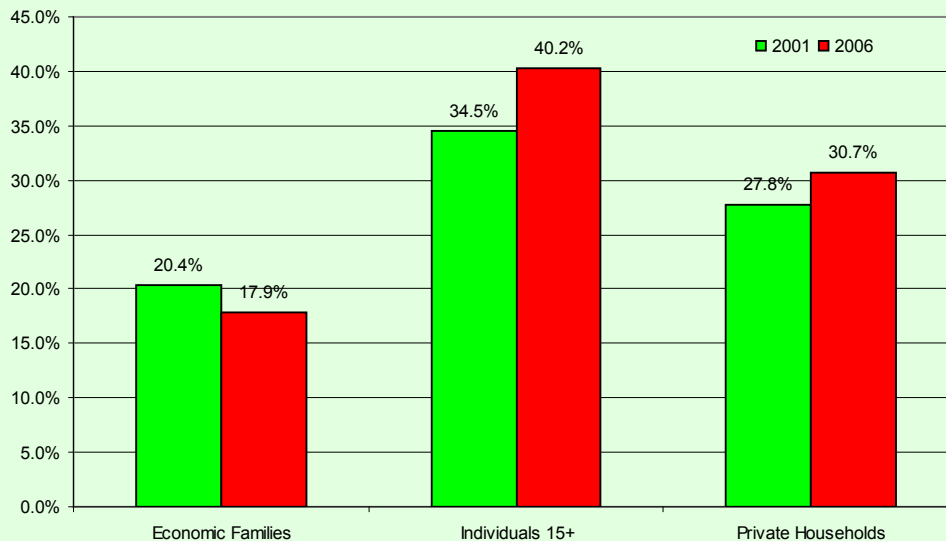


Renter/Owner Characteristics		
	Number	%
Average gross rent \$	954	
Renter spending 30-99% of income ¹	3,830	34.3
Owner payments 30-99% of income ²	1,170	34.3
Average value of dwelling \$	312,841	
Average owner major payments \$	1,475	

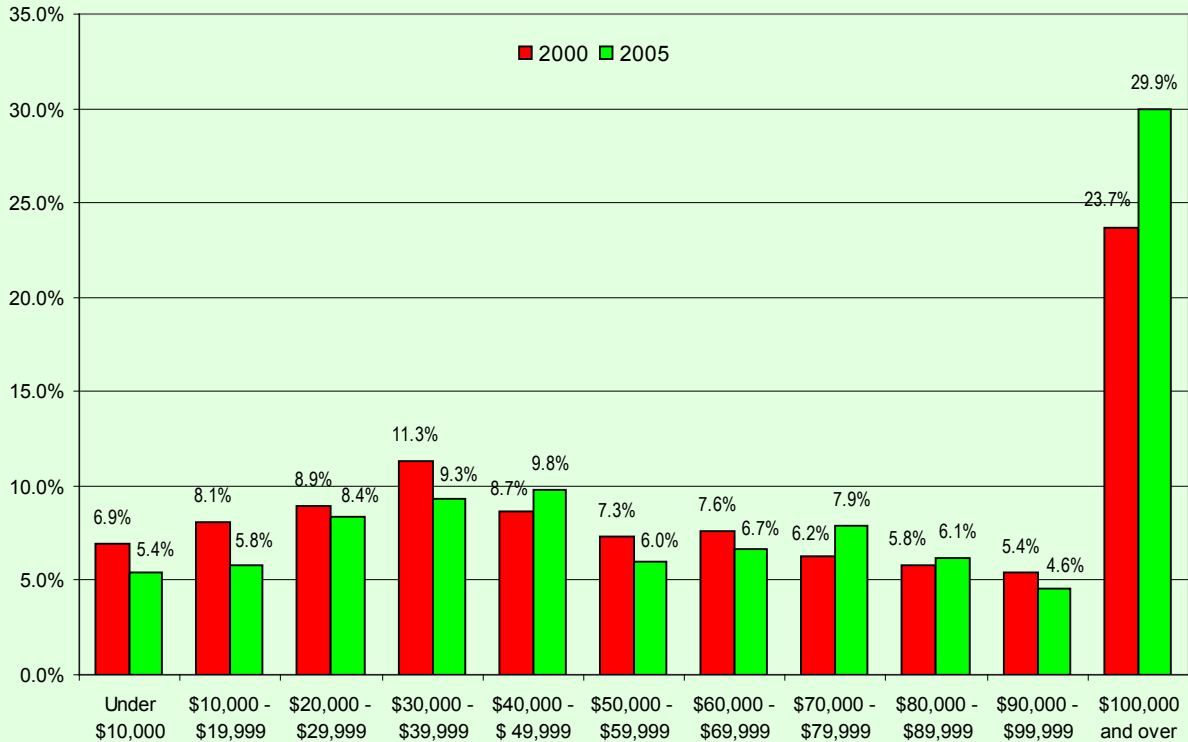
Incidence of Low Income (%), 2001-2006



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	255	5.4%	2,100	13.5%	1,705	17.7%
\$10,000 - \$19,999	275	5.8%	2,060	13.2%	1,720	17.8%
\$20,000 - \$29,999	395	8.4%	1,615	10.3%	1,030	10.7%
\$30,000 - \$39,999	440	9.3%	1,565	10.0%	1,025	10.6%
\$40,000 - \$49,999	465	9.8%	1,560	10.0%	1,005	10.4%
\$50,000 - \$59,999	285	6.0%	1,205	7.7%	825	8.6%
\$60,000 - \$69,999	315	6.7%	1,105	7.1%	680	7.1%
\$70,000 - \$79,999	375	7.9%	920	5.9%	475	4.9%
\$80,000 - \$89,999	290	6.1%	640	4.1%	290	3.0%
\$90,000 - \$99,999	215	4.6%	475	3.0%	190	2.0%
\$100,000 and over	1,415	29.9%	2,365	15.2%	695	7.2%
Total	4,725	100.0%	15,610	100.0%	9,640	100.0%
Average income - \$	88,535		61,690		47,836	
Median income - \$	67,504		43,651		32,456	

Census Family Income Distribution



Private Households Income Distribution

