

**Center for  
Business and  
Economic  
Forecasting, Inc.**



**ESTIMATES OF HOUSEHOLDS BY INCOME FOR COLORADO  
AND ITS REGIONS**

**Prepared for Colorado Division of Housing**

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## **ESTIMATES OF HOUSEHOLDS BY INCOME FOR COLORADO AND ITS REGIONS**

### **Documentation:**

#### **Overview**

The estimates were developed in order to give a more complete picture of Colorado households' ability to meet housing needs. The estimates cover the number of households by current income class for four household types (more than one adult with children, more than one adult with no children, one adult with children and one adult with no children) by four age groups (householder age 18-24, 25-44, 45-64, and 65 and over) for each of Colorado's 14 Planning and Management Regions and the State as a whole. Estimates are also divided by tenure with a similar data set for both homeowners and renters. The estimates cover the years 1999 through 2008.

The estimates update 2000 Census data based on more recent statistics and forecasts. Reliable estimates of household distribution by income for the groups enumerated above are available for 1999 from a sample of 2000 Census respondents. Subsequent changes in income distribution can be explained by changes in household type, e.g. more aged or single parent households, and changes in income due to inflation and real income growth. Income growth affects different groups of households in different ways that in turn affect the distribution of income by household. First the number of households of each age and type was estimated for each year for all 14 regions. Then income growth was calculated, which in turn moved some of the households into different income classes. Income growth estimates were adjusted for the trend of increasing income inequality. Finally, the results were adjusted to match global totals from a more complete Census count. This step was necessary because the Census estimate of all households by income, for example, is more accurate than the results from the sample.

#### **Definitions**

Income is that reported on the 2000 Census, which covers income received in 1999. Future years' income figures represent updates of the income estimated by the Census. The Census income concept includes wages, self-employment income, interest, social security income, supplemental social security, public assistance, retirement income and other income. Capital gains or proceeds for sales of property are not included as income. Census reports before-tax income and does not include the earned income tax credit. Income figures for all years are in current dollars; no adjustment is made for price inflation.

Households are groups of one or more persons occupying a housing unit. A household may be a single family, one person living alone, or two or more families or unrelated persons living together. Persons not in households are in group-quarters, which include prisons, school dormitories, nursing homes or military barracks. No estimates of group-quarters income were prepared.

### **Base Year Estimates**

The estimates of 1999 households by income class for all combinations of household type, age group, tenure and region were obtained from the Public Use Microdata Sample (PUMS) from the 2000 Census. This sample represents approximately 5% of all Census respondents. In Colorado estimates for 12 areas within the state were provided by the Demography section of the Colorado Division of Local Government. The data from these areas were combined when necessary to provide base year estimates for each of the 14 planning and management regions.

### **Household Estimates and Projections**

The Demography section prepared estimates of households by type and age for the years 1990 through 2007. (The term estimates refers to historical data and projections to data for future years. As the numbers presented here cover both past and future the term estimates will be used to refer to both.) Estimates were prepared for each of the state's 14 planning and management regions. The household estimates were based on the population estimates prepared by the Demography section. They cover population by age for each year for all the 14 regions. The section's estimates begin with the 1990 and 2000 Census estimates, with estimates through 2005 based on information on income tax filings, school enrollments and other indicators. Projections beyond 2005 were developed using projected fertility and mortality rates and forecasts of migration based on job growth and other factors.

The estimates of households were prepared in two stages. First, household population was computed as the difference between total population and group quarters population. Then the number of households was derived by applying rates or proportions of householders (heads of households) for each household type to the total household population in each age-gender group. The household estimates were adjusted to make them consistent with 2000 Census estimates of households by region and type of household.

The result of the above-described process was a set of estimates of the number of households by type and age group for each region. The base year estimates, described above, were then used to distribute households by income class and tenure within each age/type/region "cell" for each year from 1999 to 2008. This initial set of estimates covered the number of households in each age/type/tenure/income cell but did not adjust for income change after 1999.

## **Average Income Estimates and Projections**

The next step was computing the change in average income between 1999 and 2008 within each of the age/type/tenure/income/region cells. Average income from each income source was calculated using the base year (1999) profile. Calculations were done at both the state and regional level, with regional totals then adjusted to state totals.

Average income estimates were updated based on income estimates prepared for each county by the US Department of Commerce, Bureau of Economic Analysis (BEA). The BEA figures were available through 2004. These figures differ somewhat in concept from those reported in the Census. For example, BEA rental income includes rent imputed to homeowners. The Census income categories and the corresponding BEA income categories used to update average household income are shown in Table 1 below.

Annual changes in average income were calculated for each income type, within each region, for each age/type/tenure/income class cell. The annual change in average household income was computed based on the changes in per-household income in each income category for that region. It was necessary to adjust for commuting since household income is based on place of residence while BEA wage and salary income is based on place of work. In regions with sizable commuting in or out, for example Region 5 containing Elbert County where many residents hold jobs in Region 3, this distorts household income estimates. To account for commuting, residence adjustment was added to wage and salary income. The per-household change in BEA income for each income type was then applied to the average income of that type in each cell.

The following example illustrates this process. Homeowner households between 18 and 24 with more than one adult with children in Region 3 earning between \$30-35,000 earned an average of \$32,345 in 1999. In order to estimate 2000 average income, the increase in each component of income for this group was calculated based on per-household change in BEA personal income. Average wage and salary income increased 7.1 in 2000 percent and property income increase 6.8 percent. The sum of these two income categories and the others added up to \$34,960 estimated 2000 average income for this group. This process was followed for all income groups and household types in each region and for each year for which estimates were prepared. Estimates for years after 2004 were prepared using a similar method based on forecasts of growth in personal income by region prepared by CBEF. The elements used to project various Census income categories for the entire period are shown in Table 1.

**Table 1**  
**Income Categories Used in Projections**

<b>Census Income Category</b>	<b>Personal Income Component used for Projection</b>
Wages and Salary	Wages & Salary + Residence Adjustment
Self Employment Income	Proprietors Income
Interest	Property Income
Social Security	Transfer Payments
Supplemental Social Security	Transfer Payments
Public Assistance	Transfer Payments
Retirement Income	Transfer Payments +Property Income
Other Income	Total Personal Income

For all years, the same methodology was applied to arrive at statewide income figures. The regional estimates were then forced to state totals.

### **Adjustments in Average Income Growth Estimates**

The projected growth estimates as described above was adjusted to account for changes in income distribution due to the increasing concentration of earnings in the upper income groups. Recent history shows that median income has grown significantly more slowly than average income per household. This is because high income household saw faster income growth than low income households. Wealthier households got richer while the poorer households lagged. This trend toward greater income inequality has been widely noted and is generally acknowledged to have been cause by factors such as technology, globalization, a high rate of immigration in the US, and social/political factors such as the diminished power of labor unions. Estimates for the 2000-2008 period included adjustments in income growth for households at different income levels equivalent to growth differences that occurred in families in the US between 1995 and 2004. Family income rather than household income was chosen to reduce the effect of changes in the mix of household types. For example, after computing average incomes for each age/type/income class cell, the average income of households in the lowest fifth of all households was reduced by 0.45 percent annually between 2000 and 2008. That for households in the highest 10 percent was raised by 0.24 percent per year.

A second adjustment reduced the estimated income growth between 1999 and 2000. The Bureau of Economic Analysis (BEA) estimates showed a large jump in personal income in 2000 which the CPS estimates showed very little growth in median income. While the CPS estimate of no growth seems unlikely, the very rapid growth generated in the CBEF model by the large personal income jump seems excessive. The current estimate represents a compromise between the two estimates. The CBEF model results were adjusted by reducing average income growth between 1999 and 2000 by 2 percent

### **Calculation of households by income class**

As described earlier, average household income and the number of households in each income class were projected through 2008. The initial projections were based on 1999 income levels. In the initial estimates example, the 2000 estimate of number of households in the \$20,000 to \$25,000 income class was based on 1999 incomes in that group. In order to estimate the 2000 distribution it was necessary to estimate the number of households in the \$20,000 to \$25,000 class based on 2000 incomes. Some or all of the households in the \$20,000 to \$25,000 class based on 1999 income levels will be in higher income classes based on 2000 income. Table 2 below shows a hypothetical calculation of this type.

The first step in estimating the distributions of households expressed in current dollars was to re-estimate the 1999 income classes in current income terms. The new income ranges were calculated based on growth in mean incomes in affected income class. Average income in this class grew 7 percent between 1999 and 2000 so \$20,000 to \$25,000 class on a 1999 base would correspond to \$21,400 to \$26,750 on 2000 base.

Then it was necessary to estimate the number of households in the new income classes. For this calculation it was assumed that households within the income classes were evenly distributed by income. In this example described above, the households in the \$20-25,000 class (\$99) were, in 2000, distributed evenly between \$21,400 and \$26,750. The proportion of households in the \$20,000 to \$25,000 class would then be  $\frac{\$25,000 - \$21,400}{\$26,750 - \$21,400}$  (the part of the income range in that class) divided by  $\frac{\$26,750 - \$21,400}{\$26,750 - \$21,400}$  (the size of the entire income range). The rest of the households would shift into the \$25-\$30,000 class.

**Table 2**  
**Sample Calculation of Households by Income Class**

Income Class Based on 99 income	From To	\$20,000 \$25,000
# of HH in 1999		3,600
Income Class Based on 99 income	From To	\$21,400 \$26,750
# of HH in 2000		3,700
Calculation of HH by income class in 2000		
\$20k to \$25k	$3700 * (\$25,000 - \$21,400) / (\$26,750 - \$21,400)$	2,490
\$25k to %30k	$3700 * (\$26,750 - \$25,000) / (\$26,750 - \$21,400)$	1,210

The process described was applied to all income/household type cells for all years and for all regions. State totals were then computed as the sums of regions.

### **Adjustments to 2000 Census**

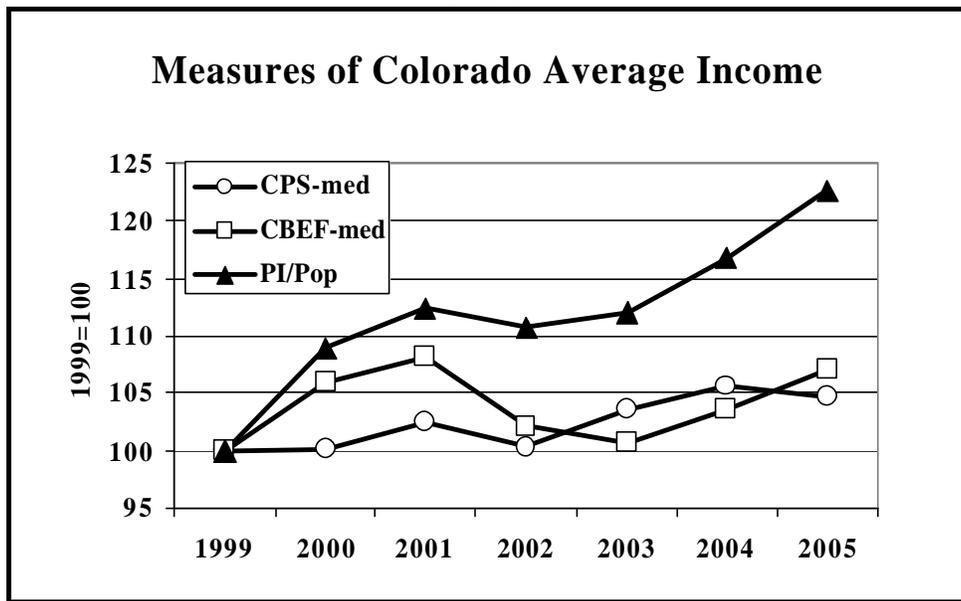
As noted earlier, the base year estimates of the distribution of households into the tenure/type/age/income cells for each region were based on a 5% sample of Census respondents, the PUMS files. Selected estimates were available from a larger group of Census respondents, presumably producing a more accurate estimate. Whenever possible, the estimates from the PUMS files were adjusted to the figures from the larger group of respondents. This was done for households by income for the state and for tenure by household type by region. Census figures for median income by tenure were also available. The median income for homeowners was quite close to that from the PUMS sample, but the PUMS renter median income was significantly higher than that from the larger group. The estimates were adjusted by shifting renter households into the lower income groups.

### **Comparisons of Income Estimates with Those from Other Sources**

Chart 1 compares the estimates described above, labeled CBEF, with other measures of Colorado's average income. These measures are per capita personal income produced by the US Department of Commerce, Bureau of Economic Analysis (BEA) and the Bureau of Census, Current Population Survey (CPS). As Chart 2 shows, the CBEF median income estimates are reasonably close to those for the CPS. The BEA income concept of personal income differs somewhat from that in the two median income measures and differences

also result from changes in the mix of households. However, the principal difference between the per capita measure and the two median estimates is that the first is a mean while the others are midpoints. The per capita measure is more sensitive to how income is distributed between upper and lower income groups. For example, if incomes of the top 10 percent of households double while those of the remaining households are unchanged per capita income would rise while median income would not change. Chart 1 demonstrates that the share of income received by upper income groups has increase. This finding supports the adjustment in the estimates described above.

Chart 1



**Summary of Results:**

Chart 2 shows the estimated distribution of Colorado households by income on January 1, 2007. The distance between the horizontal axis and the line represents the number of households at a given income level. For example, more than 100,000 households have median incomes between \$30,000 and \$35,000. This is the most in any \$5,000 income interval. The area under the line to the left of the dotted line which shows median income is equal to the area to the right of this point. Toward the right hand side of the chart, the line appears less smooth. This is because the income intervals are larger above \$50,000. The Chart does not include the highest income groups, i.e. those above \$250,000 as indicated by the dotted line on the far right side.

Chart 2

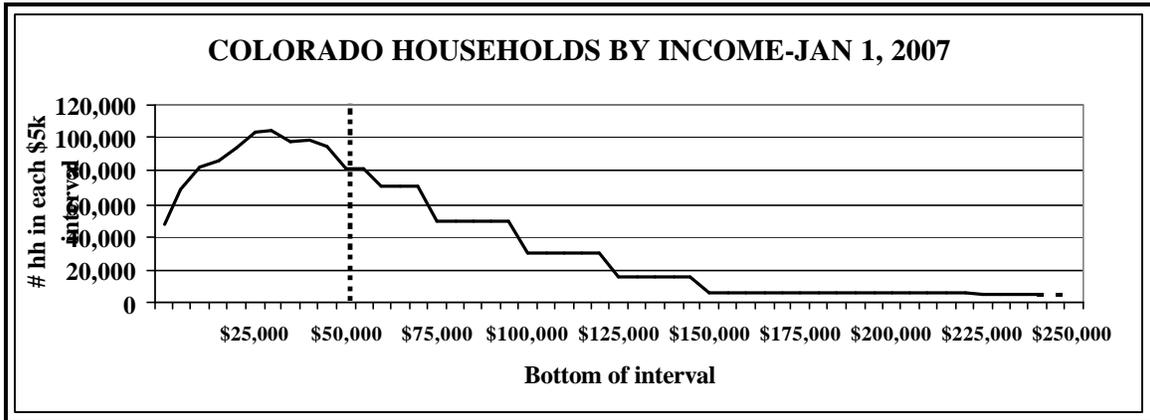


Chart 3 below shows state median household income by year since 1999. State income growth was quite strong through the 1990s but began to slow after 2000. During the decade of the 1990s, Colorado median income growth exceeded the rate of inflation, measured by the Denver-Boulder-Greeley CPIU, by almost 2 percent annually. The downturn in the Colorado economy and the sluggish recovery have depressed incomes of Colorado households. As Chart 3 shows, real median household income for the state as a whole has yet to recover to its pre-recession peak. The state median household income in 2000 was \$54,336 in today's dollars; in 2006 the median was just under \$53,000. During the previous 6 years, between 1994 and 2000, it increased by more than \$8,000. Gains over the 2005-08 period are expected to be somewhat above the rate of inflation.

Chart 3

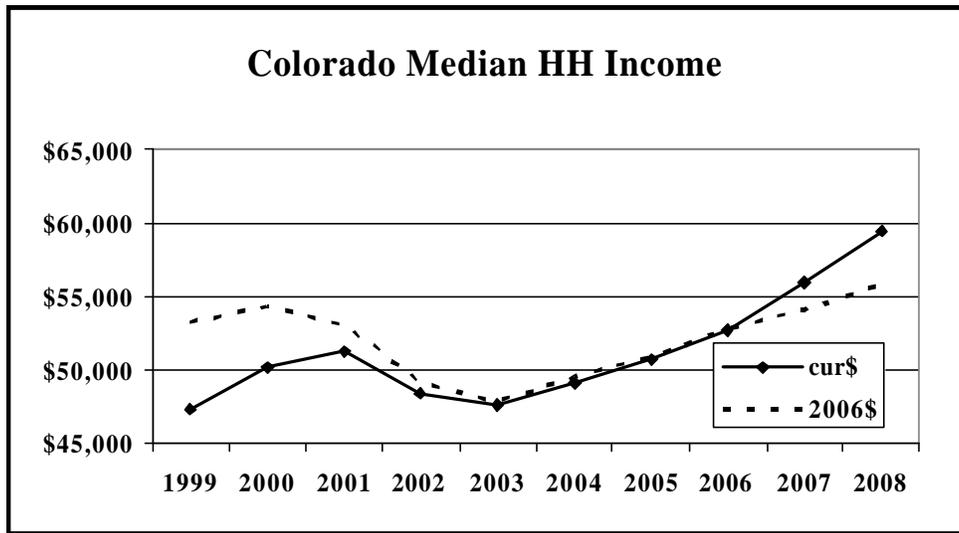


Chart 4 compares January 1, 2007 median incomes for different categories of households. Households with more than one adult, principally those headed by married couples, show

much higher incomes than those with only one adult. The one adult without children households, containing large numbers of older persons as well as young persons living alone, show somewhat higher incomes than households with one adult and children. The latter category which, is largely made up of single mothers and their children, has the lowest median income of any household type.

Chart 4

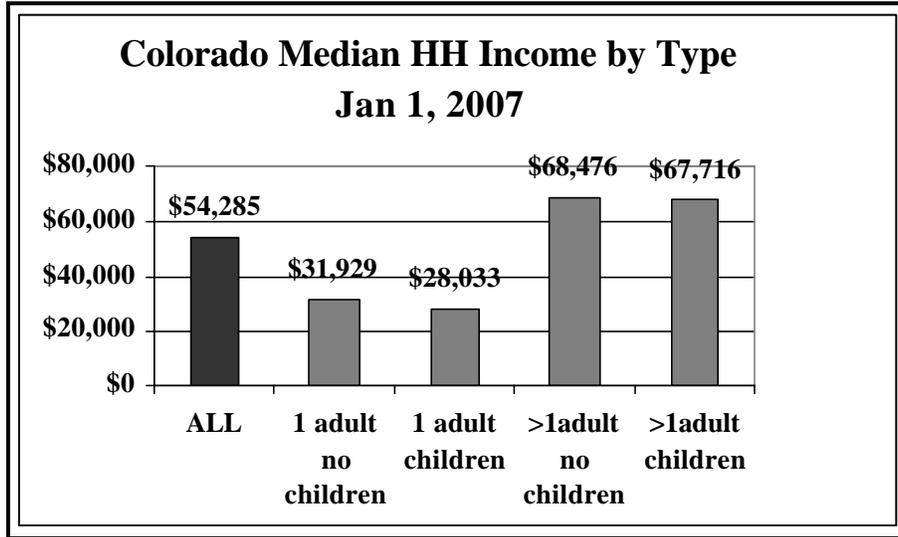


Chart 5 shows median income by age of householder on January 1, 2007. Households with the householder in prime working years (25-64) are estimated to have much higher incomes than those with persons either just entering the work force (18-24) or predominately retired (65 and over).

Chart 5

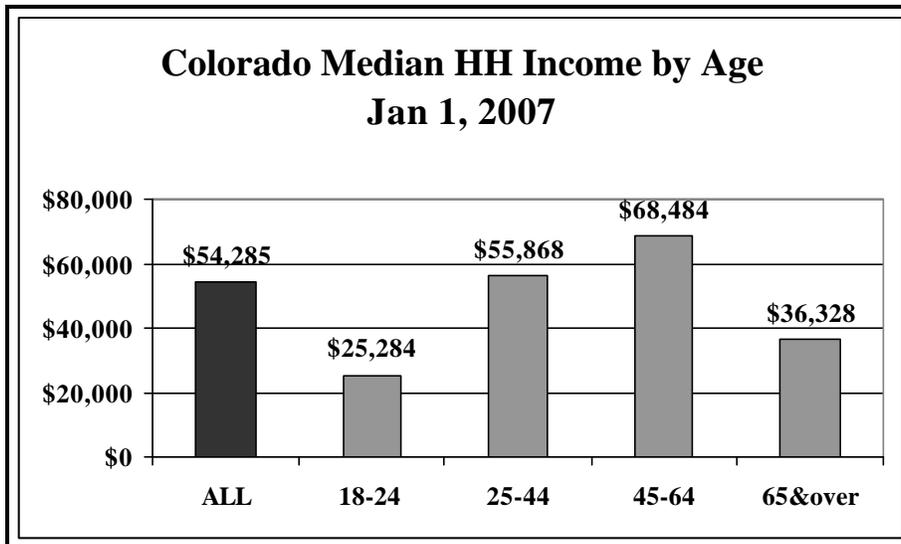


Chart 6 shows median incomes for the state's 14 planning and management regions for January 1, 2007. Region 12 (Northern Mountains), which includes most of the state's largest ski areas and Metro Denver (Region 3), had the highest median incomes of any region in the state. The other major metropolitan areas along the Front Range also had relatively high incomes, with medians near or above \$50,000. Regions 6, 7, 8 and 14 were estimated to have median incomes below \$40,000. It should be kept in mind that housing and other costs are lower in most of the out-state regions than in the Front Range areas or the mountain resorts.

**Chart 6**

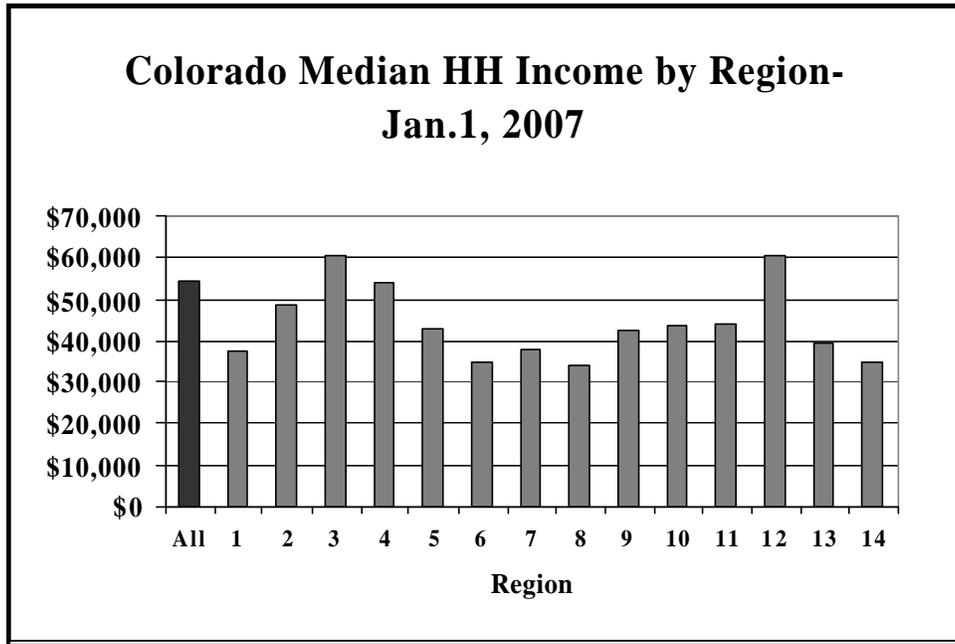
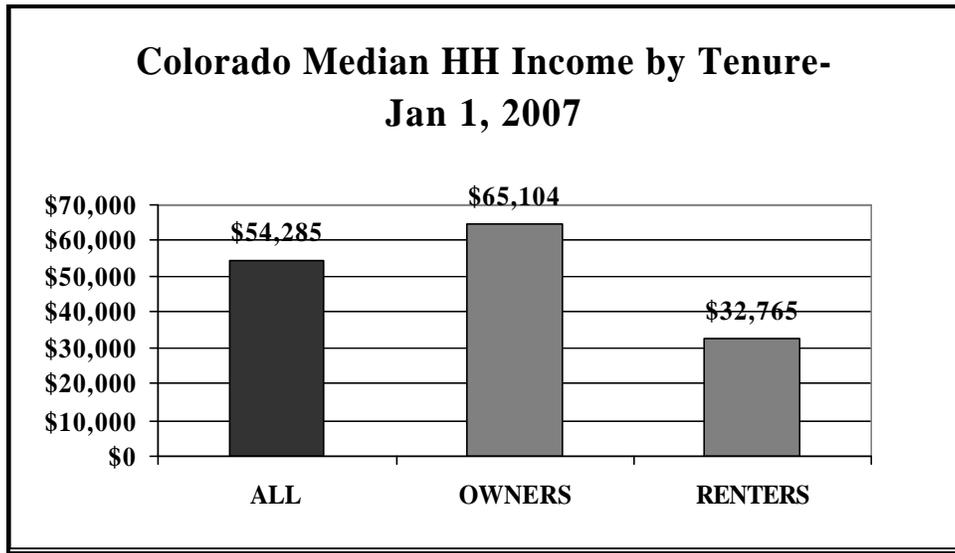


Chart 7 shows median incomes by tenure. The median income of renters is roughly half that of home owners. Renter households are more likely to be smaller than those own home owners. Renters are evenly distributed through the income ranges while homeowners are concentrated at higher income levels.

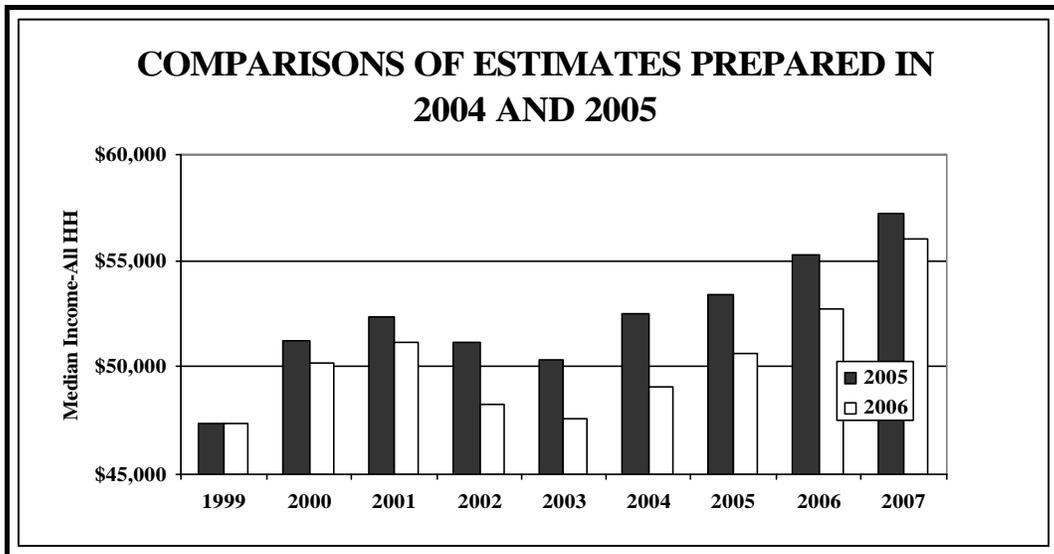
Chart 7



**Comparison with Earlier Estimates**

Chart 8 compares the two estimates of the state median income for all households. The latest estimate for state median income for 2007 is roughly \$1,200 or 2 percent lower than last year's estimate. The change is due, for the most part, to the adjustments in average income discussed earlier. These lowered the 2000 estimate and reduced growth in subsequent years.

Chart 8



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Estimates of Households by Income for Colorado and its Regions  
December 12, 2006

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**Colorado Planning and Management Regions**

(Note: Broomfield County in Region 3 was formed January 1, 2002. Prior to County's formation, population in what was to become Broomfield County was in other counties in that region.)

<u>Region</u>	<u>Description</u>	<u>Counties</u>
Region 1	Northeastern Colorado	Logan, Morgan, Phillips, Sedgwick, Washington, Yuma
Region 2	Larimer-Weld	Larimer, Weld
Region 3	Metro Denver	Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Gilpin, Denver, Douglas Jefferson
Region 4	Pikes Peak (Colorado Springs)	El Paso, Park, Teller
Region 5	East Central Colorado	Cheyenne, Elbert, Kit Carson, Lincoln
Region 6	Lower Arkansas Valley	Baca, Bent, Crowley, Kiowa Otero, Prowers
Region 7	Pueblo	Pueblo
Region 8	San Luis Valley	Alamosa, Conejos, Costilla, Mineral, Rio Grande, Saguache
Region 9	San Juan Region (SW Colorado)	Archuleta, Dolores, La Plata, Montezuma, San Juan
Region 10	West Central Colorado	Delta, Gunnison, Hinsdale, Montrose, Ouray, San Miguel
Region 11	Plateau Region (NW Colorado)	Garfield, Mesa, Moffat, Rio Blanco, Routt
Region 12	Northern Mountains	Eagle, Grand, Jackson, Pitkin, Summit
Region 13	Upper Arkansas Valley	Chaffee, Custer, Fremont, Lake
Region 14	Huerfano-Las Animas	Huerfano, Las Animas

Estimates of Households by Income for Colorado and its Regions  
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<b>HOUSEHOLDS BY INCOME CATEGORY</b>					
<b>January 1, 2007</b>					
	STATE ALL HH	STATE OWNERS	STATE RENTERS	STATE ALL HH	STATE ALL HH
	ALL TYPES ALL AGES	ALL TYPES ALL AGES	ALL TYPES ALL AGES	1 ADULT, NO CHILDREN ALL AGES	1 ADULT, CHILD REN ALL AGES
Under \$4,999	47,073	17,833	29,239	23,745	7,445
\$5,000-\$9,999	69,444	29,832	39,611	40,944	6,942
\$10,000-\$14,999	82,098	38,981	43,117	45,776	8,396
\$15,000-\$19,999	86,421	42,927	43,495	40,734	8,134
\$20,000-\$24,999	93,776	47,615	46,161	41,142	8,415
\$25,000-\$29,999	103,596	53,833	49,762	42,173	8,263
\$30,000-\$34,999	104,904	62,689	42,216	39,345	7,322
\$35,000-\$39,999	97,479	65,626	31,853	36,110	5,753
\$40,000-\$44,999	98,370	65,864	32,505	31,055	5,063
\$45,000-\$49,999	94,171	67,159	27,011	25,950	4,211
\$50,000-\$59,999	163,351	122,290	41,061	37,322	6,157
\$60,000-\$74,999	213,614	170,254	43,360	34,857	5,361
\$75,000-\$99,999	245,668	204,294	41,375	26,121	3,648
\$100,000-\$124,999	152,255	133,381	18,875	11,797	1,478
\$125,000-\$149,999	82,554	75,409	7,145	5,219	645
\$150,000-\$199,999	68,974	62,489	6,484	6,179	508
\$200,000 & over	90,897	84,697	6,200	10,926	946
<b>Total</b>	<b>1,894,645</b>	<b>1,345,175</b>	<b>549,471</b>	<b>499,393</b>	<b>88,688</b>
<b>Median Income</b>	<b>\$54,285</b>	<b>\$65,104</b>	<b>\$32,765</b>	<b>\$31,929</b>	<b>\$28,033</b>
11/16/06					

<b>HOUSEHOLDS BY INCOME CATEGORY</b>						
<b>January 1, 2007</b>						
	STATE ALL HH	STATE ALL HH	STATE ALL HH	STATE ALL HH	STATE ALL HH	STATE ALL HH
	2 OR MORE ADULTS, NO CHIL.	2 OR MORE ADULTS, CHIL.	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES
	ALL AGES	ALL AGES	18-24	25-44	45-64	65 AND OVER
Under \$4,999	4,792	11,091	11,153	13,189	12,140	10,591
\$5,000-\$9,999	6,972	14,586	10,800	16,031	18,260	24,354
\$10,000-\$14,999	10,026	17,899	12,623	21,775	20,641	27,058
\$15,000-\$19,999	12,759	24,794	14,612	26,431	21,319	24,059
\$20,000-\$24,999	15,667	28,552	14,992	33,598	25,610	19,576
\$25,000-\$29,999	18,865	34,295	13,577	40,051	30,400	19,568
\$30,000-\$34,999	19,511	38,726	11,048	40,197	31,559	22,100
\$35,000-\$39,999	20,733	34,884	7,532	39,904	31,995	18,048
\$40,000-\$44,999	24,237	38,015	6,639	41,191	34,257	16,283
\$45,000-\$49,999	25,727	38,283	5,254	40,782	34,008	14,126
\$50,000-\$59,999	54,437	65,436	7,835	74,696	62,240	18,580
\$60,000-\$74,999	75,027	98,370	6,528	93,360	89,928	23,798
\$75,000-\$99,999	88,603	127,296	4,203	100,725	115,081	25,659
\$100,000-\$124,999	55,763	83,217	1,742	58,309	77,940	14,264
\$125,000-\$149,999	29,116	47,574	493	28,902	46,025	7,135
\$150,000-\$199,999	22,583	39,703	262	20,044	38,939	9,728
\$200,000 & over	27,426	51,599	608	24,776	56,240	9,273
<b>Total</b>	<b>512,244</b>	<b>794,321</b>	<b>129,902</b>	<b>713,960</b>	<b>746,583</b>	<b>304,200</b>
<b>Median Income</b>	<b>\$68,476</b>	<b>\$67,716</b>	<b>\$25,284</b>	<b>\$55,868</b>	<b>\$68,484</b>	<b>\$36,328</b>
11/16/06						

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<b>HOUSEHOLDS BY INCOME CATEGORY</b>								
<b>January 1, 2007</b>								
STATE	REGION 1	REGION 2	REGION 3	REGION 4	REGION 5	REGION 6	REGION 7	
ALL HH	ALL HH	ALL HH	ALL HH	ALL HH	ALL HH	ALL HH	ALL HH	
ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	
ALL AGES	ALL AGES	ALL AGES	ALL AGES	ALL AGES	ALL AGES	ALL AGES	ALL AGES	
<b>Under \$4,999</b>	47,073	933	10,048	21,522	4,307	388	1,127	2,122
<b>\$5,000-\$9,999</b>	69,444	1,916	7,355	33,746	7,480	771	1,465	4,006
<b>\$10,000-\$14,999</b>	82,098	1,832	8,557	39,901	10,274	718	1,388	4,339
<b>\$15,000-\$19,999</b>	86,421	1,965	9,681	40,643	10,897	893	1,401	4,377
<b>\$20,000-\$24,999</b>	93,776	2,276	10,743	42,399	12,443	1,002	1,437	4,500
<b>\$25,000-\$29,999</b>	103,596	2,293	10,162	51,388	14,060	1,142	1,475	4,677
<b>\$30,000-\$34,999</b>	104,904	1,880	11,450	56,634	12,060	983	1,593	4,413
<b>\$35,000-\$39,999</b>	97,479	1,711	10,537	51,880	11,943	876	1,203	3,015
<b>\$40,000-\$44,999</b>	98,370	1,502	11,787	50,188	13,930	819	997	3,210
<b>\$45,000-\$49,999</b>	94,171	1,479	9,651	52,425	11,431	776	1,002	3,226
<b>\$50,000-\$59,999</b>	163,351	2,556	19,336	87,794	22,791	1,465	1,641	4,456
<b>\$60,000-\$74,999</b>	213,614	2,122	23,214	120,769	29,617	1,368	1,685	6,773
<b>\$75,000-\$99,999</b>	245,668	2,628	23,793	149,697	31,692	1,453	1,474	5,935
<b>\$100,000-\$124,999</b>	152,255	1,265	12,827	101,130	17,785	832	768	2,874
<b>\$125,000-\$149,999</b>	82,554	649	5,163	57,383	9,006	464	340	1,340
<b>\$150,000-\$199,999</b>	68,974	379	4,053	48,197	7,869	272	269	711
<b>\$200,000 &amp; over</b>	90,897	503	6,444	65,191	9,120	343	274	529
<b>Total</b>	1,894,645	27,888	194,800	1,070,887	236,705	14,566	19,540	60,504
<b>Median Income</b>	\$54,285	\$37,482	\$48,668	\$60,860	\$54,181	\$43,107	\$34,636	\$38,015

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<b>HOUSEHOLDS BY INCOME CATEGORY</b>							
<b>January 1, 2007</b>							
REGION 8	REGION 9	REGION 10	REGION 11	REGION 12	REGION 13	REGION 14	
ALL HH	ALL HH	ALL HH	ALL HH	ALL HH	ALL HH	ALL HH	
ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	ALL TYPES	
ALL AGES	ALL AGES	ALL AGES	ALL AGES	ALL AGES	ALL AGES	ALL AGES	
<b>Under \$4,999</b>	727	827	902	2,045	1,084	636	405
<b>\$5,000-\$9,999</b>	1,380	1,704	1,800	4,293	1,114	1,656	757
<b>\$10,000-\$14,999</b>	1,402	2,109	2,197	5,049	1,317	2,230	784
<b>\$15,000-\$19,999</b>	1,524	2,836	2,920	5,251	1,614	1,648	772
<b>\$20,000-\$24,999</b>	1,526	2,622	2,887	6,534	1,895	2,680	833
<b>\$25,000-\$29,999</b>	1,445	2,377	2,560	6,609	2,265	2,431	715
<b>\$30,000-\$34,999</b>	1,594	2,124	2,163	5,521	1,995	1,727	767
<b>\$35,000-\$39,999</b>	1,512	2,330	2,318	5,526	2,361	1,402	865
<b>\$40,000-\$44,999</b>	910	2,460	2,548	5,144	2,601	1,708	567
<b>\$45,000-\$49,999</b>	869	1,919	2,103	4,624	2,342	1,911	413
<b>\$50,000-\$59,999</b>	1,444	2,943	3,186	8,396	4,094	2,489	761
<b>\$60,000-\$74,999</b>	1,792	3,237	3,321	10,376	5,273	3,132	934
<b>\$75,000-\$99,999</b>	1,425	3,452	3,844	10,950	6,128	2,439	759
<b>\$100,000-\$124,999</b>	619	2,233	2,518	4,156	3,771	1,127	352
<b>\$125,000-\$149,999</b>	286	1,423	1,709	1,920	2,020	660	191
<b>\$150,000-\$199,999</b>	183	1,049	1,181	2,213	2,002	503	93
<b>\$200,000 &amp; over</b>	205	874	1,106	1,892	4,103	228	86
<b>Total</b>	18,842	36,518	39,264	90,496	45,978	28,605	10,053
<b>Median Income</b>	\$34,445	\$42,704	\$43,698	\$44,297	\$60,874	\$39,619	\$34,959

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Estimates of Households by Income for Colorado and its Regions  
December 12, 2006

<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>Under \$4,999</b>	43,109	45,827	45,969	49,252	49,843	48,999	48,254	47,636	46,510	45,763
<b>\$5,000-\$9,999</b>	69,499	66,729	66,937	73,525	76,108	75,480	73,594	71,295	67,592	62,903
<b>\$10,000-\$14,999</b>	81,106	77,029	77,318	84,949	88,234	86,731	85,614	83,870	80,326	75,649
<b>\$15,000-\$19,999</b>	86,542	81,849	82,205	90,973	94,329	92,963	90,854	88,180	84,663	80,747
<b>\$20,000-\$24,999</b>	96,118	90,270	90,405	100,297	105,051	102,029	99,718	96,474	91,079	85,721
<b>\$25,000-\$29,999</b>	109,530	101,696	101,301	112,499	115,180	114,183	110,822	107,325	99,867	91,822
<b>\$30,000-\$34,999</b>	95,693	96,596	98,820	102,133	105,754	104,489	104,901	104,931	104,877	102,314
<b>\$35,000-\$39,999</b>	99,154	93,933	93,837	104,137	106,876	106,287	103,079	98,777	96,182	95,814
<b>\$40,000-\$44,999</b>	95,870	93,426	94,688	99,175	102,221	100,762	100,295	98,755	97,984	90,638
<b>\$45,000-\$49,999</b>	81,780	86,261	88,630	87,112	88,219	89,105	90,952	95,720	92,621	91,472
<b>\$50,000-\$59,999</b>	157,284	152,563	154,689	163,881	168,251	168,530	167,689	164,091	162,611	166,431
<b>\$60,000-\$74,999</b>	188,019	192,101	196,745	199,635	202,866	206,138	209,064	211,777	215,452	217,779
<b>\$75,000-\$99,999</b>	193,765	207,931	216,014	208,787	209,780	218,010	227,506	238,384	252,953	268,370
<b>\$100,000-\$124,999</b>	96,753	116,927	125,135	111,238	107,908	117,145	128,320	142,178	162,333	179,416
<b>\$125,000-\$149,999</b>	51,092	62,445	64,535	53,286	51,501	55,186	62,844	74,193	90,914	99,640
<b>\$150,000-\$199,999</b>	41,933	52,088	57,381	52,235	50,823	57,139	61,829	66,509	71,438	92,467
<b>\$200,000 &amp; over</b>	42,139	55,155	62,663	56,982	56,247	64,573	73,407	83,795	97,999	113,672
<b>Total</b>	1,629,385	1,672,826	1,717,271	1,750,096	1,779,192	1,807,748	1,838,743	1,873,890	1,915,400	1,960,617
<b>Median Income</b>	\$47,328	\$50,183	\$51,198	\$48,335	\$47,607	\$49,038	\$50,673	\$52,680	\$55,904	\$59,461

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS, ALL TYPES, ALL AGES</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>Under \$4,999</b>	16,527	17,135	16,214	17,734	19,732	18,981	18,448	18,134	17,532	16,882
<b>\$5,000-\$9,999</b>	28,122	26,673	27,660	30,678	33,320	32,799	31,797	30,730	28,935	26,915
<b>\$10,000-\$14,999</b>	38,304	36,054	35,994	39,871	43,745	42,458	41,385	40,002	37,960	35,255
<b>\$15,000-\$19,999</b>	42,094	39,966	39,876	44,386	48,492	47,137	45,581	43,979	41,875	39,838
<b>\$20,000-\$24,999</b>	47,829	44,992	44,788	49,686	54,808	52,731	51,012	48,959	46,271	43,709
<b>\$25,000-\$29,999</b>	54,981	51,071	50,664	58,027	64,663	61,763	58,667	56,259	51,407	47,368
<b>\$30,000-\$34,999</b>	63,350	58,382	58,727	66,331	72,471	70,585	68,843	65,627	59,750	54,239
<b>\$35,000-\$39,999</b>	62,499	60,568	60,658	66,832	71,658	70,662	68,091	65,486	65,766	62,572
<b>\$40,000-\$44,999</b>	65,008	61,240	61,816	67,794	73,360	71,294	69,862	67,123	64,606	60,101
<b>\$45,000-\$49,999</b>	56,678	59,319	60,946	61,364	65,356	65,160	65,881	69,244	65,074	61,689
<b>\$50,000-\$59,999</b>	118,134	112,343	113,603	124,433	132,134	131,494	129,318	124,218	120,362	120,278
<b>\$60,000-\$74,999</b>	145,799	148,192	152,035	156,555	164,181	165,706	167,451	169,301	171,208	169,856
<b>\$75,000-\$99,999</b>	161,468	170,970	177,200	174,914	180,195	185,949	192,441	199,615	208,972	219,227
<b>\$100,000-\$124,999</b>	86,617	102,198	108,947	99,430	98,565	105,883	114,624	125,512	141,250	153,992
<b>\$125,000-\$149,999</b>	45,627	55,845	57,778	47,755	46,637	50,029	57,205	67,721	83,097	90,538
<b>\$150,000-\$199,999</b>	37,622	46,807	51,647	47,089	46,404	52,087	56,191	60,339	64,640	83,967
<b>\$200,000 &amp; over</b>	39,009	50,842	57,830	52,985	52,811	60,568	68,688	78,188	91,205	105,591
<b>Total</b>	1,109,670	1,142,597	1,176,386	1,205,863	1,268,532	1,285,283	1,305,484	1,330,438	1,359,911	1,392,018
<b>Median Income</b>	\$56,725	\$60,360	\$61,701	\$58,055	\$56,559	\$58,295	\$60,346	\$63,141	\$67,046	\$71,230

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, RENTERS, ALL TYPES, ALL AGES										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	26,581	28,692	29,755	31,518	30,112	30,018	29,807	29,501	28,977	28,881
\$5,000-\$9,999	41,377	40,056	39,277	42,848	42,788	42,681	41,796	40,565	38,657	35,987
\$10,000-\$14,999	42,802	40,975	41,323	45,078	44,490	44,273	44,229	43,868	42,366	40,394
\$15,000-\$19,999	44,448	41,883	42,329	46,587	45,838	45,826	45,273	44,201	42,788	40,909
\$20,000-\$24,999	48,288	45,278	45,616	50,610	50,243	49,297	48,706	47,515	44,808	42,012
\$25,000-\$29,999	54,549	50,626	50,637	54,472	50,517	52,420	52,156	51,065	48,460	44,454
\$30,000-\$34,999	32,343	38,214	40,093	35,802	33,283	33,905	36,057	39,304	45,127	48,075
\$35,000-\$39,999	36,655	33,365	33,179	37,306	35,218	35,625	34,988	33,291	30,415	33,241
\$40,000-\$44,999	30,862	32,186	32,872	31,381	28,861	29,469	30,433	31,633	33,378	30,537
\$45,000-\$49,999	25,102	26,941	27,684	25,748	22,863	23,945	25,071	26,476	27,547	29,783
\$50,000-\$59,999	39,150	40,221	41,086	39,448	36,117	37,037	38,371	39,873	42,249	46,153
\$60,000-\$74,999	42,219	43,909	44,710	43,079	38,686	40,433	41,613	42,476	44,244	47,923
\$75,000-\$99,999	32,297	36,961	38,814	33,873	29,585	32,061	35,065	38,768	43,981	49,143
\$100,000-\$124,999	10,135	14,729	16,188	11,808	9,343	11,263	13,696	16,667	21,083	25,424
\$125,000-\$149,999	5,465	6,600	6,756	5,532	4,864	5,157	5,639	6,472	7,817	9,102
\$150,000-\$199,999	4,311	5,280	5,733	5,147	4,418	5,053	5,638	6,170	6,799	8,500
\$200,000 & over	3,130	4,313	4,832	3,997	3,436	4,005	4,719	5,607	6,793	8,080
<b>Total</b>	<b>519,715</b>	<b>530,229</b>	<b>540,885</b>	<b>544,233</b>	<b>510,660</b>	<b>522,465</b>	<b>533,258</b>	<b>543,452</b>	<b>555,489</b>	<b>568,599</b>
<b>Median Income</b>	<b>\$30,280</b>	<b>\$32,303</b>	<b>\$32,682</b>	<b>\$30,140</b>	<b>\$29,143</b>	<b>\$29,687</b>	<b>\$30,647</b>	<b>\$31,910</b>	<b>\$33,511</b>	<b>\$35,540</b>

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS & RENTERS, 2 OR MORE ADULTS, CHILDREN, ALL AGES										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	8,579	11,295	11,470	12,035	11,381	11,055	11,104	11,072	11,111	11,644
\$5,000-\$9,999	13,850	13,915	13,822	15,178	15,908	16,136	15,642	15,031	14,141	12,768
\$10,000-\$14,999	16,871	16,166	16,304	18,287	19,450	18,980	18,596	18,276	17,522	16,296
\$15,000-\$19,999	25,728	22,778	22,902	27,004	28,347	27,876	27,078	25,834	23,754	21,296
\$20,000-\$24,999	28,856	26,853	27,011	30,428	31,968	31,139	30,601	29,564	27,540	26,008
\$25,000-\$29,999	39,017	34,855	34,274	39,422	40,777	40,209	38,379	36,136	32,454	28,438
\$30,000-\$34,999	31,872	33,199	34,534	35,513	37,178	36,816	37,596	38,848	38,604	36,684
\$35,000-\$39,999	37,328	33,698	33,110	39,118	39,799	39,868	37,909	35,228	34,540	35,269
\$40,000-\$44,999	38,110	36,374	36,747	38,833	41,047	39,887	40,013	38,541	37,489	32,753
\$45,000-\$49,999	30,716	33,757	35,021	33,424	33,757	34,420	35,760	39,274	37,292	36,014
\$50,000-\$59,999	65,649	61,533	61,822	68,593	72,271	71,408	69,827	66,712	64,160	67,095
\$60,000-\$74,999	89,218	88,167	89,698	94,568	97,684	98,743	98,903	98,592	98,148	94,180
\$75,000-\$99,999	100,597	105,386	109,305	107,973	110,313	114,361	119,390	124,412	130,179	135,141
\$100,000-\$124,999	52,239	62,097	66,475	60,713	59,783	64,824	70,865	77,871	88,564	97,736
\$125,000-\$149,999	27,092	33,906	35,889	30,006	29,383	31,925	36,552	43,157	51,990	56,509
\$150,000-\$199,999	22,270	27,552	30,264	27,694	26,865	30,593	33,850	37,434	41,971	54,901
\$200,000 & over	24,760	31,717	35,703	32,613	32,525	37,012	42,008	47,749	55,449	63,852
<b>Total</b>	<b>652,751</b>	<b>673,249</b>	<b>694,352</b>	<b>711,402</b>	<b>728,437</b>	<b>745,250</b>	<b>764,073</b>	<b>783,733</b>	<b>804,909</b>	<b>826,584</b>
<b>Median Income</b>	<b>\$58,446</b>	<b>\$62,076</b>	<b>\$63,371</b>	<b>\$59,689</b>	<b>\$58,939</b>	<b>\$60,734</b>	<b>\$62,962</b>	<b>\$65,683</b>	<b>\$69,758</b>	<b>\$74,179</b>

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY</b>										
<b>STATE, OWNERS &amp; RENTERS, 2 OR MORE ADULTS, NO CHILDREN, ALL AGES</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	4,940	4,983	4,827	5,146	5,236	5,109	4,935	4,879	4,705	4,525
\$5,000-\$9,999	6,987	6,686	6,907	7,582	7,711	7,637	7,426	7,161	6,784	6,381
\$10,000-\$14,999	10,778	9,940	9,898	11,260	11,600	11,214	10,854	10,368	9,685	8,822
\$15,000-\$19,999	13,731	12,739	12,694	14,495	15,148	14,677	14,032	13,260	12,257	11,119
\$20,000-\$24,999	16,449	15,269	15,387	17,758	18,500	17,886	17,118	16,310	15,025	13,644
\$25,000-\$29,999	21,424	19,249	19,088	21,601	21,763	21,331	20,833	19,783	17,947	16,121
\$30,000-\$34,999	19,491	19,333	19,467	20,741	21,876	20,905	19,739	19,416	19,607	19,121
\$35,000-\$39,999	25,058	21,839	21,494	25,843	27,337	25,847	24,678	22,234	19,232	17,612
\$40,000-\$44,999	27,195	24,893	24,597	27,936	28,961	27,920	26,248	24,981	23,493	20,620
\$45,000-\$49,999	28,532	26,643	26,491	28,804	29,629	28,642	27,354	26,622	24,831	22,781
\$50,000-\$59,999	58,261	55,528	55,798	59,272	60,327	59,485	58,551	56,288	52,586	48,549
\$60,000-\$74,999	72,700	73,000	73,844	75,048	75,677	75,732	75,577	75,145	74,908	75,093
\$75,000-\$99,999	75,282	80,604	83,014	80,001	79,762	81,616	83,837	86,483	90,722	95,642
\$100,000-\$124,999	37,552	45,298	48,169	41,907	40,020	43,204	47,066	52,178	59,348	65,197
\$125,000-\$149,999	17,398	22,855	24,145	19,540	18,224	20,024	22,391	25,870	32,361	35,544
\$150,000-\$199,999	15,271	18,295	19,554	17,180	16,668	18,285	19,891	21,800	23,367	31,393
\$200,000 & over	13,085	17,633	19,976	17,697	17,162	19,714	22,329	25,420	29,432	33,941
<b>Total</b>	<b>464,133</b>	<b>474,785</b>	<b>485,350</b>	<b>491,812</b>	<b>495,602</b>	<b>499,225</b>	<b>502,859</b>	<b>508,197</b>	<b>516,290</b>	<b>526,104</b>
<b>Median Income</b>	<b>\$59,866</b>	<b>\$64,170</b>	<b>\$65,287</b>	<b>\$61,093</b>	<b>\$59,952</b>	<b>\$61,775</b>	<b>\$63,902</b>	<b>\$66,547</b>	<b>\$70,411</b>	<b>\$74,733</b>
11/16/2006										

<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY</b>										
<b>STATE, OWNERS &amp; RENTERS, 1 ADULT, CHILDREN, ALL AGES</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	7,040	7,276	7,311	7,737	7,841	7,775	7,666	7,557	7,333	7,075
\$5,000-\$9,999	7,218	6,941	6,975	7,589	7,711	7,593	7,359	7,097	6,787	6,484
\$10,000-\$14,999	8,354	7,858	7,963	8,778	9,045	8,876	8,737	8,587	8,205	7,657
\$15,000-\$19,999	8,135	7,793	7,870	8,673	8,808	8,747	8,570	8,301	7,968	7,687
\$20,000-\$24,999	8,869	8,275	8,294	8,980	9,384	9,051	8,840	8,620	8,209	7,662
\$25,000-\$29,999	8,325	8,056	8,102	8,620	8,686	8,763	8,575	8,348	8,179	7,896
\$30,000-\$34,999	6,806	6,963	7,127	6,881	6,852	6,791	7,018	7,217	7,427	7,634
\$35,000-\$39,999	5,667	5,814	5,829	5,770	5,928	5,815	5,620	5,627	5,879	6,199
\$40,000-\$44,999	4,901	5,043	5,083	4,891	4,698	4,874	4,944	5,053	5,073	5,000
\$45,000-\$49,999	3,378	3,958	4,187	3,574	3,568	3,627	3,857	4,118	4,305	4,613
\$50,000-\$59,999	5,105	5,287	5,448	5,292	5,195	5,460	5,735	5,945	6,368	6,915
\$60,000-\$74,999	3,820	4,566	4,804	4,111	3,965	4,232	4,508	4,963	5,759	6,862
\$75,000-\$99,999	2,100	2,781	3,012	2,475	2,267	2,573	2,921	3,331	3,965	4,672
\$100,000-\$124,999	898	1,110	1,214	984	936	1,026	1,155	1,344	1,613	1,830
\$125,000-\$149,999	422	522	502	367	330	337	382	542	748	863
\$150,000-\$199,999	319	399	451	403	388	452	506	503	514	598
\$200,000 & over	595	704	787	758	758	833	882	923	968	1,156
<b>Total</b>	<b>81,954</b>	<b>83,345</b>	<b>84,960</b>	<b>85,883</b>	<b>86,360</b>	<b>86,824</b>	<b>87,275</b>	<b>88,075</b>	<b>89,300</b>	<b>90,801</b>
<b>Median Income</b>	<b>\$25,817</b>	<b>\$27,191</b>	<b>\$27,509</b>	<b>\$25,688</b>	<b>\$25,225</b>	<b>\$25,782</b>	<b>\$26,438</b>	<b>\$27,322</b>	<b>\$28,758</b>	<b>\$30,616</b>
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Estimates of Households by Income for Colorado and its Regions  
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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS &amp; RENTERS, 1 ADULT,NO CHILDREN, ALL AGES</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	22,549	22,273	22,361	24,335	25,385	25,059	24,550	24,129	23,361	22,519
\$5,000-\$9,999	41,444	39,186	39,233	43,176	44,778	44,115	43,167	42,007	39,880	37,270
\$10,000-\$14,999	45,104	43,065	43,152	46,623	48,139	47,662	47,427	46,639	44,914	42,875
\$15,000-\$19,999	38,948	38,540	38,739	40,801	42,026	41,663	41,175	40,785	40,683	40,645
\$20,000-\$24,999	41,944	39,873	39,713	43,131	45,199	43,953	43,159	41,980	40,305	38,408
\$25,000-\$29,999	40,764	39,537	39,837	42,856	43,955	43,881	43,035	43,058	41,287	39,366
\$30,000-\$34,999	37,523	37,100	37,692	38,997	39,848	39,978	40,548	39,450	39,239	38,875
\$35,000-\$39,999	31,103	32,583	33,403	33,406	33,813	34,757	34,872	35,687	36,532	36,734
\$40,000-\$44,999	25,664	27,116	28,261	27,516	27,515	28,082	29,090	30,180	31,929	32,266
\$45,000-\$49,999	19,154	21,902	22,930	21,310	21,265	22,416	23,980	25,706	26,193	28,064
\$50,000-\$59,999	28,268	30,216	31,622	30,724	30,458	32,178	33,576	35,147	39,497	43,872
\$60,000-\$74,999	22,280	26,368	28,399	25,907	25,540	27,432	30,076	33,076	36,637	41,644
\$75,000-\$99,999	15,787	19,160	20,684	18,339	17,437	19,460	21,358	24,157	28,086	32,915
\$100,000-\$124,999	6,064	8,421	9,277	7,634	7,170	8,092	9,233	10,785	12,809	14,653
\$125,000-\$149,999	6,180	5,162	3,999	3,374	3,563	2,899	3,519	4,623	5,816	6,725
\$150,000-\$199,999	4,073	5,842	7,111	6,957	6,902	7,809	7,582	6,772	5,586	5,574
\$200,000 & over	3,699	5,101	6,196	5,913	5,802	7,014	8,187	9,703	12,149	14,723
<b>Total</b>	<b>430,548</b>	<b>441,447</b>	<b>452,609</b>	<b>460,999</b>	<b>468,794</b>	<b>476,449</b>	<b>484,535</b>	<b>493,885</b>	<b>504,901</b>	<b>517,127</b>
<b>Median Income</b>	<b>\$28,101</b>	<b>\$29,779</b>	<b>\$30,434</b>	<b>\$28,784</b>	<b>\$28,284</b>	<b>\$29,076</b>	<b>\$29,971</b>	<b>\$31,058</b>	<b>\$32,806</b>	<b>\$34,821</b>

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS &amp; RENTERS, ALL TYPES, 18-24</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	8,714	9,602	9,786	10,590	11,080	11,205	11,266	11,273	11,033	10,669
\$5,000-\$9,999	9,510	9,081	9,304	10,428	11,069	11,144	11,123	10,997	10,603	10,040
\$10,000-\$14,999	11,305	10,712	10,906	12,279	13,105	13,080	13,004	12,892	12,354	11,542
\$15,000-\$19,999	13,339	12,457	12,671	14,305	15,055	15,161	15,157	14,951	14,274	13,196
\$20,000-\$24,999	13,300	12,819	13,057	14,126	14,655	14,923	15,223	15,250	14,735	14,059
\$25,000-\$29,999	11,393	11,468	11,778	11,919	12,094	12,716	12,839	13,359	13,794	13,899
\$30,000-\$34,999	7,506	8,500	9,004	8,207	7,870	8,441	9,549	10,476	11,621	12,032
\$35,000-\$39,999	5,999	6,275	6,535	6,494	6,847	7,002	7,093	7,346	7,718	9,067
\$40,000-\$44,999	5,525	5,430	5,520	5,540	5,438	5,753	6,024	6,479	6,799	6,729
\$45,000-\$49,999	4,143	4,619	4,831	4,263	4,170	4,429	4,706	4,964	5,544	6,089
\$50,000-\$59,999	5,618	6,187	6,423	6,056	6,004	6,436	6,984	7,555	8,115	8,910
\$60,000-\$74,999	3,942	4,804	5,117	4,293	4,074	4,586	5,136	5,935	7,121	8,567
\$75,000-\$99,999	2,834	3,133	3,327	2,791	2,632	2,980	3,367	3,860	4,546	5,325
\$100,000-\$124,999	772	1,029	1,178	786	702	841	1,121	1,486	1,999	2,437
\$125,000-\$149,999	273	347	375	290	255	316	366	439	546	735
\$150,000-\$199,999	287	295	282	228	246	214	223	242	283	438
\$200,000 & over	242	328	393	366	350	432	492	569	648	691
<b>Total</b>	<b>104,702</b>	<b>107,085</b>	<b>110,485</b>	<b>112,961</b>	<b>115,646</b>	<b>119,658</b>	<b>123,674</b>	<b>128,071</b>	<b>131,732</b>	<b>134,427</b>
<b>Median Income</b>	<b>\$23,565</b>	<b>\$24,560</b>	<b>\$24,816</b>	<b>\$23,143</b>	<b>\$22,564</b>	<b>\$23,096</b>	<b>\$23,707</b>	<b>\$24,565</b>	<b>\$26,039</b>	<b>\$27,773</b>

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS & RENTERS, ALL TYPES, 25-44										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	15,504	15,022	14,583	15,256	15,096	14,586	13,966	13,504	12,874	12,296
\$5,000-\$9,999	18,378	17,616	17,726	19,063	19,010	18,346	17,433	16,487	15,574	14,715
\$10,000-\$14,999	24,971	23,059	23,007	25,742	26,238	24,897	23,775	22,581	20,970	19,228
\$15,000-\$19,999	30,944	28,580	28,315	32,298	32,972	31,630	29,749	27,549	25,312	23,035
\$20,000-\$24,999	39,194	35,649	35,440	40,537	42,273	39,709	37,527	35,299	31,898	28,118
\$25,000-\$29,999	47,533	43,164	42,812	48,134	47,600	46,876	44,936	42,014	38,087	33,965
\$30,000-\$34,999	43,886	42,936	42,942	44,567	45,832	43,569	41,403	40,491	39,904	39,776
\$35,000-\$39,999	46,588	43,365	42,919	47,602	48,496	46,665	44,575	41,456	38,351	35,884
\$40,000-\$44,999	47,656	44,748	44,248	47,160	47,803	46,002	43,827	41,803	40,579	37,345
\$45,000-\$49,999	42,944	43,340	43,594	43,579	43,110	42,393	41,725	41,842	39,723	37,538
\$50,000-\$59,999	81,873	79,257	79,417	81,658	81,650	80,171	78,596	76,154	73,238	72,505
\$60,000-\$74,999	94,700	96,585	97,292	95,209	94,159	93,517	92,969	92,760	93,960	96,922
\$75,000-\$99,999	89,062	97,298	99,848	92,946	90,618	92,546	94,501	97,640	103,811	110,270
\$100,000-\$124,999	41,505	51,120	54,003	44,951	41,944	45,005	48,938	54,292	62,326	69,954
\$125,000-\$149,999	18,088	24,309	25,612	19,901	17,988	19,855	22,228	25,780	32,024	34,693
\$150,000-\$199,999	15,074	18,195	19,206	16,383	15,464	16,732	17,821	19,268	20,819	28,784
\$200,000 & over	14,534	18,873	20,787	18,035	17,264	19,093	20,910	23,185	26,366	30,008
<b>Total</b>	<b>712,435</b>	<b>723,116</b>	<b>731,751</b>	<b>733,021</b>	<b>727,517</b>	<b>721,594</b>	<b>714,878</b>	<b>712,105</b>	<b>715,816</b>	<b>725,037</b>
<b>Median Income</b>	<b>\$49,839</b>	<b>\$53,038</b>	<b>\$53,814</b>	<b>\$50,315</b>	<b>\$49,458</b>	<b>\$50,764</b>	<b>\$52,357</b>	<b>\$54,337</b>	<b>\$57,460</b>	<b>\$61,255</b>

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS & RENTERS, ALL TYPES, 45-64										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	12,023	11,430	11,761	12,729	12,767	12,414	12,284	12,223	12,056	12,269
\$5,000-\$9,999	15,344	15,671	15,970	17,581	18,760	19,245	19,018	18,635	17,884	16,531
\$10,000-\$14,999	17,293	16,872	17,317	19,443	20,359	20,630	20,944	20,947	20,336	19,109
\$15,000-\$19,999	18,367	17,875	18,373	20,971	22,465	22,343	22,136	21,695	20,944	20,044
\$20,000-\$24,999	24,447	22,706	23,004	26,659	28,632	28,304	27,838	26,765	24,455	22,049
\$25,000-\$29,999	27,133	25,974	26,556	30,516	32,327	32,341	31,911	31,251	29,549	27,283
\$30,000-\$34,999	28,116	27,049	27,541	30,130	32,004	31,949	31,899	31,506	31,612	30,489
\$35,000-\$39,999	28,561	27,905	28,575	32,186	34,833	34,698	34,018	33,097	30,894	29,284
\$40,000-\$44,999	29,659	28,473	29,193	32,456	34,524	34,753	35,497	34,963	33,551	30,991
\$45,000-\$49,999	25,399	27,220	28,791	30,168	31,957	32,609	33,028	34,107	33,910	32,573
\$50,000-\$59,999	54,076	51,840	52,924	58,762	62,404	63,236	63,220	62,526	61,955	62,295
\$60,000-\$74,999	70,857	71,872	74,839	79,776	83,843	86,484	89,030	90,279	89,578	86,930
\$75,000-\$99,999	82,780	87,808	92,319	93,746	97,239	102,011	107,348	112,525	117,638	122,869
\$100,000-\$124,999	46,907	55,018	59,263	55,609	55,596	60,861	66,784	73,322	82,557	89,746
\$125,000-\$149,999	23,725	30,047	32,140	27,382	27,266	29,795	34,576	41,289	50,760	54,983
\$150,000-\$199,999	22,576	27,115	29,709	28,112	28,045	31,605	34,479	37,450	40,428	52,668
\$200,000 & over	24,283	31,755	36,417	33,692	33,804	39,298	45,083	51,865	60,615	69,466
<b>Total</b>	<b>551,546</b>	<b>576,629</b>	<b>604,694</b>	<b>629,918</b>	<b>656,824</b>	<b>682,575</b>	<b>709,092</b>	<b>734,445</b>	<b>758,722</b>	<b>779,578</b>
<b>Median Income</b>	<b>\$59,141</b>	<b>\$63,193</b>	<b>\$64,478</b>	<b>\$60,631</b>	<b>\$59,580</b>	<b>\$61,520</b>	<b>\$63,833</b>	<b>\$66,564</b>	<b>\$70,418</b>	<b>\$74,990</b>

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS &amp; RENTERS, ALL TYPES, 65 &amp; OVER</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	6,868	9,772	9,839	10,677	10,901	10,793	10,738	10,636	10,547	10,529
<b>\$5,000-\$9,999</b>	26,266	24,362	23,938	26,453	27,269	26,745	26,019	25,176	23,531	21,617
<b>\$10,000-\$14,999</b>	27,537	26,386	26,088	27,485	28,532	28,124	27,891	27,450	26,666	25,770
<b>\$15,000-\$19,999</b>	23,892	22,938	22,846	23,399	23,838	23,829	23,813	23,985	24,133	24,472
<b>\$20,000-\$24,999</b>	19,177	19,096	18,905	18,975	19,490	19,092	19,130	19,161	19,991	21,495
<b>\$25,000-\$29,999</b>	23,471	21,091	20,155	21,930	23,160	22,250	21,137	20,701	18,436	16,675
<b>\$30,000-\$34,999</b>	16,184	18,111	19,332	19,228	20,048	20,530	22,050	22,458	21,741	20,017
<b>\$35,000-\$39,999</b>	18,006	16,388	15,808	17,855	16,701	17,923	17,393	16,877	19,219	21,579
<b>\$40,000-\$44,999</b>	13,030	14,776	15,727	14,019	14,456	14,254	14,947	15,511	17,055	15,573
<b>\$45,000-\$49,999</b>	9,294	11,082	11,414	9,102	8,981	9,674	11,493	14,806	13,445	15,272
<b>\$50,000-\$59,999</b>	15,716	15,280	15,925	17,404	18,194	18,688	18,889	17,857	19,303	22,720
<b>\$60,000-\$74,999</b>	18,521	18,840	19,496	20,357	20,791	21,551	21,930	22,803	24,793	25,359
<b>\$75,000-\$99,999</b>	19,089	19,692	20,521	19,304	19,291	20,472	22,290	24,358	26,959	29,906
<b>\$100,000-\$124,999</b>	7,569	9,761	10,691	9,893	9,667	10,438	11,478	13,078	15,451	17,279
<b>\$125,000-\$149,999</b>	9,006	7,742	6,408	5,714	5,992	5,220	5,674	6,686	7,584	9,230
<b>\$150,000-\$199,999</b>	3,996	6,483	8,183	7,511	7,068	8,588	9,305	9,549	9,908	10,576
<b>\$200,000 &amp; over</b>	3,081	4,199	5,066	4,889	4,829	5,750	6,922	8,177	10,369	13,507
<b>Total</b>	260,703	265,996	270,341	274,195	279,206	283,921	291,098	299,268	309,131	321,575
<b>Median Income</b>	\$30,970	\$32,582	\$33,466	\$32,127	\$31,599	\$32,710	\$33,814	\$35,020	\$37,477	\$39,684

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 1, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	897	872	872	1,135	1,183	1,123	1,031	977	890	833
<b>\$5,000-\$9,999</b>	1,796	1,714	1,820	2,101	2,117	2,082	1,998	1,955	1,877	1,757
<b>\$10,000-\$14,999</b>	1,648	1,633	1,678	2,010	2,092	2,035	1,967	1,888	1,777	1,672
<b>\$15,000-\$19,999</b>	1,695	1,620	1,706	2,205	2,327	2,215	2,091	1,982	1,947	1,789
<b>\$20,000-\$24,999</b>	2,145	1,994	2,083	2,694	2,661	2,626	2,454	2,396	2,156	2,069
<b>\$25,000-\$29,999</b>	2,278	2,197	2,311	2,188	2,199	2,200	2,218	2,301	2,285	2,187
<b>\$30,000-\$34,999</b>	1,648	1,762	1,777	1,935	1,928	1,944	1,857	1,818	1,942	1,978
<b>\$35,000-\$39,999</b>	1,691	1,607	1,647	1,595	1,720	1,589	1,600	1,661	1,760	1,654
<b>\$40,000-\$44,999</b>	1,495	1,487	1,520	1,617	1,570	1,601	1,714	1,675	1,328	1,485
<b>\$45,000-\$49,999</b>	1,305	1,279	1,323	1,442	1,492	1,485	1,336	1,354	1,603	1,470
<b>\$50,000-\$59,999</b>	2,455	2,401	2,477	2,027	1,932	2,074	2,290	2,499	2,613	2,592
<b>\$60,000-\$74,999</b>	1,915	2,167	2,174	1,890	1,889	1,893	1,856	1,951	2,294	2,697
<b>\$75,000-\$99,999</b>	2,469	2,520	2,553	2,187	2,217	2,324	2,539	2,706	2,550	2,598
<b>\$100,000-\$124,999</b>	1,051	1,234	1,243	988	975	980	993	1,091	1,438	1,762
<b>\$125,000-\$149,999</b>	553	676	667	277	257	364	503	592	707	874
<b>\$150,000-\$199,999</b>	291	349	353	186	178	228	297	325	433	590
<b>\$200,000 &amp; over</b>	400	442	449	420	437	436	436	467	539	631
<b>Total</b>	25,732	25,955	26,652	26,897	27,173	27,200	27,180	27,636	28,139	28,640
<b>Median Income</b>	\$37,242	\$38,689	\$38,278	\$32,883	\$32,615	\$33,390	\$34,928	\$36,511	\$38,399	\$41,281

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 2, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	4,966	8,941	9,314	9,944	9,967	9,965	10,061	10,043	10,053	10,268
<b>\$5,000-\$9,999</b>	6,238	5,975	6,278	7,233	7,753	7,811	7,676	7,501	7,208	6,726
<b>\$10,000-\$14,999</b>	7,398	6,939	7,287	8,429	8,974	8,874	9,003	8,780	8,334	7,866
<b>\$15,000-\$19,999</b>	9,873	8,295	8,635	10,123	10,630	10,565	10,211	9,866	9,496	8,879
<b>\$20,000-\$24,999</b>	9,374	8,769	9,321	10,437	10,787	10,860	11,200	11,099	10,388	9,922
<b>\$25,000-\$29,999</b>	9,574	9,170	9,394	10,922	11,929	11,524	10,592	10,286	10,038	9,875
<b>\$30,000-\$34,999</b>	9,516	8,974	9,690	10,291	10,838	10,845	11,358	11,481	11,418	10,131
<b>\$35,000-\$39,999</b>	10,008	9,180	9,322	11,745	12,501	12,567	12,136	10,981	10,093	10,594
<b>\$40,000-\$44,999</b>	8,889	8,894	9,752	9,696	9,848	10,212	11,153	11,598	11,976	10,380
<b>\$45,000-\$49,999</b>	8,632	8,149	8,589	9,375	10,341	9,828	9,024	9,515	9,786	10,949
<b>\$50,000-\$59,999</b>	17,603	16,239	16,922	18,384	18,456	19,321	20,107	19,975	18,696	17,587
<b>\$60,000-\$74,999</b>	17,847	18,971	19,837	18,873	18,690	19,741	21,348	22,632	23,795	25,227
<b>\$75,000-\$99,999</b>	19,904	20,130	20,768	19,665	19,486	20,848	22,320	23,087	24,500	26,330
<b>\$100,000-\$124,999</b>	8,789	10,894	11,069	8,628	8,053	9,083	10,343	11,612	14,041	16,819
<b>\$125,000-\$149,999</b>	3,120	4,872	4,557	2,672	2,645	2,692	3,143	4,132	6,194	8,594
<b>\$150,000-\$199,999</b>	3,213	3,445	3,502	3,389	3,273	3,737	3,561	3,887	4,219	4,493
<b>\$200,000 &amp; over</b>	3,300	4,120	4,629	3,914	4,046	4,448	5,245	5,943	6,944	8,058
<b>Total</b>	158,244	161,958	168,868	173,721	178,215	182,921	188,481	192,420	197,181	202,698
<b>Median Income</b>	\$46,904	\$48,584	\$48,167	\$43,989	\$42,909	\$44,137	\$45,472	\$47,403	\$49,897	\$53,275

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 3, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	23,042	21,784	21,783	22,912	22,672	22,439	22,189	21,840	21,204	20,696
<b>\$5,000-\$9,999</b>	35,587	34,148	33,720	35,864	36,611	36,359	35,566	34,592	32,901	30,702
<b>\$10,000-\$14,999</b>	41,411	38,901	38,521	41,720	43,218	42,374	41,835	40,838	38,963	36,576
<b>\$15,000-\$19,999</b>	41,258	39,630	39,541	41,940	42,608	42,305	41,854	41,241	40,044	38,759
<b>\$20,000-\$24,999</b>	46,780	43,457	42,673	46,617	49,333	47,033	45,499	43,651	41,146	38,527
<b>\$25,000-\$29,999</b>	60,530	54,023	52,633	60,187	61,875	61,134	57,929	54,533	48,242	42,343
<b>\$30,000-\$34,999</b>	52,797	53,424	54,583	55,913	57,111	56,781	57,638	56,921	56,348	53,723
<b>\$35,000-\$39,999</b>	52,363	50,345	50,187	53,241	54,679	54,162	52,651	51,590	52,170	52,064
<b>\$40,000-\$44,999</b>	54,162	50,868	50,397	55,249	58,031	55,933	53,595	50,992	49,384	46,715
<b>\$45,000-\$49,999</b>	45,271	48,750	50,288	48,174	47,390	49,031	51,650	54,763	50,087	46,453
<b>\$50,000-\$59,999</b>	86,464	84,200	84,619	89,976	93,723	92,132	90,059	87,305	88,283	92,297
<b>\$60,000-\$74,999</b>	110,491	110,920	113,242	117,914	121,639	121,535	121,328	120,978	120,560	119,014
<b>\$75,000-\$99,999</b>	120,778	129,160	133,648	132,880	134,816	138,080	141,791	146,647	152,748	158,241
<b>\$100,000-\$124,999</b>	62,377	75,545	81,890	75,218	73,173	79,797	87,068	95,523	106,736	113,818
<b>\$125,000-\$149,999</b>	35,235	42,634	43,798	38,148	36,526	39,697	45,006	52,336	62,431	65,698
<b>\$150,000-\$199,999</b>	29,252	36,810	41,049	38,141	37,196	41,141	44,228	46,909	49,485	66,179
<b>\$200,000 &amp; over</b>	28,867	38,747	44,923	41,365	40,264	46,927	53,095	60,337	70,045	80,483
<b>Total</b>	926,666	953,346	977,494	995,458	1,010,866	1,026,858	1,042,980	1,060,994	1,080,779	1,102,289
<b>Median Income</b>	\$51,172	\$54,910	\$56,431	\$53,991	\$53,404	\$54,980	\$56,783	\$59,110	\$62,689	\$66,590
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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 4, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	4,392	4,206	4,193	4,454	4,655	4,498	4,413	4,358	4,255	4,145
<b>\$5,000-\$9,999</b>	7,152	6,854	7,019	7,826	8,359	8,206	7,982	7,672	7,288	6,826
<b>\$10,000-\$14,999</b>	10,003	9,419	9,580	10,747	11,058	11,009	10,888	10,546	10,003	9,317
<b>\$15,000-\$19,999</b>	10,262	9,833	10,061	11,257	11,952	11,658	11,403	11,049	10,745	10,374
<b>\$20,000-\$24,999</b>	12,822	11,832	11,959	13,623	14,419	13,968	13,514	12,904	11,981	11,085
<b>\$25,000-\$29,999</b>	13,574	12,964	13,247	14,182	13,818	14,074	14,703	14,303	13,818	12,751
<b>\$30,000-\$34,999</b>	10,219	10,806	11,106	10,938	12,374	11,424	11,080	11,715	12,404	13,459
<b>\$35,000-\$39,999</b>	14,687	12,387	12,130	15,362	14,852	15,390	14,642	13,053	10,833	10,525
<b>\$40,000-\$44,999</b>	12,102	12,806	13,153	12,282	12,329	12,084	12,737	13,335	14,525	12,201
<b>\$45,000-\$49,999</b>	10,677	10,963	11,089	11,323	12,368	11,620	11,339	11,240	11,623	12,833
<b>\$50,000-\$59,999</b>	22,636	21,548	21,780	23,994	23,672	24,667	24,616	23,628	21,954	20,910
<b>\$60,000-\$74,999</b>	25,625	26,467	27,084	26,917	26,844	27,536	28,096	28,920	30,315	31,768
<b>\$75,000-\$99,999</b>	23,653	25,887	27,052	25,195	24,938	26,522	28,123	30,141	33,243	36,533
<b>\$100,000-\$124,999</b>	11,355	13,589	14,320	12,165	11,782	12,626	14,148	16,269	19,302	22,631
<b>\$125,000-\$149,999</b>	5,683	6,898	7,316	5,640	5,761	5,652	6,324	7,870	10,141	11,622
<b>\$150,000-\$199,999</b>	4,869	5,838	6,185	5,474	5,261	6,057	6,809	7,484	8,255	10,013
<b>\$200,000 &amp; over</b>	4,346	5,589	6,031	5,175	5,223	5,892	6,925	8,252	9,988	11,978
<b>Total</b>	204,055	207,888	213,303	216,553	219,664	222,882	227,742	232,738	240,672	248,972
<b>Median Income</b>	\$48,192	\$50,869	\$51,431	\$48,358	\$47,432	\$48,929	\$50,475	\$52,622	\$55,858	\$60,028
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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 5, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	344	376	376	414	439	421	397	393	384	375
<b>\$5,000-\$9,999</b>	637	692	745	797	807	808	791	786	756	708
<b>\$10,000-\$14,999</b>	595	639	677	750	799	777	746	721	715	710
<b>\$15,000-\$19,999</b>	715	789	830	916	957	939	922	921	865	802
<b>\$20,000-\$24,999</b>	880	940	989	1,108	1,159	1,126	1,061	1,021	984	910
<b>\$25,000-\$29,999</b>	950	1,027	1,091	1,134	1,119	1,116	1,111	1,158	1,126	1,081
<b>\$30,000-\$34,999</b>	835	902	929	950	963	943	943	963	1,003	1,033
<b>\$35,000-\$39,999</b>	804	842	876	869	894	885	884	887	865	867
<b>\$40,000-\$44,999</b>	723	744	748	816	848	839	785	814	824	871
<b>\$45,000-\$49,999</b>	671	751	782	805	805	785	777	764	788	786
<b>\$50,000-\$59,999</b>	1,310	1,403	1,472	1,388	1,320	1,388	1,486	1,482	1,448	1,390
<b>\$60,000-\$74,999</b>	1,005	1,081	1,141	1,115	1,097	1,102	1,127	1,265	1,471	1,700
<b>\$75,000-\$99,999</b>	1,205	1,262	1,318	1,271	1,290	1,332	1,387	1,430	1,476	1,536
<b>\$100,000-\$124,999</b>	620	690	728	691	668	683	706	770	893	1,037
<b>\$125,000-\$149,999</b>	291	278	290	229	229	274	346	417	512	613
<b>\$150,000-\$199,999</b>	179	180	191	158	155	184	200	238	306	387
<b>\$200,000 &amp; over</b>	237	254	265	267	272	270	280	317	369	428
<b>Total</b>	12,003	12,852	13,448	13,679	13,824	13,872	13,949	14,348	14,784	15,236
<b>Median Income</b>	\$41,657	\$41,466	\$41,407	\$39,427	\$38,731	\$39,552	\$40,764	\$41,984	\$44,216	\$46,653

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 6, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	797	1,209	1,161	1,287	1,297	1,244	1,180	1,143	1,111	1,080
<b>\$5,000-\$9,999</b>	1,590	1,491	1,374	1,665	1,689	1,660	1,593	1,526	1,404	1,273
<b>\$10,000-\$14,999</b>	1,403	1,368	1,321	1,465	1,506	1,461	1,430	1,408	1,368	1,310
<b>\$15,000-\$19,999</b>	1,558	1,428	1,331	1,632	1,681	1,641	1,552	1,458	1,343	1,245
<b>\$20,000-\$24,999</b>	1,537	1,375	1,315	1,540	1,611	1,540	1,506	1,455	1,419	1,370
<b>\$25,000-\$29,999</b>	1,670	1,479	1,356	1,680	1,739	1,698	1,563	1,509	1,442	1,307
<b>\$30,000-\$34,999</b>	1,644	1,569	1,497	1,552	1,503	1,523	1,609	1,651	1,535	1,390
<b>\$35,000-\$39,999</b>	1,139	1,250	1,298	1,183	1,176	1,149	1,079	1,142	1,265	1,446
<b>\$40,000-\$44,999</b>	1,006	1,030	1,030	1,013	1,063	1,073	1,098	1,003	991	1,010
<b>\$45,000-\$49,999</b>	956	906	872	907	919	924	932	990	1,013	921
<b>\$50,000-\$59,999</b>	1,601	1,576	1,562	1,548	1,525	1,575	1,625	1,664	1,618	1,657
<b>\$60,000-\$74,999</b>	1,508	1,633	1,706	1,353	1,337	1,405	1,540	1,616	1,755	1,908
<b>\$75,000-\$99,999</b>	1,293	1,385	1,485	1,255	1,255	1,306	1,312	1,402	1,545	1,704
<b>\$100,000-\$124,999</b>	583	674	787	535	530	543	615	697	838	994
<b>\$125,000-\$149,999</b>	273	318	383	236	221	258	263	298	382	477
<b>\$150,000-\$199,999</b>	157	190	246	85	87	123	186	239	300	363
<b>\$200,000 &amp; over</b>	223	230	250	230	241	241	244	259	290	328
<b>Total</b>	18,939	19,112	18,976	19,165	19,380	19,365	19,328	19,460	19,619	19,782
<b>Median Income</b>	\$32,779	\$33,842	\$35,506	\$31,013	\$30,556	\$31,435	\$32,609	\$33,730	\$35,742	\$38,168

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 7, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	2,177	2,090	2,039	2,149	2,273	2,213	2,178	2,161	2,083	1,988
<b>\$5,000-\$9,999</b>	4,287	4,012	4,121	4,388	4,487	4,446	4,274	4,140	3,871	3,571
<b>\$10,000-\$14,999</b>	4,547	4,340	4,366	4,597	4,727	4,600	4,478	4,409	4,269	4,110
<b>\$15,000-\$19,999</b>	4,542	4,276	4,340	4,577	4,699	4,679	4,567	4,469	4,285	4,092
<b>\$20,000-\$24,999</b>	4,917	4,560	4,559	4,754	5,021	4,851	4,752	4,604	4,396	4,187
<b>\$25,000-\$29,999</b>	4,667	4,538	4,616	4,910	4,976	4,932	4,745	4,785	4,568	4,328
<b>\$30,000-\$34,999</b>	3,119	3,465	3,660	3,648	3,411	3,708	4,147	4,317	4,509	4,313
<b>\$35,000-\$39,999</b>	3,386	3,144	3,041	3,178	3,665	3,277	2,964	2,884	3,147	3,880
<b>\$40,000-\$44,999</b>	3,235	3,144	3,252	3,567	3,379	3,651	3,557	3,402	3,017	2,617
<b>\$45,000-\$49,999</b>	2,267	2,657	2,663	2,322	2,122	2,284	2,627	3,118	3,335	3,130
<b>\$50,000-\$59,999</b>	5,460	4,977	4,895	5,303	5,901	5,433	4,964	4,567	4,345	5,107
<b>\$60,000-\$74,999</b>	4,941	5,428	5,628	5,529	5,451	5,713	6,060	6,490	7,056	6,965
<b>\$75,000-\$99,999</b>	4,057	4,554	4,766	4,618	4,387	4,802	5,143	5,625	6,244	7,038
<b>\$100,000-\$124,999</b>	1,637	2,099	2,189	1,850	1,725	1,877	2,197	2,592	3,156	3,801
<b>\$125,000-\$149,999</b>	529	762	842	669	567	718	935	1,211	1,469	1,441
<b>\$150,000-\$199,999</b>	202	403	434	406	379	471	548	626	797	1,243
<b>\$200,000 &amp; over</b>	284	345	358	345	340	380	424	483	574	711
<b>Total</b>	54,255	54,796	55,768	56,810	57,509	58,032	58,559	59,884	61,123	62,520
<b>Median Income</b>	\$33,193	\$35,185	\$35,302	\$34,153	\$33,769	\$34,445	\$35,235	\$36,833	\$39,098	\$41,513

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 8, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	803	769	741	778	817	777	744	737	717	706
<b>\$5,000-\$9,999</b>	1,458	1,448	1,371	1,517	1,585	1,582	1,497	1,428	1,333	1,221
<b>\$10,000-\$14,999</b>	1,369	1,359	1,327	1,411	1,463	1,454	1,423	1,418	1,385	1,324
<b>\$15,000-\$19,999</b>	1,663	1,606	1,515	1,677	1,832	1,760	1,667	1,584	1,464	1,339
<b>\$20,000-\$24,999</b>	1,331	1,367	1,381	1,442	1,504	1,522	1,491	1,509	1,542	1,574
<b>\$25,000-\$29,999</b>	1,439	1,408	1,343	1,507	1,646	1,563	1,540	1,489	1,401	1,289
<b>\$30,000-\$34,999</b>	1,845	1,769	1,664	1,875	1,782	1,899	1,804	1,694	1,495	1,357
<b>\$35,000-\$39,999</b>	1,023	1,156	1,301	1,056	992	1,046	1,200	1,363	1,660	1,635
<b>\$40,000-\$44,999</b>	853	861	872	864	1,031	949	849	890	930	1,182
<b>\$45,000-\$49,999</b>	856	889	875	867	731	810	924	930	808	808
<b>\$50,000-\$59,999</b>	1,357	1,345	1,352	1,405	1,528	1,505	1,398	1,395	1,493	1,561
<b>\$60,000-\$74,999</b>	1,488	1,589	1,643	1,594	1,495	1,653	1,695	1,750	1,833	1,855
<b>\$75,000-\$99,999</b>	873	950	1,141	959	917	984	1,151	1,309	1,541	1,822
<b>\$100,000-\$124,999</b>	407	482	552	425	419	437	498	571	666	779
<b>\$125,000-\$149,999</b>	130	171	235	144	138	161	188	245	327	377
<b>\$150,000-\$199,999</b>	91	91	120	112	78	110	153	172	194	254
<b>\$200,000 &amp; over</b>	139	143	153	150	157	161	176	194	216	241
<b>Total</b>	17,124	17,403	17,587	17,784	18,116	18,374	18,397	18,678	19,005	19,324
<b>Median Income</b>	\$31,355	\$32,102	\$33,349	\$31,491	\$30,592	\$31,393	\$32,320	\$33,466	\$35,499	\$37,603

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 9, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	749	763	751	825	886	854	829	831	823	807
<b>\$5,000-\$9,999</b>	1,638	1,664	1,637	1,832	1,902	1,852	1,801	1,756	1,652	1,525
<b>\$10,000-\$14,999</b>	2,006	2,038	2,007	2,247	2,375	2,320	2,200	2,153	2,066	1,967
<b>\$15,000-\$19,999</b>	2,762	2,771	2,684	3,001	3,058	3,042	3,070	2,945	2,727	2,467
<b>\$20,000-\$24,999</b>	2,312	2,390	2,434	2,564	2,615	2,639	2,559	2,594	2,649	2,725
<b>\$25,000-\$29,999</b>	2,038	2,117	2,147	2,198	2,266	2,180	2,226	2,360	2,393	2,439
<b>\$30,000-\$34,999</b>	2,156	2,196	2,160	2,333	2,517	2,359	2,251	2,172	2,076	2,023
<b>\$35,000-\$39,999</b>	2,333	2,344	2,234	2,577	2,595	2,703	2,584	2,446	2,214	2,115
<b>\$40,000-\$44,999</b>	1,889	1,981	2,110	2,064	2,072	2,133	2,197	2,348	2,572	2,301
<b>\$45,000-\$49,999</b>	1,710	1,758	1,816	1,763	1,685	1,751	1,876	1,910	1,929	2,222
<b>\$50,000-\$59,999</b>	2,189	2,383	2,556	2,451	2,505	2,484	2,564	2,784	3,101	3,497
<b>\$60,000-\$74,999</b>	2,785	2,878	2,952	3,023	2,960	3,207	3,170	3,219	3,254	3,272
<b>\$75,000-\$99,999</b>	2,559	2,760	2,959	2,760	2,828	2,872	3,073	3,295	3,608	3,966
<b>\$100,000-\$124,999</b>	1,763	1,868	1,973	1,954	1,892	1,977	2,042	2,156	2,309	2,526
<b>\$125,000-\$149,999</b>	807	785	1,091	872	862	845	1,029	1,215	1,632	1,767
<b>\$150,000-\$199,999</b>	353	541	577	382	416	608	808	977	1,122	1,502
<b>\$200,000 &amp; over</b>	503	593	620	560	581	643	728	815	933	1,101
<b>Total</b>	<b>30,554</b>	<b>31,831</b>	<b>32,709</b>	<b>33,407</b>	<b>34,013</b>	<b>34,471</b>	<b>35,005</b>	<b>35,977</b>	<b>37,059</b>	<b>38,222</b>
<b>Median Income</b>	<b>\$38,461</b>	<b>\$39,216</b>	<b>\$40,711</b>	<b>\$38,306</b>	<b>\$37,675</b>	<b>\$38,679</b>	<b>\$39,969</b>	<b>\$41,557</b>	<b>\$43,752</b>	<b>\$46,670</b>

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 10, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	856	830	811	885	934	920	913	911	892	853
<b>\$5,000-\$9,999</b>	1,950	1,847	1,825	2,000	2,065	2,028	1,961	1,869	1,732	1,582
<b>\$10,000-\$14,999</b>	2,286	2,193	2,165	2,372	2,485	2,392	2,317	2,251	2,142	2,016
<b>\$15,000-\$19,999</b>	3,279	3,033	2,932	3,329	3,448	3,435	3,268	3,070	2,770	2,421
<b>\$20,000-\$24,999</b>	2,569	2,618	2,658	2,708	2,798	2,756	2,780	2,849	2,926	3,058
<b>\$25,000-\$29,999</b>	2,308	2,305	2,353	2,436	2,334	2,452	2,515	2,546	2,575	2,426
<b>\$30,000-\$34,999</b>	2,399	2,315	2,264	2,425	2,506	2,425	2,281	2,219	2,108	2,273
<b>\$35,000-\$39,999</b>	2,625	2,461	2,380	2,654	2,905	2,732	2,590	2,393	2,244	2,032
<b>\$40,000-\$44,999</b>	2,008	2,165	2,286	2,210	2,167	2,291	2,442	2,575	2,521	2,172
<b>\$45,000-\$49,999</b>	1,835	1,835	1,832	1,899	1,830	1,913	1,941	2,023	2,184	2,529
<b>\$50,000-\$59,999</b>	2,336	2,616	2,818	2,581	2,570	2,698	2,834	3,060	3,312	3,502
<b>\$60,000-\$74,999</b>	2,989	2,994	3,033	3,193	3,285	3,261	3,253	3,281	3,361	3,616
<b>\$75,000-\$99,999</b>	2,944	3,172	3,361	3,214	3,150	3,348	3,506	3,702	3,987	4,331
<b>\$100,000-\$124,999</b>	1,994	2,116	2,227	2,140	2,166	2,227	2,309	2,426	2,611	2,705
<b>\$125,000-\$149,999</b>	947	997	1,039	828	755	875	1,228	1,552	1,866	1,895
<b>\$150,000-\$199,999</b>	364	712	949	770	770	977	1,081	1,144	1,218	1,685
<b>\$200,000 &amp; over</b>	564	686	773	708	718	802	873	968	1,245	1,616
<b>Total</b>	<b>34,254</b>	<b>34,896</b>	<b>35,707</b>	<b>36,353</b>	<b>36,888</b>	<b>37,532</b>	<b>38,093</b>	<b>38,836</b>	<b>39,693</b>	<b>40,711</b>
<b>Median Income</b>	<b>\$37,818</b>	<b>\$39,687</b>	<b>\$41,020</b>	<b>\$38,808</b>	<b>\$38,225</b>	<b>\$39,315</b>	<b>\$40,862</b>	<b>\$42,547</b>	<b>\$44,875</b>	<b>\$48,012</b>

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 11, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	1,953	1,881	1,867	2,170	2,349	2,242	2,137	2,074	2,015	1,977
<b>\$5,000-\$9,999</b>	3,831	3,604	3,790	4,514	4,739	4,746	4,634	4,419	4,167	3,836
<b>\$10,000-\$14,999</b>	4,420	4,161	4,368	4,948	5,173	5,107	5,060	5,140	4,959	4,700
<b>\$15,000-\$19,999</b>	4,855	4,577	4,714	5,623	6,100	5,959	5,808	5,400	5,103	4,831
<b>\$20,000-\$24,999</b>	6,176	5,590	5,748	7,014	7,168	7,152	7,013	6,752	6,316	5,703
<b>\$25,000-\$29,999</b>	5,622	5,590	5,868	6,012	6,119	6,123	6,318	6,614	6,603	6,521
<b>\$30,000-\$34,999</b>	5,112	5,170	5,230	5,659	5,841	5,853	5,506	5,519	5,522	5,765
<b>\$35,000-\$39,999</b>	4,890	4,686	4,860	5,434	5,615	5,557	5,619	5,602	5,449	4,993
<b>\$40,000-\$44,999</b>	5,132	4,824	4,933	5,006	4,875	5,012	5,086	5,165	5,123	5,352
<b>\$45,000-\$49,999</b>	3,676	4,306	4,345	4,235	4,493	4,482	4,346	4,506	4,742	4,856
<b>\$50,000-\$59,999</b>	7,403	7,088	7,332	7,737	7,845	7,986	8,445	8,459	8,332	8,229
<b>\$60,000-\$74,999</b>	9,433	9,564	9,720	9,833	9,842	10,451	10,658	10,385	10,368	10,457
<b>\$75,000-\$99,999</b>	7,271	8,589	8,824	7,283	7,068	7,762	8,956	10,229	11,671	13,229
<b>\$100,000-\$124,999</b>	2,525	3,666	3,716	2,548	2,541	2,691	2,878	3,545	4,767	6,182
<b>\$125,000-\$149,999</b>	1,758	1,932	1,933	1,738	1,772	1,779	1,657	1,782	2,057	2,595
<b>\$150,000-\$199,999</b>	1,084	1,519	1,598	1,115	1,000	1,356	1,723	2,016	2,409	2,616
<b>\$200,000 &amp; over</b>	1,078	1,420	1,380	1,191	1,236	1,290	1,458	1,718	2,065	2,439
<b>Total</b>	76,219	78,168	80,226	82,062	83,775	85,548	87,303	89,324	91,668	94,282
<b>Median Income</b>	\$41,220	\$43,963	\$43,718	\$39,684	\$38,918	\$40,035	\$41,530	\$43,042	\$45,608	\$48,565

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 12, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Under \$4,999</b>	1,042	1,060	1,055	1,105	1,133	1,122	1,074	1,103	1,065	1,046
<b>\$5,000-\$9,999</b>	930	982	988	1,053	1,126	1,123	1,154	1,121	1,107	1,060
<b>\$10,000-\$14,999</b>	1,223	1,241	1,238	1,347	1,441	1,412	1,373	1,340	1,294	1,231
<b>\$15,000-\$19,999</b>	1,588	1,599	1,576	1,731	1,850	1,807	1,743	1,673	1,555	1,432
<b>\$20,000-\$24,999</b>	1,865	1,890	1,860	2,080	2,232	2,166	2,047	1,959	1,830	1,731
<b>\$25,000-\$29,999</b>	2,047	2,073	2,116	2,283	2,255	2,267	2,385	2,343	2,186	1,938
<b>\$30,000-\$34,999</b>	1,982	2,032	2,032	2,150	2,440	2,310	2,070	2,032	1,958	2,140
<b>\$35,000-\$39,999</b>	2,330	2,301	2,318	2,675	2,766	2,734	2,763	2,491	2,230	1,836
<b>\$40,000-\$44,999</b>	2,252	2,342	2,328	2,433	2,495	2,519	2,545	2,626	2,577	2,264
<b>\$45,000-\$49,999</b>	1,905	2,013	2,111	2,122	2,251	2,319	2,217	2,285	2,398	2,423
<b>\$50,000-\$59,999</b>	3,615	3,744	3,802	4,046	4,141	4,181	4,223	4,140	4,048	4,231
<b>\$60,000-\$74,999</b>	4,449	4,653	4,785	4,964	5,021	5,128	5,158	5,238	5,309	5,316
<b>\$75,000-\$99,999</b>	4,436	4,831	5,143	5,147	5,126	5,414	5,649	5,934	6,322	6,780
<b>\$100,000-\$124,999</b>	2,493	2,768	3,034	2,870	2,770	3,011	3,227	3,544	3,998	4,512
<b>\$125,000-\$149,999</b>	1,087	1,310	1,504	1,226	1,250	1,189	1,418	1,743	2,296	2,663
<b>\$150,000-\$199,999</b>	1,617	1,716	1,794	1,825	1,845	1,920	1,965	2,020	1,984	2,157
<b>\$200,000 &amp; over</b>	1,977	2,340	2,580	2,413	2,483	2,831	3,266	3,763	4,442	5,209
<b>Total</b>	36,835	38,895	40,263	41,470	42,624	43,452	44,276	45,356	46,600	47,968
<b>Median Income</b>	\$53,474	\$55,113	\$56,600	\$54,340	\$53,199	\$54,657	\$56,554	\$58,947	\$62,969	\$67,485

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 13, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	608	650	620	763	803	759	700	654	618	596
\$5,000-\$9,999	1,449	1,533	1,543	1,880	1,958	1,911	1,846	1,745	1,568	1,440
\$10,000-\$14,999	1,961	2,064	2,064	2,119	2,118	2,118	2,105	2,188	2,272	2,098
\$15,000-\$19,999	1,538	1,631	1,628	2,115	2,278	2,094	1,872	1,724	1,572	1,621
\$20,000-\$24,999	2,663	2,768	2,684	2,938	2,954	2,997	3,035	2,858	2,503	2,054
\$25,000-\$29,999	2,014	2,154	2,216	2,086	2,069	2,129	2,209	2,362	2,499	2,643
\$30,000-\$34,999	1,348	1,461	1,545	1,559	1,574	1,558	1,513	1,635	1,819	2,012
\$35,000-\$39,999	1,286	1,381	1,370	1,849	1,881	1,802	1,590	1,421	1,382	1,408
\$40,000-\$44,999	1,665	1,791	1,757	1,924	2,056	2,028	2,109	1,821	1,595	1,298
\$45,000-\$49,999	1,545	1,606	1,642	1,389	1,335	1,383	1,450	1,900	1,922	1,608
\$50,000-\$59,999	2,157	2,320	2,360	2,381	2,429	2,419	2,429	2,406	2,572	3,051
\$60,000-\$74,999	2,754	2,959	2,961	2,579	2,446	2,631	2,868	3,128	3,137	3,101
\$75,000-\$99,999	1,876	2,081	2,269	1,841	1,821	1,892	1,981	2,198	2,680	3,193
\$100,000-\$124,999	932	1,006	1,066	937	946	928	979	1,047	1,206	1,468
\$125,000-\$149,999	606	656	685	501	434	570	670	624	695	800
\$150,000-\$199,999	211	223	308	152	143	179	219	401	604	807
\$200,000 & over	152	166	174	171	177	178	181	198	258	332
<b>Total</b>	<b>24,766</b>	<b>26,450</b>	<b>26,894</b>	<b>27,186</b>	<b>27,422</b>	<b>27,575</b>	<b>27,757</b>	<b>28,309</b>	<b>28,901</b>	<b>29,530</b>
<b>Median Income</b>	<b>\$38,117</b>	<b>\$38,494</b>	<b>\$39,182</b>	<b>\$35,357</b>	<b>\$34,867</b>	<b>\$35,616</b>	<b>\$36,881</b>	<b>\$38,482</b>	<b>\$40,683</b>	<b>\$43,435</b>

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<b>NUMER OF HOUSEHOLDS BY INCOME CATEGORY REGION 14, OWNERS &amp; RENTERS, ALL TYPES, ALL AGES</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Under \$4,999	481	394	386	430	436	420	410	410	400	394
\$5,000-\$9,999	956	763	705	853	911	865	821	785	729	676
\$10,000-\$14,999	837	735	719	787	805	798	789	790	778	752
\$15,000-\$19,999	956	760	713	848	911	864	825	799	745	697
\$20,000-\$24,999	746	720	741	776	788	793	807	823	843	805
\$25,000-\$29,999	821	651	609	775	837	792	769	737	692	692
\$30,000-\$34,999	1,072	751	683	903	968	918	846	795	739	717
\$35,000-\$39,999	589	847	872	719	637	694	777	862	869	764
\$40,000-\$44,999	460	487	550	432	456	436	428	513	621	790
\$45,000-\$49,999	473	399	403	490	455	491	512	422	404	484
\$50,000-\$59,999	698	721	745	659	702	667	649	727	794	820
\$60,000-\$74,999	788	795	838	859	870	882	907	924	944	882
\$75,000-\$99,999	446	651	727	511	481	524	575	680	838	1,068
\$100,000-\$124,999	225	294	341	289	270	285	318	335	370	382
\$125,000-\$149,999	73	154	194	106	83	112	133	176	205	225
\$150,000-\$199,999	49	71	75	42	40	50	50	73	113	179
\$200,000 & over	69	80	78	71	74	74	75	80	91	117
<b>Total</b>	<b>9,739</b>	<b>9,276</b>	<b>9,378</b>	<b>9,552</b>	<b>9,724</b>	<b>9,666</b>	<b>9,693</b>	<b>9,930</b>	<b>10,175</b>	<b>10,444</b>
<b>Median Income</b>	<b>\$30,343</b>	<b>\$34,084</b>	<b>\$35,762</b>	<b>\$31,693</b>	<b>\$30,898</b>	<b>\$31,638</b>	<b>\$32,517</b>	<b>\$33,906</b>	<b>\$35,929</b>	<b>\$38,199</b>

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