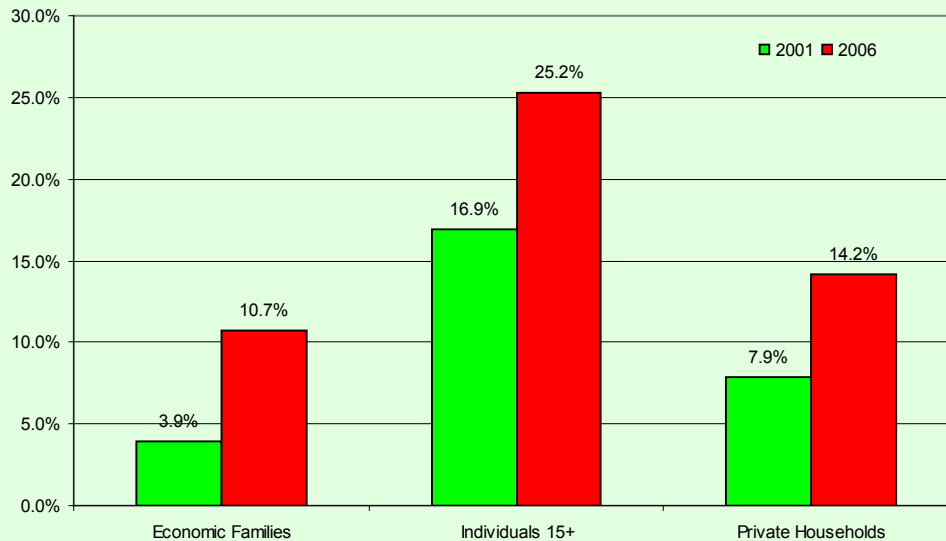


Renter/Owner Characteristics		
	Number	%
Average gross rent \$	1,143	
Renter spending 30-99% of income ¹	935	30.2
Owner payments 30-99% of income ²	305	18.5
Average value of dwelling \$	694,849	
Average owner major payments \$	1,756	

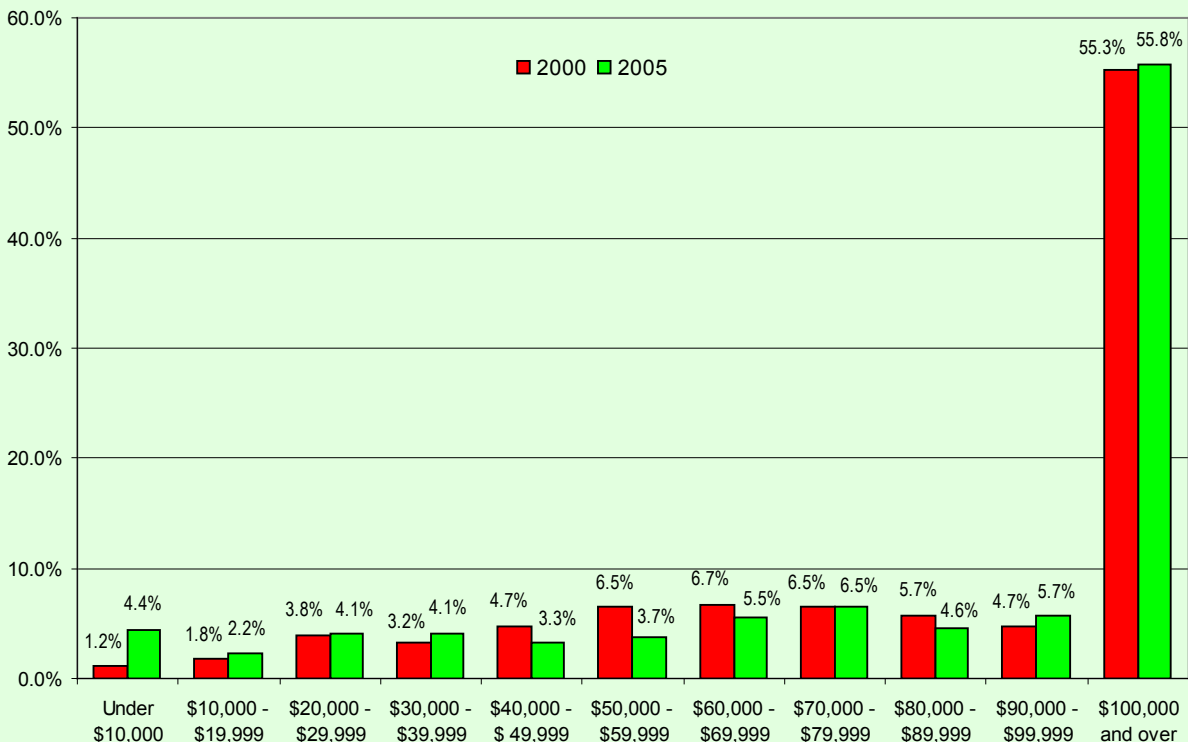
Incidence of Low Income (%), 2001-2006



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	120	4.4%	365	7.0%	230	10.0%
\$10,000 - \$19,999	60	2.2%	305	5.8%	235	10.2%
\$20,000 - \$29,999	110	4.1%	460	8.8%	340	14.8%
\$30,000 - \$39,999	110	4.1%	435	8.3%	315	13.7%
\$40,000 - \$49,999	90	3.3%	380	7.3%	265	11.5%
\$50,000 - \$59,999	100	3.7%	380	7.3%	235	10.2%
\$60,000 - \$69,999	150	5.5%	345	6.6%	180	7.8%
\$70,000 - \$79,999	175	6.5%	330	6.3%	135	5.9%
\$80,000 - \$89,999	125	4.6%	245	4.7%	110	4.8%
\$90,000 - \$99,999	155	5.7%	210	4.0%	45	2.0%
\$100,000 and over	1,510	55.8%	1,760	33.7%	205	8.9%
Total	2,705	100.0%	5,215	100.0%	2,295	100.0%
Average income - \$	170,922		114,925		52,176	
Median income - \$	115,401		68,503		40,405	

Census Family Income Distribution



Private Households Income Distribution

