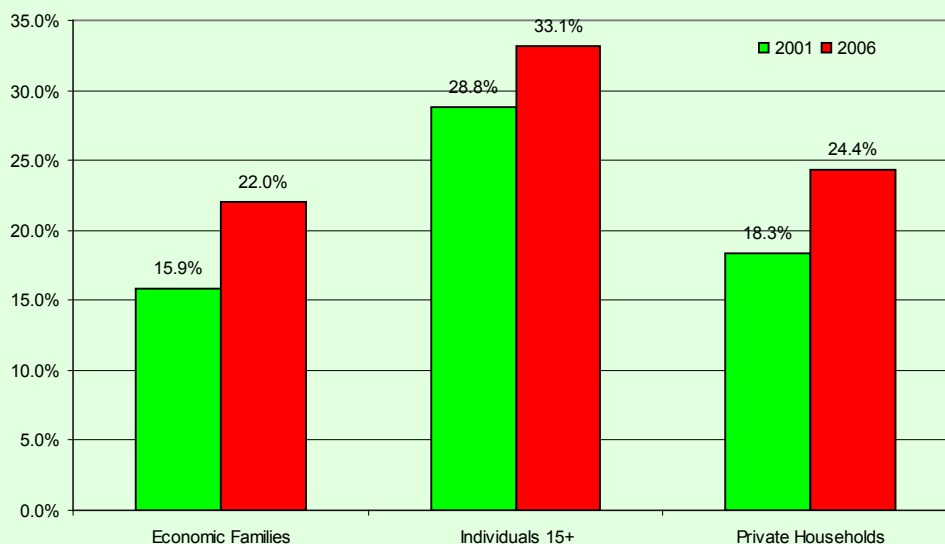


Renter/Owner Characteristics		
	Number	%
Average gross rent \$	1,235	
Renter spending 30-99% of income ¹	740	39.9
Owner payments 30-99% of income ²	560	26.0
Average value of dwelling \$	509,703	
Average owner major payments \$	1,288	

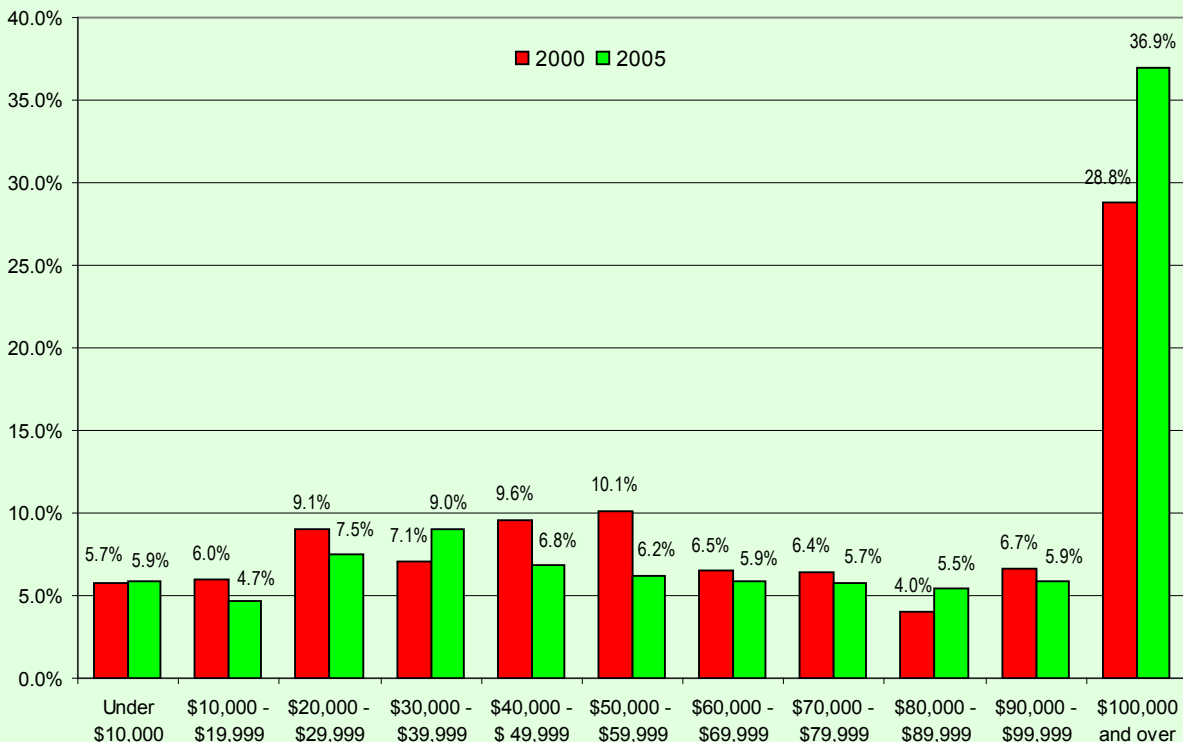
Incidence of Low Income (%), 2001-2006



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	215	5.9%	290	6.3%	85	9.4%
\$10,000 - \$19,999	170	4.7%	295	6.4%	130	14.4%
\$20,000 - \$29,999	275	7.5%	465	10.1%	185	20.6%
\$30,000 - \$39,999	330	9.0%	415	9.0%	105	11.7%
\$40,000 - \$49,999	250	6.8%	385	8.4%	125	13.9%
\$50,000 - \$59,999	225	6.2%	325	7.1%	90	10.0%
\$60,000 - \$69,999	215	5.9%	235	5.1%	15	1.7%
\$70,000 - \$79,999	210	5.7%	235	5.1%	10	1.1%
\$80,000 - \$89,999	200	5.5%	255	5.5%	45	5.0%
\$90,000 - \$99,999	215	5.9%	240	5.2%	15	1.7%
\$100,000 and over	1,350	36.9%	1,455	31.7%	95	10.6%
Total	3,655	100.0%	4,595	100.0%	900	100.0%
Average income - \$	105,702		94,713		49,336	
Median income - \$	80,244		64,948		34,724	

Census Family Income Distribution



Private Households Income Distribution

