

WELCOME TO
THE FLEMINGTON
LYCEUM SOCIETY



FLEMINGTON BOROUGH, NJ

TONIGHT'S LECTURE:

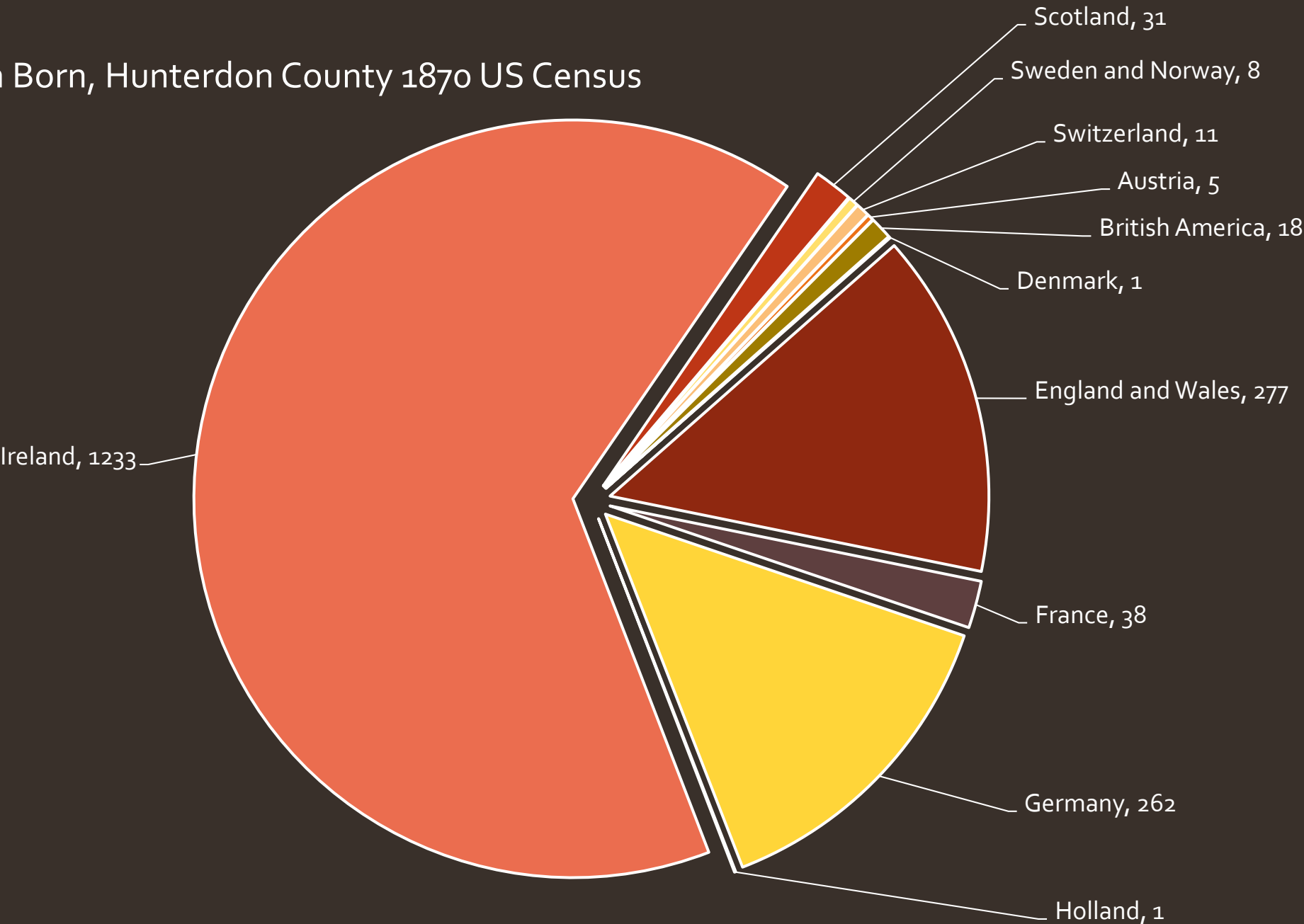
***Who Lives Here? Housing,
Access, and Equity in Our
Town***

WHEN WAS FLEMINGTON
GREAT?

EARLY DATA – HUNTERDON COUNTY

- First Census (1790)
 - 20,153 People in all of Hunterdon County
 - Of the 1492 people listed as non-white, 1301 were enslaved
- First designated a “town” in 1870
 - 36,963 in the county
 - 49.5% male
 - 634 listed as “colored” – none as “Chinese” or “Indian”
 - 1897 are “Foreign-born”

Foreign Born, Hunterdon County 1870 US Census



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 - 634 listed as “colored” – none as “Chinese” or “Indian”
 - 1897 are “Foreign-born”
 - Flemington estimate is 1,412
- 1910 – Flemington Borough created

REPORTS BY STATES WITH STATISTICS FOR COUNTIES, CITIES AND OTHER CIVIL DIVISIONS

NEBRASKA-WYOMING
ALASKA, HAWAII, AND PORTO RICO

(11)

NEW JERSEY.

CHAPTER 1.—NUMBER OF INHABITANTS.

Introduction.—This chapter gives the population of New Jersey, by counties and minor civil divisions, as enumerated at the Thirteenth Census, taken as of April 15, 1910, with comparative statements of population where possible, and a statement and discussion for the state as a whole of the population living in urban and in rural territory. The statistics are given in detail in two general tables.

Table 1 (p. 124) shows the population of New Jersey, distributed according to counties and minor civil divisions, at the last three censuses, namely, those of 1910, 1900, and 1890. The arrangement of counties and of the primary divisions in each county is alphabetical. The figures for the one secondary division are printed in italics. The changes in boundaries, name, or form of organization that have taken place since 1900 are indicated in the footnotes to the table. For changes between 1890 and 1900 reference must be made to the census report of 1900.

It may be noticed that the county totals as given in Table 1 for 1900 and 1890 sometimes exceed the aggregate population of the minor civil divisions as shown in the table. This is due to the fact that some of the minor civil divisions of 1890 and 1900 had gone out of existence by 1910, or had undergone such changes in territory that it was impossible to present strictly comparable figures.

Table 2 (p. 129) shows the cities, the incorporated towns and boroughs, and the incorporated villages in New Jersey, alphabetically arranged, with their population in 1910, 1900, and 1890.

The population of New Jersey, by counties, at each of the last five censuses, from 1870 to 1910, inclusive;

the increase during the last two decades; the density of the total and the rural population at the census of 1910; and the distribution of the population at the last two censuses according to urban and rural districts, are given in Table I of Chapter 2.

The tables and text of the present chapter contain few technical expressions whose meaning is not apparent. The census usage in regard to certain terms is, however, explained below:

Density of population.—The density of population of a state or county is obtained by dividing its total population by the number of square miles in its land area. In calculating the density of rural population, the same divisor is used as it is not practicable to ascertain and deduct the exact area covered by the urban districts, and even if this could be done with accuracy the deduction of this area from the total land area would ordinarily make no appreciable difference in the resulting quotient.

Minor civil divisions.—The counties are divided generally into smaller political units which bear different designations in the different parts of the country, such as towns, townships, election precincts, etc. Of these minor civil divisions those which rank next to the county as geographic areas are termed primary divisions. In many instances, however, these primary divisions contain political units of still smaller area, such as cities, incorporated villages, towns, or boroughs. These smaller political units are referred to as secondary divisions.

Urban and rural population defined.—The Census Bureau, for purposes of discussion, has defined urban population as that residing in cities and other incorporated places of 2,500 inhabitants or more, and rural population as that residing outside of such incorporated places.

The comparisons of the urban and rural population in 1910 with that at earlier enumerations may be made either with respect to the varying proportions of the two classes at successive enumerations or with respect to the increase between enumerations. In order to contrast the proportion of the total population living in urban or rural territory at the census of 1910 with the proportion urban or

HISTORICAL NOTE.—New Jersey takes its name from the island of Jersey, in the English Channel, and was so named in honor of Sir George Carteret, one of the early proprietors of the province, who had distinguished himself as governor of that island.

The region now constituting New Jersey was included in the grant conveyed by the first charter of Virginia (1606); and its northern portion was embraced in the grant to the Plymouth Company in 1620.

The English title was based on the discoveries of John Cabot, who had visited the coasts of Newfoundland and the mainland in 1497. In 1609 Henry Hudson, sailing under the Dutch flag, coasted the shores of what is now New Jersey. The Dutch claimed the region as a part of New Netherland (now New York), and in about the year 1620 made settlements along the west shore of the lower Hudson; in 1623 they built Fort Nassau, near Gloucester. Swedes also settled on the Delaware River, but were brought under the jurisdiction of the Dutch by the governor of New Netherland.

In 1664 New Netherland, including the present area of New Jersey, passed into the hands of the English and was granted by Charles II to the Duke of York. Before the latter took possession he conveyed to Lord Berkeley and Sir George Carteret the territory lying between the Hudson and the Delaware and limited on the north by a line differing somewhat, but not greatly, from the present boundary between New Jersey and New York.

The first permanent English settlement was probably that made at Elizabethtown about 1664. Not long after taking possession of the province, Berkeley and Carteret established a government which included a popular assembly.

In 1673 New York (formerly New Netherland) and New Jersey were surrendered to the Dutch, in whose possession they remained until early in the following year, when both provinces were again transferred to the English.

In 1673 Berkeley sold his interest in New Jersey to two Quakers, who in the following year sold it to William Penn and others. In July, 1676, was executed the "Quintipartite deed," by which the province was divided by a line drawn from Little Egg Harbor (about 15 miles north of Atlantic City) to the most northerly boundary point on the Delaware. Carteret retained the eastern part, known as East New Jersey, while the Quakers took the western portion, called West New Jersey. In 1682 East New Jersey was sold to William Penn (who in the preceding year had obtained a royal grant of Pennsylvania) and other Quakers. In 1702 the proprietors of both colonies ceded their right of government to the English Crown, and East and West New Jersey were united and placed under the governor of New York, New Jersey retaining its separate assembly. In 1738 the colony was given a separate governor.

The present boundary between New Jersey and New York was established in 1772 or 1773.

New Jersey was one of the original thirteen states.

According to estimates and censuses prior to the first Federal census, in 1790, the population of the colony of New Jersey at different periods was said to be as follows: 1702 (estimate), 15,000; 1726 (census), 32,442; 1737 (census), 47,360; 1745 (census), 61,233; 1749 (estimate), 60,000; 1754 (estimate), 78,500; 1774 (estimate), 120,000; 1784 (estimate), 149,434.

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FLEMINGTON BOROUGH (1910)

From the 1910 Decennial Census Report	1890	1900	1910
Raritan Township, including Flemington village	3,798	4,037	4,003
<i>Flemington village</i>	1,977	2,145	2,693

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POPULATION—NEW JERSEY.

TABLE IV.—COMPOSITION AND CHARACTERISTICS OF THE POPULATION FOR PLACES OF 2,500 TO 10,000.

SUBJECT.	TOTAL, PLACES NAMED.	Boon- ton. ¹	Borden- town.	Round- brook.	Bur- lington.	Carl- stadt. ¹	Chil- side Park.	Col- lins- wood.	Dover.	East New- ark.	East Ruther- ford.	Edge- water. ¹	Engle- wood.	Flem- ing- ton.
SEX, COLOR, AND NATIVITY														
Total population, 1910.....	271,247	4,830	4,250	3,970	8,338	3,307	3,394	4,795	7,468	3,163	4,275	2,655	9,924	2,693
1900.....	174,845	3,601	4,110	2,622	7,302	2,574	968	1,633	5,938	2,500	2,640	1,006	6,253	2,146
Male.....	135,118	2,519	2,038	2,087	4,167	1,022	1,781	2,232	3,749	1,694	2,128	1,502	4,505	1,317
Female.....	136,229	2,314	2,182	1,883	4,169	1,285	1,613	2,563	3,719	1,469	2,147	1,153	6,419	1,376
Native white—Native parentage.....	125,594	2,495	3,047	1,389	5,261	780	713	3,608	4,130	430	1,111	931	3,700	2,088
Native white—Foreign or mixed parentage.....	73,989	1,811	939	1,302	1,305	1,714	1,871	824	1,973	1,514	1,830	802	2,943	298
Foreign-born white.....	30,771	1,060	349	1,242	1,238	1,222	1,307	280	1,313	1,215	1,187	921	2,500	241
Negro.....	10,895	31	213	33	538	31	3	72	43	3	147	1	777	65
Indian, Chinese, and Japanese.....	150	3	2	4	7	1	.....	2	4	1	.....	.....	4	1
MALES OF VOTING AGE														
Total number.....	82,235	1,516	1,315	1,205	2,664	1,075	1,103	1,427	2,296	891	1,182	977	2,094	688
Native white—Native parentage.....	34,780	694	875	429	1,573	120	184	1,056	1,125	93	221	202	917	641
Native white—Foreign or mixed parentage.....	15,194	208	208	154	208	357	243	203	491	248	360	193	611	85
Foreign-born white.....	29,112	505	163	606	654	601	675	146	897	846	551	402	950	150
Negro.....	12,078	207	63	212	122	331	263	97	355	255	297	138	422	45
Negro.....	3,121	8	70	12	102	6	1	11	10	3	40	.....	213	16
ILLITERACY														
Total persons 10 years old and over.....	218,868	3,957	3,538	3,088	6,893	2,967	2,878	3,995	6,065	2,467	3,271	2,133	7,994	2,299
Number illiterate.....	11,450	235	181	83	298	32	502	17	222	131	42	289	309	32
Native white 10 years old and over.....	150,621	2,856	3,021	1,820	5,255	1,713	1,310	3,030	4,751	1,312	2,017	1,207	4,940	2,008
Native white—Native parentage.....	1,161	38	54	0	48	5	.....	7	84	15	3	2	23	25
Native white—Foreign or mixed parentage.....	58,938	1,059	341	1,204	1,178	1,233	1,265	287	1,273	1,151	1,143	805	2,432	241
Foreign-born white.....	9,259	191	111	75	194	27	601	4	194	119	36	237	205	6
Negro 10 years old and over.....	9,082	29	174	31	453	20	3	67	37	3	111	1	618	40
Number illiterate.....	1,013	6	16	1	55	.....	1	6	1	.....	3	.....	21	2
Illiterate males of voting age.....	5,415	113	85	47	150	12	288	3	95	61	16	195	138	10
SCHOOL AGE AND ATTENDANCE														
Total number 6 to 20 years, inclusive.....	73,455	1,360	1,084	1,136	2,075	1,172	878	1,161	2,022	969	1,338	693	2,821	605
Number attending school.....	47,211	878	684	783	1,219	623	549	798	1,323	555	913	477	1,823	421
PERSONS 6 TO 14 YEARS, INCLUSIVE.														
Native white, number.....	30,679	725	569	637	1,077	684	467	974	1,101	437	774	393	1,408	333
Number attending school.....	35,148	682	487	610	914	543	434	600	1,049	444	735	330	1,244	313
Foreign-born white, number.....	2,785	50	10	70	59	45	62	4	58	74	51	57	96	2
Number attending school.....	2,337	40	8	63	39	31	48	3	53	65	49	37	84	3
Negro, number.....	1,518	5	25	3	74	9	.....	.....	7	.....	.....	.....	105	10
Number attending school.....	1,347	4	20	2	60	4	.....	6	6	.....	20	.....	93	10
DWELLINGS AND FAMILIES														
Dwellings, number.....	53,418	1,010	905	663	1,864	768	480	1,114	1,566	359	780	462	1,855	587
Families, number.....	60,098	1,077	1,010	785	1,930	901	703	1,148	1,685	611	940	538	2,072	670

FLEMINGTON BOROUGH (1910)

SEX, COLOR, AND NATIVITY	Flemington
Total poulation 1910	2,693
1900	2,145
Male	1,317
Female	1,376
Native white - Native parentage	2,088
Native white - Foreign or mixed parentage	298
Foreign-born white	241
Negro	65
Indian, Chinese, and Japanese	1

FLEMINGTON BOROUGH (1910)

MALES OF VOTING AGE	Flemington
Total number	896
Native white - Native parentage	641
Native white - Foreign or mixed parentage	85
Foreign-born white	153
Naturalized	45
Negro	16

FLEMINGTON BOROUGH (1910)

ILLITERACY	Flemington
Total persons 10 years old and over	2299
Number illiterate	32
Native white 10 years old and over	2008
Number illiterate	25
Foreign-born white 10 years old and over	241
Number illiterate	5
Negro 10 years old an over	49
Number illiterate	2
Illiteratre males of voting age	10

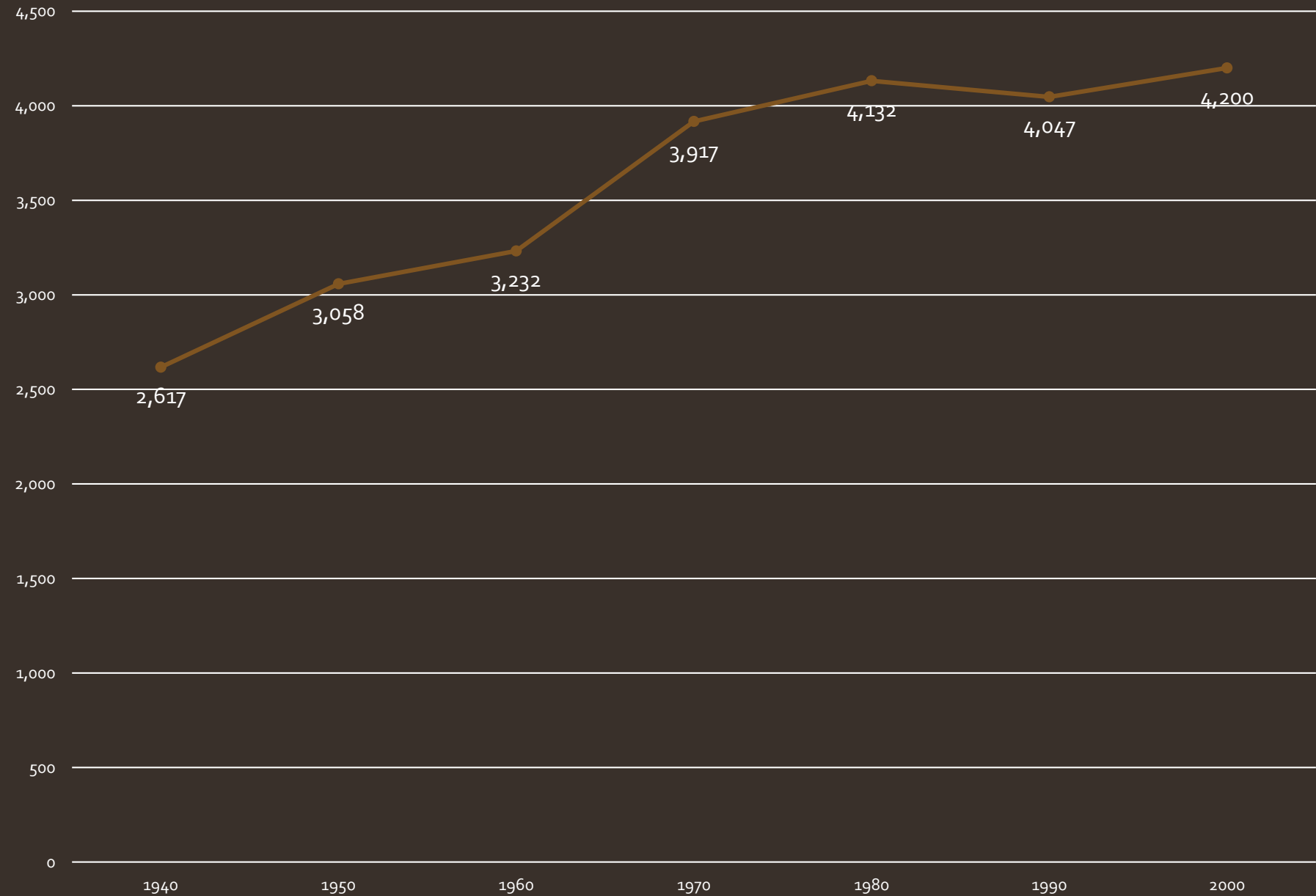
FLEMINGTON BOROUGH (1910)

SCHOOL AGE AND ATTENDANCE	Flemington
Total number 6 to 20 years, inclusive	605
Number attending school	421
PERSONS 6 TO 14 YEARS, INCLUSIVE	
Native white, number	333
Number attending school	313
Foreign-born white, number	2
Number attending school	2
Negro, number	19
Number attending school	19

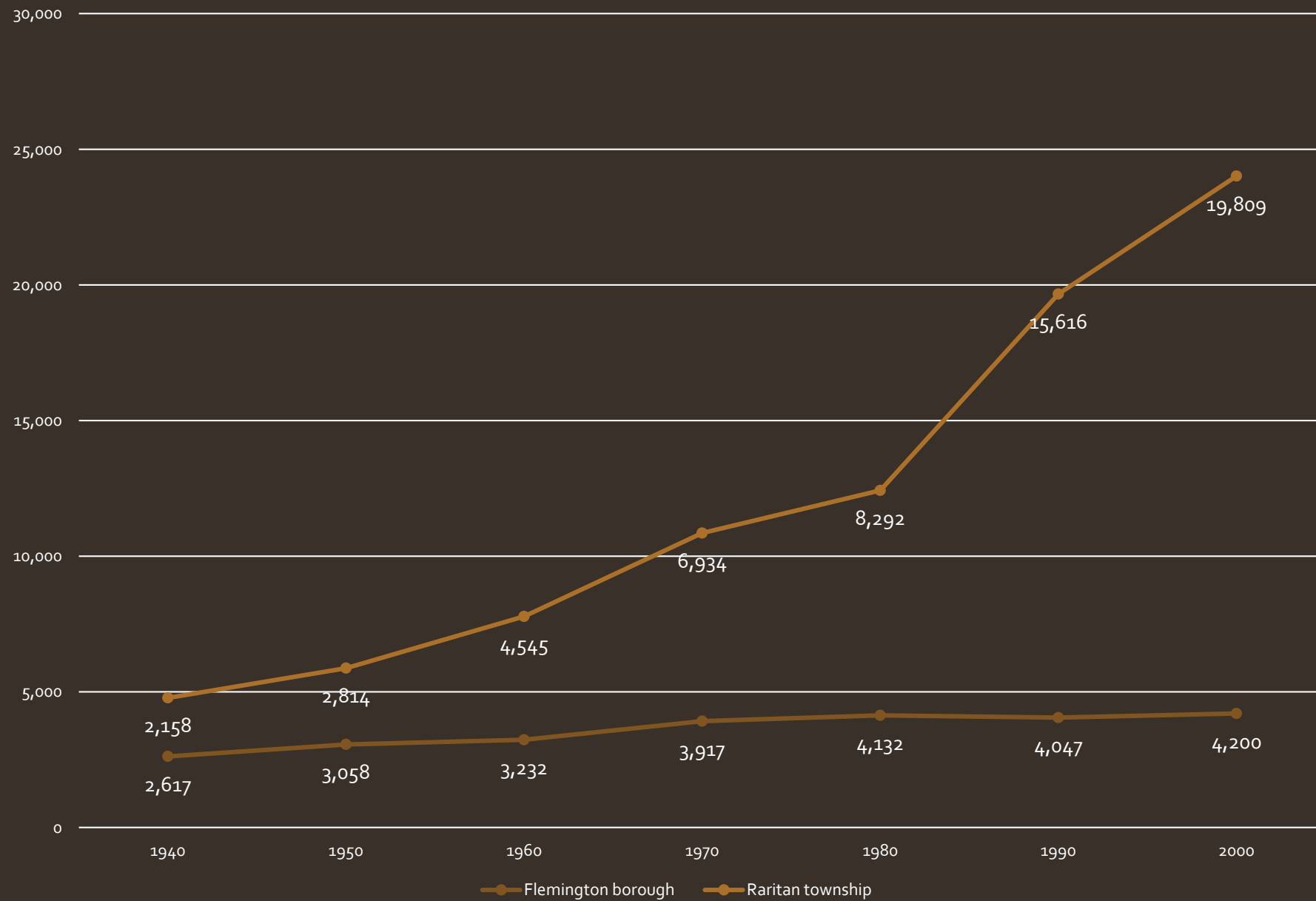
DWELLING AND FAMILIES	Flemington
Dwellings, number	587
Families, number	670

GROWTH OF FLEMINGTON & HUNTERDON, 1940-2000

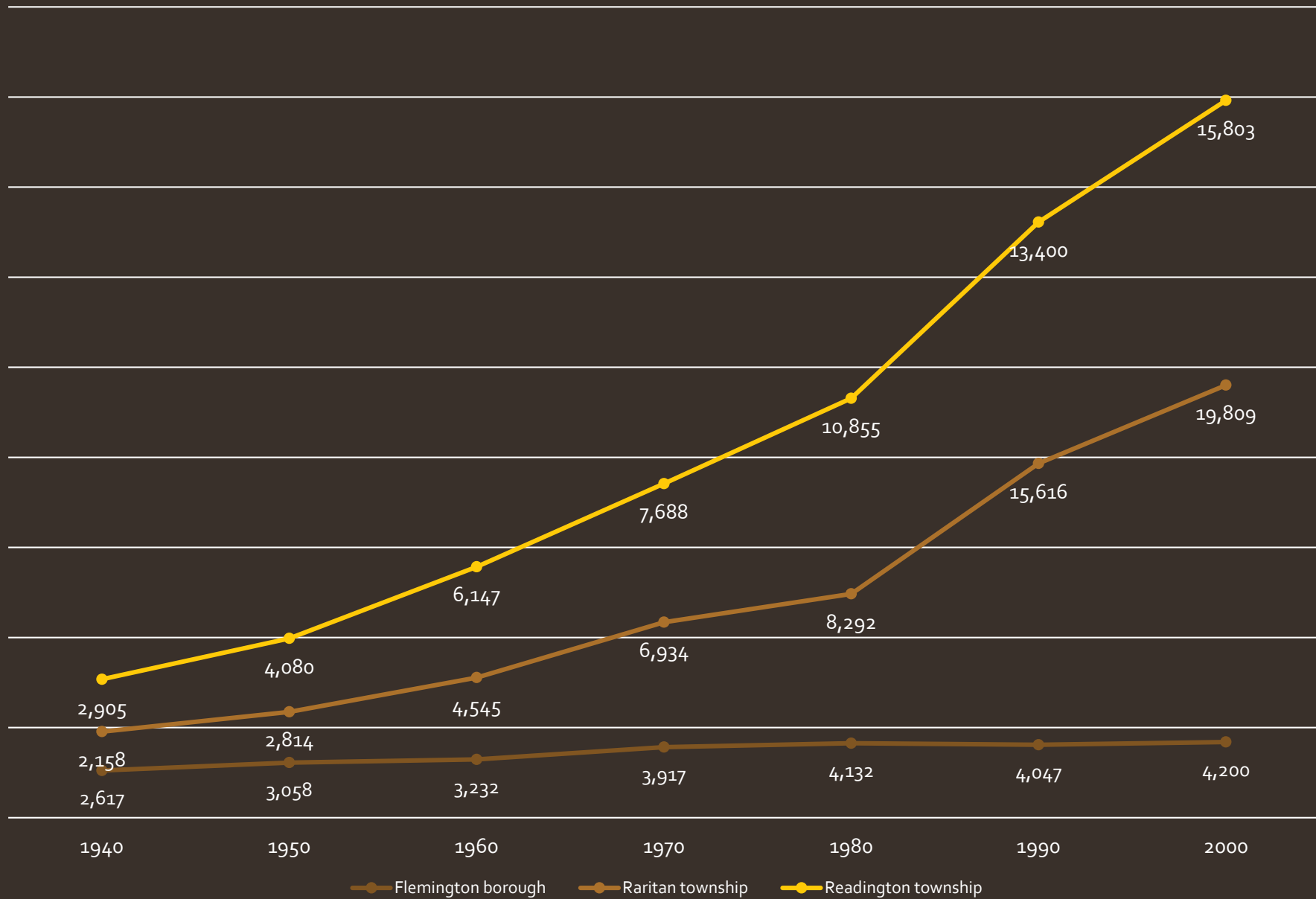
Flemington Borough Population, 1940 - 2000



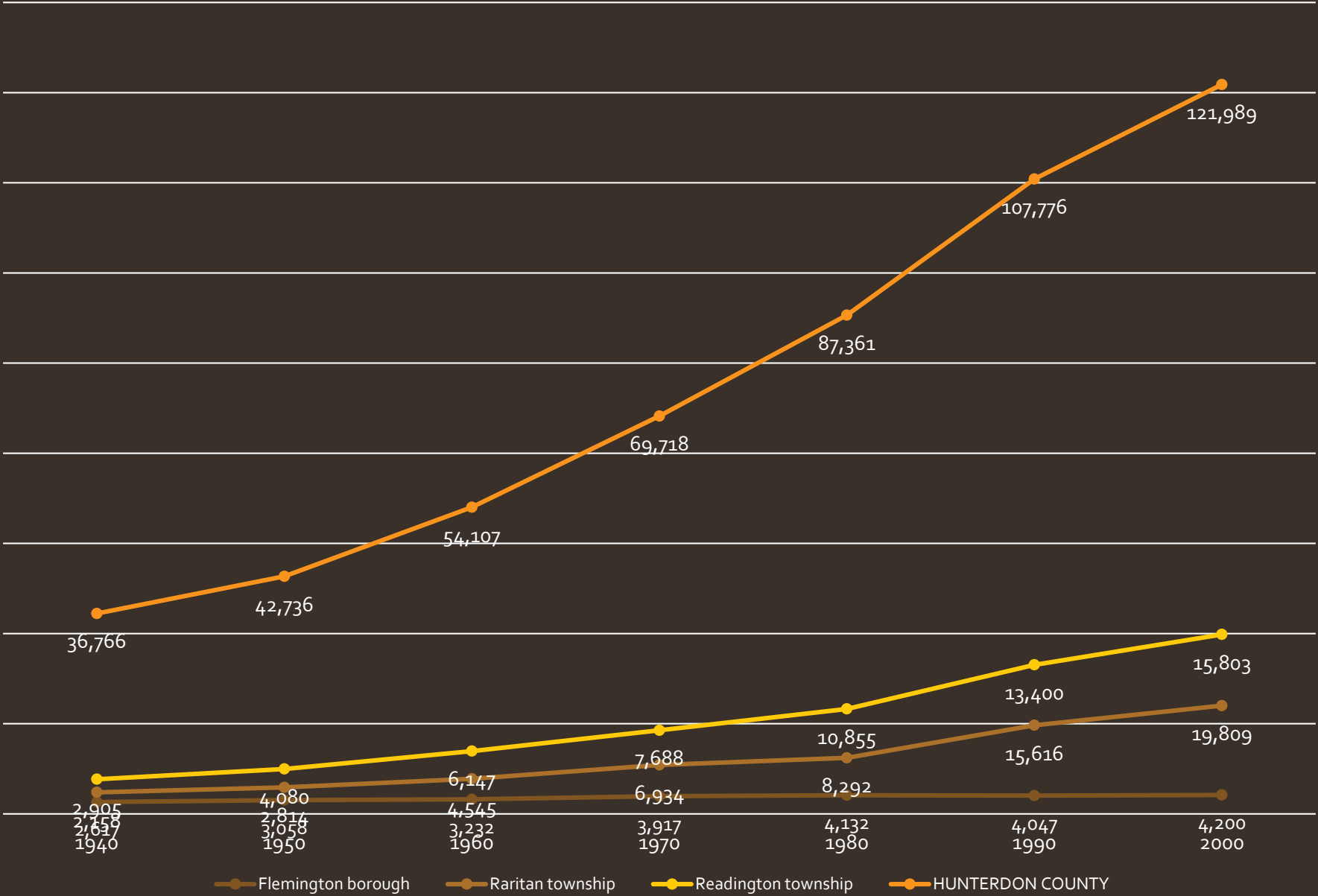
Hunterdon County Population, 1940 - 2000



Hunterdon County Population, 1940 - 2000



Hunterdon County Population, 1940 - 2000



FLEMINGTON TODAY



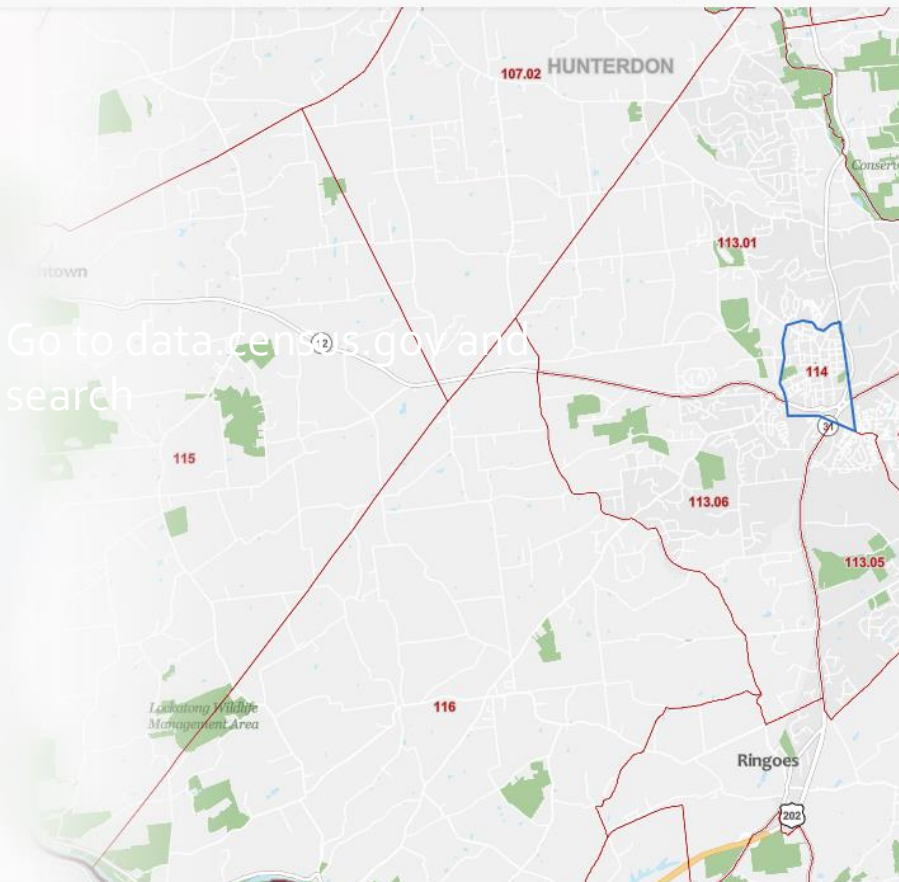
Census Tract

Census Tract 114; Hunterdon County; New Jersey

Census Tract 114; Hunterdon County; New Jersey is a Census Tract located in [Hunterdon County, New Jersey](#)

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Populations and People

Total Population

4,876

[P1](#) | 2020 Decennial Census



Employment

Employment Rate

69.2%

[DP03](#) | 2023 American Community Survey 5-Year Estimates



Families and Living Arrangements

Total Households

1,979

[DP02](#) | 2023 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income

\$74,213

[S1901](#) | 2023 American Community Survey 5-Year Estimates



Housing

Total Housing Units

1,974

[H1](#) | 2020 Decennial Census



Race and Ethnicity

Hispanic or Latino (of any race)

1,928

[P9](#) | 2020 Decennial Census



Education

Bachelor's Degree or Higher

35.3%

[S1501](#) | 2023 American Community Survey 5-Year Estimates



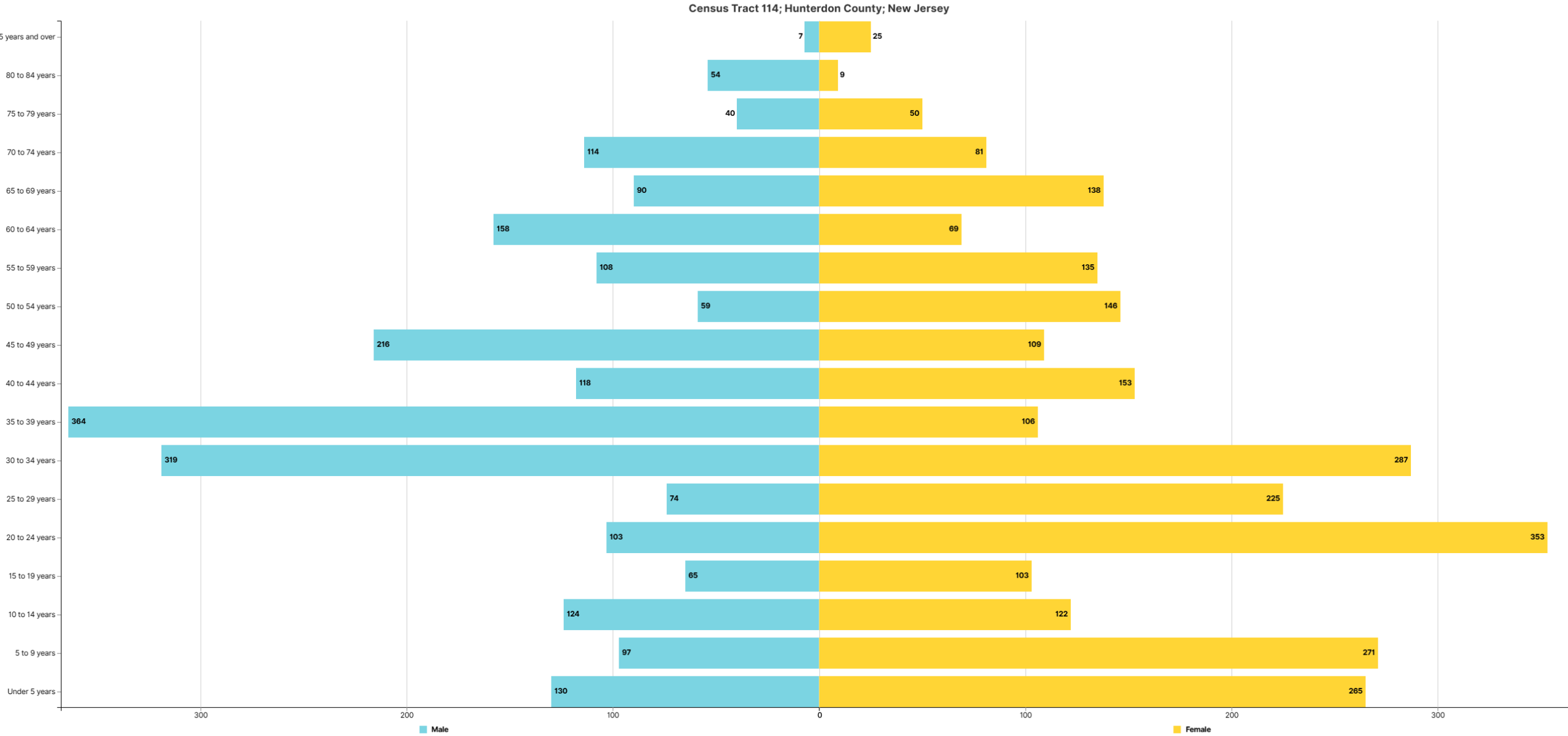
Health

Without Health Care Coverage

11.7%

[S2701](#) | 2023 American Community Survey 5-Year Estimates

Population Pyramid: Population by Age and Sex in Census Tract 114; Hunterdon County; New Jersey



WHO WE ARE...

- **Language Spoken at Home**

- **42.6%** ($\pm 7.6\%$) Language Other Than English Spoken at Home, Flemington Borough
- **13.4%** ($\pm 2.1\%$) Language Other Than English Spoken at Home in Hunterdon County, New Jersey

- **Native and Foreign-Born**

- **33.3%** ($\pm 7.0\%$) Foreign-Born population, Flemington Borough
- **11.6%** ($\pm 1.6\%$) Foreign-Born population in Hunterdon County, New Jersey

- **Older Population**

- **12.4%** ($\pm 2.8\%$) 65 Years and Older, Flemington Borough
- **21.2%** ($\pm 0.5\%$) 65 Years and Older in Hunterdon County, New Jersey

WHO WE ARE...

- **Income and Earnings**

- **\$74,213** Median Household Income, Flemington Borough
- **\$137,275** Median Household Income in Hunterdon County, New Jersey

- **Poverty**

- **11.9%** Poverty, Flemington Borough
- **4.9%** Poverty, Hunterdon County, New Jersey

- **Educational Attainment**

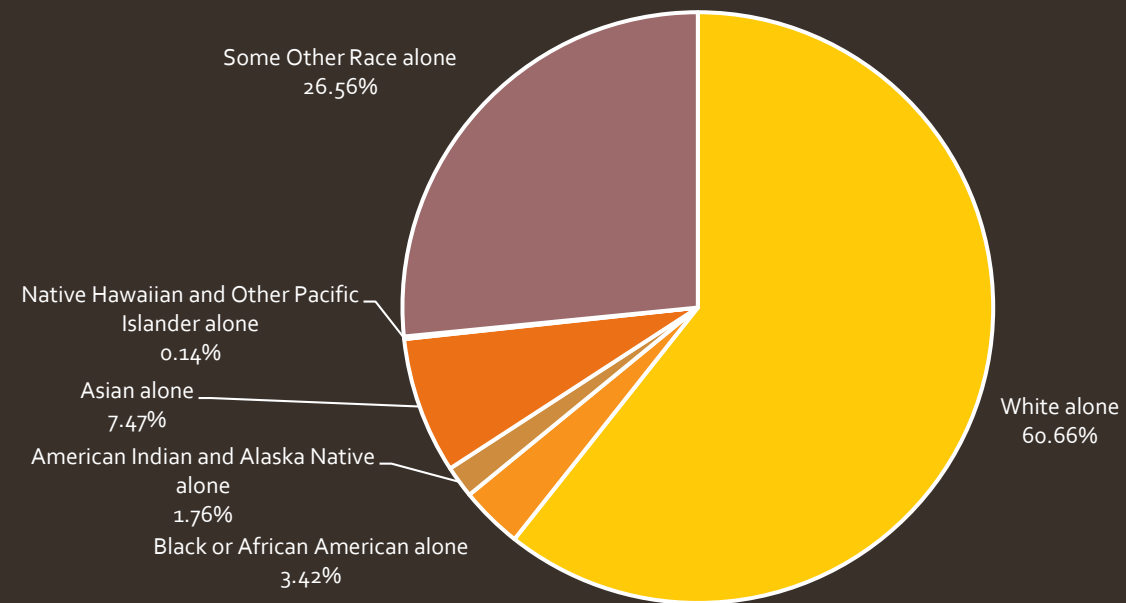
- **35.3%** ($\pm 8.5\%$) Bachelor's Degree or Higher, Flemington Borough
- **58.7%** ($\pm 2.6\%$) Bachelor's Degree or Higher in Hunterdon County, New Jersey

WHO WE ARE...

	Estimate
Total:	4,876
Hispanic or Latino	1,928
Not Hispanic or Latino:	2,948
Population of one race:	2,839
White alone	2,350
Black or African American alone	133
American Indian and Alaska Native alone	7
Asian alone	317
Native Hawaiian and Other Pacific Islander alone	1
Some Other Race alone	31

WHO WE ARE...

Population of one race
Flemington Borough, 2020 Census



HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
Total housing units	2,058	±183	
Occupied housing units	1,979	±171	96.2%
Vacant housing units	79	±72	3.8%
Homeowner vacancy rate	0.0	±5.9	
Rental vacancy rate	0.0	±3.2	

	Estimate	Margin of error	Percent
UNITS IN STRUCTURE			
Total housing units	2,058	±183	2,058
1-unit, detached	681	±138	33.1%
1-unit, attached	152	±97	7.4%
2 units	202	±108	9.8%
3 or 4 units	334	±150	16.2%
5 to 9 units	97	±61	4.7%
10 to 19 units	305	±144	14.8%
20 or more units	287	±147	13.9%
Mobile home	0	±14	0.0%
Boat, RV, van, etc.	0	±14	0.0%

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
YEAR STRUCTURE BUILT			
Total housing units	2,058	±183	2,058
Built 2020 or later	9	±16	0.4%
Built 2010 to 2019	24	±23	1.2%
Built 2000 to 2009	144	±104	7.0%
Built 1990 to 1999	114	±79	5.5%
Built 1980 to 1989	110	±63	5.3%
Built 1970 to 1979	498	±211	24.2%
Built 1960 to 1969	49	±41	2.4%
Built 1950 to 1959	386	±146	18.8%
Built 1940 to 1949	209	±101	10.2%
Built 1939 or earlier	515	±135	25.0%

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
BEDROOMS			
Total housing units	2,058	±183	2,058
No bedroom	93	±74	4.5%
1 bedroom	662	±212	32.2%
2 bedrooms	624	±135	30.3%
3 bedrooms	545	±152	26.5%
4 bedrooms	96	±47	4.7%
5 or more bedrooms	38	±36	1.8%

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
HOUSING TENURE			
Occupied housing units	1,979	±171	1,979
Owner-occupied	679	±114	34.3%
Renter-occupied	1,300	±163	65.7%
Average household size of owner-occupied unit	2.47	±0.26	(X)
Average household size of renter-occupied unit	2.37	±0.33	(X)

HOUSING IN FLEMINGTON BOROUGH

Town	Total units	Owner-occupied	Renter-occupied	% Rental
Teterboro borough, Bergen County	113	0	113	100.00%
Audubon Park borough, Camden County	979	113	866	88.46%
Union City city, Hudson County	65,971	11,716	54,255	82.24%
West New York town, Hudson County	51,608	10,578	41,030	79.50%
Harrison town, Hudson County	19,591	4,032	15,559	79.42%
New Brunswick city, Middlesex County	48,048	11,331	36,717	76.42%
East Newark borough, Hudson County	2,529	612	1,917	75.80%
Winfield township, Union County	1,487	362	1,125	75.66%
Passaic city, Passaic County	69,336	18,090	51,246	73.91%
City of Orange township, Essex County	33,607	9,083	24,524	72.97%
Newark city, Essex County	294,092	79,531	214,561	72.96%
Atlantic City city, Atlantic County	37,948	10,501	27,447	72.33%
Elizabeth city, Union County	134,459	38,951	95,508	71.03%
New Hanover township, Burlington County	1,752	511	1,241	70.83%
Paterson city, Passaic County	156,024	46,062	109,962	70.48%
Victory Gardens borough, Morris County	1,891	561	1,330	70.33%
Asbury Park city, Monmouth County	15,038	4,616	10,422	69.30%
Salem city, Salem County	5,297	1,629	3,668	69.25%
Jersey City city, Hudson County	287,330	90,618	196,712	68.46%
Weehawken township, Hudson County	16,946	5,498	11,448	67.56%
Wildwood city, Cape May County	5,126	1,681	3,445	67.21%
Bridgeton city, Cumberland County	23,580	7,860	15,720	66.67%
Perth Amboy city, Middlesex County	54,765	19,013	35,752	65.28%
Guttenberg town, Hudson County	11,635	4,062	7,573	65.09%
East Orange city, Essex County	68,153	23,840	44,313	65.02%
Flemington borough, Hunterdon County	4,759	1,674	3,085	64.82%
Irvington township, Essex County	59,923	21,192	38,731	64.63%
Penns Grove borough, Salem County	4,847	1,736	3,111	64.18%
Fairview borough, Bergen County	14,911	5,390	9,521	63.85%
Lindenwold borough, Camden County	21,521	7,818	13,703	63.67%
Hoboken city, Hudson County	56,482	20,741	35,741	63.28%
Seaside Heights borough, Ocean County	1,987	732	1,255	63.16%
Trenton city, Mercer County	86,720	32,737	53,983	62.25%
Plainfield city, Union County	53,401	20,492	32,909	61.63%
Palisades Park borough, Bergen County	20,182	7,789	12,393	61.41%
Camden city, Camden County	68,879	26,678	42,201	61.27%
Bayonne city, Hudson County	70,246	27,650	42,596	60.64%
East Rutherford borough, Bergen County	10,136	4,099	6,037	59.56%

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
YEAR HOUSEHOLDER MOVED INTO UNIT			
Occupied housing units	1,979	±171	1,979
Moved in 2021 or later	242	±114	12.2%
Moved in 2018 to 2020	400	±141	20.2%
Moved in 2010 to 2017	801	±219	40.5%
Moved in 2000 to 2009	281	±139	14.2%
Moved in 1990 to 1999	88	±51	4.4%
Moved in 1989 and earlier	167	±75	8.4%

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
SELECTED MONTHLY OWNER COSTS (SMOC)			
Housing units with a mortgage (~74.2%)	504	±108	504
Less than \$500	0	±14	0.0%
\$500 to \$999	0	±14	0.0%
\$1,000 to \$1,499	51	±54	10.1%
\$1,500 to \$1,999	70	±54	13.9%
\$2,000 to \$2,499	168	±81	33.3%
\$2,500 to \$2,999	97	±55	19.2%
\$3,000 or more	118	±61	23.4%
Median (dollars)	2,390	±201	(X)
Housing units without a mortgage (~25.8%)	175	±66	175
Less than \$250	0	±14	0.0%
\$250 to \$399	0	±14	0.0%
\$400 to \$599	9	±14	5.1%
\$600 to \$799	15	±23	8.6%
\$800 to \$999	29	±31	16.6%
\$1,000 or more	122	±51	69.7%
Median (dollars)	1,293	±131	(X)

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)			
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	504	±108	504
Less than 20.0 percent	155	±79	30.8%
20.0 to 24.9 percent	93	±68	18.5%
25.0 to 29.9 percent	90	±58	17.9%
30.0 to 34.9 percent	77	±53	15.3%
35.0 percent or more	89	±47	17.7%
Not computed	0	±14	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	175	±66	175
Less than 10.0 percent	103	±49	58.9%
10.0 to 14.9 percent	14	±16	8.0%
15.0 to 19.9 percent	40	±27	22.9%
20.0 to 24.9 percent	8	±13	4.6%
25.0 to 29.9 percent	0	±14	0.0%
30.0 to 34.9 percent	10	±16	5.7%
35.0 percent or more	0	±14	0.0%
Not computed	0	±14	(X)

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
GROSS RENT			
Occupied units paying rent	1,300	±163	1,300
Less than \$500	45	±54	3.5%
\$500 to \$999	24	±24	1.8%
\$1,000 to \$1,499	507	±149	39.0%
\$1,500 to \$1,999	477	±188	36.7%
\$2,000 to \$2,499	216	±128	16.6%
\$2,500 to \$2,999	17	±19	1.3%
\$3,000 or more	14	±23	1.1%
Median (dollars)	1,578	±127	(X)
No rent paid	0	±14	(X)

HOUSING IN FLEMINGTON BOROUGH

	Estimate	Margin of error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)			
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,255	±180	1,255
Less than 15.0 percent	232	±153	18.5%
15.0 to 19.9 percent	91	±62	7.3%
20.0 to 24.9 percent	138	±83	11.0%
25.0 to 29.9 percent	176	±96	14.0%
30.0 to 34.9 percent	66	±61	5.3%
35.0 percent or more	552	±162	44.0%
Not computed	45	±68	(X)

WHAT ABOUT THE FUTURE?

- Interest in amenity-rich, walkable communities
- Less desire to own a home, and harder due to increased costs
- Different kinds of home types desired, more sustainable, less maintenance

QUESTIONS AND DISCUSSION

THANK YOU FOR ATTENDING!

Join us on August 21st for our next lecture:

"Public Spaces, Shared Places: Why Where We Gather Matters"

LOCATION
Stangl Factory
50 Stangl Road



The Flemington Lyceum Society
Ideas Worth Sharing. Community Worth Building.