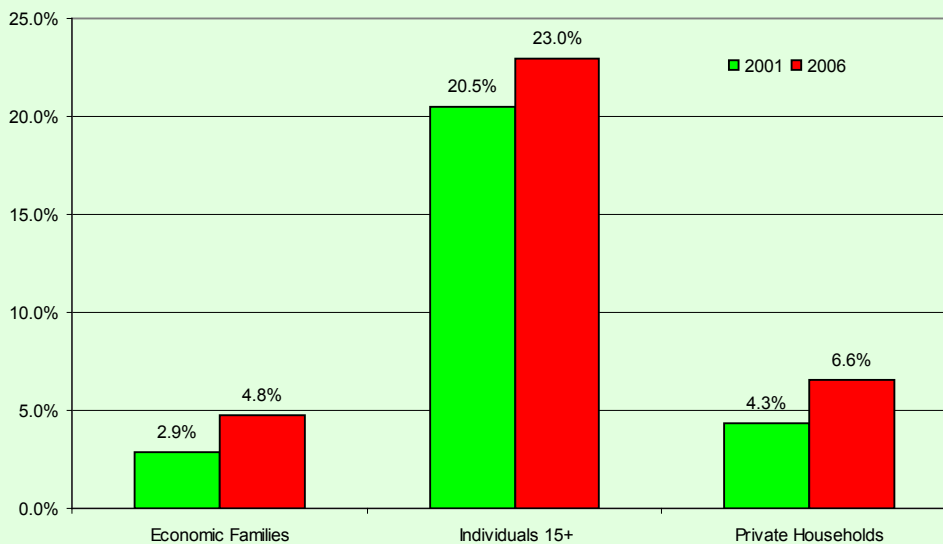


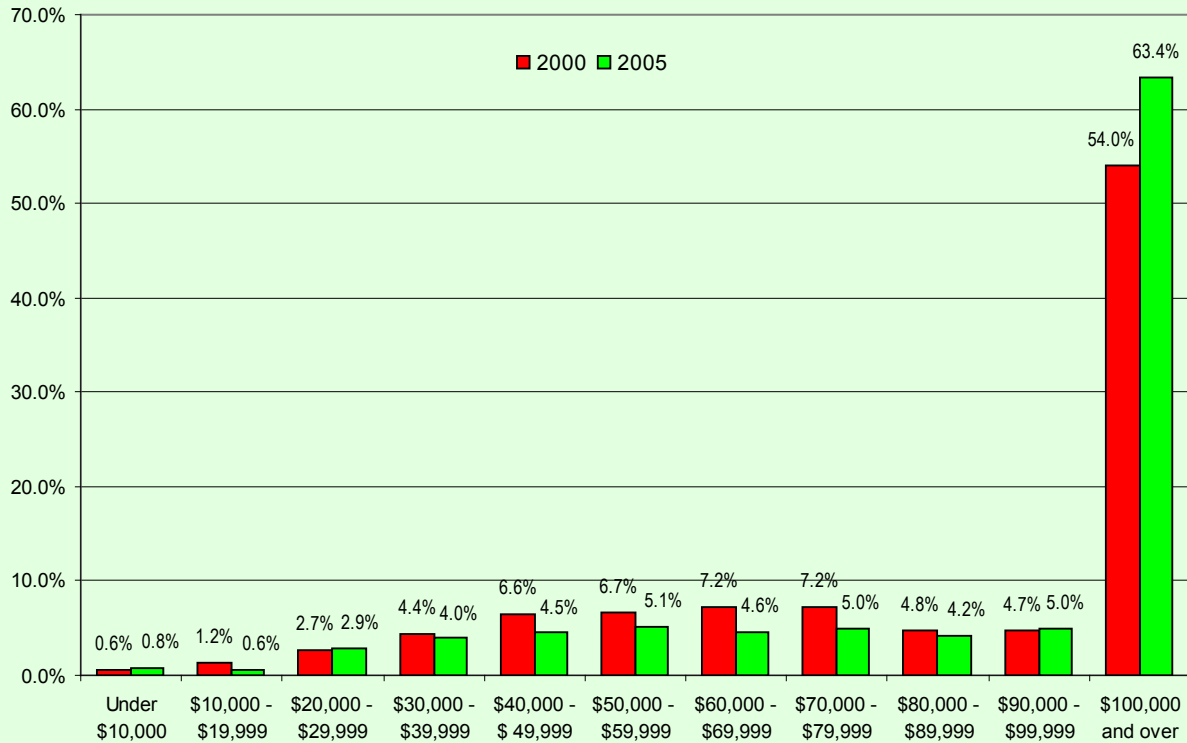
Renter/Owner Characteristics		
	Number	%
Average gross rent \$	1,239	
Renter spending 30-99% of income ¹	200	36.4
Owner payments 30-99% of income ²	340	12.2
Average value of dwelling \$	701,606	
Average owner major payments \$	1,385	

Incidence of Low Income (%), 2001-2006



Income Distribution by Groups 2005						
Category	Census Family	% of Census Families	Private Household	% of Priv. Hshlds	1-person Private Household	% of 1-person Priv. Hshlds.
Under \$10,000	25	0.8%	75	2.0%	45	7.7%
\$10,000 - \$19,999	20	0.6%	105	2.8%	60	10.3%
\$20,000 - \$29,999	90	2.9%	170	4.5%	75	12.8%
\$30,000 - \$39,999	125	4.0%	205	5.4%	85	14.5%
\$40,000 - \$49,999	140	4.5%	220	5.8%	75	12.8%
\$50,000 - \$59,999	160	5.1%	240	6.3%	75	12.8%
\$60,000 - \$69,999	145	4.6%	200	5.3%	45	7.7%
\$70,000 - \$79,999	155	5.0%	180	4.7%	15	2.6%
\$80,000 - \$89,999	130	4.2%	145	3.8%	20	3.4%
\$90,000 - \$99,999	155	5.0%	175	4.6%	25	4.3%
\$100,000 and over	1,980	63.4%	2,080	54.8%	65	11.1%
Total	3,125	100.0%	3,795	100.0%	585	100.0%
Average income - \$	213,489		188,659		55,712	
Median income - \$	137,491		118,478		46,892	

Census Family Income Distribution



Private Households Income Distribution

