

number of renters declined, reflecting an increase in home ownership in single-family houses, detached houses, and condominiums.

Table 3: Housing Units by Units in Structure for County and Town

1990	Bergen County		River Vale	2000	Bergen County		River Vale	% change in River Vale
	Total Housing Units	Vacant			Total Housing Units	Vacant		
Total Housing Units	324,817	15,937	3,208	Total Housing Units	339,820	9,003	3,312	3.20%
Vacant	15,937	15,937	76	Vacant	9,003	9,003	37	51.00%
Occupied units	308,880		3,132	Occupied units	330,817		3,275	4.60%
Owner occupied	209,876		2,818	Owner occupied	222,273		2,982	5.80%
Renter occupied	99,004		314	Renter occupied	108,544		293	-6.68%
One unit, detached	182,107		2,713	One unit, detached	188,108		2,837	4.57%
One unit, attached	9,151		103	One unit, attached	13,335		104	0.97%
2 to 4 units	66,134		105	2 to 4 units	68,811		93	-11.40%
5 to 9 units	9,666		45	5 or 9 units	10,550		24	-46.66%
10 or more units	52,297		208	10 or more units	57,983		254	22.10%
mobile and other	5,462		34	Mobile home	1,123		0	-100.00%

Source: US Census

According to the 2000 Census, there was an increase in the occupied housing units in River Vale as well as its neighboring communities in the Pascack Valley Region (see Table 4 below). The four other communities have somewhat similar housing trends. The municipality that experienced the highest percentage increase was the Borough of Emerson (7.0%), and the community experiencing the lowest percentage increase was the Township of Washington (4.1%). The Township of River Vale (4.5%) was the second lowest compared to the neighboring communities.

Table 4: Total Housing Units in River Vale and Neighboring Pascack Valley Communities

Occupied Housing Units			
	FY1990	FY2000	% change
River Vale	3132	3275	4.56%
Emerson	2217	2373	7.03%
Montvale	2377	2509	5.55%
Park Ridge	2933	3136	6.92%
Washington	3091	3219	4.14%

Source: US Census

The household size of neighboring Pascack Valley communities were also reviewed, and the statistics show a slight decrease in the household size which refers back to a greater increase in housing units than in population (see Community Profile). One-person households within the Township of River Vale seem to comprise a significant percent (19.7%) of the occupied housing units (see Table 5). This trend likely reflects the increase in multi-family units within the Township, particularly housing occupied by senior citizens.