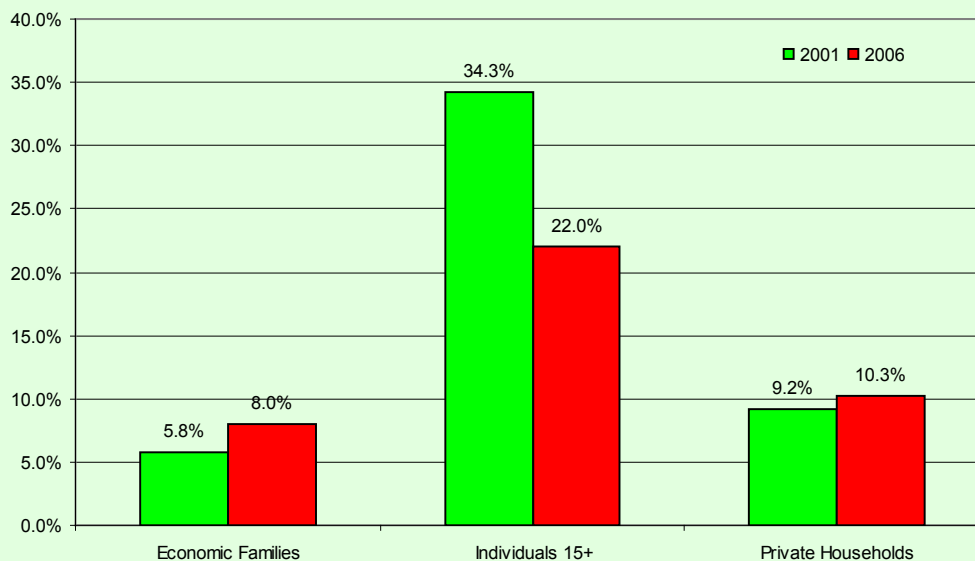


Renter/Owner Characteristics		
	Number	%
Average gross rent \$	1,062	
Renter spending 30-99% of income <sup>1</sup>	300	36.6
Owner payments 30-99% of income <sup>2</sup>	510	18.1
Average value of dwelling \$	329,821	
Average owner major payments \$	1,145	

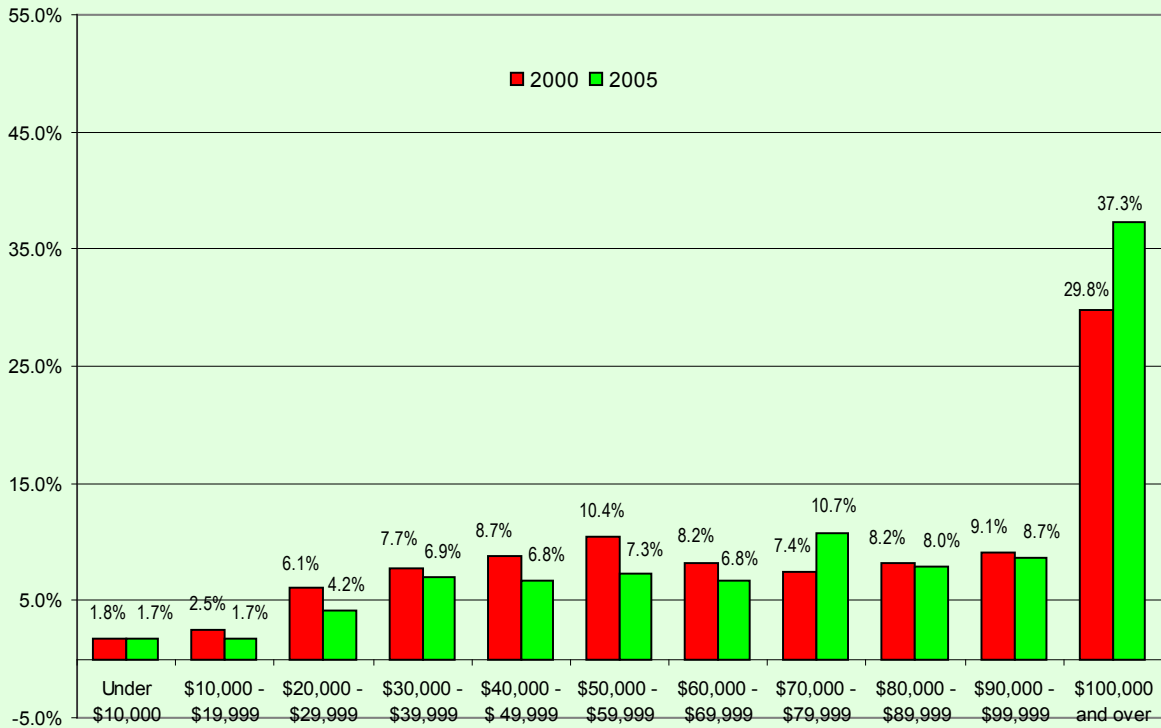
Incidence of Low Income (%), 2001-2006



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	50	1.7%	75	1.9%	30	3.3%
\$10,000 - \$19,999	50	1.7%	160	4.1%	115	12.6%
\$20,000 - \$29,999	120	4.2%	310	8.0%	185	20.3%
\$30,000 - \$39,999	200	6.9%	315	8.1%	125	13.7%
\$40,000 - \$49,999	195	6.8%	350	9.0%	130	14.3%
\$50,000 - \$59,999	210	7.3%	315	8.1%	85	9.3%
\$60,000 - \$69,999	195	6.8%	275	7.1%	75	8.2%
\$70,000 - \$79,999	310	10.7%	335	8.6%	35	3.8%
\$80,000 - \$89,999	230	8.0%	270	7.0%	35	3.8%
\$90,000 - \$99,999	250	8.7%	275	7.1%	10	1.1%
\$100,000 and over	1,075	37.3%	1,200	30.9%	85	9.3%
<b>Total</b>	<b>2,885</b>	<b>100.0%</b>	<b>3,880</b>	<b>100.0%</b>	<b>910</b>	<b>100.0%</b>
Average income - \$	95,652		85,057		51,065	
Median income - \$	84,265		75,023		39,654	

Census Family Income Distribution



Private Households Income Distribution

