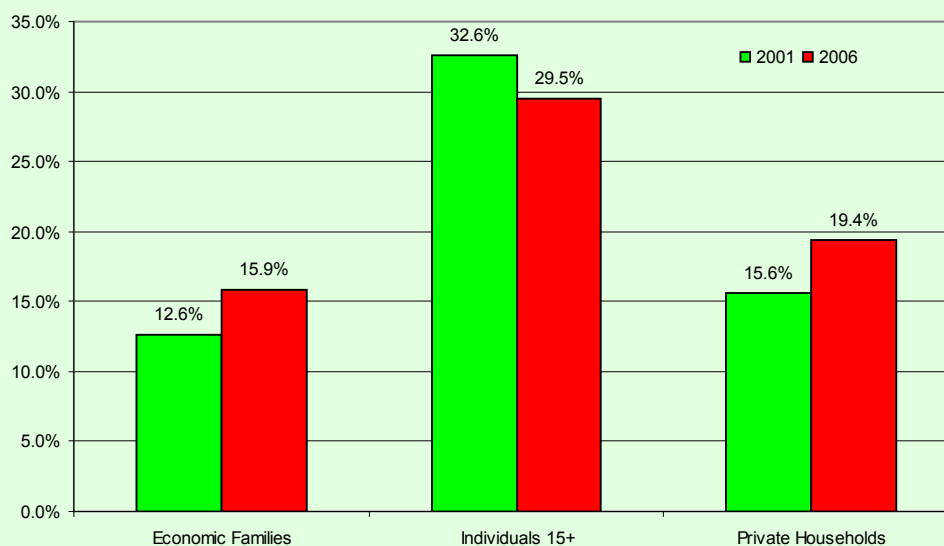


Renter/Owner Characteristics		
	Number	%
Average gross rent \$	1,068	
Renter spending 30-99% of income ¹	1,350	40.2
Owner payments 30-99% of income ²	705	18.3
Average value of dwelling \$	422,967	
Average owner major payments \$	1,054	

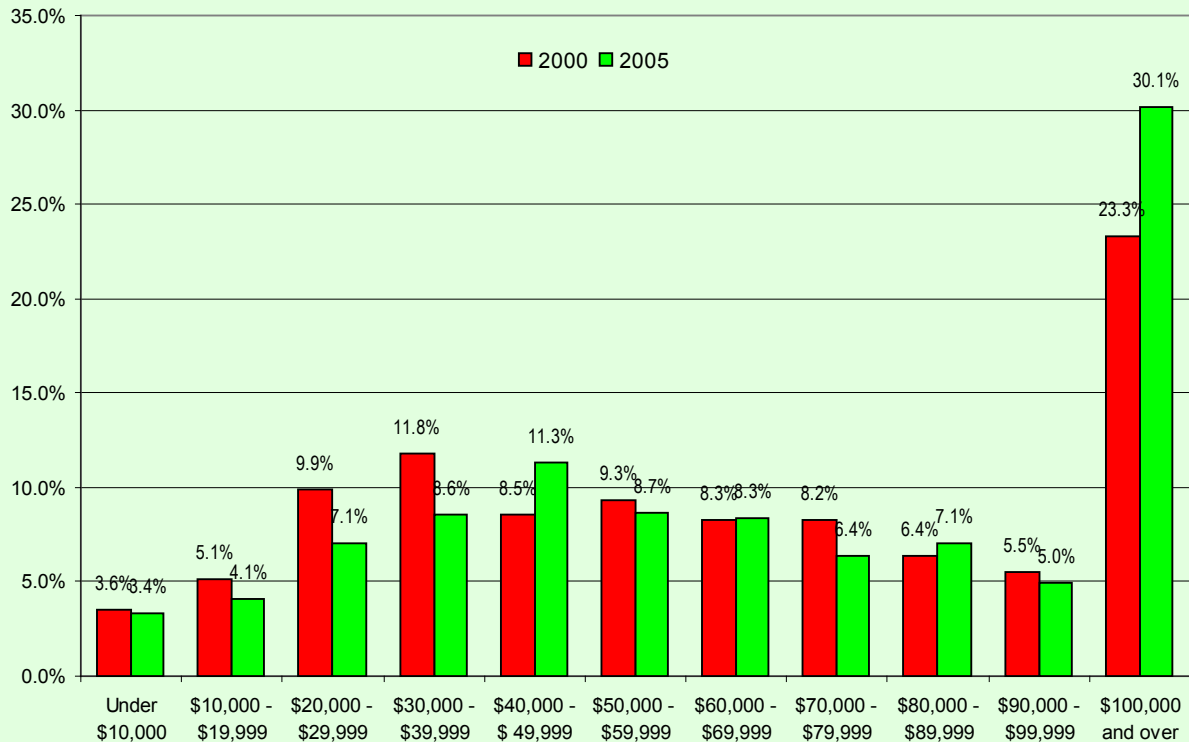
Incidence of Low Income (%), 2001-2006



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	200	3.4%	300	3.8%	90	5.1%
\$10,000 - \$19,999	245	4.1%	580	7.4%	340	19.2%
\$20,000 - \$29,999	420	7.1%	815	10.4%	385	21.8%
\$30,000 - \$39,999	510	8.6%	845	10.8%	320	18.1%
\$40,000 - \$49,999	670	11.3%	835	10.7%	175	9.9%
\$50,000 - \$59,999	515	8.7%	650	8.3%	135	7.6%
\$60,000 - \$69,999	495	8.3%	595	7.6%	75	4.2%
\$70,000 - \$79,999	380	6.4%	455	5.8%	55	3.1%
\$80,000 - \$89,999	420	7.1%	520	6.6%	80	4.5%
\$90,000 - \$99,999	295	5.0%	325	4.1%	30	1.7%
\$100,000 and over	1,790	30.1%	1,920	24.5%	85	4.8%
Total	5,940	100.0%	7,840	100.0%	1,770	100.0%
Average income - \$	86,312		76,399		41,047	
Median income - \$	71,100		60,280		31,990	

Census Family Income Distribution



Private Households Income Distribution

