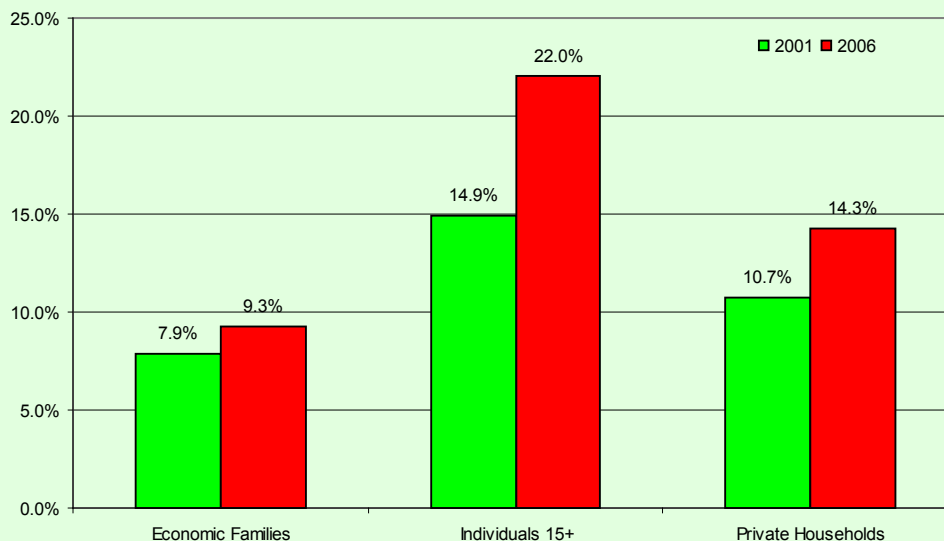


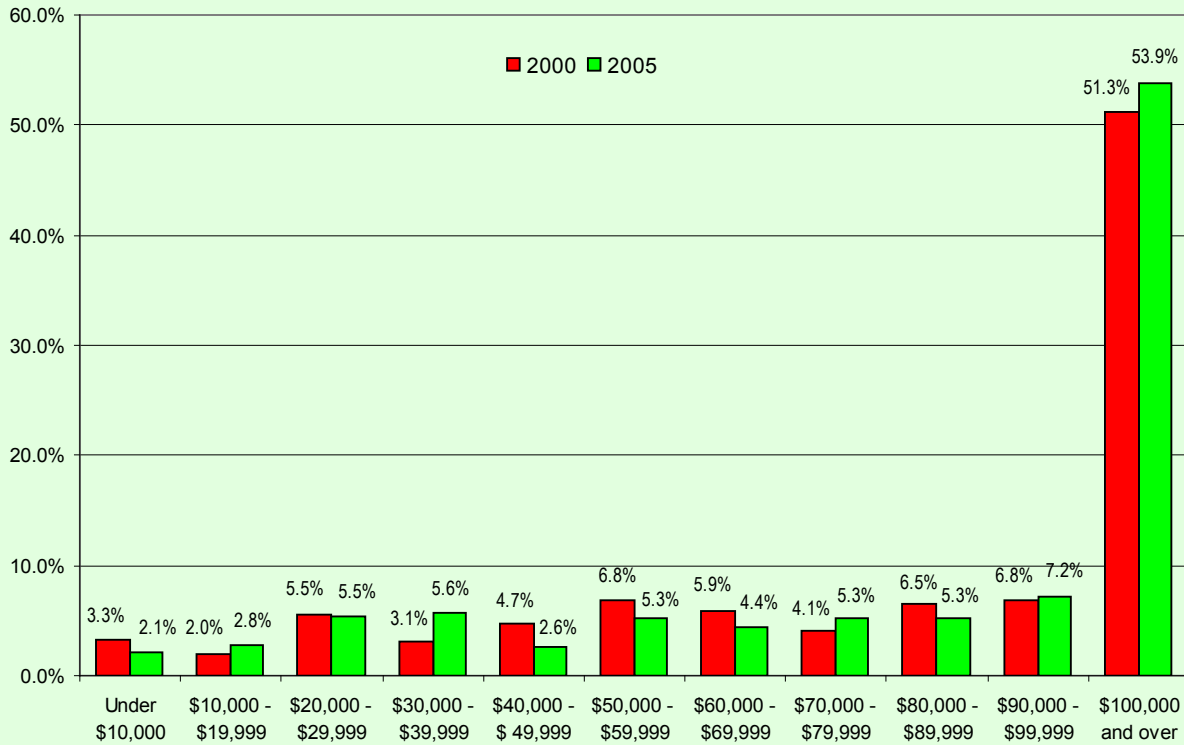
Renter/Owner Characteristics		
	Number	%
Average gross rent \$	1,240	
Renter spending 30-99% of income ¹	1,400	34.4
Owner payments 30-99% of income ²	385	20.2
Average value of dwelling \$	714,665	
Average owner major payments \$	1,757	

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	60	2.1%	380	5.8%	305	9.0%
\$10,000 - \$19,999	80	2.8%	485	7.4%	365	10.8%
\$20,000 - \$29,999	155	5.5%	555	8.5%	360	10.6%
\$30,000 - \$39,999	160	5.6%	570	8.7%	415	12.2%
\$40,000 - \$49,999	75	2.6%	455	7.0%	380	11.2%
\$50,000 - \$59,999	150	5.3%	520	8.0%	345	10.2%
\$60,000 - \$69,999	125	4.4%	415	6.4%	250	7.4%
\$70,000 - \$79,999	150	5.3%	380	5.8%	205	6.0%
\$80,000 - \$89,999	150	5.3%	345	5.3%	175	5.2%
\$90,000 - \$99,999	205	7.2%	310	4.8%	90	2.7%
\$100,000 and over	1,530	53.9%	2,105	32.3%	500	14.7%
Total	2,840	100.0%	6,520	100.0%	3,390	100.0%
Average income - \$	198,064		126,755		70,245	
Median income - \$	121,974		70,725		47,400	

Census Family Income Distribution



Private Households Income Distribution

