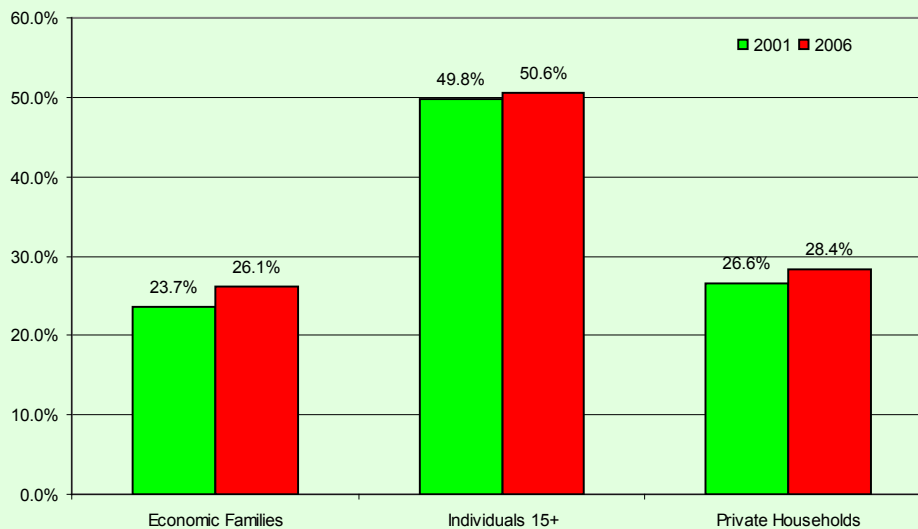


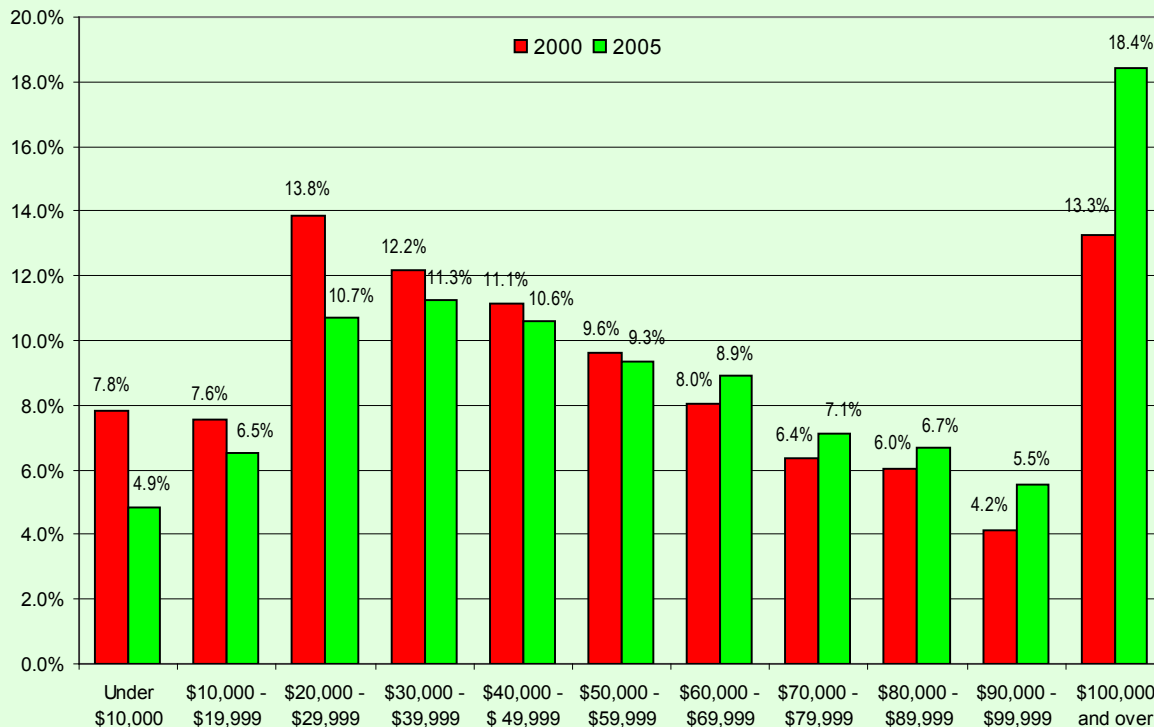
Renter/Owner Characteristics		
	Number	%
Average gross rent \$	857	
Renter spending 30-99% of income ¹	2,140	41.0
Owner payments 30-99% of income ²	2,835	32.3
Average value of dwelling \$	310,543	
Average owner major payments \$	1,187	

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	595	4.9%	795	5.3%	340	12.1%
\$10,000 - \$19,999	800	6.5%	1,545	10.3%	820	29.2%
\$20,000 - \$29,999	1,315	10.7%	1,650	11.0%	410	14.6%
\$30,000 - \$39,999	1,380	11.3%	1,750	11.7%	435	15.5%
\$40,000 - \$49,999	1,300	10.6%	1,650	11.0%	335	11.9%
\$50,000 - \$59,999	1,145	9.3%	1,285	8.6%	175	6.2%
\$60,000 - \$69,999	1,095	8.9%	1,300	8.7%	155	5.5%
\$70,000 - \$79,999	875	7.1%	1,030	6.9%	70	2.5%
\$80,000 - \$89,999	820	6.7%	870	5.8%	30	1.1%
\$90,000 - \$99,999	680	5.5%	720	4.8%	0	0.0%
\$100,000 and over	2,260	18.4%	2,425	16.1%	40	1.4%
Total	12,265	100.0%	15,020	100.0%	2,810	100.0%
Average income - \$	66,984		62,282		32,104	
Median income - \$	55,974		51,037		25,506	

Census Family Income Distribution



Private Households Income Distribution

