



"Even after the bad years of '08 and '09, those are still pretty high," said Michael Busler, a fellow with the William J. Hughes Center for Public Policy at The Richard Stockton College of New Jersey. "That's somewhat surprising."

So why did more people in Atlantic County start owning homes between 2000 and 2010? Busler said he believed it had to do with lower land values and easier access to mortgages and credit, the same issues that many believe led to both the real estate bubble of 2003-06 and the bust of 2007-09.

"Part of the reason it's not so low is the number of areas in these counties where land values are still relatively inexpensive," Busler said. "In the western part of Atlantic County, there are still some reasonably priced parcels of land. And typically, land cost is about 25 percent of the final sale price of a house."

So even though the unemployment rate is still relatively h06 reW n36 256.5 5-51.40(h.6(ab)17.36)137.5(5)17.2 Twpa5