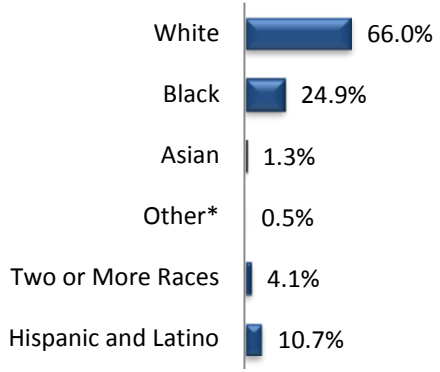
Woodbury City, NJ
Gloucester County

Year Incorporated: 1854
Municipal Type: City
Form of Government: City

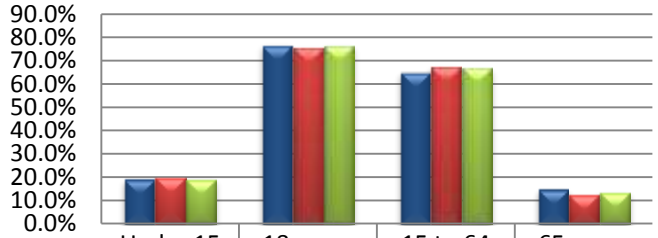
2014 Estimated Population: 10,098
Population Change 2000-2014: -2.0
Population Density: 5,064 (per sq. mi.)

Demographics***

Race



Age



	Under 15 years	18 years and over	15 to 64 years old	65 years and over
Woodbury City	19.6%	76.8%	65.1%	15.2%
Gloucester County	20%	76%	68%	13%
New Jersey	19%	77%	67%	14%

Dependency Ratio

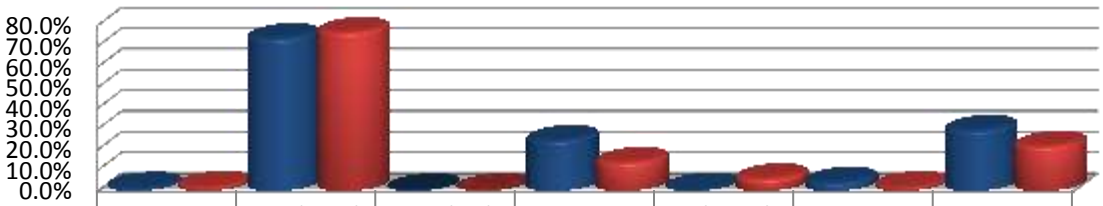
	2000	2014	% change 2000-2014
Woodbury City	61.4	49.1	-20.1%
Gloucester County	52.9	51.4	-2.8%
New Jersey	53.9	52.2	-3.1%

The dependency ratio is the ratio of dependents (people younger than 15 or older than 64), to the working age population, those 15-64.

***Demographic information is from the 2014 American Community Survey and 2000 and 2010 US Census.

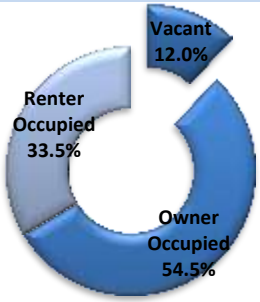
Land Usage and Housing***

Parcel Values as a Percentage of Total Value



	Vacant Land Value	Residential and Farm Homestead Value	Farmland Value	Commercial Value	Industrial Value	Apartment Value	Non-residential Value
Woodbury City	1.3%	73.6%	0.0%	24.4%	0.6%	4.3%	29.3%
Gloucester County	1.9%	76.6%	0.1%	13.8%	6.0%	1.8%	21.6%

Housing Occupancy



	Owner	Renter	Vacant
Woodbury City	54.5%	33.5%	12.0%
Gloucester County	75.2%	18.9%	5.9%
New Jersey	58.1%	31.2%	10.7%

***2015 Land use and property tax data is from the NJ Department of Community Affairs.

Municipal Profiles were prepared by the Senator Walter Rand Institute for Public Affairs at Rutgers University-Camden

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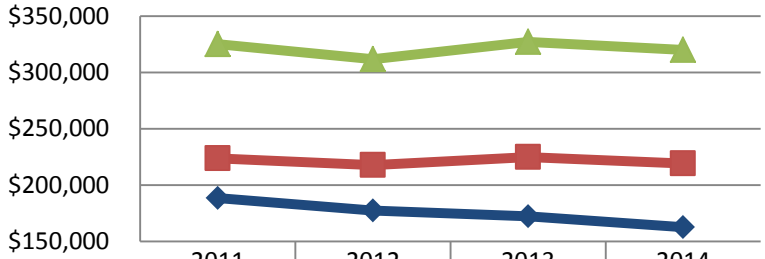
Median Housing Prices(in current dollars)

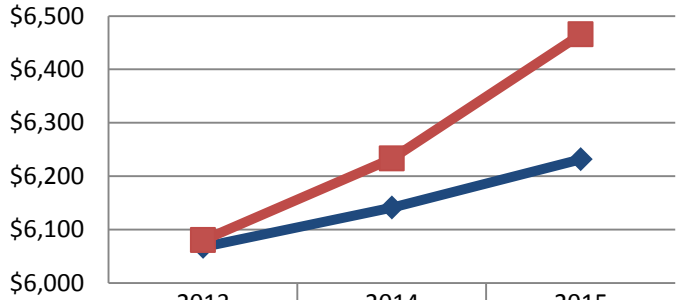


	2011	2012	2013	2014
Woodbury City	$188,400	$177,500	$172,300	$162,700
Gloucester County	$223,700	$217,700	$224,700	$219,000
NJ	$324,900	$311,600	$327,100	$319,900

% change 2011-2014

Woodbury City: -13.6 **Gloucester County: -2.1** **NJ: -1.5**

Average Property Tax



	2013	2014	2015
Woodbury City	$6,067	$6,141	$6,232
Gloucester County	$6,080	$6,232	$6,465

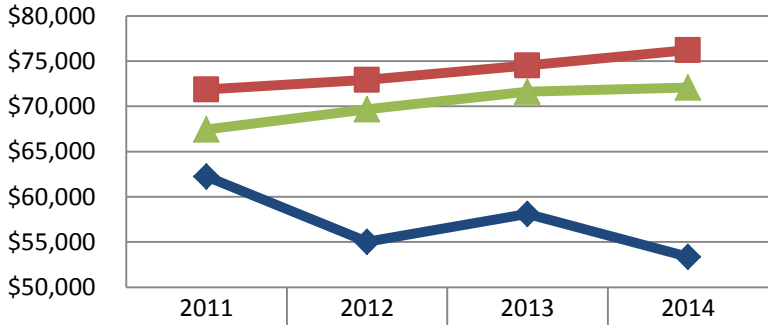
% change 2013-2015

Woodbury City: 2.7 **Gloucester County: 6.33**

***Housing occupancy and prices are from the 2014 American Community Survey. Average property tax is from the New Jersey's Department of Community Affair's website.

Economic Indicators***

Median Household Income

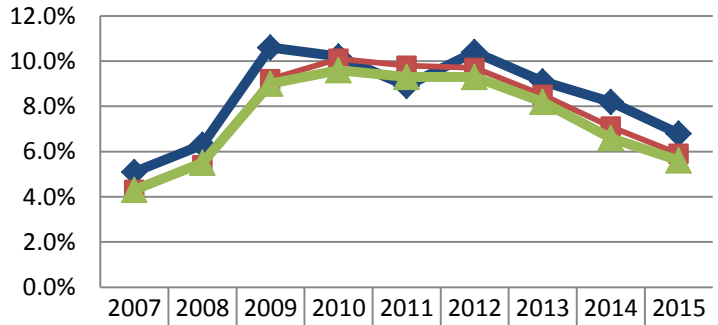


	2011	2012	2013	2014
Woodbury City	$62,257	$55,032	$58,102	$53,359
Gloucester County	$71,850	$72,930	$74,524	$76,213
New Jersey	$67,458	$69,667	$71,629	$72,062

% change 2011-2014

Woodbury City: -14.3 **Gloucester County: 6.1** **NJ: 6.8**

Unemployment Rate



	2007	2008	2009	2010	2011	2012	2013	2014	2015
Woodbury City	5.1%	6.3%	10.6%	10.2%	8.9%	10.4%	9.1%	8.2%	6.8%
Gloucester County	4.3%	5.4%	9.2%	10.1%	9.8%	9.7%	8.5%	7.1%	5.9%
New Jersey	4.3%	5.5%	9.0%	9.6%	9.3%	9.3%	8.2%	6.6%	5.6%

% change 2013-2015

Woodbury City: -25.3 **Gloucester County: -30.6** **NJ: -31.7**

***Household income data is from the 2014 American Community Survey. The unemployment rates are from the NJ Department of Labor and Workforce Development.

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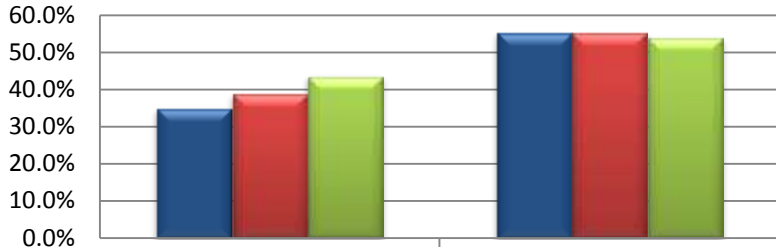
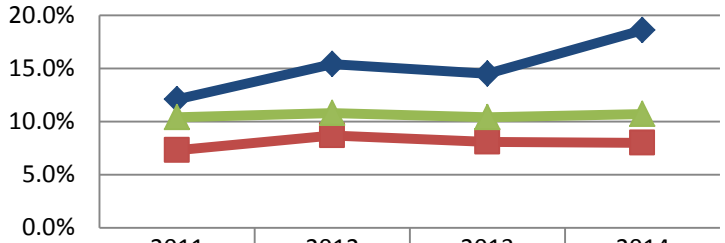
% of Home Owners and Renters Paying more than 30% of their Income on Housing



	% of Owners paying 30% or more	% of Renters paying 30% or more
Woodbury City	35.0%	55.2%
Gloucester County	38.9%	55.5%
New Jersey	43.6%	53.9%

Poverty Rate



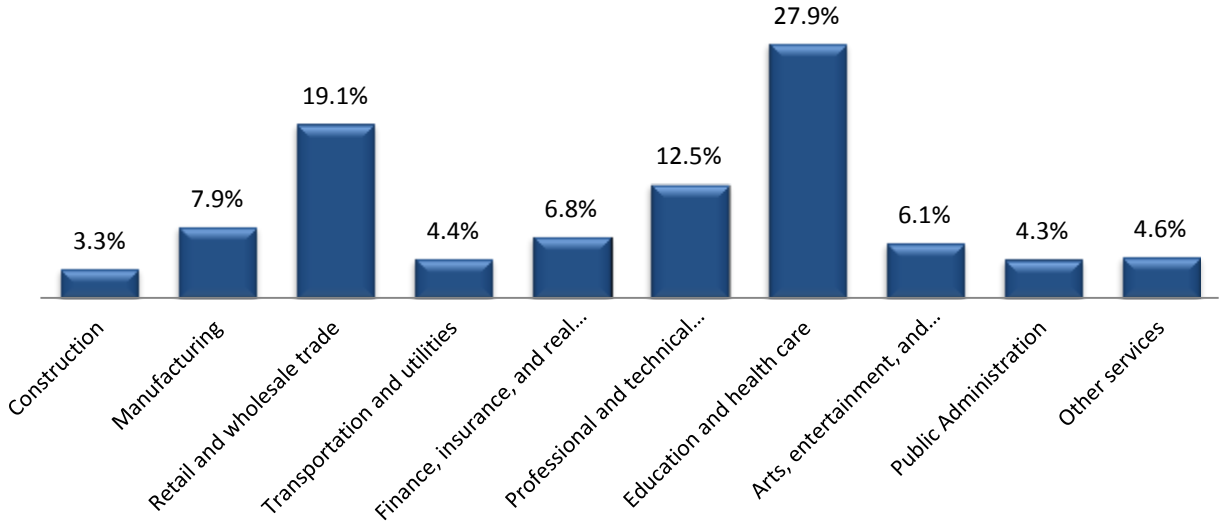
	2011	2012	2013	2014
Woodbury City	12.1%	15.4%	14.5%	18.6%
Gloucester County	7.3%	8.7%	8.1%	8.0%
New Jersey	10.4%	10.8%	10.4%	10.7%

% change 2011-2014

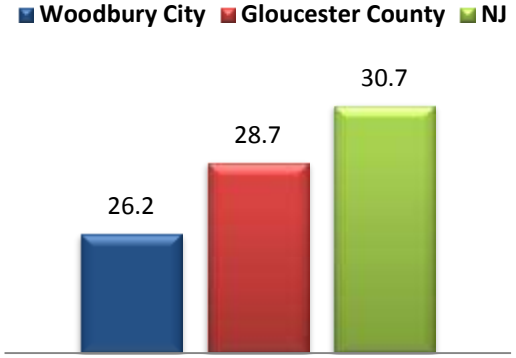
Woodbury City: 10.7 **Gloucester County: -21.9** **NJ: -22.1**

***Housing affordability and poverty rates are from the 2014 American Community Survey.

*Percentage of Woodbury City Workforce Employed by Sector**



Mean Travel Time to Work (Mins.)



Modes of Transportation to Work	%
Drove Alone	79.8
Carpooled	5.8
Public Transportation	5.5
Work from Home	2.4
Walked	2.2
Other Means	1.6

*Arts, Entertainment and Accommodations. Also this data is the sectors in which residents work in, and not the percentage of sector jobs in the Municipality.

***Workforce and commute data is from the American Community Survey. Travel time to work is from the 2014 American Community Survey.

Municipal Profiles were prepared by the Senator Walter Rand Institute for Public Affairs at Rutgers University-Camden

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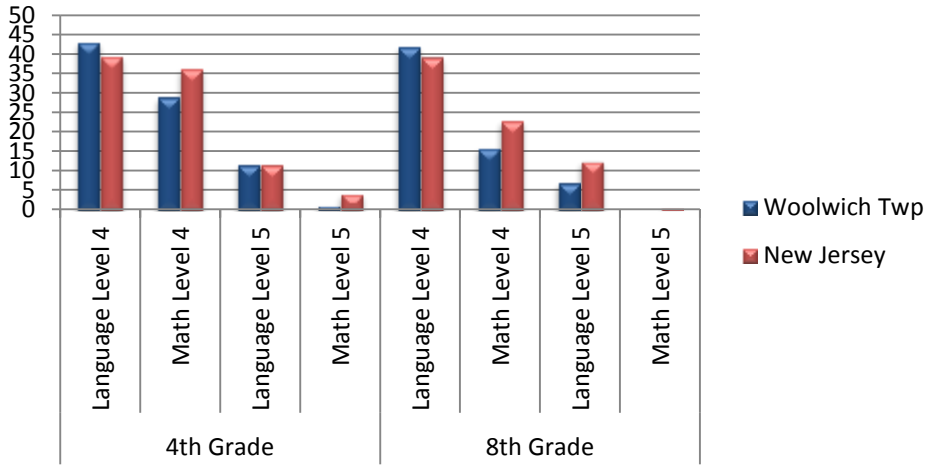
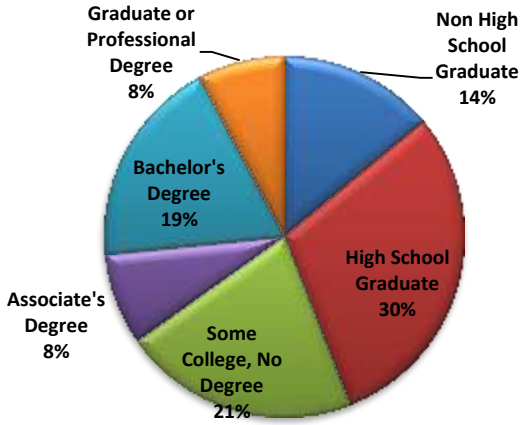
Education***

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



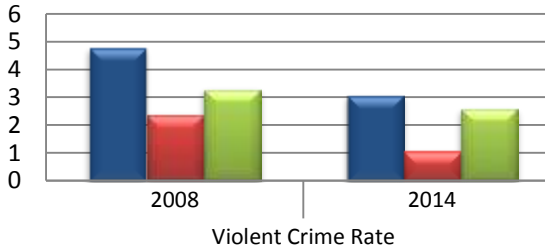
Highest Level of Education Attainment: People 25 years and over



***2014 PARCC data is from the NJ Department of Education website and the education attainment level is from the 2014 American Community Survey.

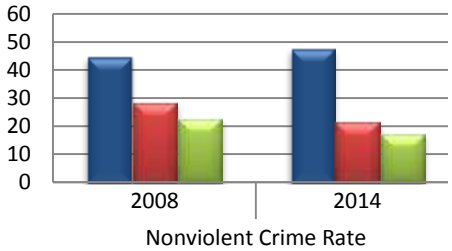
Crime***

Violent Crime Rate



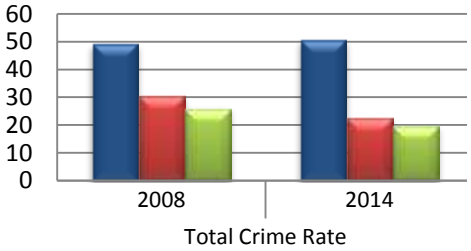
	2008	2014
Woodbury City	4.8	3.1
Gloucester County	2.4	1.1
NJ	3.3	2.6

Nonviolent Crime Rate



	2008	2014
Woodbury City	44.7	47.7
Gloucester County	28.4	21.7
NJ	22.9	17.4

Total Crime Rate



	2008	2014
Woodbury City	49.4	50.8
Gloucester County	30.7	22.8
NJ	26.2	20

% Change 2008-2014

Woodbury City	-35.4%
Gloucester County	-54.2%
NJ	-21.2%

Woodbury City	6.7%
Gloucester County	-23.6%
NJ	-24.0%

Woodbury City	2.8%
Gloucester County	-25.7%
NJ	-23.7%

***The crime data is from the FBI Uniform Crime Report

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