Passaic	237	5.5%	187	0.6%	507
Wayne Township	Passaic	558	3.4%	403	1.2%	408
West Milford Township	Passaic	418	4.2%	298	2.5%	178
Woodland Park Borough	Passaic	216	5.9%	167	2.4%	191
Alloway Township	Salem	32	2.9%	468	1.4%	365
Carneys Point Township	Salem	176	6.7%	132	3.5%	98
Elmer Borough	Salem	23	4.8%	236	1.3%	404
Elsinboro Township	Salem	24	4.5%	269	2.6%	167
Lower Alloways Creek Township	Salem	10	1.8%	557	1.1%	436
Mannington Township	Salem	20	4.8%	240	0.9%	460
Oldmans Township	Salem	22	3.4%	397	1.8%	279
Penns Grove Borough	Salem	187	15.5%	24	8.4%	15
Pennsville Township	Salem	273	5.9%	170	4.1%	68
Pilesgrove Township	Salem	54	4.4%	272	2.2%	221
Pittsgrove Township	Salem	85	3.3%	416	1.8%	273
Quinton Township	Salem	40	4.5%	262	2.2%	216
Salem City	Salem	290	19.4%	10	9.1%	10
Upper Pittsgrove Township	Salem	44	4.9%	224	1.7%	293
Woodstown Borough	Salem	50	4.5%	259	1.7%	292
Bedminster Township	Somerset	293	7.2%	112	1.6%	337
Bernards Township	Somerset	424	4.4%	273	1.3%	394
Bernardsville Borough	Somerset	165	6.5%	137	2.4%	200
Bound Brook Borough	Somerset	161	7.0%	119	3.4%	104
Branchburg Township	Somerset	165	3.4%	411	1.6%	314
Bridgewater Township	Somerset	479	3.2%	424	1.1%	443
Far Hills Borough	Somerset	27	9.2%	72	1.9%	254
Franklin Township	Somerset	765	3.8%	345	0.9%	461
Green Brook Township	Somerset	72	3.1%	451	1.1%	431
Hillsborough Township	Somerset	355	2.7%	493	0.9%	471
Manville Borough	Somerset	154	4.9%	233	2.4%	203
Millstone Borough	Somerset	4	2.6%	509	-0.6%	557
Montgomery Township	Somerset	182	2.7%	500	0.9%	464
North Plainfield Borough	Somerset	309	6.2%	151	3.4%	108
Peapack-Gladstone Borough	Somerset	53	7.1%	118	1.3%	403
Raritan Borough	Somerset	100	5.3%	196	1.6%	323

Residential Properties Institutionally Owned, by County and Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Rocky Hill Borough	Somerset	11	4.4%	282	-1.1%	560
Somerville Borough	Somerset	165	6.2%	154	2.4%	196
South Bound Brook Borough	Somerset	59	5.2%	202	-3.7%	564
Warren Township	Somerset	261	5.0%	219	0.3%	527
Watchung Borough	Somerset	102	5.2%	203	-0.3%	553
Andover Borough	Sussex	8	4.4%	280	1.8%	287
Andover Township	Sussex	53	2.7%	503	1.4%	377
Branchville Borough	Sussex	20	7.2%	111	3.3%	113
Byram Township	Sussex	115	3.6%	373	2.3%	211
Frankford Township	Sussex	67	3.0%	453	0.9%	475
Franklin Borough	Sussex	91	6.4%	146	3.6%	91
Fredon Township	Sussex	29	2.7%	498	2.0%	251
Green Township	Sussex	31	2.6%	505	1.4%	371
Hamburg Borough	Sussex	83	6.1%	160	3.1%	124
Hampton Township	Sussex	61	3.2%	428	1.5%	344
Hardyston Township	Sussex	170	4.6%	256	1.5%	338
Hopatcong Borough	Sussex	271	4.4%	277	2.9%	140
Lafayette Township	Sussex	31	4.2%	296	1.5%	360
Montague Township	Sussex	152	9.0%	79	5.2%	39
Newton Town	Sussex	126	6.3%	148	1.7%	303
Ogdensburg Borough	Sussex	25	3.1%	442	2.2%	217
Sandyston Township	Sussex	23	2.8%	485	1.5%	355
Sparta Township	Sussex	204	2.9%	469	0.5%	516
Stanhope Borough	Sussex	39	2.9%	482	1.5%	362
Stillwater Township	Sussex	41	2.4%	520	0.7%	501
Sussex Borough	Sussex	35	7.8%	99	4.3%	63
Vernon Township	Sussex	1,077	10.1%	61	3.0%	132
Walpack Township	Sussex	1	11.1%	50	0.0%	545
Wantage Township	Sussex	109	3.1%	447	1.8%	275
Berkeley Heights Township	Union	189	4.3%	293	0.5%	514
Clark Township	Union	141	2.9%	478	1.4%	386
Cranford Township	Union	245	3.3%	419	1.3%	401
Elizabeth City	Union	1,352	8.9%	82	3.9%	73
Fanwood Borough	Union	62	2.5%	518	1.3%	390
Garwood Borough	Union	69	5.3%	195	2.8%	144
Hillside Township	Union	298	5.3%	197	3.5%	100
Kenilworth Borough	Union	131	5.2%	205	1.4%	383
Linden City	Union	455	4.5%	270	2.1%	225

Residential Properties Institutionally Owned, by County and Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Mountainside Borough	Union	139	5.6%	179	3.3%	116
New Providence Borough	Union	150	4.0%	321	1.3%	396
Plainfield City	Union	819	8.9%	83	4.7%	54
Rahway City	Union	482	6.6%	135	2.3%	209
Roselle Borough	Union	322	6.2%	156	3.7%	83
Roselle Park Borough	Union	123	3.7%	352	2.0%	245
Scotch Plains Township	Union	241	3.3%	418	1.6%	331
Springfield Township	Union	200	4.2%	306	1.7%	301
Summit City	Union	380	6.1%	163	1.6%	320
Union Township	Union	488	3.0%	458	1.6%	322
Westfield Town	Union	374	4.1%	313	1.3%	393
Winfield Township	Union	688	98.6%	1	0.0%	544
Allamuchy Township	Warren	92	4.0%	328	0.3%	524
Alpha Borough	Warren	28	3.5%	388	1.5%	348
Belvidere Town	Warren	52	6.3%	150	4.3%	61
Blairstown Township	Warren	85	4.5%	265	2.5%	186
Franklin Township	Warren	39	4.0%	320	2.8%	149
Frelinghuysen Township	Warren	19	3.1%	446	1.4%	367
Greenwich Township	Warren	37	2.1%	539	0.8%	493
Hackettstown Town	Warren	122	5.1%	206	2.6%	174
Hardwick Township	Warren	15	3.4%	408	1.6%	329
Harmony Township	Warren	34	3.6%	380	0.8%	486
Hope Township	Warren	24	3.7%	359	1.2%	411
Independence Township	Warren	68	3.6%	374	2.5%	179
Knowlton Township	Warren	38	4.0%	319	2.8%	152
Liberty Township	Warren	32	3.1%	441	1.1%	424
Lopatcong Township	Warren	322	10.7%	54	3.8%	82
Mansfield Township	Warren	66	3.6%	369	1.5%	351
Oxford Township	Warren	42	4.9%	221	3.3%	112
Phillipsburg Town	Warren	441	9.8%	64	6.4%	26
Pohatcong Township	Warren	69	5.6%	180	4.4%	60
Washington Borough	Warren	170	8.4%	88	3.3%	109
Washington Township	Warren	70	3.1%	445	1.4%	368
White Township	Warren	52	3.4%	410	0.3%	528

Residential Properties Institutionally Owned, Ranked by Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Winfield Township	Union	688	98.6%	1	0.0%	544
Tavistock Borough	Camden	1	33.3%	2	0.0%	545
Mantoloking Borough	Ocean	127	26.0%	3	8.0%	17
Trenton City	Mercer	5,127	24.2%	4	14.9%	1
Atlantic City	Atlantic	2,558	23.8%	5	6.4%	27
Deal Borough	Monmouth	189	22.1%	6	8.9%	13
Woodlynne Borough	Camden	178	20.4%	7	13.7%	2
Weehawken Township	Hudson	651	20.0%	8	3.7%	85
New Brunswick City	Middlesex	1,057	19.7%	9	10.2%	7
Salem City	Salem	290	19.4%	10	9.1%	10
Lebanon Borough	Hunterdon	104	18.2%	11	5.5%	32
Bridgeton City	Cumberland	814	18.1%	12	12.5%	3
Union City	Hudson	1,204	18.0%	13	4.9%	47
Asbury Park City	Monmouth	575	17.3%	14	0.3%	530
Lindenwold Borough	Camden	701	17.2%	15	9.2%	9
Newark City	Essex	5,076	17.0%	16	9.1%	11
Orange City	Essex	668	16.6%	17	8.8%	14
Bay Head Borough	Ocean	159	16.6%	18	6.4%	24
Irvington Township	Essex	1,304	16.1%	19	10.7%	5
South Toms River Borough	Ocean	180	16.1%	20	12.2%	4
West New York Town	Hudson	738	16.0%	21	5.0%	46
Pleasantville City	Atlantic	807	15.9%	22	6.4%	25
Harvey Cedars Borough	Ocean	185	15.5%	23	2.1%	235
Penns Grove Borough	Salem	187	15.5%	24	8.4%	15
Paterson City	Passaic	2,820	15.4%	25	9.0%	12
Beach Haven Borough	Ocean	350	15.3%	26	4.3%	65
Stone Harbor Borough	Cape May	441	15.2%	27	3.4%	106
East Orange City	Essex	1,326	15.1%	28	8.4%	16
Jersey City	Hudson	5,887	15.0%	29	7.5%	19
Camden City	Camden	2,771	14.9%	30	6.5%	22
Long Beach Township	Ocean	1,163	14.4%	31	4.8%	53
Allenhurst Borough	Monmouth	42	14.0%	32	5.6%	29
Keansburg Borough	Monmouth	415	14.0%	33	10.0%	8
Avalon Borough	Cape May	732	13.4%	34	4.5%	58
Lavallette Borough	Ocean	350	13.4%	35	3.6%	89
Barnegat Light Borough	Ocean	158	13.3%	36	3.6%	93

Residential Properties Institutionally Owned, Ranked by Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Gloucester City	Camden	482	13.2%	37	10.3%	6
Red Bank Borough	Monmouth	443	13.1%	38	3.8%	80
Ship Bottom Borough	Ocean	246	13.0%	39	5.6%	30
Seaside Heights Borough	Ocean	233	13.0%	40	4.9%	49
Lakewood Township	Ocean	2,868	12.8%	41	4.2%	66
Spring Lake Borough	Monmouth	244	12.8%	42	5.3%	38
Guttenberg Town	Hudson	300	12.6%	43	5.3%	36
Edgewater Borough	Bergen	475	12.3%	44	7.3%	20
Burlington City	Burlington	383	12.0%	45	7.9%	18
Point Pleasant Beach Borough	Ocean	346	12.0%	46	4.8%	51
Alpine Borough	Bergen	78	11.9%	47	3.9%	74
Avon-by-the-Sea Borough	Monmouth	118	11.7%	48	2.4%	197
Surf City Borough	Ocean	238	11.1%	49	2.7%	154
Walpack Township	Sussex	1	11.1%	50	0.0%	545
Freehold Borough	Monmouth	324	10.9%	51	5.4%	35
Cape May City	Cape May	376	10.9%	52	1.5%	353
Sea Girt Borough	Monmouth	134	10.9%	53	4.5%	57
Lopatcong Township	Warren	322	10.7%	54	3.8%	82
Long Branch City	Monmouth	912	10.7%	55	4.6%	56
Beverly City	Burlington	91	10.6%	56	7.1%	21
Longport Borough	Atlantic	169	10.6%	57	3.9%	77
North Bergen Township	Hudson	1,116	10.3%	58	2.9%	133
Millville City	Cumberland	860	10.3%	59	5.2%	41
Seaside Park Borough	Ocean	195	10.1%	60	2.1%	234
Vernon Township	Sussex	1,077	10.1%	61	3.0%	132
Paulsboro Borough	Gloucester	194	10.0%	62	5.4%	34
Glassboro Borough	Gloucester	494	9.9%	63	6.5%	23
Phillipsburg Town	Warren	441	9.8%	64	6.4%	26
Sea Bright Borough	Monmouth	101	9.8%	65	2.9%	136
Fort Lee Borough	Bergen	811	9.7%	66	3.4%	103
Belmar Borough	Monmouth	258	9.7%	67	3.5%	97
Clementon Borough	Camden	156	9.5%	68	5.5%	31
Commercial Township	Cumberland	200	9.5%	69	3.6%	95
Cape May Point Borough	Cape May	59	9.4%	70	1.4%	374
Princeton	Mercer	659	9.3%	71	3.3%	114
Far Hills Borough	Somerset	27	9.2%	72	1.9%	254
Fairview Borough	Bergen	200	9.2%	73	3.9%	75
Perth Amboy City	Middlesex	709	9.2%	74	5.0%	45

Residential Properties Institutionally Owned, Ranked by Municipality

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Loch Arbour Village	Monmouth	12	9.2%	75	3.2%	117
Aberdeen Township	Monmouth	574	9.1%	76	1.6%	310
Morristown Town	Morris	327	9.0%	77	3.3%	111
Brigantine City	Atlantic	778	9.0%	78	1.8%	283
Montague Township	Sussex	152	9.0%	79	5.2%	39
Palisades Park Borough	Bergen	338	9.0%	80	2.6%	170
Highlands Borough	Monmouth	203	9.0%	81	4.8%	52
Elizabeth City	Union	1,352	8.9%	82	3.9%	73
Plainfield City	Union	819	8.9%	83	4.7%	54
Hackensack City	Bergen	704	8.8%	84	1.5%	341
Bradley Beach Borough	Monmouth	167	8.7%	85	2.4%	194
Stockton Borough	Hunterdon	18	8.6%	86	6.2%	28
Rumson Borough	Monmouth	217	8.6%	87	4.3%	64
Washington Borough	Warren	170	8.4%	88	3.3%	109
Saddle River Borough	Bergen	107	8.3%	89	2.5%	185
Cliffside Park Borough	Bergen	565	8.3%	90	4.0%	71
Ocean City	Cape May	1,503	8.2%	91	1.4%	384
Woodbury City	Gloucester	235	8.2%	92	5.4%	33
Margate City	Atlantic	542	8.1%	93	1.9%	265
Frenchtown Borough	Hunterdon	34	8.0%	94	4.2%	67
Monmouth Beach Borough	Monmouth	160	8.0%	95	2.8%	151
Manasquan Borough	Monmouth	227	7.9%	96	2.0%	247
Hoboken City	Hudson	1,226	7.8%	97	1.3%	388
Passaic City	Passaic	493	7.8%	98	3.9%	76
Sussex Borough	Sussex	35	7.8%	99	4.3%	63
Willingboro Township	Burlington	835	7.8%	100	5.1%	44
Mount Holly Township	Burlington	225	7.6%	101	3.6%	96
Upper Township	Cape May	429	7.6%	102	0.9%	462
Flemington Borough	Hunterdon	65	7.6%	103	2.8%	147
Jamesburg Borough	Middlesex	120	7.5%	104	5.2%	40
Bayonne City	Hudson	828	7.4%	105	3.3%	110
Riverside Township	Burlington	180	7.4%	106	5.2%	42
Egg Harbor City	Atlantic	92	7.3%	107	5.1%	43
Spring Lake Heights Borough	Monmouth	156	7.3%	108	2.0%	246
Galloway Township	Atlantic	976	7.3%	109	2.3%	208
Bloomfield Township	Essex	847	7.3%	110	2.1%	238
Branchville Borough	Sussex	20	7.2%	111	3.3%	113
Bedminster Township	Somerset	293	7.2%	112	1.6%	337

Residential Properties Institutionally Owned, Ranked by Municipality

Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Buena Borough	Atlantic	94	7.2%	113	3.6%	94
West Cape May Borough	Cape May	69	7.2%	114	2.6%	173
Wildwood Crest Borough	Cape May	365	7.1%	115	-0.4%	554
Bloomington Borough	Passaic	174	7.1%	116	2.2%	218
Wildwood City	Cape May	314	7.1%	117	1.5%	359
Peapack-Gladstone Borough	Somerset	53	7.1%	118	1.3%	403
Bound Brook Borough	Somerset	161	7.0%	119	3.4%	104
Ocean Gate Borough	Ocean	74	7.0%	120	3.2%	118
Hammonton Town	Atlantic	325	7.0%	121	3.5%	101
Atlantic Highlands Borough	Monmouth	114	6.9%	122	0.8%	491
Hopewell Borough	Mercer	46	6.9%	123	3.6%	90
Ventnor City	Atlantic	437	6.9%	124	1.7%	305
Clayton Borough	Gloucester	181	6.9%	125	5.3%	37
Lakehurst Borough	Ocean	48	6.9%	126	3.7%	84
Harding Township	Morris	98	6.9%	127	0.7%	497
Woodbine Borough	Cape May	74	6.8%	128	2.4%	195
Victory Gardens Borough	Morris	20	6.8%	129	2.7%	157
Lambertville City	Hunterdon	110	6.8%	130	3.2%	119
Lawnside Borough	Camden	66	6.7%	131	4.8%	50
Carneys Point Township	Salem	176	6.7%	132	3.5%	98
Sea Isle City	Cape May	441	6.7%	133	1.2%	422
Boonton Town	Morris	159	6.7%	134	2.7%	155
Rahway City	Union	482	6.6%	135	2.3%	209
Lake Como Borough	Monmouth	61	6.5%	136	2.4%	201
Bernardsville Borough	Somerset	165	6.5%	137	2.4%	200
Vineland City	Cumberland	1,035	6.5%	138	3.2%	123
Westville Borough	Gloucester	90	6.5%	139	4.3%	62
Pemberton Township	Burlington	515	6.5%	140	4.7%	55
Haledon Borough	Passaic	109	6.4%	141	2.9%	143
Farmingdale Borough	Monmouth	24	6.4%	142	3.9%	78
East Newark Borough	Hudson	22	6.4%	143	4.9%	48
Dover Town	Morris	229	6.4%	144	3.0%	130
South Hackensack Township	Bergen	33	6.4%	145	3.8%	79
Franklin Borough	Sussex	91	6.4%	146	3.6%	91
Swedesboro Borough	Gloucester	50	6.3%	147	4.5%	59
Newton Town	Sussex	126	6.3%	148	1.7%	303
Wrightstown Borough	Burlington	8	6.3%	149	-0.7%	558
Belvidere Town	Warren	52	6.3%	150	4.3%	61

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Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
North Plainfield Borough	Somerset	309	6.2%	151	3.4%	108
Englishtown Borough	Monmouth	38	6.2%	152	2.3%	213
Little Falls Township	Passaic	219	6.2%	153	0.3%	525
Somerville Borough	Somerset	165	6.2%	154	2.4%	196
Englewood City	Bergen	417	6.2%	155	0.3%	532
Roselle Borough	Union	322	6.2%	156	3.7%	83
Chesilhurst Borough	Camden	29	6.2%	157	3.4%	105
Prospect Park Borough	Passaic	66	6.1%	158	3.6%	87
Newfield Borough	Gloucester	38	6.1%	159	3.6%	92
Hamburg Borough	Sussex	83	6.1%	160	3.1%	124
Monroe Township	Middlesex	1,260	6.1%	161	1.6%	315
Brick Township	Ocean	1,856	6.1%	162	3.1%	126
Summit City	Union	380	6.1%	163	1.6%	320
Pennington Borough	Mercer	55	6.0%	164	1.9%	263
Little Egg Harbor Township	Ocean	618	6.0%	165	2.8%	148
Harrison Town	Hudson	117	5.9%	166	1.6%	325
Woodland Park Borough	Passaic	216	5.9%	167	2.4%	191
Keyport Borough	Monmouth	116	5.9%	168	2.9%	142
Barneget Township	Ocean	534	5.9%	169	3.4%	102
Pennsville Township	Salem	273	5.9%	170	4.1%	68
Manchester Township	Ocean	962	5.8%	171	1.1%	434
Pine Hill Borough	Camden	176	5.8%	172	4.0%	70
Delanco Township	Burlington	103	5.7%	173	2.9%	134
Upper Deerfield Township	Cumberland	140	5.7%	174	-0.7%	559
Spotswood Borough	Middlesex	145	5.7%	175	2.9%	135
North Wildwood City	Cape May	434	5.7%	176	0.1%	538
Lower Township	Cape May	805	5.7%	177	1.2%	419
Somers Point City	Atlantic	212	5.6%	178	2.1%	239
Mountainside Borough	Union	139	5.6%	179	3.3%	116
Pohatcong Township	Warren	69	5.6%	180	4.4%	60
Winslow Township	Camden	725	5.6%	181	4.0%	72
Toms River Township	Ocean	2,135	5.6%	182	2.5%	181
Collingswood Borough	Camden	222	5.6%	183	3.1%	127
Union Beach Borough	Monmouth	115	5.6%	184	3.7%	86
Ewing Township	Mercer	591	5.5%	185	3.2%	121
Eagleswood Township	Ocean	39	5.5%	186	1.7%	297
Wanaque Borough	Passaic	237	5.5%	187	0.6%	507
Highland Park Borough	Middlesex	168	5.5%	188	2.4%	188

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Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
West Long Branch Borough	Monmouth	125	5.5%	189	2.8%	153
Ocean Township	Ocean	246	5.4%	190	2.5%	184
Garfield City	Bergen	307	5.4%	191	2.5%	176
Tewksbury Township	Hunterdon	105	5.4%	192	2.5%	182
Neptune Township	Monmouth	510	5.3%	193	1.3%	398
East Windsor Township	Mercer	411	5.3%	194	1.7%	298
Garwood Borough	Union	69	5.3%	195	2.8%	144
Raritan Borough	Somerset	100	5.3%	196	1.6%	323
Hillside Township	Union	298	5.3%	197	3.5%	100
Mullica Township	Atlantic	116	5.2%	198	2.9%	137
Mahwah Township	Bergen	489	5.2%	199	2.3%	210
Milford Borough	Hunterdon	22	5.2%	200	3.8%	81
Riverdale Borough	Morris	87	5.2%	201	-1.3%	561
South Bound Brook Borough	Somerset	59	5.2%	202	-3.7%	564
Watchung Borough	Somerset	102	5.2%	203	-0.3%	553
Tenaflly Borough	Bergen	232	5.2%	204	0.5%	519
Kenilworth Borough	Union	131	5.2%	205	1.4%	383
Hackettstown Town	Warren	122	5.1%	206	2.6%	174
Colts Neck Township	Monmouth	161	5.1%	207	2.0%	252
Delaware Township	Hunterdon	71	5.1%	208	1.8%	281
Matawan Borough	Monmouth	126	5.1%	209	2.0%	242
Freehold Township	Monmouth	585	5.1%	210	2.4%	204
Hamilton Township	Atlantic	458	5.1%	211	2.7%	163
Brooklawn Borough	Camden	35	5.1%	212	3.5%	99
Hampton Borough	Hunterdon	23	5.0%	213	2.6%	169
Middlesex Borough	Middlesex	211	5.0%	214	2.1%	237
Absecon City	Atlantic	165	5.0%	215	1.7%	294
Haddonfield Borough	Camden	206	5.0%	216	2.1%	226
Dunellen Borough	Middlesex	97	5.0%	217	2.2%	223
Oceanport Borough	Monmouth	105	5.0%	218	2.7%	156
Warren Township	Somerset	261	5.0%	219	0.3%	527
Montclair Township	Essex	474	4.9%	220	1.8%	269
Oxford Township	Warren	42	4.9%	221	3.3%	112
Merchantville Borough	Camden	54	4.9%	222	3.2%	120
Madison Borough	Morris	210	4.9%	223	1.1%	440
Upper Pittsgrove Township	Salem	44	4.9%	224	1.7%	293
Gloucester Township	Camden	983	4.9%	225	3.0%	128
Shiloh Borough	Cumberland	9	4.9%	226	3.3%	115

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Somerdale Borough	Camden	90	4.9%	227	2.9%	138
Bordentown City	Burlington	59	4.9%	228	1.0%	457
South River Borough	Middlesex	212	4.9%	229	2.9%	139
Jackson Township	Ocean	877	4.9%	230	2.6%	166
Fairfield Township	Cumberland	78	4.9%	231	2.8%	150
Point Pleasant Borough	Ocean	377	4.9%	232	1.6%	332
Manville Borough	Somerset	154	4.9%	233	2.4%	203
Berlin Borough	Camden	123	4.9%	234	1.8%	277
Netcong Borough	Morris	40	4.8%	235	1.9%	257
Elmer Borough	Salem	23	4.8%	236	1.3%	404
Northvale Borough	Bergen	72	4.8%	237	0.2%	537
Middle Township	Cape May	412	4.8%	238	1.6%	318
Lodi Borough	Bergen	214	4.8%	239	2.4%	189
Mannington Township	Salem	20	4.8%	240	0.9%	460
South Amboy City	Middlesex	132	4.8%	241	2.0%	241
Ocean Township	Monmouth	412	4.8%	242	2.1%	231
Neptune City Borough	Monmouth	73	4.8%	243	1.6%	312
Kingwood Township	Hunterdon	57	4.8%	244	2.5%	175
Manalapan Township	Monmouth	677	4.8%	245	2.7%	158
Stafford Township	Ocean	613	4.8%	246	2.2%	224
Hopewell Township	Mercer	279	4.7%	247	2.1%	227
Palmyra Borough	Burlington	130	4.7%	248	3.4%	107
Wallington Borough	Bergen	102	4.7%	249	2.2%	222
Cresskill Borough	Bergen	130	4.7%	250	1.8%	284
Secaucus Town	Hudson	225	4.7%	251	1.4%	373
Berlin Township	Camden	92	4.7%	252	3.0%	131
Tuckerton Borough	Ocean	72	4.6%	253	1.9%	261
Deerfield Township	Cumberland	45	4.6%	254	2.1%	230
Pemberton Borough	Burlington	21	4.6%	255	2.0%	240
Hardyston Township	Sussex	170	4.6%	256	1.5%	338
Hawthorne Borough	Passaic	248	4.6%	257	1.5%	345
Laurel Springs Borough	Camden	29	4.6%	258	2.8%	145
Woodstown Borough	Salem	50	4.5%	259	1.7%	292
Hightstown Borough	Mercer	67	4.5%	260	1.7%	291
Englewood Cliffs Borough	Bergen	87	4.5%	261	1.6%	311
Quinton Township	Salem	40	4.5%	262	2.2%	216
Island Heights Borough	Ocean	37	4.5%	263	0.1%	541
Little Silver Borough	Monmouth	106	4.5%	264	1.8%	274

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Tinton Falls Borough	Monmouth	306	4.5%	265	3.0%	129
Blairstown Township	Warren	85	4.5%	265	2.5%	186
Buena Vista Township	Atlantic	108	4.5%	267	2.3%	207
West Orange Township	Essex	598	4.5%	268	1.7%	307
Elsinboro Township	Salem	24	4.5%	269	2.6%	167
Linden City	Union	455	4.5%	270	2.1%	225
New Hanover Township	Burlington	12	4.4%	271	3.6%	88
Pilesgrove Township	Salem	54	4.4%	272	2.2%	221
Bernards Township	Somerset	424	4.4%	273	1.3%	394
Lacey Township	Ocean	527	4.4%	274	2.4%	205
Greenwich Township	Cumberland	13	4.4%	275	2.1%	233
Florence Township	Burlington	205	4.4%	276	2.9%	141
Hopatcong Borough	Sussex	271	4.4%	277	2.9%	140
Ridgefield Borough	Bergen	111	4.4%	278	1.5%	358
Eatontown Borough	Monmouth	133	4.4%	279	1.6%	309
Andover Borough	Sussex	8	4.4%	280	1.8%	287
Eastampton Township	Burlington	74	4.4%	281	3.2%	122
Rocky Hill Borough	Somerset	11	4.4%	282	-1.1%	560
National Park Borough	Gloucester	47	4.4%	283	2.5%	177
Edgewater Park Township	Burlington	107	4.4%	284	2.4%	190
Hamilton Township	Mercer	1,264	4.3%	285	2.4%	198
Closter Borough	Bergen	116	4.3%	286	2.0%	244
Springfield Township	Burlington	44	4.3%	287	1.9%	258
Downe Township	Cumberland	41	4.3%	288	1.2%	418
Northfield City	Atlantic	134	4.3%	289	2.7%	161
Berkeley Township	Ocean	997	4.3%	290	1.3%	391
Caldwell Borough	Essex	82	4.3%	291	1.9%	262
Runnemede Borough	Camden	110	4.3%	292	2.6%	165
Berkeley Heights Township	Union	189	4.3%	293	0.5%	514
Washington Township	Burlington	13	4.3%	294	-0.3%	551
Carteret Borough	Middlesex	220	4.3%	295	2.7%	160
Lafayette Township	Sussex	31	4.2%	296	1.5%	360
Maurice River Township	Cumberland	58	4.2%	297	2.4%	199
West Milford Township	Passaic	418	4.2%	298	2.5%	178
Kinnelon Borough	Morris	144	4.2%	299	1.7%	295
Monroe Township	Gloucester	467	4.2%	300	2.7%	159
Brielle Borough	Monmouth	83	4.2%	301	1.3%	405
Magnolia Borough	Camden	59	4.2%	302	2.4%	192

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Wall Township	Monmouth	393	4.2%	303	1.6%	336
Barrington Borough	Camden	84	4.2%	304	2.7%	162
North Brunswick Township	Middlesex	413	4.2%	305	1.9%	260
Springfield Township	Union	200	4.2%	306	1.7%	301
Gibbsboro Borough	Camden	33	4.2%	307	2.0%	243
Plainsboro Township	Middlesex	228	4.1%	308	0.8%	488
Chatham Township	Morris	154	4.1%	309	0.8%	492
Cherry Hill Township	Camden	989	4.1%	310	1.9%	264
Rockleigh Borough	Bergen	3	4.1%	311	4.1%	69
Greenwich Township	Gloucester	75	4.1%	312	2.8%	146
Westfield Town	Union	374	4.1%	313	1.3%	393
Edison Township	Middlesex	1,037	4.1%	314	1.5%	356
Park Ridge Borough	Bergen	119	4.1%	315	0.2%	536
Interlaken Borough	Monmouth	16	4.0%	316	1.5%	350
Bass River Township	Burlington	22	4.0%	317	0.8%	479
Voorhees Township	Camden	350	4.0%	318	2.4%	193
Knowlton Township	Warren	38	4.0%	319	2.8%	152
Franklin Township	Warren	39	4.0%	320	2.8%	149
New Providence Borough	Union	150	4.0%	321	1.3%	396
Ramsey Borough	Bergen	208	4.0%	322	0.1%	542
Belleville Township	Essex	338	4.0%	323	2.6%	172
Union Township	Hunterdon	70	4.0%	324	2.5%	180
Millburn Township	Essex	250	4.0%	325	0.8%	484
Carlstadt Borough	Bergen	62	4.0%	326	2.3%	214
Bellmawr Borough	Camden	135	4.0%	327	2.6%	168
Allamuchy Township	Warren	92	4.0%	328	0.3%	524
South Orange Village	Essex	173	4.0%	329	2.7%	164
Glen Gardner Borough	Hunterdon	28	4.0%	330	3.1%	125
Egg Harbor Township	Atlantic	589	3.9%	331	1.8%	271
Piscataway Township	Middlesex	533	3.9%	332	1.6%	316
Rockaway Borough	Morris	74	3.9%	333	2.1%	228
Pennsauken Township	Camden	431	3.9%	334	2.5%	187
Lawrence Township	Cumberland	43	3.9%	335	2.0%	248
Florham Park Borough	Morris	122	3.9%	336	0.9%	472
Elk Township	Gloucester	56	3.9%	337	2.4%	202
Audubon Borough	Camden	116	3.9%	338	1.8%	278
Demarest Borough	Bergen	64	3.9%	339	1.6%	317
Essex Fells Borough	Essex	30	3.9%	340	-1.4%	562

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Riverton Borough	Burlington	34	3.9%	341	1.0%	449
Oaklyn Borough	Camden	51	3.8%	342	2.1%	229
Readington Township	Hunterdon	224	3.8%	343	1.6%	313
Clinton Town	Hunterdon	33	3.8%	344	1.9%	255
Franklin Township	Somerset	765	3.8%	345	0.9%	461
Little Ferry Borough	Bergen	84	3.8%	346	1.9%	268
Fair Haven Borough	Monmouth	77	3.8%	347	1.0%	447
Linwood City	Atlantic	103	3.8%	348	0.7%	498
Metuchen Borough	Middlesex	173	3.8%	349	1.1%	426
Jefferson Township	Morris	296	3.8%	350	1.8%	272
Franklin Township	Gloucester	209	3.7%	351	2.5%	183
Roselle Park Borough	Union	123	3.7%	352	2.0%	245
Franklin Township	Hunterdon	34	3.7%	353	1.4%	382
Medford Township	Burlington	305	3.7%	354	1.6%	324
Totowa Borough	Passaic	127	3.7%	355	1.4%	375
Beachwood Borough	Ocean	139	3.7%	356	2.2%	220
Ridgewood Village	Bergen	275	3.7%	357	1.2%	415
Ridgefield Park Village	Bergen	105	3.7%	358	1.7%	308
Hope Township	Warren	24	3.7%	359	1.2%	411
Dennis Township	Cape May	129	3.7%	360	1.2%	413
Port Republic City	Atlantic	17	3.7%	361	1.3%	406
Holmdel Township	Monmouth	201	3.6%	362	1.5%	342
Lawrence Township	Mercer	359	3.6%	363	1.7%	304
Kearny Town	Hudson	259	3.6%	364	1.9%	266
Midland Park Borough	Bergen	80	3.6%	365	1.5%	340
Folsom Borough	Atlantic	24	3.6%	366	2.6%	171
Lebanon Township	Hunterdon	75	3.6%	367	1.7%	296
North Caldwell Borough	Essex	84	3.6%	368	1.8%	285
Mansfield Township	Warren	66	3.6%	369	1.5%	351
Butler Borough	Morris	88	3.6%	370	1.0%	455
Clifton City	Passaic	768	3.6%	371	1.4%	381
Plumsted Township	Ocean	87	3.6%	372	1.6%	333
Byram Township	Sussex	115	3.6%	373	2.3%	211
Independence Township	Warren	68	3.6%	374	2.5%	179
Parsippany-Troy Hills Township	Morris	513	3.6%	375	1.0%	450
Wharton Borough	Morris	60	3.6%	376	1.8%	280
Mount Laurel Township	Burlington	584	3.6%	377	1.5%	339
Mansfield Township	Burlington	123	3.6%	378	1.3%	397

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Municipality	County	2020 Institutionally Owned Residential Properties	2020 Institutionally Owned % of Residential Properties	2020 Institutionally Owned % of Residential Properties Rank	2012-20 Change, Institutionally Owned % of Residential Properties	2012-20 Change, Institutionally Owned % of Residential Properties Rank
Stratford Borough	Camden	75	3.6%	379	2.1%	232
Harmony Township	Warren	34	3.6%	380	0.8%	486
River Vale Township	Bergen	119	3.6%	381	1.8%	276
East Rutherford Borough	Bergen	70	3.5%	382	1.3%	399
Woodbridge Township	Middlesex	938	3.5%	383	1.6%	334
East Amwell Township	Hunterdon	44	3.5%	384	1.7%	306
Maple Shade Borough	Burlington	165	3.5%	385	2.1%	236
Deptford Township	Gloucester	364	3.5%	386	2.2%	215
Howell Township	Monmouth	607	3.5%	387	1.8%	282
Alpha Borough	Warren	28	3.5%	388	1.5%	348
South Plainfield Borough	Middlesex	261	3.5%	389	1.2%	410
Livingston Township	Essex	348	3.5%	390	1.3%	392
Waterford Township	Camden	126	3.5%	391	1.9%	256
Montville Township	Morris	247	3.5%	392	1.1%	445
Morris Township	Morris	276	3.5%	393	0.8%	485
Pompton Lakes Borough	Passaic	127	3.5%	394	1.4%	370
Tabernacle Township	Burlington	79	3.5%	395	2.0%	250
Verona Township	Essex	168	3.5%	396	1.2%	423
Oldmans Township	Salem	22	3.4%	397	1.8%	279
Clinton Township	Hunterdon	150	3.4%	398	1.0%	451
Raritan Township	Hunterdon	280	3.4%	399	1.0%	452
North Haledon Borough	Passaic	100	3.4%	400	1.4%	376
Rockaway Township	Morris	300	3.4%	401	0.9%	465
Franklin Lakes Borough	Bergen	120	3.4%	402	1.6%	335
Wayne Township	Passaic	558	3.4%	403	1.2%	408
Haddon Heights Borough	Camden	88	3.4%	404	0.9%	466
Rutherford Borough	Bergen	170	3.4%	405	1.0%	448
Allentown Borough	Monmouth	20	3.4%	406	0.9%	477
Haddon Township	Camden	159	3.4%	407	1.4%	369
Hardwick Township	Warren	15	3.4%	408	1.6%	329
Hainesport Township	Burlington	74	3.4%	409	1.9%	267
White Township	Warren	52	3.4%	410	0.3%	528
Branchburg Township	Somerset	165	3.4%	411	1.6%	314
Montvale Borough	Bergen	94	3.3%	412	0.5%	510
Middletown Township	Monmouth	755	3.3%	413	1.4%	385
Pitman Borough	Gloucester	99	3.3%	414	1.7%	300
Weymouth Township	Atlantic	22	3.3%	415	2.3%	212
Pittsgrove Township	Salem	85	3.3%	416	1.8%	273

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Southampton Township	Burlington	146	3.3%	417	0.8%	494
Scotch Plains Township	Union	241	3.3%	418	1.6%	331
Cranford Township	Union	245	3.3%	419	1.3%	401
Pine Beach Borough	Ocean	29	3.3%	420	0.9%	469
Millstone Township	Monmouth	101	3.2%	421	1.5%	357
High Bridge Borough	Hunterdon	43	3.2%	422	1.4%	363
Chatham Borough	Morris	87	3.2%	423	0.6%	505
Bridgewater Township	Somerset	479	3.2%	424	1.1%	443
Mantua Township	Gloucester	176	3.2%	425	2.0%	253
Logan Township	Gloucester	68	3.2%	426	1.7%	290
Mount Ephraim Borough	Camden	52	3.2%	427	2.0%	249
Hampton Township	Sussex	61	3.2%	428	1.5%	344
East Brunswick Township	Middlesex	508	3.2%	429	1.5%	347
West Deptford Township	Gloucester	213	3.2%	430	1.8%	286
Boonton Township	Morris	48	3.2%	431	0.9%	467
Saddle Brook Township	Bergen	131	3.2%	432	1.3%	402
Hopewell Township	Cumberland	46	3.2%	433	1.4%	387
Leonia Borough	Bergen	77	3.2%	434	1.1%	430
Mendham Township	Morris	61	3.1%	435	0.7%	495
Mount Arlington Borough	Morris	68	3.1%	436	-0.5%	555
Cranbury Township	Middlesex	37	3.1%	437	1.1%	439
Old Tappan Borough	Bergen	61	3.1%	438	0.6%	508
Shrewsbury Borough	Monmouth	45	3.1%	439	1.1%	429
Allendale Borough	Bergen	70	3.1%	440	-0.6%	556
Liberty Township	Warren	32	3.1%	441	1.1%	424
Ogdensburg Borough	Sussex	25	3.1%	442	2.2%	217
Oakland Borough	Bergen	136	3.1%	443	1.6%	330
Chester Township	Morris	79	3.1%	444	0.3%	529
Washington Township	Warren	70	3.1%	445	1.4%	368
Frelinghuysen Township	Warren	19	3.1%	446	1.4%	367
Wantage Township	Sussex	109	3.1%	447	1.8%	275
Sayreville Borough	Middlesex	370	3.1%	448	1.4%	378
West Windsor Township	Mercer	249	3.1%	449	1.5%	352
Long Hill Township	Morris	89	3.1%	450	0.7%	496
Green Brook Township	Somerset	72	3.1%	451	1.1%	431
Lyndhurst Township	Bergen	157	3.1%	452	1.3%	400
Frankford Township	Sussex	67	3.0%	453	0.9%	475
Westwood Borough	Bergen	94	3.0%	454	0.9%	473

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Moonachie Borough	Bergen	18	3.0%	455	1.2%	417
Bethlehem Township	Hunterdon	38	3.0%	456	1.2%	414
Milltown Borough	Middlesex	72	3.0%	457	1.5%	346
Union Township	Union	488	3.0%	458	1.6%	322
Marlboro Township	Monmouth	398	3.0%	459	1.1%	425
West Amwell Township	Hunterdon	28	3.0%	460	0.8%	482
Teaneck Township	Bergen	333	3.0%	461	0.4%	521
Maywood Borough	Bergen	82	3.0%	462	1.1%	433
Elmwood Park Borough	Bergen	145	3.0%	463	0.5%	518
Upper Saddle River Borough	Bergen	78	3.0%	464	0.4%	522
Paramus Borough	Bergen	239	3.0%	465	1.0%	458
Lumberton Township	Burlington	110	3.0%	466	1.5%	354
Wenonah Borough	Gloucester	24	2.9%	467	1.5%	361
Alloway Township	Salem	32	2.9%	468	1.4%	365
Sparta Township	Sussex	204	2.9%	469	0.5%	516
Lincoln Park Borough	Morris	103	2.9%	470	1.4%	364
New Milford Borough	Bergen	121	2.9%	471	1.3%	389
Alexandria Township	Hunterdon	44	2.9%	472	1.1%	432
Evesham Township	Burlington	450	2.9%	473	1.7%	288
South Harrison Township	Gloucester	28	2.9%	474	1.9%	259
Holland Township	Hunterdon	54	2.9%	475	1.6%	319
Old Bridge Township	Middlesex	535	2.9%	476	1.6%	326
Mendham Borough	Morris	47	2.9%	477	0.9%	478
Clark Township	Union	141	2.9%	478	1.4%	386
Fair Lawn Borough	Bergen	295	2.9%	479	1.4%	379
Helmetta Borough	Middlesex	25	2.9%	480	1.8%	270
Washington Township	Bergen	97	2.9%	481	0.5%	515
Stanhope Borough	Sussex	39	2.9%	482	1.5%	362
Waldwick Borough	Bergen	96	2.8%	483	1.3%	407
Bloomsbury Borough	Hunterdon	9	2.8%	484	2.2%	219
Sandyston Township	Sussex	23	2.8%	485	1.5%	355
Fairfield Township	Essex	73	2.8%	486	1.2%	416
Woolwich Township	Gloucester	100	2.8%	487	0.8%	490
Medford Lakes Borough	Burlington	43	2.8%	488	1.7%	289
Burlington Township	Burlington	193	2.8%	489	1.1%	428
Upper Freehold Township	Monmouth	61	2.8%	490	1.0%	454
West Wildwood Borough	Cape May	22	2.8%	491	0.6%	509
Roxbury Township	Morris	216	2.7%	492	1.1%	435

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Hillsborough Township	Somerset	355	2.7%	493	0.9%	471
Ho-Ho-Kus Borough	Bergen	39	2.7%	494	0.9%	463
South Brunswick Township	Middlesex	357	2.7%	495	1.2%	412
Hazlet Township	Monmouth	170	2.7%	496	1.4%	366
Washington Township	Morris	154	2.7%	497	1.1%	442
Fredon Township	Sussex	29	2.7%	498	2.0%	251
Bogota Borough	Bergen	54	2.7%	499	1.7%	299
Montgomery Township	Somerset	182	2.7%	500	0.9%	464
Roseland Borough	Essex	55	2.7%	501	0.7%	500
Robbinsville Township	Mercer	137	2.7%	502	1.1%	438
Andover Township	Sussex	53	2.7%	503	1.4%	377
Maplewood Township	Essex	182	2.6%	504	1.4%	380
Green Township	Sussex	31	2.6%	505	1.4%	371
Norwood Borough	Bergen	48	2.6%	506	1.1%	437
Cedar Grove Township	Essex	103	2.6%	507	0.8%	480
Denville Township	Morris	158	2.6%	508	0.6%	504
Millstone Borough	Somerset	4	2.6%	509	-0.6%	557
Moorestown Township	Burlington	177	2.6%	510	0.1%	539
Nutley Township	Essex	211	2.6%	511	0.9%	459
Haworth Borough	Bergen	29	2.6%	512	0.5%	511
Rochelle Park Township	Bergen	46	2.5%	513	0.8%	487
Woodland Township	Burlington	12	2.5%	514	1.7%	302
Bergenfield Borough	Bergen	173	2.5%	515	1.2%	420
Delran Township	Burlington	130	2.5%	516	1.2%	409
Ringwood Borough	Passaic	108	2.5%	517	1.2%	421
Fanwood Borough	Union	62	2.5%	518	1.3%	390
Shamong Township	Burlington	48	2.5%	519	1.5%	349
Stillwater Township	Sussex	41	2.4%	520	0.7%	501
Washington Township	Gloucester	393	2.4%	521	1.4%	372
Estell Manor City	Atlantic	18	2.4%	522	1.6%	327
Hi-nella Borough	Camden	3	2.4%	522	1.6%	321
Woodcliff Lake Borough	Bergen	46	2.4%	524	1.6%	328
East Greenwich Township	Gloucester	86	2.4%	525	1.1%	441
Hillsdale Borough	Bergen	78	2.4%	526	1.1%	444
Mountain Lakes Borough	Morris	33	2.4%	527	0.2%	534
Califon Borough	Hunterdon	9	2.3%	528	1.3%	395
Fieldsboro Borough	Burlington	5	2.3%	529	2.3%	206
Stow Creek Township	Cumberland	9	2.3%	530	1.5%	343

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East Hanover Township	Morris	92	2.3%	531	0.1%	543
North Arlington Borough	Bergen	86	2.3%	532	0.9%	474
Wyckoff Township	Bergen	128	2.3%	533	0.9%	468
Corbin City	Atlantic	5	2.3%	534	-0.1%	550
West Caldwell Township	Essex	79	2.2%	535	0.6%	502
Mount Olive Township	Morris	153	2.2%	536	0.9%	470
Pequannock Township	Morris	103	2.2%	537	0.2%	533
Hanover Township	Morris	111	2.2%	538	0.5%	512
Greenwich Township	Warren	37	2.1%	539	0.8%	493
Hasbrouck Heights Borough	Bergen	70	2.1%	540	0.8%	483
Harrison Township	Gloucester	84	2.1%	541	0.5%	513
Chesterfield Township	Burlington	39	2.1%	542	1.0%	453
Woodbury Heights Borough	Gloucester	22	2.1%	543	1.1%	427
Bordentown Township	Burlington	73	2.1%	544	0.5%	517
Oradell Borough	Bergen	54	2.1%	545	0.6%	503
Mine Hill Township	Morris	28	2.0%	546	0.8%	481
River Edge Borough	Bergen	65	2.0%	547	1.1%	446
Westampton Township	Burlington	63	2.0%	548	0.9%	476
Glen Rock Borough	Bergen	77	2.0%	549	1.0%	456
Randolph Township	Morris	146	2.0%	550	0.3%	526
Emerson Borough	Bergen	46	2.0%	551	0.7%	499
Dumont Borough	Bergen	98	2.0%	552	0.8%	489
Morris Plains Borough	Morris	38	1.9%	553	0.4%	523
Harrington Park Borough	Bergen	30	1.9%	554	0.4%	520
Cinnaminson Township	Burlington	108	1.9%	555	0.2%	535
Glen Ridge Borough	Essex	43	1.9%	556	0.3%	531
Lower Alloways Creek Township	Salem	10	1.8%	557	1.1%	436
Wood-Ridge Borough	Bergen	54	1.8%	558	0.1%	540
North Hanover Township	Burlington	14	1.4%	559	0.6%	506
Roosevelt Borough	Monmouth	4	1.3%	560	-0.3%	552
Chester Borough	Morris	5	1.1%	561	-2.4%	563
Teterboro Borough	Bergen	0	0.0%	562	0.0%	545
Audubon Park Borough	Camden	0	0.0%	562	0.0%	545
Shrewsbury Township	Monmouth	0	0.0%	562	0.0%	545