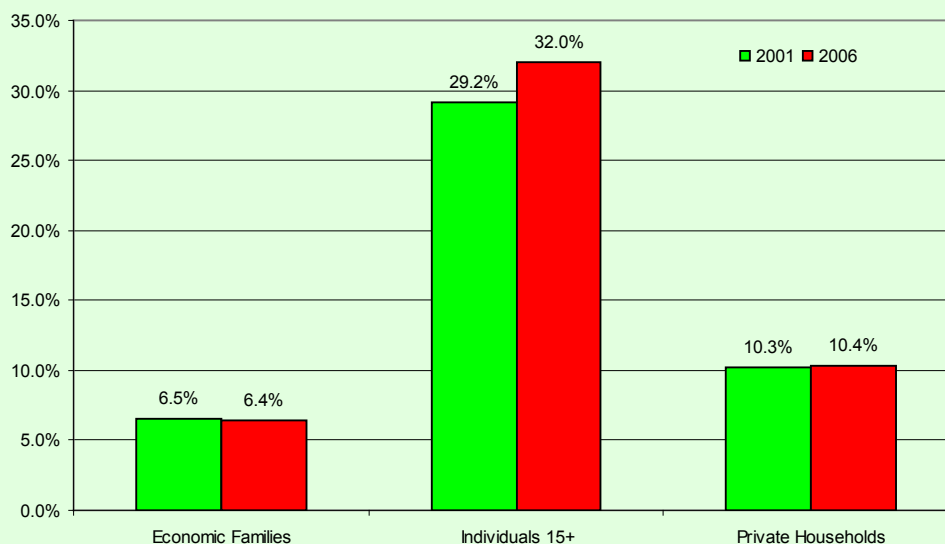


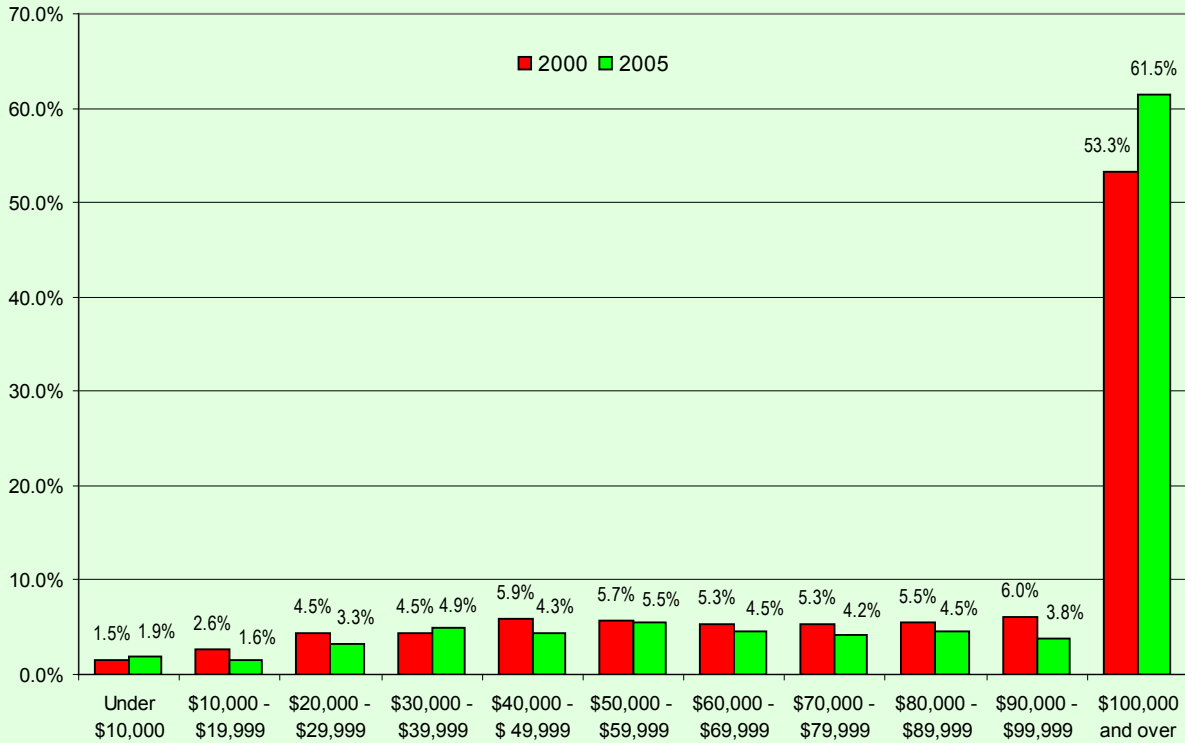
Renter/Owner Characteristics		
	Number	%
Average gross rent \$	954	
Renter spending 30-99% of income <sup>1</sup>	935	35.1
Owner payments 30-99% of income <sup>2</sup>	975	19.7
Average value of dwelling \$	811,769	
Average owner major payments \$	1,771	

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	110	1.9%	310	3.7%	195	7.4%
\$10,000 - \$19,999	90	1.6%	520	6.1%	410	15.5%
\$20,000 - \$29,999	185	3.3%	610	7.2%	380	14.3%
\$30,000 - \$39,999	275	4.9%	610	7.2%	335	12.6%
\$40,000 - \$49,999	245	4.3%	535	6.3%	265	10.0%
\$50,000 - \$59,999	310	5.5%	550	6.5%	245	9.2%
\$60,000 - \$69,999	255	4.5%	480	5.7%	220	8.3%
\$70,000 - \$79,999	235	4.2%	385	4.5%	125	4.7%
\$80,000 - \$89,999	255	4.5%	345	4.1%	95	3.6%
\$90,000 - \$99,999	215	3.8%	280	3.3%	65	2.5%
\$100,000 and over	3,475	61.5%	3,840	45.4%	315	11.9%
<b>Total</b>	<b>5,650</b>	<b>100.0%</b>	<b>8,465</b>	<b>100.0%</b>	<b>2,650</b>	<b>100.0%</b>
Average income - \$	237,828		180,882		66,204	
Median income - \$	134,042		90,635		38,923	

Census Family Income Distribution



Private Households Income Distribution

