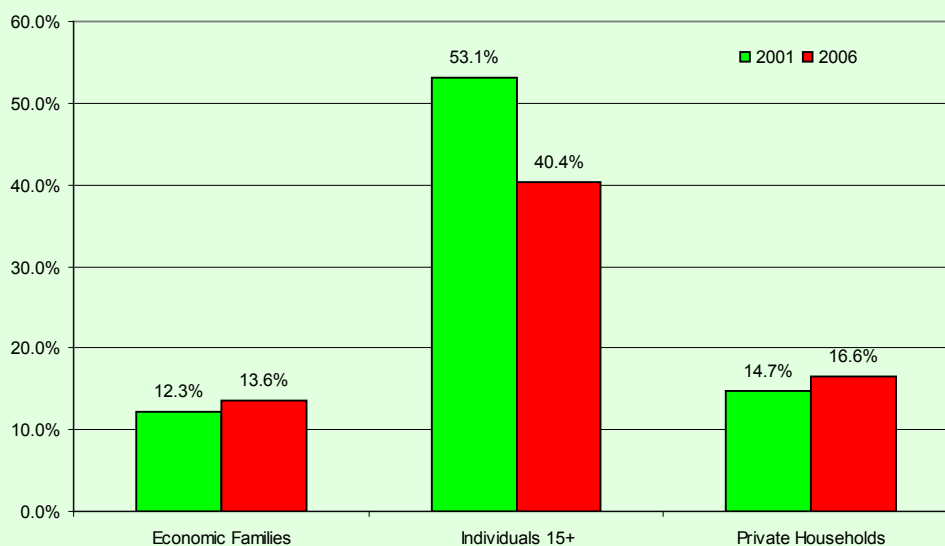


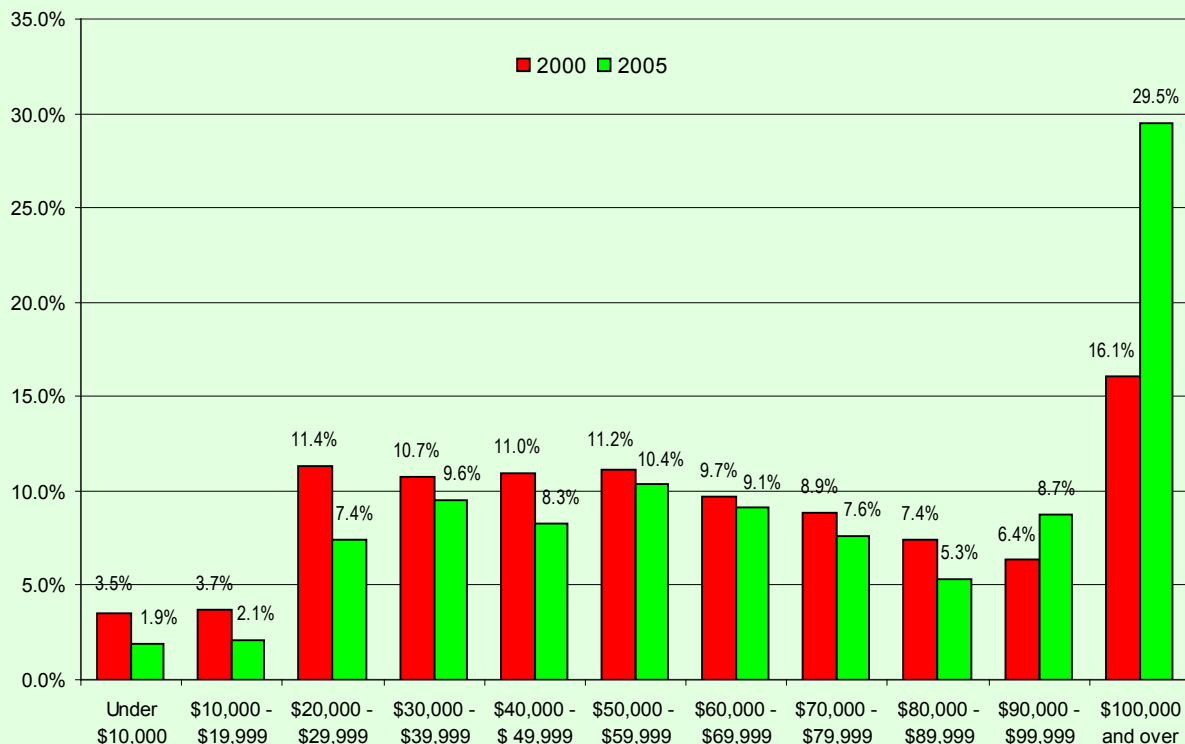
Renter/Owner Characteristics		
	Number	%
Average gross rent \$	978	
Renter spending 30-99% of income ¹	110	22.0
Owner payments 30-99% of income ²	595	26.1
Average value of dwelling \$	341,840	
Average owner major payments \$	1,115	

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	45	1.9%	105	3.6%	40	8.2%
\$10,000 - \$19,999	50	2.1%	145	5.0%	90	18.6%
\$20,000 - \$29,999	175	7.4%	290	10.0%	100	20.6%
\$30,000 - \$39,999	225	9.6%	265	9.1%	45	9.3%
\$40,000 - \$49,999	195	8.3%	255	8.8%	60	12.4%
\$50,000 - \$59,999	245	10.4%	325	11.2%	65	13.4%
\$60,000 - \$69,999	215	9.1%	215	7.4%	10	2.1%
\$70,000 - \$79,999	180	7.6%	210	7.2%	20	4.1%
\$80,000 - \$89,999	125	5.3%	165	5.7%	25	5.2%
\$90,000 - \$99,999	205	8.7%	205	7.0%	10	2.1%
\$100,000 and over	695	29.5%	730	25.1%	20	4.1%
Total	2,355	100.0%	2,910	100.0%	485	100.0%
Average income - \$	79,714		72,494		38,777	
Median income - \$	70,642		64,532		31,361	

Census Family Income Distribution



Private Households Income Distribution

