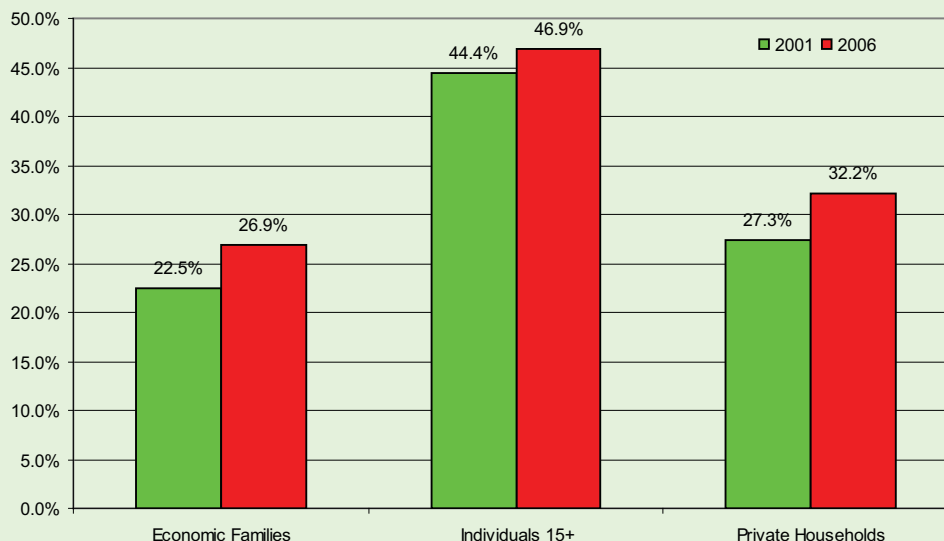


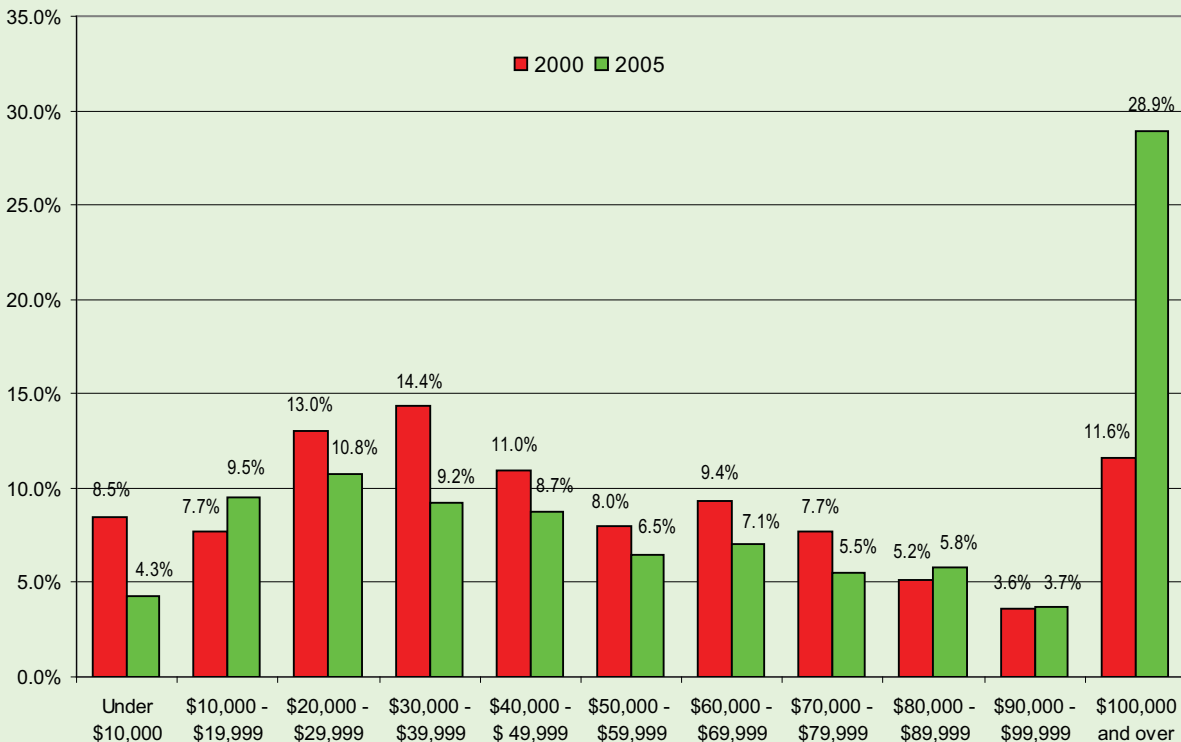
Renter/Owner Characteristics		
	Number	%
Average gross rent \$	731	
Renter spending 30-99% of income ¹	1,510	38.6
Owner payments 30-99% of income ²	1,365	29.2
Average value of dwelling \$	340,031	
Average owner major payments \$	1,326	

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	260	4.3%	805	8.3%	575	18.3%
\$10,000 - \$19,999	580	9.5%	1,325	13.6%	725	23.1%
\$20,000 - \$29,999	655	10.8%	1,115	11.5%	410	13.1%
\$30,000 - \$39,999	560	9.2%	885	9.1%	320	10.2%
\$40,000 - \$49,999	530	8.7%	850	8.7%	260	8.3%
\$50,000 - \$59,999	395	6.5%	635	6.5%	210	6.7%
\$60,000 - \$69,999	430	7.1%	605	6.2%	170	5.4%
\$70,000 - \$79,999	335	5.5%	465	4.8%	90	2.9%
\$80,000 - \$89,999	350	5.8%	525	5.4%	95	3.0%
\$90,000 - \$99,999	225	3.7%	305	3.1%	45	1.4%
\$100,000 and over	1,760	28.9%	2,215	22.8%	240	7.6%
Total	6,080	100.0%	9,730	100.0%	3,140	100.0%
Average income - \$	74,820		64,840		39,046	
Median income - \$	60,945		48,515		26,359	

Census Family Income Distribution



Private Households Income Distribution

