2026 ORANJ Survey of CCRC Residency - Highlights
Effective as of April 1, 2026

Since last year's occupancy survey there continues to be a positive trend with increasing occupancy rates and stabilization of monthly service fees. There has only been a drop in the occupancy rate for Skilled Nursing which reflects the industry trend to specialized Memory Care versus Skilled Nursing.

However, there is growing uncertainty because of the current political environment and the potential impacts it could have on the operation and associated costs for Continuing Care Retirement Communities. At this point only time will tell.

The annual survey this years shows the following highlights:

- **Independent Living** - Overall occupancy is up over the past year from 82.6% to 86.1%. Occupancy rates now range from a low of 40.1% to a high 98.1% with 16 communities above 80%, 7 above 60%, and only 2 below 60%.

- **Assisted Living** - Overall occupancy rate is up from 82.9% to 86.6% with a range of 39.0% to 98.2%. Of the 23 communities with assisted living available 18 communities are above 80%, 3 above 60% and 2 below 60%.

- **Memory Care** - Overall occupancy rate is up from 78.1%to 81.8% with a range from 36.4% to 100%. Of the 25 reporting communities 18 communities have memory care available to their residents with 10 above 80%, 7 above 60%, and 1 below 60%.

- **Skilled Nursing/ Long Term Care** - Overall occupancy is down slightly from 85.4% to 84.1% with a range 53.0% to 97.1%. Of the 22 communities with this service 15 are above 80%, 6 above 60%, and 1 below 60%.

- Monthly service fees have stabilized over last year. However, with the current potential for substantial instability in costs for food, energy, and medical benefits could lead to future cost increases to residents going into 2027.

- There are now only 3 Stand Alone communities while all other communities are affiliated with large organizations. This is a continuing industry trend toward providing centralized services to provide economies of scale to lower costs.

Questions concerning the survey and its data can be directed to Wayne Steadman at wayne_h_steadman@yahoo.com.

Thanks to all resident associations leaders and community administrations in responding to the requested questionnaire.

Wayne H Steadman Occupancy Survey Chair

2026 Occcupancy Survey Full Data Base

Member CCRC	Affilation	Independent Living					Assisted Living						
		Total Units	Occup Units	Total IL Res	Occup Rate %	Fee Incr	Total Units	Occup Units	Total AL Res	Occup Rate %	Fee Incr	Total Units	Occup Units
A-Evergreens, The	Acts	178	174	207	97.8	2.7%	25	21	21	84.0	2.7%	24	16
E-Cedar Crest	Erickson	1457	1389	1617	95.3	3.8%	82	80	81	97.6	4.4%	44	44
E-Lantern Hill	Erickson	429	421	502	98.1	3.9%	42	40	42	95.2	3.9%	16	13
E-Seabrook	Erickson	1015	957	1155	94.3	3.9%	84	79	79	94.0	3.5%	24	22
F-Applewood	Fellowship Life	298	231	260	77.5	4.8%	37	34	35	91.9	3.0%	11	4
F-Fellowship Village	Fellowship Life	253	226	226	89.3	4.8%	55	50	45	90.9	3.0%	37	25
F-Friends Village	Fellowship Life	75	56	68	74.7	4.8%	41	16	16	39.0	3.0%	20	14
F-Harrogate	Fellowship Life	245	164	200	66.9	5.0%							
F-Riverwalk (HOGS)	Fellowship Life	46	37	45	80.4	4.8%	32	31	31	96.9	3.0%		
F-Pines Village	Fellowship Life	222	89	94	40.1	4.8%	75	55	55	73.3	3.0%	21	13
LCS-Laurel Circle	Life Care	200	187	227	93.5	4.0%	29	27	27	93.1	3.0%	11	10
LSM-Crane's Mill	Lutheran	274	178	182	65.0	4.9%	48	23	28	47.9	4.9%	22	14
P-Cadbury	Premier	122	56	57	45.9	0	96	92	92	95.8	0		
SA-Lions Gate	Stand Alone	164	160	188	97.6	4.9%	49	48	49	98.0	4.9%	21	21
SA-Masonic Village	Stand Alone	233	204	246	87.6	6.0%	57	56	56	98.2	6.0%	20	19
SA-Medford Leas	Stand Alone	391	334	435	85.4	3.5%	83	68	70	81.9	3.5%	21	17
S-Atrium Navesink	Springpoint	140	129	151	92.1	4.9%							
S-Crestwood Manor	Springpoint	252	180	211	71.4	4.9%	16	10	10	62.5	6.9%		
S-Meadow Lakes	Springpoint	245	219	300	89.4	3.5%	28	26	26	92.9	6.9%	16	16
S-Monroe Village	Springpoint	247	202	227	81.8	4.5%	28	27	29	96.4	4.5%	30	20
S-Oaks at Denville	Springpoint	265	190	216	71.7	4.5%	34	30	30	88.2	6.9%		
S-Stonebridge	Springpoint	206	196	246	95.1	3.0%	40	35	38	87.5	3.6%	50	48
S-Winchester Gdn	Springpoint	205	196	241	95.6	5.9%	45	41	41	91.1	6.9%	20	18
UMC-Bristol Glen	UMC	88	57	64	64.8	6.0%	70	64	66	91.4	2.4%	21	16
WM-Wiley Retire.	Wiley Mission	137	127	156	92.7	3.5%	41	32	33	78.0	3.5%		
TOTAL CCRCs		7387	6359	7521	86.1		1137	985	1000	86.6		362	296

Memory Care			Skillled Nursing/LTC					Total			
Total MC Res	Occup Rate %	Fee Incr	Total Units	Occup Units	Total SN Res	Occup Rate %	Fee Incr	Total Units	Occup Units	Total Res	Occup Rate %
16	66.7	2.7%	26	21	21	80.8	2.7%	253	232	265	91.7
44	100.0	4.4%	70	68	67	97.1	4.4%	1653	1581	1809	95.6
13	81.3	3.9%	24	22	22	91.7	3.9%	495	483	566	97.6
22	91.7	3.5%	41	37	37	90.2	3.5%	1164	1095	1293	94.1
4	36.4	3.0%	60	36	36	60.0	3.0%	406	305	335	75.1
24	67.6	2.6%	67	50	50	74.6	3.0%	412	351	345	85.2
14	70.0	3.0%				-		136	86	98	63.2
			68	60	60	88.2	5.0%	313	224	260	71.6
	-					-		78	68	76	87.2
13	61.9	3.0%	66	35	35	53.0	3.0%	384	192	197	50.0
10	90.9	3.0%	34	33	33	97.1	3.0%	274	257	297	93.8
12	63.6	4.9%	56	41	41	73.2	4.9%	400	256	263	64.0
						-		218	148	149	67.9
21	100.0	4.9%	110	99	99	90.0	4.9%	323	307	336	95.0
19	95.0	6.0%	121	111	111	91.7	6.0%	431	390	432	90.5
17	81.0	3.5%	14	9	9	64.3	3.5%	509	428	531	84.1
	-		42	39	39	92.9	6.9%	182	168	190	92.3
	-		64	50	50	78.1	6.9%	332	240	271	72.3
16	100.0	6.9%	60	52	52	86.7	6.9%	349	313	394	89.7
20	66.7	4.5%	90	85	85	94.4	4.5%	365	314	341	86.0
	-		84	59	59	70.2	6.9%	383	279	305	72.8
48	96.0	3.6%	50	48	48	96.0	3.6%	346	327	380	94.5
18	90.0	6.9%	30	29	29	96.7	6.9%	300	284	329	94.7
16	76.2	2.4%	60	54	54	90.0	2.4%	239	191	200	79.9
	-		86	74	74	86.0	3.5%	264	233	263	88.3
293	81.8		1323	1112	1111	84.1		10209	8752	9925	85.7

2026 ORANJ Occupancy Survey Report (IL/AS/MC)

Member CCRC	Affilation	Independent Living					Assisted Living					Memory Care				
		Total	Occup	Total IL	Occup	Fee	Total	Occup	Total AL	Occup	Fee	Total	Occup	Total MC	Occup	Fee
		Units	Units	Res	Rate %	Incr	Units	Units	Res	Rate %	Incr	Units	Units	Res	Rate %	Incr
A-Evergreens, The	**Acts**	178	174	207	97.8	2.7%	25	21	21	84.0	2.7%	24	16	16	66.7	2.7%
E-Cedar Crest	**Erickson**	1457	1389	1617	95.3	3.8%	82	80	81	97.6	4.4%	44	44	44	100.0	4.4%
E-Lantern Hill	**Erickson**	429	421	502	98.1	3.9%	42	40	42	95.2	3.9%	16	13	13	81.3	3.9%
E-Seabrook	**Erickson**	1015	957	1155	94.3	3.9%	84	79	79	94.0	3.5%	24	22	22	91.7	3.5%
F-Applewood	**Fellship Life**	298	231	260	77.5	4.8%	37	34	35	91.9	3.0%	11	4	4	36.4	3.0%
F-Fellowship Village	**Fellship Life**	253	226	226	89.3	4.8%	55	50	45	90.9	3.0%	37	25	24	67.6	2.6%
F-Friends Village	**Fellship Life**	75	56	68	74.7	4.8%	41	16	16	39.0	3.0%	20	14	14	70.0	3.0%
F-**Harrogate**	**Fellship Life**	245	164	200	66.9	5.0%										
F-Riverwalk (HOGS)	**Fellship Life**	46	37	45	80.4	4.8%	32	31	31	96.9	3.0%				-	
F-Pines Village	**Fellship Life**	222	89	94	40.1	4.8%	75	55	55	73.3	3.0%	21	13	13	61.9	3.0%
LCS-Laurel Circle	**Life Care**	200	187	227	93.5	4.0%	29	27	27	93.1	3.0%	11	10	10	90.9	3.0%
LSM-Crane's Mill	**Lutheran**	274	178	182	65.0	4.9%	48	23	28	47.9	4.9%	22	14	12	63.6	4.9%
P-Cadbury	**Premier**	122	56	57	45.9	0	96	92	92	95.8	0					
SA-Lions Gate	**Stand Alone**	164	160	188	97.6	4.9%	49	48	49	98.0	4.9%	21	21	21	100.0	4.9%
SA-Masonic Village	**Stand Alone**	233	204	246	87.6	6.0%	57	56	56	98.2	6.0%	20	19	19	95.0	6.0%
SA-Medford Leas	**Stand Alone**	391	334	435	85.4	3.5%	83	68	70	81.9	3.5%	21	17	17	81.0	3.5%
S-Atrium Navesink	**Springpoint**	140	129	151	92.1	4.9%									-	
S-Crestwood Manor	**Springpoint**	252	180	211	71.4	4.9%	16	10	10	62.5	6.9%				-	
S-Meadow Lakes	**Springpoint**	245	219	300	89.4	3.5%	28	26	26	92.9	6.9%	16	16	16	100.0	6.9%
S-Monroe Village	**Springpoint**	247	202	227	81.8	4.5%	28	27	29	96.4	4.5%	30	20	20	66.7	4.5%
S-Oaks at Denville	**Springpoint**	265	190	216	71.7	4.9%	34	30	30	88.2	6.9%				-	
S-Stonebridge	**Springpoint**	206	196	246	95.1	3.0%	40	35	38	87.5	3.6%	50	48	48	96.0	3.6%
S-Winchester Gdn	**Springpoint**	205	196	241	95.6	5.9%	45	41	41	91.1	6.9%	20	18	18	90.0	6.9%
UMC-Bristol Glen	**UMC**	88	57	64	64.8	6.0%	70	64	66	91.4	2.4%	21	16	16	76.2	2.4%
WM-Wiley Retirement	**Wiley Missio**	137	127	156	92.7	3.5%	41	32	33	78.0	3.5%				-	
TOTAL CCRCs		7387	6359	7521	86.1		1137	985	1000	86.6		362	296	293	81.8	

2026 ORANJ Occupancy Survey Report (SN/Total)

Member CCRC	Affilation	Skillled Nursing/LTC					Total			
		Total Units	Occup Units	Total SN Res	Occup Rate %	Fee Incr	Total Units	Occup Units	Total Res	Occup Rate %
A-Evergreens, The	**Acts**	26	21	21	80.8	2.7%	253	232	265	91.7
E-Cedar Crest	**Erickson**	70	68	67	97.1	4.4%	1653	1581	1809	95.6
E-Lantern Hill	**Erickson**	24	22	22	91.7	3.9%	495	483	566	97.6
E-Seabrook	**Erickson**	41	37	37	90.2	3.5%	1164	1095	1293	94.1
F-Applewood	**Fellship Life**	60	36	36	60.0	3.0%	406	305	335	75.1
F-Fellowship Village	**Fellship Life**	67	50	50	74.6	3.0%	412	351	345	85.2
F-Friends Village	**Fellship Life**				-		136	86	98	63.2
F-**Harrogate**	**Fellship Life**	68	60	60	88.2	5.0%	313	224	260	71.6
F-Riverwalk (HOGS)	**Fellship Life**				-		78	68	76	87.2
F-Pines Village	**Fellship Life**	66	35	35	53.0	3.0%	384	192	197	50.0
LCS-Laurel Circle	**Life Care**	34	33	33	97.1	3.0%	274	257	297	93.8
LSM-Crane's Mill	**Lutheran**	56	41	41	73.2	4.9%	400	256	263	64.0
P-Cadbury	**Premier**				-		218	148	149	67.9
SA-Lions Gate	**Stand Alone**	110	99	99	90.0	4.9%	323	307	336	95.0
SA-Masonic Village	**Stand Alone**	121	111	111	91.7	6.0%	431	390	432	90.5
SA-Medford Leas	**Stand Alone**	14	9	9	64.3	3.5%	509	428	531	84.1
S-Atrium Navesink	**Springpoint**	42	39	39	92.9	6.9%	182	168	190	92.3
S-Crestwood Manor	**Springpoint**	64	50	50	78.1	6.9%	332	240	271	72.3
S-Meadow Lakes	**Springpoint**	60	52	52	86.7	6.9%	349	313	394	89.7
S-Monroe Village	**Springpoint**	90	85	85	94.4	4.5%	365	314	341	86.0
S-Oaks at Denville	**Springpoint**	84	59	59	70.2	6.9%	383	279	305	72.8
S-Stonebridge	**Springpoint**	50	48	48	96.0	3.6%	346	327	380	94.5
S-Winchester Gdn	**Springpoint**	30	29	29	96.7	6.9%	300	284	329	94.7
UMC-Bristol Glen	**UMC**	60	54	54	90.0	2.4%	239	191	200	79.9
WM-Wiley Retire.	**Wiley Mission**	86	74	74	86.0	3.5%	264	233	263	88.3
TOTAL CCRCs		1323	1112	1111	84.1		10209	8752	9925	85.7

2026 ORANJ Occupancy Survey Report (Summary)

Member CCRC	Independent Living			Assisted Living			Memory Care			Skilled Nursing			Total	
	Total IL Res	Occup Rate %	Fee Incr	Total AL Res	Occup Rate %	Fee Incr	Total MC Res	Occup Rate %	Fee Incr	Total SN Res	Occup Rate %	Fee Incr	Total Res	Occup Rate %
A-Evergreens, The	207	97.8	2.7%	21	84.0	2.7%	16	66.7	2.7%	21	80.8	2.7%	265	91.7
E-Cedar Crest	1617	95.3	3.8%	81	97.6	4.4%	44	100.0	4.4%	67	97.1	4.4%	1809	95.6
E-Lantern Hill	502	98.1	3.9%	42	95.2	3.9%	13	81.3	3.9%	22	91.7	3.9%	566	97.6
E-Seabrook	1155	94.3	3.9%	79	94.0	3.5%	22	91.7	3.5%	37	90.2	3.5%	1293	94.1
F-Applewood	260	77.5	4.8%	35	91.9	3.0%	4	36.4	3.0%	36	60.0	3.0%	335	75.1
F-Fellowship Village	226	89.3	4.8%	45	90.9	3.0%	24	67.6	2.6%	50	74.6	3.0%	345	85.2
F-Friends Village	68	74.7	4.8%	16	39.0	3.0%	14	70.0	3.0%		-		98	63.2
F-Harrogate	200	66.9	5.0%							60	88.2	5.0%	260	71.6
F-Riverwalk (HOGS)	45	80.4	4.8%	31	96.9	3.0%		-			-		76	87.2
F-Pines Village	94	40.1	4.8%	55	73.3	3.0%	13	61.9	3.0%	35	53.0	3.0%	197	50.0
LCS-Laurel Circle	227	93.5	4.0%	27	93.1	3.0%	10	90.9	3.0%	33	97.1	3.0%	297	93.8
LSM-Crane's Mill	182	65.0	4.9%	28	47.9	4.9%	12	63.6	4.9%	41	73.2	4.9%	263	64.0
P-Cadbury	57	45.9	0	92	95.8	0					-		149	67.9
SA-Lions Gate	188	97.6	4.9%	49	98.0	4.9%	21	100.0	4.9%	99	90.0	4.9%	336	95.0
SA-Masonic Village	246	87.6	6.0%	56	98.2	6.0%	19	95.0	6.0%	111	91.7	6.0%	432	90.5
SA-Medford Leas	435	85.4	3.5%	70	81.9	3.5%	17	81.0	3.5%	9	64.3	3.5%	531	84.1
S-Atrium Navesink	151	92.1	4.9%					-		39	92.9	6.9%	190	92.3
S-Crestwood Manor	211	71.4	4.9%	10	62.5	6.9%		-		50	78.1	6.9%	271	72.3
S-Meadow Lakes	300	89.4	3.5%	26	92.9	6.9%	16	100.0	6.9%	52	86.7	6.9%	394	89.7
S-Monroe Village	227	81.8	4.5%	29	96.4	4.5%	20	66.7	4.5%	85	94.4	4.5%	341	86.0
S-Oaks at Denville	216	71.7	4.9%	30	88.2	6.9%		-		59	70.2	6.9%	305	72.8
S-Stonebridge	246	95.1	3.0%	38	87.5	3.6%	48	96.0	3.6%	48	96.0	3.6%	380	94.5
S-Winchester Gdn	241	95.6	5.9%	41	91.1	6.9%	18	90.0	6.9%	29	96.7	6.9%	329	94.7
UMC-Bristol Glen	64	64.8	6.0%	66	91.4	2.4%	16	76.2	2.4%	54	90.0	2.4%	200	79.9
WM-Wiley Retire.	156	92.7	3.5%	33	78.0	3.5%		-		74	86.0	3.5%	263	88.3
TOTAL CCRCs	7521	86.1		1000	86.6		293	81.8		1111	84.1		9925	85.7