

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

Prepared for Colorado Division of Housing

September 22, 2004

Estimates of Households by Income for Colorado and its Regions
September 2004

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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, or 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 2006.

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. Finally, the results were adjusted to match global totals from a more complete Census count. The last 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 are published for 9 areas within the state. 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 of the Colorado Division of Local Government prepared estimates of households by type and age for the years 1990 through 2006. (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 2003 based on information on income tax filings, school enrollments and other indicators. Projections beyond 2003 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 2006. 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 2006 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 2002. 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.

For example 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. For example, 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 2002 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

Census Income Category	Personal Income Component used for Projection
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.

Calculation of households by income class

As described earlier, average household income and the number of households in each income class was projected through 2006. 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 \$25,000 minus \$21,400 (the part of the income range in that class) divided by \$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	\$20,000
	To	\$25,000
# of HH in 1999		3,600
Income Class Based on 99 income	From	\$21,400
	To	\$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. Some information was 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.

Comparison with Earlier Estimates

The latest set of estimates reflects the most recent estimates and forecasts for the Colorado. Charts 1 and 2 compare the two sets of estimates. A more detailed comparison of the model and 2002 estimates with the Census are shown in the Appendix tables. Chart 1 compares the two estimates of the state median income for all households. The latest estimates for 2000 and 2001 are quite close to those prepared last year. The latest state median income estimate for

2002 is \$968 or almost 2% higher than that prepared last year. The latest estimates for 2003 and 2004 are also somewhat higher.

Chart 1

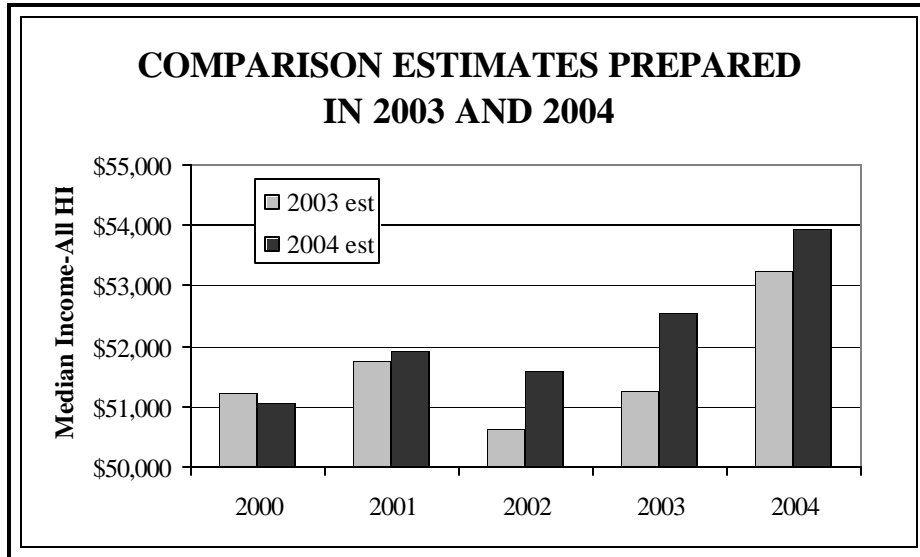
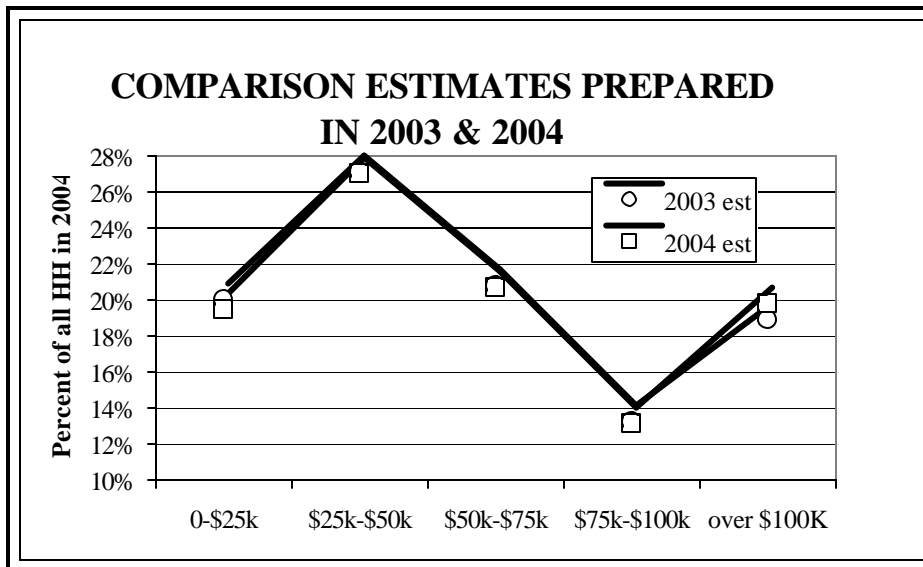


Chart 2 compares the distribution of households by income class in the two estimates. It shows the percentage of households in 2004 estimated to fall in five income groups. The newer estimate shows slightly more households in the highest income class and fewer in the lowest income classes. The total number of households did not change significantly between the two estimates.

Chart 2



The Current Population Survey, 2002, 2003, and 2004 Annual Social and Economic Supplements (CPS) estimates of median income for Colorado for post census years are somewhat lower than those produced here. For the years 2001-03 CPS the estimate shows Colorado's median household income at \$50,224 compared with \$52,020 in this report, a difference of 3.5%. The difference between these two numbers is not statistically significant according the Census Bureau's criteria. Most of the difference between the two estimates is due to the sharp increase in median income between 1999 and 2000 which occurs only in the estimates developed here. This increase is a result of a sharp jump in BEA's personal income. The CPS estimates show only a small increase in median income in 2000.

Summary of Results:

Chart 3 shows the estimated distribution of Colorado households by income on January 1, 2005. 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 xx and zz, this is the most in any \$5,000 income interval. The area under the line to the left of the "Median Income" point 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.

Chart 3

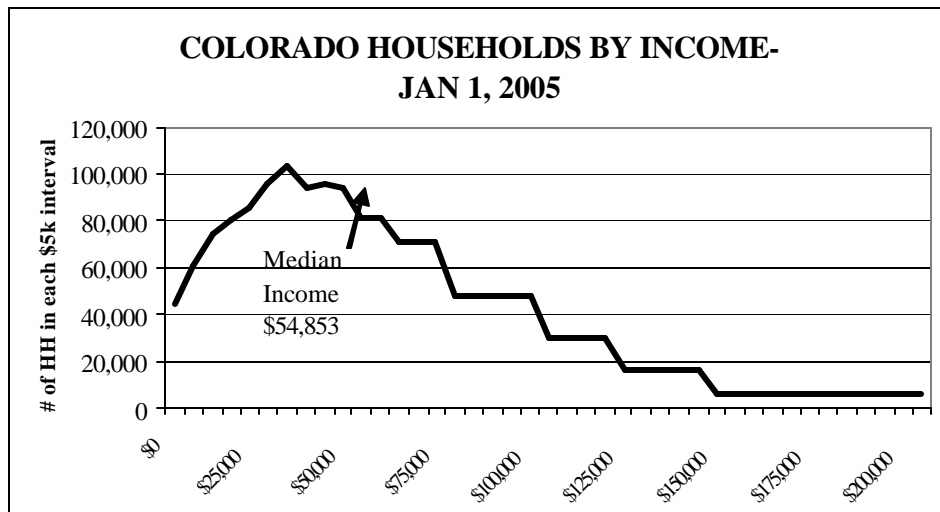


Chart 4 below shows state median household income by year. Estimated median income grew 4.7 percent annually between 1990 and 1995. Estimates for 1990 and 1995 were prepared in 2003. As no new data were available for these years, the earlier estimates were not revised. Income growth accelerated to a rate of 6.0 percent per year through 2000 due to the strong economy and the effects of a very tight labor market on wages. But the Colorado economy slowed sharply beginning in early 2001. Median income is estimated to have increased 1.7 percent in 2001 and declined 0.6 percent in 2002. Some improvement occurs in 2003 with median income increasing 1.9 percent. As the recovery progresses median income increases at an average rate of almost 3 percent per year over the last three years covered by these estimates. 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. Between 2000 and 2003 real median income declined; current dollar median gains fell short of inflation by almost 1 percent per year. Over the next three years, including 2004, gains are expected to be slightly above the rate of inflation.

Chart 4

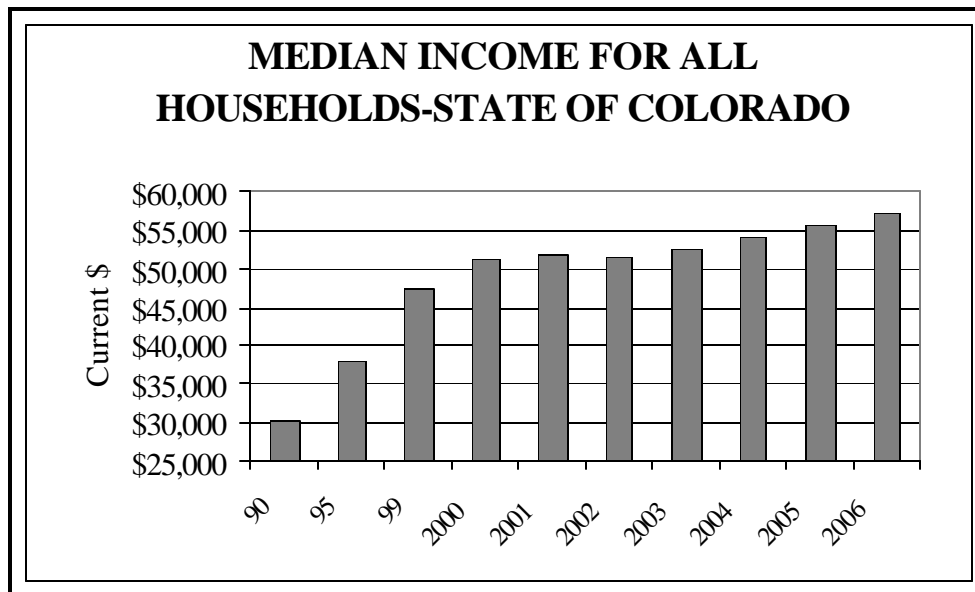


Chart 5 compares January 1, 2005 median incomes for different categories of households. Households with more than one adult, principally those headed by married couples, show much higher incomes than those with only one adult. The one adult without children households, containing large numbers of older 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 5

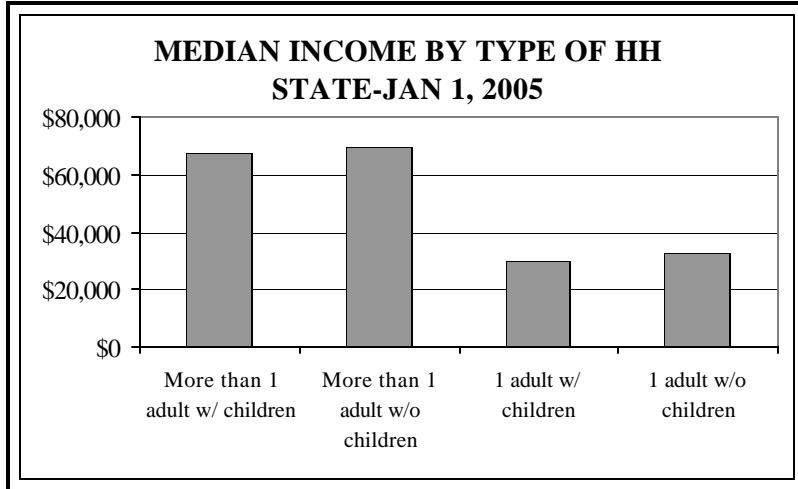


Chart 6 shows median income by age of householder on January 1, 2004. Households with the householder in prime working years (25-64) are estimated to have much higher incomes than those with persons either just entering the work force (18-24) or predominately retired (over 65).

Chart 6

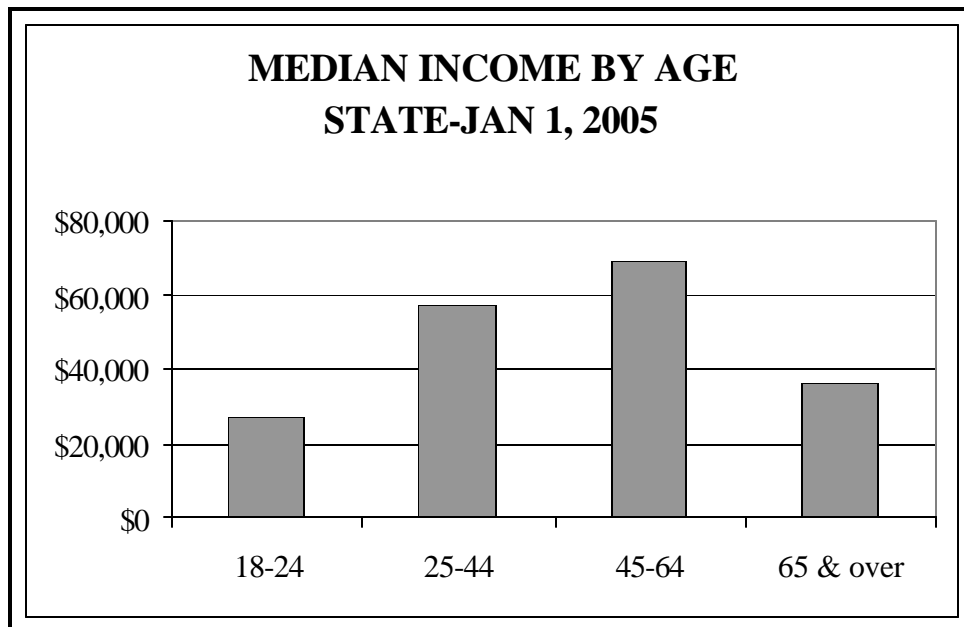


Chart 7 shows median incomes for the state's 14 planning and management regions for January 1, 2005. The regions with major metropolitan areas along the Front Range showed high incomes. Median incomes in Metro Denver (Region 3), Region 2 (Weld and Larimer counties) and Region 4 (Colorado Springs and environs) were near \$60,000. Region 12 (Northern Mountains), which includes most of the state's largest ski areas, had the highest median income of any region in the state. Regions 6, 7, 8 and 14 are 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. Living costs in Region 12 are also high.

Chart 7

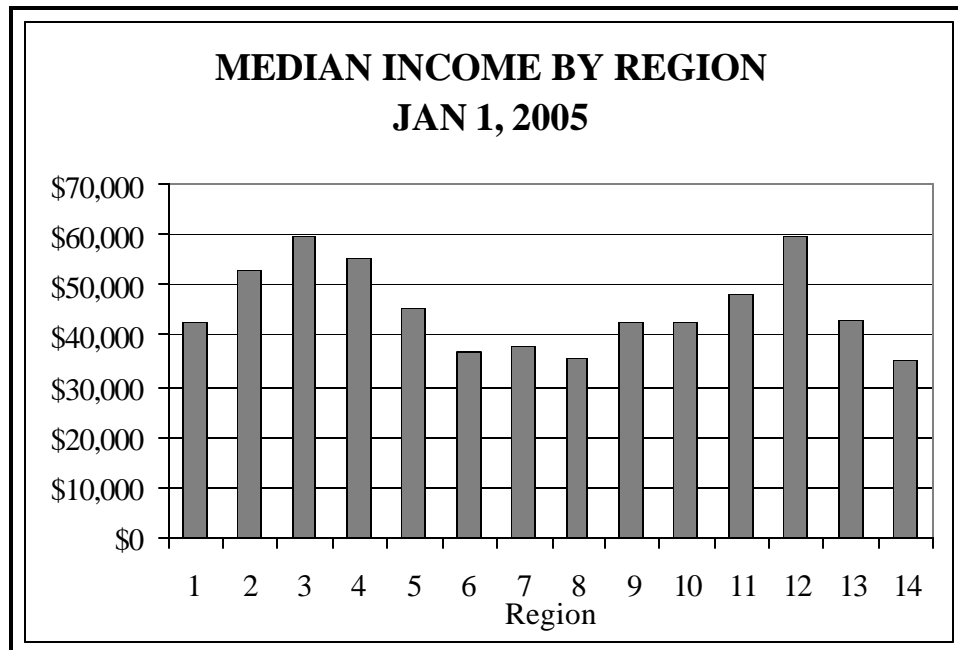
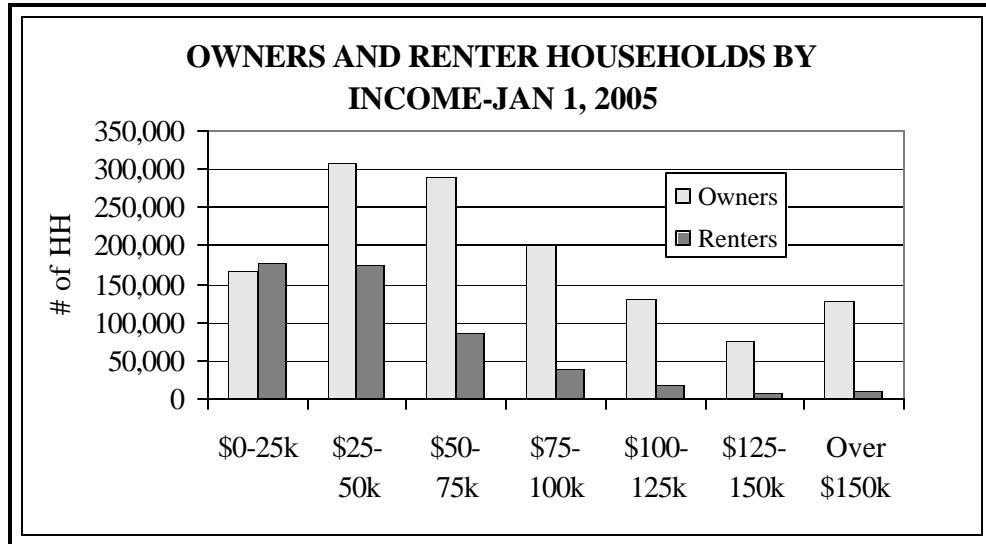


Chart 8 compares the distribution of households by income for homeowners and renters. Renters are evenly distributed through the income ranges while homeowners are concentrated at higher income levels.

Chart 8



APPENDIX

LIST OF TABLES

COUNTIES IN COLORADO REGIONS

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Estimates of Households by Income for Colorado and its Regions
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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
September 2004

HOUSEHOLDS BY INCOME CATEGORY

January 1, 2005

	STATE ALL HH	STATE OWNERS	STATE RENTERS	STATE ALL HH	STATE ALL HH
				1 1 ADULT, NO CHILDREN	1 ADULT,CHILD REN
	ALL TYPES ALL AGES	ALL TYPES ALL AGES	ALL TYPES ALL AGES	ALL TYPES ALL AGES	ALL TYPES ALL AGES
Under \$4,999	45,402	18,233	27,169	21,859	7,069
\$5,000-\$9,999	60,948	26,963	33,985	36,519	6,418
\$10,000-\$14,999	74,205	36,141	38,064	42,407	7,605
\$15,000-\$19,999	79,638	41,252	38,386	39,626	7,698
\$20,000-\$24,999	85,988	45,290	40,698	38,680	7,993
\$25,000-\$29,999	95,436	51,669	43,767	40,452	8,329
\$30,000-\$34,999	102,959	58,781	44,177	39,128	7,675
\$35,000-\$39,999	94,085	65,430	28,656	36,295	6,465
\$40,000-\$44,999	95,749	64,158	31,591	30,641	5,559
\$45,000-\$49,999	94,450	67,074	27,376	26,328	4,909
\$50,000-\$59,999	162,544	121,247	41,296	36,758	6,232
\$60,000-\$74,999	211,753	168,015	43,738	33,296	5,809
\$75,000-\$99,999	241,073	200,913	40,160	24,364	3,747
\$100,000-\$124,999	149,024	130,752	18,272	10,979	1,506
\$125,000-\$149,999	82,651	75,556	7,095	6,435	710
\$150,000-\$199,999	67,482	61,341	6,141	7,468	495
\$200,000 & over	71,764	66,746	5,017	6,347	812
Total	1,815,150	1,299,564	515,586	477,581	89,030
Median Income	\$54,843	\$64,780	\$34,043	\$32,460	\$29,642

HOUSEHOLDS BY INCOME CATEGORY

January 1, 2005

	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	4,821	11,653	9,780	14,066	12,033	9,523
\$5,000-\$9,999	6,105	11,906	9,057	15,908	14,266	21,716
\$10,000-\$14,999	9,084	15,109	10,582	21,190	16,589	25,844
\$15,000-\$19,999	11,668	20,647	12,199	25,893	17,816	23,730
\$20,000-\$24,999	14,095	25,220	12,884	31,986	21,093	20,024
\$25,000-\$29,999	16,850	29,805	12,460	38,442	25,339	19,195
\$30,000-\$34,999	19,712	36,443	10,523	43,011	27,592	21,834
\$35,000-\$39,999	19,413	31,912	7,200	41,740	28,561	16,584
\$40,000-\$44,999	23,721	35,828	5,964	43,559	29,134	17,092
\$45,000-\$49,999	25,858	37,355	5,642	44,641	30,959	13,208
\$50,000-\$59,999	55,181	64,372	7,800	81,218	54,512	19,013
\$60,000-\$74,999	78,481	94,167	6,370	104,672	79,901	20,810
\$75,000-\$99,999	91,561	121,402	4,208	111,515	101,367	23,983
\$100,000-\$124,999	57,142	79,398	1,667	64,325	69,434	13,598
\$125,000-\$149,999	30,571	44,936	491	32,338	41,832	7,991
\$150,000-\$199,999	22,967	36,552	393	22,552	34,503	10,033
\$200,000 & over	23,128	41,476	414	23,583	42,004	5,763
Total	510,356	738,183	117,635	760,640	646,934	289,940
Median Income	\$69,302	\$67,780	\$26,732	\$57,373	\$68,556	\$35,936

Estimates of Households by Income for Colorado and its Regions
September 2004

HOUSEHOLDS BY INCOME CATEGORY

January 1, 2005

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	
Under \$4,999	45,402	882	9,409	20,856	4,218	394	1,203	2,035
\$5,000-\$9,999	60,948	1,595	5,728	30,420	6,564	686	1,359	3,802
\$10,000-\$14,999	74,205	1,612	6,964	37,223	8,975	689	1,377	4,256
\$15,000-\$19,999	79,638	1,615	8,028	38,548	9,898	795	1,404	4,356
\$20,000-\$24,999	85,988	1,859	8,983	40,711	11,091	943	1,432	4,591
\$25,000-\$29,999	95,436	2,152	9,214	47,277	12,812	1,073	1,439	4,705
\$30,000-\$34,999	102,959	2,048	9,529	56,223	12,672	1,051	1,542	4,044
\$35,000-\$39,999	94,085	1,697	9,568	50,610	10,575	976	1,501	3,258
\$40,000-\$44,999	95,749	1,706	10,083	49,603	13,988	941	1,128	3,468
\$45,000-\$49,999	94,450	1,504	9,240	52,271	12,127	832	979	3,147
\$50,000-\$59,999	162,544	2,628	17,610	88,639	22,261	1,594	1,772	5,131
\$60,000-\$74,999	211,753	2,806	22,895	118,136	30,250	1,564	1,904	6,481
\$75,000-\$99,999	241,073	2,779	24,476	144,629	31,857	1,586	1,647	5,618
\$100,000-\$124,999	149,024	1,722	14,878	94,231	18,031	943	882	2,555
\$125,000-\$149,999	82,651	878	7,208	54,487	9,697	511	423	1,195
\$150,000-\$199,999	67,482	582	4,561	47,276	7,652	312	272	446
\$200,000 & over	71,764	608	5,664	49,409	7,804	370	312	403
Total	1,815,150	28,675	184,036	1,020,548	230,473	15,260	20,576	59,490
Median Income	\$54,843	\$42,570	\$52,995	\$59,762	\$55,532	\$45,487	\$36,771	\$38,002

HOUSEHOLDS BY INCOME CATEGORY

January 1, 2005

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	
Under \$4,999	741	763	818	1,878	1,155	589	462
\$5,000-\$9,999	1,226	1,554	1,694	3,284	937	1,278	819
\$10,000-\$14,999	1,265	1,962	2,101	3,946	1,250	1,774	811
\$15,000-\$19,999	1,416	2,554	2,729	4,328	1,571	1,539	856
\$20,000-\$24,999	1,414	2,554	2,799	4,988	1,792	1,995	836
\$25,000-\$29,999	1,267	2,242	2,377	5,682	2,072	2,368	754
\$30,000-\$34,999	1,482	2,168	2,279	5,323	1,991	1,749	857
\$35,000-\$39,999	1,565	2,355	2,436	4,927	2,255	1,393	972
\$40,000-\$44,999	938	2,285	2,494	4,689	2,473	1,377	578
\$45,000-\$49,999	805	2,018	2,054	4,998	2,330	1,674	469
\$50,000-\$59,999	1,502	2,874	3,098	7,854	4,024	2,685	872
\$60,000-\$74,999	1,718	3,197	3,298	10,403	5,136	3,008	960
\$75,000-\$99,999	1,356	3,196	3,504	11,031	5,773	2,808	814
\$100,000-\$124,999	594	2,178	2,389	5,337	3,564	1,373	349
\$125,000-\$149,999	278	1,287	1,493	2,327	1,943	751	173
\$150,000-\$199,999	142	680	804	2,137	1,999	532	87
\$200,000 & over	189	703	776	1,874	3,278	264	109
Total	17,897	34,568	37,142	85,007	43,544	27,157	10,776
Median Income	\$35,438	\$42,479	\$42,685	\$48,459	\$59,804	\$43,243	\$34,959

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	42,950	46,083	46,116	46,769	45,924	45,684	45,120	44,504
\$5,000-\$9,999	69,224	63,675	63,281	64,125	62,959	61,873	60,022	58,276
\$10,000-\$14,999	80,795	74,954	75,021	77,063	76,376	75,209	73,201	71,349
\$15,000-\$19,999	86,160	79,968	80,092	82,196	81,572	80,584	78,692	77,123
\$20,000-\$24,999	95,804	87,920	87,581	90,033	89,218	87,417	84,559	82,117
\$25,000-\$29,999	109,129	98,039	97,697	100,600	99,871	97,356	93,516	90,015
\$30,000-\$34,999	95,317	96,993	99,046	101,632	102,236	103,253	102,664	101,415
\$35,000-\$39,999	98,747	91,868	92,129	94,733	95,756	94,544	93,626	94,164
\$40,000-\$44,999	95,482	92,441	93,775	96,694	97,585	96,658	94,840	93,103
\$45,000-\$49,999	81,536	87,436	89,857	91,101	92,982	94,911	93,989	93,256
\$50,000-\$59,999	156,764	150,453	152,772	157,510	160,592	161,511	163,577	165,180
\$60,000-\$74,999	187,252	192,204	196,962	201,437	206,837	210,400	213,106	216,453
\$75,000-\$99,999	193,047	210,837	218,098	221,322	228,828	236,971	245,175	252,442
\$100,000-\$124,999	96,430	121,338	128,077	128,353	134,110	143,693	154,355	163,694
\$125,000-\$149,999	50,867	66,347	70,256	69,987	73,296	79,249	86,053	91,830
\$150,000-\$199,999	41,778	53,640	56,984	57,107	60,033	64,804	70,160	74,748
\$200,000 & over	41,983	56,400	59,972	59,558	62,854	68,534	74,993	80,420
Total	1,623,266	1,670,594	1,707,714	1,740,218	1,771,031	1,802,650	1,827,650	1,850,088
Median Income	\$47,332	\$51,058	\$51,915	\$51,598	\$52,555	\$53,952	\$55,722	\$57,248
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	16,479	16,973	17,011	17,469	18,352	18,314	18,152	17,981
\$5,000-\$9,999	28,068	25,679	25,748	26,438	27,695	27,320	26,606	25,946
\$10,000-\$14,999	38,230	34,996	34,839	35,828	37,395	36,696	35,586	34,563
\$15,000-\$19,999	41,899	39,066	39,140	40,465	42,208	41,719	40,785	40,017
\$20,000-\$24,999	47,651	43,977	43,789	45,107	46,854	46,003	44,578	43,368
\$25,000-\$29,999	54,765	49,403	49,339	51,353	53,821	52,644	50,694	48,713
\$30,000-\$34,999	63,098	56,369	56,337	59,127	61,899	60,277	57,286	56,115
\$35,000-\$39,999	62,242	59,990	60,623	62,478	65,555	65,501	65,359	63,936
\$40,000-\$44,999	64,741	59,667	60,285	63,016	66,098	64,535	63,782	63,452
\$45,000-\$49,999	56,476	59,968	61,543	62,802	66,436	68,020	66,128	64,818
\$50,000-\$59,999	117,648	109,728	111,105	115,805	121,552	121,218	121,277	120,952
\$60,000-\$74,999	145,191	147,905	151,563	155,872	164,223	167,009	169,022	171,714
\$75,000-\$99,999	160,877	172,388	178,097	182,118	192,116	198,063	203,762	208,948
\$100,000-\$124,999	86,322	105,432	110,968	111,846	118,559	126,432	135,072	142,722
\$125,000-\$149,999	45,416	59,422	63,061	63,075	66,879	72,403	78,709	83,998
\$150,000-\$199,999	37,486	48,141	51,138	51,266	54,519	58,885	63,797	68,094
\$200,000 & over	38,866	51,918	55,198	54,933	58,496	63,763	69,729	74,768
Total	1,105,454	1,141,022	1,169,784	1,198,999	1,262,658	1,288,802	1,310,326	1,330,105
Median Income	\$56,722	\$61,490	\$62,487	\$61,887	\$62,143	\$63,786	\$65,762	\$67,442
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NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	26,472	29,110	29,105	29,300	27,572	27,370	26,968	26,523
\$5,000-\$9,999	41,156	37,996	37,534	37,686	35,264	34,554	33,416	32,329
\$10,000-\$14,999	42,565	39,958	40,182	41,234	38,981	38,513	37,615	36,786
\$15,000-\$19,999	44,260	40,902	40,952	41,731	39,363	38,865	37,906	37,106
\$20,000-\$24,999	48,153	43,943	43,792	44,926	42,365	41,414	39,981	38,749
\$25,000-\$29,999	54,364	48,636	48,358	49,246	46,050	44,712	42,822	41,303
\$30,000-\$34,999	32,219	40,624	42,708	42,505	40,337	42,976	45,379	45,300
\$35,000-\$39,999	36,505	31,877	31,506	32,255	30,201	29,044	28,267	30,228
\$40,000-\$44,999	30,741	32,774	33,491	33,677	31,487	32,123	31,058	29,650
\$45,000-\$49,999	25,060	27,468	28,313	28,300	26,546	26,890	27,861	28,438
\$50,000-\$59,999	39,116	40,725	41,667	41,704	39,040	40,293	42,300	44,227
\$60,000-\$74,999	42,062	44,299	45,399	45,565	42,614	43,391	44,085	44,739
\$75,000-\$99,999	32,170	38,448	40,001	39,205	36,712	38,908	41,413	43,494
\$100,000-\$124,999	10,108	15,906	17,109	16,507	15,550	17,261	19,283	20,971
\$125,000-\$149,999	5,451	6,926	7,195	6,912	6,417	6,846	7,344	7,832
\$150,000-\$199,999	4,292	5,498	5,845	5,842	5,514	5,919	6,363	6,655
\$200,000 & over	3,117	4,481	4,774	4,625	4,358	4,770	5,264	5,651
Total	517,812	529,572	537,930	541,219	508,372	513,849	517,324	519,982
Median Income	\$30,300	\$32,984	\$33,400	\$33,116	\$33,048	\$33,665	\$34,402	\$35,314
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS & RENTERS, 1 ADULT, NO CHILDREN, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	22,438	21,850	21,849	22,179	22,118	22,014	21,704	21,395
\$5,000-\$9,999	41,302	37,815	37,538	38,135	37,792	37,072	35,965	34,848
\$10,000-\$14,999	44,948	42,107	42,241	43,358	43,350	42,860	41,955	41,077
\$15,000-\$19,999	38,797	38,484	38,825	39,569	39,490	39,680	39,571	39,507
\$20,000-\$24,999	41,821	39,107	38,971	39,886	39,859	39,224	38,136	37,220
\$25,000-\$29,999	40,699	38,954	39,389	40,525	40,794	40,684	40,220	39,677
\$30,000-\$34,999	37,431	36,911	37,630	38,748	39,347	39,386	38,869	38,491
\$35,000-\$39,999	31,012	33,036	33,847	34,249	35,057	35,987	36,602	36,759
\$40,000-\$44,999	25,603	27,496	28,466	29,150	30,116	30,566	30,716	31,527
\$45,000-\$49,999	19,112	22,685	23,735	23,820	24,732	25,943	26,713	27,680
\$50,000-\$59,999	28,149	30,534	31,676	32,384	33,618	35,265	38,251	40,610
\$60,000-\$74,999	22,239	27,214	28,737	28,990	30,279	32,213	34,379	36,567
\$75,000-\$99,999	15,761	19,903	21,027	21,048	21,964	23,499	25,228	26,787
\$100,000-\$124,999	6,061	8,881	9,391	9,126	9,472	10,419	11,538	12,539
\$125,000-\$149,999	6,132	5,746	5,907	6,259	6,529	6,488	6,382	6,215
\$150,000-\$199,999	4,057	5,727	6,148	6,086	6,440	7,091	7,845	8,555
\$200,000 & over	3,705	5,050	5,381	5,286	5,543	6,056	6,638	7,163
Total	429,268	441,501	450,759	458,799	466,501	474,447	480,715	486,616
Median Income	\$28,112	\$30,330	\$30,872	\$30,742	\$31,251	\$31,992	\$32,934	\$33,843
8/30/2004								

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
STATE, OWNERS & RENTERS, 1 ADULT, CHILDREN, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	7,054	7,191	7,222	7,348	7,223	7,142	6,995	6,900
\$5,000-\$9,999	7,218	6,824	6,789	6,849	6,622	6,504	6,332	6,223
\$10,000-\$14,999	8,354	7,651	7,714	8,025	7,915	7,740	7,470	7,283
\$15,000-\$19,999	8,143	7,713	7,775	7,987	7,882	7,782	7,614	7,514
\$20,000-\$24,999	8,915	8,115	8,126	8,381	8,356	8,140	7,847	7,637
\$25,000-\$29,999	8,368	8,000	8,154	8,408	8,481	8,401	8,256	8,190
\$30,000-\$34,999	6,843	7,122	7,297	7,442	7,547	7,641	7,709	7,669
\$35,000-\$39,999	5,707	5,918	6,120	6,257	6,411	6,514	6,416	6,599
\$40,000-\$44,999	4,916	5,196	5,271	5,346	5,474	5,511	5,607	5,693
\$45,000-\$49,999	3,399	4,184	4,477	4,451	4,639	4,884	4,933	5,038
\$50,000-\$59,999	5,122	5,348	5,489	5,618	5,806	5,973	6,491	7,039
\$60,000-\$74,999	3,832	4,804	5,077	5,066	5,283	5,617	6,001	6,386
\$75,000-\$99,999	2,104	2,985	3,183	3,147	3,279	3,575	3,918	4,250
\$100,000-\$124,999	898	1,182	1,265	1,264	1,324	1,441	1,571	1,695
\$125,000-\$149,999	428	579	614	608	631	679	741	797
\$150,000-\$199,999	320	410	434	423	440	475	515	556
\$200,000 & over	601	709	736	730	757	792	831	874
Total	82,224	83,930	85,742	87,351	88,069	88,811	89,248	90,344
Median Income	\$25,853	\$27,795	\$28,217	\$28,024	\$28,559	\$29,224	\$30,072	\$30,929
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
STATE, OWNERS & RENTERS, 2 OR MORE ADULTS, NO CHILDREN, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	4,941	4,957	4,945	5,025	4,884	4,828	4,813	4,734
\$5,000-\$9,999	6,953	6,428	6,436	6,528	6,332	6,240	5,970	5,810
\$10,000-\$14,999	10,719	9,578	9,535	9,836	9,564	9,289	8,880	8,521
\$15,000-\$19,999	13,668	12,259	12,195	12,547	12,265	11,924	11,411	10,969
\$20,000-\$24,999	16,402	14,757	14,680	15,214	14,835	14,404	13,785	13,276
\$25,000-\$29,999	21,349	18,246	18,035	18,725	18,198	17,400	16,300	15,363
\$30,000-\$34,999	19,469	19,428	19,684	20,070	19,795	19,783	19,642	19,311
\$35,000-\$39,999	25,010	20,633	20,285	21,382	21,214	20,049	18,777	18,598
\$40,000-\$44,999	27,191	24,316	24,291	25,237	25,012	24,224	23,217	21,980
\$45,000-\$49,999	28,557	26,009	25,989	26,904	26,724	26,231	25,485	24,499
\$50,000-\$59,999	58,373	54,679	55,268	57,004	57,318	56,223	54,139	52,782
\$60,000-\$74,999	72,909	73,223	74,965	76,812	77,977	78,426	78,537	79,238
\$75,000-\$99,999	75,589	82,238	84,827	85,993	88,097	90,383	92,738	95,414
\$100,000-\$124,999	37,756	47,316	50,064	50,175	52,015	55,293	58,991	62,590
\$125,000-\$149,999	17,465	24,505	26,115	25,792	26,852	29,196	31,946	34,493
\$150,000-\$199,999	15,346	19,035	20,069	20,024	20,878	22,206	23,728	25,166
\$200,000 & over	13,157	18,281	19,501	19,293	20,277	22,087	24,169	26,075
Total	464,855	475,889	486,885	496,559	502,236	508,184	512,528	518,821
Median Income	\$59,965	\$65,460	\$66,423	\$65,821	\$66,728	\$68,320	\$70,284	\$72,033
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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
Under \$4,999	8,518	12,085	12,100	12,218	11,700	11,700	11,606	11,475
\$5,000-\$9,999	13,750	12,607	12,519	12,613	12,214	12,057	11,755	11,395
\$10,000-\$14,999	16,774	15,617	15,530	15,844	15,548	15,321	14,897	14,469
\$15,000-\$19,999	25,552	21,512	21,297	22,093	21,935	21,199	20,095	19,133
\$20,000-\$24,999	28,667	25,942	25,803	26,552	26,168	25,648	24,792	23,983
\$25,000-\$29,999	38,712	32,839	32,119	32,941	32,399	30,871	28,740	26,784
\$30,000-\$34,999	31,574	33,532	34,434	35,372	35,546	36,443	36,444	35,945
\$35,000-\$39,999	37,018	32,280	31,876	32,844	33,074	31,994	31,831	32,208
\$40,000-\$44,999	37,771	35,433	35,747	36,961	36,984	36,357	35,299	33,903
\$45,000-\$49,999	30,467	34,558	35,655	35,926	36,886	37,852	36,858	36,039
\$50,000-\$59,999	65,119	59,892	60,338	62,504	63,850	64,050	64,695	64,749
\$60,000-\$74,999	88,272	86,963	88,184	90,568	93,298	94,145	94,190	94,261
\$75,000-\$99,999	99,592	105,709	109,061	111,135	115,488	119,514	123,290	125,990
\$100,000-\$124,999	51,714	63,958	67,357	67,787	71,299	76,540	82,256	86,869
\$125,000-\$149,999	26,842	35,517	37,620	37,329	39,284	42,887	46,984	50,326
\$150,000-\$199,999	22,055	28,469	30,334	30,574	32,276	35,031	38,072	40,472
\$200,000 & over	24,520	32,359	34,353	34,248	36,277	39,598	43,354	46,307
Total	646,919	669,274	684,328	697,509	714,224	731,207	745,158	754,307
Median Income	\$58,393	\$63,163	\$64,209	\$63,790	\$64,953	\$66,710	\$68,849	\$70,673
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
STATE, OWNERS & RENTERS, ALL TYPES, 18-24								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	8,593	9,466	9,532	9,753	9,848	9,844	9,716	9,628
\$5,000-\$9,999	9,388	8,871	8,910	9,164	9,230	9,158	8,956	8,787
\$10,000-\$14,999	11,142	10,431	10,445	10,797	10,869	10,733	10,430	10,175
\$15,000-\$19,999	13,121	12,044	12,072	12,501	12,602	12,403	11,996	11,658
\$20,000-\$24,999	13,090	12,562	12,636	12,965	13,082	13,009	12,760	12,552
\$25,000-\$29,999	11,230	11,465	11,735	11,969	12,196	12,408	12,512	12,518
\$30,000-\$34,999	7,392	8,862	9,258	9,315	9,627	10,224	10,821	10,959
\$35,000-\$39,999	5,903	6,404	6,593	6,618	6,808	7,069	7,331	7,741
\$40,000-\$44,999	5,441	5,426	5,544	5,749	5,977	6,029	5,900	6,112
\$45,000-\$49,999	4,085	4,846	5,087	5,133	5,393	5,606	5,677	5,687
\$50,000-\$59,999	5,535	6,339	6,602	6,686	6,977	7,433	8,168	8,814
\$60,000-\$74,999	3,870	5,091	5,390	5,337	5,599	6,092	6,649	7,124
\$75,000-\$99,999	2,793	3,319	3,520	3,509	3,715	4,034	4,383	4,684
\$100,000-\$124,999	763	1,154	1,279	1,236	1,322	1,537	1,797	2,015
\$125,000-\$149,999	270	372	401	403	428	468	513	555
\$150,000-\$199,999	282	314	330	337	362	383	404	424
\$200,000 & over	239	331	352	342	357	393	435	470
Total	103,137	107,300	109,687	111,815	114,392	116,823	118,448	119,902
Median Income	\$23,561	\$25,120	\$25,532	\$25,304	\$25,642	\$26,316	\$27,144	\$27,856
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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
Under \$4,999	15,725	15,054	15,044	15,263	14,648	14,293	13,839	13,609
\$5,000-\$9,999	18,575	17,244	17,215	17,427	16,640	16,200	15,617	15,257
\$10,000-\$14,999	25,186	22,489	22,553	23,409	22,525	21,718	20,663	19,984
\$15,000-\$19,999	31,244	27,886	27,792	28,703	27,650	26,578	25,207	24,305
\$20,000-\$24,999	39,618	34,608	34,380	35,748	34,651	33,014	30,959	29,549
\$25,000-\$29,999	48,016	41,580	41,384	42,908	41,570	39,647	37,237	35,653
\$30,000-\$34,999	44,364	43,231	43,896	45,050	44,297	43,560	42,462	41,776
\$35,000-\$39,999	47,038	42,604	42,752	44,315	44,014	42,666	40,814	40,553
\$40,000-\$44,999	48,104	44,489	44,641	46,026	45,550	44,190	42,928	41,913
\$45,000-\$49,999	43,407	43,880	44,828	45,786	45,683	45,339	43,943	42,981
\$50,000-\$59,999	82,758	79,146	80,335	82,566	82,790	81,698	80,737	81,233
\$60,000-\$74,999	95,832	98,348	101,045	103,046	104,070	104,510	104,835	106,640
\$75,000-\$99,999	90,306	100,799	104,449	105,412	107,354	110,003	113,028	117,317
\$100,000-\$124,999	42,189	54,258	57,506	57,216	58,824	62,285	66,366	70,892
\$125,000-\$149,999	18,409	26,425	28,240	27,713	28,599	30,928	33,747	36,692
\$150,000-\$199,999	15,376	19,249	20,302	20,186	20,819	21,900	23,204	24,721
\$200,000 & over	14,839	19,792	20,949	20,645	21,358	22,756	24,409	26,252
Total	720,987	731,077	747,310	761,418	761,043	761,285	759,995	769,326
Median Income	\$49,910	\$54,103	\$54,876	\$54,369	\$55,229	\$56,541	\$58,215	\$59,735
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
STATE, OWNERS & RENTERS, ALL TYPES, 45-64								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	11,774	11,897	11,802	11,877	11,859	11,991	12,075	11,867
\$5,000-\$9,999	15,044	14,187	14,140	14,273	14,224	14,342	14,190	13,871
\$10,000-\$14,999	16,932	16,032	16,038	16,450	16,561	16,657	16,522	16,124
\$15,000-\$19,999	17,992	17,144	17,127	17,575	17,737	17,878	17,753	17,374
\$20,000-\$24,999	23,940	21,418	21,077	21,729	21,861	21,490	20,696	19,635
\$25,000-\$29,999	26,512	24,592	24,528	25,270	25,577	25,563	25,115	24,226
\$30,000-\$34,999	27,482	26,106	26,254	27,059	27,637	27,762	27,421	26,756
\$35,000-\$39,999	27,916	26,781	26,785	27,352	28,123	28,363	28,760	28,497
\$40,000-\$44,999	28,985	27,364	27,654	28,776	29,796	29,549	28,718	28,140
\$45,000-\$49,999	24,814	27,083	27,752	28,050	29,222	30,916	31,002	30,319
\$50,000-\$59,999	52,837	49,654	49,856	51,609	53,671	54,115	54,910	54,638
\$60,000-\$74,999	69,197	70,059	71,442	73,425	76,847	79,120	80,681	81,027
\$75,000-\$99,999	80,914	86,641	89,042	90,778	95,290	99,480	103,254	105,106
\$100,000-\$124,999	45,975	55,631	58,227	58,602	62,062	66,882	71,985	75,482
\$125,000-\$149,999	23,251	31,473	33,591	33,634	35,953	39,722	43,942	47,036
\$150,000-\$199,999	22,167	27,346	28,705	28,778	30,600	33,137	35,869	37,788
\$200,000 & over	23,858	32,083	34,065	33,859	36,163	39,910	44,097	47,170
Total	539,590	565,491	578,085	589,095	613,183	636,878	656,990	665,056
Median Income	\$59,161	\$64,386	\$65,465	\$65,011	\$65,919	\$67,548	\$69,544	\$71,308
8/30/2004								

Estimates of Households by Income for Colorado and its Regions
September 2004

NUMER OF HOUSEHOLDS BY INCOME CATEGORY STATE, OWNERS & RENTERS, ALL TYPES, 65 & OVER								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	6,858	9,666	9,738	9,877	9,570	9,557	9,490	9,400
\$5,000-\$9,999	26,217	23,372	23,017	23,261	22,865	22,173	21,259	20,361
\$10,000-\$14,999	27,534	26,003	25,985	26,408	26,422	26,101	25,586	25,066
\$15,000-\$19,999	23,803	22,894	23,101	23,416	23,582	23,725	23,735	23,786
\$20,000-\$24,999	19,156	19,333	19,487	19,591	19,624	19,904	20,144	20,380
\$25,000-\$29,999	23,372	20,401	20,051	20,452	20,527	19,739	18,650	17,618
\$30,000-\$34,999	16,079	18,795	19,637	20,207	20,674	21,707	21,960	21,925
\$35,000-\$39,999	17,890	16,079	15,999	16,448	16,811	16,446	16,723	17,373
\$40,000-\$44,999	12,952	15,161	15,936	16,143	16,261	16,889	17,294	16,938
\$45,000-\$49,999	9,230	11,627	12,189	12,133	12,684	13,049	13,367	14,270
\$50,000-\$59,999	15,635	15,314	15,980	16,649	17,153	18,264	19,762	20,495
\$60,000-\$74,999	18,353	18,706	19,085	19,629	20,322	20,678	20,941	21,661
\$75,000-\$99,999	19,033	20,077	21,086	21,623	22,470	23,455	24,510	25,336
\$100,000-\$124,999	7,503	10,295	11,065	11,298	11,902	12,988	14,208	15,305
\$125,000-\$149,999	8,937	8,078	8,023	8,236	8,316	8,130	7,851	7,547
\$150,000-\$199,999	3,953	6,731	7,646	7,806	8,253	9,383	10,683	11,815
\$200,000 & over	3,048	4,194	4,606	4,712	4,976	5,475	6,051	6,528
Total	259,552	266,727	272,632	277,890	282,413	287,665	292,216	295,804
Median Income	\$30,882	\$33,111	\$33,803	\$33,944	\$34,502	\$35,282	\$36,580	\$37,696

8/30/2004

Estimates of Households by Income for Colorado and its Regions
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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 1, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	919	929	903	911	890	880	883	871
\$5,000-\$9,999	1,857	1,879	1,710	1,743	1,672	1,620	1,571	1,522
\$10,000-\$14,999	1,713	1,753	1,663	1,676	1,635	1,619	1,605	1,592
\$15,000-\$19,999	1,736	1,840	1,671	1,736	1,682	1,631	1,599	1,557
\$20,000-\$24,999	2,202	2,279	2,002	2,077	1,970	1,891	1,827	1,753
\$25,000-\$29,999	2,320	2,391	2,277	2,329	2,207	2,149	2,156	2,085
\$30,000-\$34,999	1,672	1,782	1,911	1,938	1,975	2,032	2,064	2,110
\$35,000-\$39,999	1,724	1,795	1,689	1,716	1,703	1,697	1,697	1,661
\$40,000-\$44,999	1,522	1,547	1,615	1,650	1,672	1,685	1,728	1,706
\$45,000-\$49,999	1,314	1,382	1,422	1,428	1,452	1,496	1,513	1,544
\$50,000-\$59,999	2,482	2,494	2,541	2,603	2,614	2,611	2,645	2,685
\$60,000-\$74,999	1,927	1,971	2,418	2,366	2,527	2,732	2,879	3,060
\$75,000-\$99,999	2,537	2,497	2,632	2,660	2,733	2,762	2,797	2,817
\$100,000-\$124,999	1,061	1,079	1,417	1,340	1,496	1,672	1,772	1,937
\$125,000-\$149,999	563	496	713	716	794	864	893	962
\$150,000-\$199,999	294	269	446	396	477	558	606	682
\$200,000 & over	407	419	502	491	549	596	620	666
Total	26,250	26,804	27,532	27,776	28,049	28,495	28,855	29,209
Median Income	\$37,047	\$36,530	\$39,826	\$39,305	\$40,869	\$42,162	\$42,967	\$44,259
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 2, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	4,973	9,167	9,296	9,501	9,310	9,384	9,433	9,387
\$5,000-\$9,999	6,268	5,672	5,754	5,952	5,885	5,811	5,644	5,479
\$10,000-\$14,999	7,434	6,861	6,894	7,167	7,135	7,035	6,894	6,681
\$15,000-\$19,999	9,912	8,102	8,089	8,423	8,323	8,154	7,901	7,608
\$20,000-\$24,999	9,396	8,790	8,846	9,156	9,057	8,995	8,970	8,746
\$25,000-\$29,999	9,599	9,093	9,130	9,377	9,322	9,283	9,144	8,914
\$30,000-\$34,999	9,515	9,014	9,178	9,618	9,671	9,628	9,431	9,231
\$35,000-\$39,999	10,030	9,131	9,186	9,534	9,686	9,609	9,527	9,389
\$40,000-\$44,999	8,898	9,037	9,361	9,794	10,007	10,082	10,083	9,805
\$45,000-\$49,999	8,649	8,274	8,537	8,942	9,178	9,200	9,280	9,402
\$50,000-\$59,999	17,603	16,182	16,383	17,053	17,419	17,573	17,648	17,416
\$60,000-\$74,999	17,821	19,457	20,303	20,942	21,695	22,536	23,254	23,922
\$75,000-\$99,999	19,879	20,490	21,451	22,080	23,034	23,959	24,993	25,705
\$100,000-\$124,999	8,776	11,225	12,233	12,473	13,263	14,374	15,382	16,560
\$125,000-\$149,999	3,122	5,026	5,644	5,642	6,073	6,856	7,559	8,477
\$150,000-\$199,999	3,206	3,472	3,722	3,848	4,120	4,401	4,720	4,962
\$200,000 & over	3,297	4,200	4,618	4,682	5,041	5,485	5,843	6,303
Total	158,380	163,193	168,624	174,184	178,218	182,366	185,707	187,987
Median Income	\$46,829	\$49,067	\$50,025	\$49,792	\$50,882	\$52,277	\$53,709	\$55,370
8/30/2004								

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 3, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	23,058	21,732	21,704	22,008	21,451	21,165	20,548	20,222
\$5,000-\$9,999	35,530	32,121	32,048	32,493	31,643	31,001	29,838	29,039
\$10,000-\$14,999	41,388	37,451	37,676	38,998	38,657	37,944	36,502	35,698
\$15,000-\$19,999	41,267	38,479	38,820	39,942	39,519	39,142	37,954	37,565
\$20,000-\$24,999	46,833	41,746	41,719	43,095	42,659	41,615	39,806	38,773
\$25,000-\$29,999	60,513	50,434	49,969	51,916	51,538	49,193	45,361	43,072
\$30,000-\$34,999	52,846	53,426	54,669	56,292	56,504	56,842	55,605	54,676
\$35,000-\$39,999	52,413	49,595	49,667	50,636	50,898	50,524	50,696	51,330
\$40,000-\$44,999	54,168	49,424	49,612	51,553	52,201	50,569	48,636	48,313
\$45,000-\$49,999	45,355	49,880	51,038	51,181	51,999	53,129	51,412	50,420
\$50,000-\$59,999	86,557	82,536	83,594	86,097	87,522	87,986	89,292	90,487
\$60,000-\$74,999	110,577	110,791	112,457	115,147	117,641	118,180	118,091	119,247
\$75,000-\$99,999	120,708	131,286	134,453	135,477	139,098	142,643	146,614	149,848
\$100,000-\$124,999	62,367	79,681	83,161	82,587	85,478	90,795	97,667	102,633
\$125,000-\$149,999	35,140	45,802	47,700	47,090	48,878	52,226	56,748	59,684
\$150,000-\$199,999	29,227	38,512	40,495	40,299	42,075	45,250	49,302	52,267
\$200,000 & over	28,841	40,029	42,201	41,462	43,377	47,042	51,776	55,172
Total	926,787	952,927	970,984	986,273	1,001,138	1,015,246	1,025,850	1,038,445
Median Income	\$51,158	\$56,321	\$57,006	\$56,391	\$57,255	\$58,694	\$60,924	\$62,469
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 4, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	4,410	4,223	4,265	4,336	4,293	4,246	4,191	4,101
\$5,000-\$9,999	7,158	6,603	6,694	6,834	6,795	6,665	6,463	6,240
\$10,000-\$14,999	10,019	9,159	9,268	9,532	9,406	9,154	8,797	8,418
\$15,000-\$19,999	10,279	9,678	9,894	10,217	10,139	9,993	9,803	9,567
\$20,000-\$24,999	12,865	11,505	11,652	12,067	11,904	11,438	10,745	10,161
\$25,000-\$29,999	13,593	12,731	12,963	13,296	13,165	12,925	12,700	12,206
\$30,000-\$34,999	10,245	11,178	11,597	11,889	12,084	12,480	12,863	12,818
\$35,000-\$39,999	14,668	11,509	11,338	11,939	11,893	10,994	10,157	10,431
\$40,000-\$44,999	12,134	13,289	13,817	14,011	13,809	14,165	13,810	12,727
\$45,000-\$49,999	10,701	11,140	11,421	11,558	11,761	11,956	12,297	12,506
\$50,000-\$59,999	22,644	21,184	21,633	22,453	22,835	22,393	22,128	21,887
\$60,000-\$74,999	25,621	27,093	27,734	28,263	29,041	29,852	30,648	31,249
\$75,000-\$99,999	23,644	26,838	27,809	28,182	29,412	31,019	32,694	34,108
\$100,000-\$124,999	11,359	14,307	14,886	14,922	15,803	17,308	18,754	20,238
\$125,000-\$149,999	5,686	7,473	7,783	7,758	8,275	9,183	10,211	11,086
\$150,000-\$199,999	4,863	6,016	6,271	6,327	6,752	7,380	7,923	8,544
\$200,000 & over	4,351	5,727	6,073	6,164	6,678	7,433	8,176	8,927
Total	204,240	209,652	215,099	219,747	224,047	228,585	232,361	235,214
Median Income	\$48,154	\$51,799	\$52,145	\$51,869	\$52,966	\$54,589	\$56,487	\$58,422
8/30/2004								

Estimates of Households by Income for Colorado and its Regions
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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 5, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	381	382	362	368	370	383	405	404
\$5,000-\$9,999	707	700	624	639	644	668	705	698
\$10,000-\$14,999	663	675	630	641	647	672	706	708
\$15,000-\$19,999	790	773	682	716	731	764	826	823
\$20,000-\$24,999	973	958	815	847	860	903	983	979
\$25,000-\$29,999	1,046	1,083	948	973	974	1,023	1,124	1,119
\$30,000-\$34,999	918	934	940	979	992	1,029	1,073	1,083
\$35,000-\$39,999	885	935	863	883	906	947	1,005	1,014
\$40,000-\$44,999	795	838	834	871	891	917	965	969
\$45,000-\$49,999	737	726	754	747	769	811	854	876
\$50,000-\$59,999	1,437	1,480	1,353	1,424	1,473	1,539	1,648	1,650
\$60,000-\$74,999	1,099	1,238	1,522	1,539	1,568	1,594	1,533	1,588
\$75,000-\$99,999	1,329	1,414	1,445	1,483	1,528	1,571	1,602	1,614
\$100,000-\$124,999	680	729	907	911	941	962	923	965
\$125,000-\$149,999	321	343	510	524	541	541	481	502
\$150,000-\$199,999	197	209	322	317	330	331	293	312
\$200,000 & over	261	274	356	363	379	383	357	372
Total	13,218	13,689	13,866	14,225	14,545	15,035	15,484	15,675
Median Income	\$41,552	\$42,413	\$46,565	\$46,307	\$46,673	\$46,313	\$44,737	\$45,239
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 6, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	837	1,337	1,282	1,293	1,238	1,209	1,196	1,192
\$5,000-\$9,999	1,679	1,694	1,512	1,520	1,444	1,380	1,338	1,322
\$10,000-\$14,999	1,480	1,553	1,451	1,485	1,427	1,387	1,368	1,361
\$15,000-\$19,999	1,637	1,681	1,497	1,535	1,479	1,417	1,391	1,378
\$20,000-\$24,999	1,612	1,586	1,460	1,513	1,467	1,433	1,431	1,424
\$25,000-\$29,999	1,745	1,660	1,550	1,594	1,509	1,447	1,432	1,409
\$30,000-\$34,999	1,727	1,762	1,624	1,672	1,621	1,552	1,533	1,510
\$35,000-\$39,999	1,191	1,279	1,389	1,378	1,428	1,491	1,511	1,567
\$40,000-\$44,999	1,050	1,083	1,096	1,127	1,124	1,127	1,129	1,115
\$45,000-\$49,999	998	978	983	997	989	983	975	1,015
\$50,000-\$59,999	1,668	1,645	1,725	1,760	1,777	1,767	1,776	1,782
\$60,000-\$74,999	1,572	1,478	1,750	1,732	1,810	1,886	1,922	1,983
\$75,000-\$99,999	1,352	1,315	1,510	1,437	1,541	1,633	1,660	1,732
\$100,000-\$124,999	608	562	730	719	804	875	889	940
\$125,000-\$149,999	286	239	348	333	380	421	425	454
\$150,000-\$199,999	164	124	217	197	233	267	278	301
\$200,000 & over	233	239	271	252	284	309	316	335
Total	19,836	20,214	20,397	20,544	20,555	20,584	20,567	20,820
Median Income	\$32,692	\$31,694	\$34,451	\$33,982	\$35,324	\$36,565	\$36,974	\$37,598
8/30/2004								

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 7, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	2,136	2,086	2,048	2,040	2,027	2,030	2,040	2,018
\$5,000-\$9,999	4,216	3,946	3,932	3,947	3,880	3,831	3,774	3,667
\$10,000-\$14,999	4,475	4,321	4,295	4,320	4,256	4,249	4,263	4,198
\$15,000-\$19,999	4,473	4,276	4,325	4,422	4,413	4,378	4,334	4,270
\$20,000-\$24,999	4,840	4,599	4,608	4,670	4,684	4,639	4,543	4,448
\$25,000-\$29,999	4,582	4,575	4,587	4,635	4,623	4,647	4,764	4,734
\$30,000-\$34,999	3,050	3,488	3,654	3,802	3,855	4,026	4,062	4,202
\$35,000-\$39,999	3,316	3,130	3,119	3,174	3,247	3,224	3,291	3,202
\$40,000-\$44,999	3,159	3,185	3,248	3,357	3,444	3,479	3,456	3,401
\$45,000-\$49,999	2,216	2,601	2,642	2,660	2,767	3,010	3,284	3,352
\$50,000-\$59,999	5,353	4,988	4,983	5,066	5,237	5,152	5,110	5,153
\$60,000-\$74,999	4,829	5,371	5,554	5,779	6,050	6,345	6,616	6,906
\$75,000-\$99,999	3,958	4,469	4,711	4,968	5,254	5,519	5,717	5,965
\$100,000-\$124,999	1,612	1,932	2,018	2,102	2,256	2,473	2,636	2,891
\$125,000-\$149,999	516	740	854	962	1,056	1,157	1,234	1,358
\$150,000-\$199,999	198	294	321	340	375	433	459	526
\$200,000 & over	278	313	327	339	366	392	415	442
Total	53,207	54,315	55,225	56,584	57,791	58,984	59,997	60,733
Median Income	\$33,086	\$34,808	\$35,262	\$35,717	\$36,780	\$37,624	\$38,372	\$39,420
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 8, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	765	771	742	743	737	736	746	737
\$5,000-\$9,999	1,397	1,352	1,275	1,261	1,242	1,231	1,222	1,199
\$10,000-\$14,999	1,310	1,330	1,272	1,277	1,252	1,254	1,276	1,268
\$15,000-\$19,999	1,586	1,549	1,449	1,450	1,435	1,414	1,418	1,389
\$20,000-\$24,999	1,268	1,338	1,338	1,374	1,382	1,401	1,428	1,439
\$25,000-\$29,999	1,367	1,384	1,287	1,278	1,264	1,265	1,268	1,249
\$30,000-\$34,999	1,765	1,680	1,519	1,539	1,520	1,473	1,491	1,418
\$35,000-\$39,999	972	1,145	1,366	1,402	1,444	1,541	1,589	1,668
\$40,000-\$44,999	812	840	872	886	902	929	947	974
\$45,000-\$49,999	816	839	793	792	798	802	808	838
\$50,000-\$59,999	1,287	1,314	1,371	1,405	1,445	1,479	1,525	1,538
\$60,000-\$74,999	1,415	1,496	1,540	1,590	1,653	1,696	1,739	1,772
\$75,000-\$99,999	828	871	1,130	1,159	1,249	1,344	1,367	1,466
\$100,000-\$124,999	386	410	494	514	550	588	600	639
\$125,000-\$149,999	123	133	213	229	251	277	280	308
\$150,000-\$199,999	87	85	117	121	131	141	144	154
\$200,000 & over	132	136	160	161	175	187	191	202
Total	16,316	16,674	16,937	17,181	17,429	17,757	18,038	18,259
Median Income	\$31,318	\$31,823	\$33,642	\$33,921	\$34,616	\$35,338	\$35,536	\$36,292
8/30/2004								

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 9, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	718	720	727	735	752	763	763	750
\$5,000-\$9,999	1,577	1,509	1,524	1,528	1,548	1,553	1,555	1,497
\$10,000-\$14,999	1,932	1,889	1,902	1,912	1,934	1,951	1,973	1,916
\$15,000-\$19,999	2,659	2,492	2,501	2,519	2,577	2,562	2,546	2,430
\$20,000-\$24,999	2,220	2,329	2,386	2,403	2,441	2,516	2,591	2,605
\$25,000-\$29,999	1,957	1,990	2,058	2,113	2,158	2,216	2,268	2,277
\$30,000-\$34,999	2,069	2,053	2,072	2,070	2,116	2,134	2,202	2,126
\$35,000-\$39,999	2,246	2,164	2,193	2,232	2,328	2,351	2,358	2,284
\$40,000-\$44,999	1,812	1,976	2,040	2,085	2,140	2,237	2,333	2,421
\$45,000-\$49,999	1,640	1,700	1,773	1,839	1,926	1,986	2,050	2,000
\$50,000-\$59,999	2,095	2,361	2,484	2,568	2,656	2,808	2,940	3,163
\$60,000-\$74,999	2,663	2,772	2,854	2,931	3,039	3,138	3,256	3,275
\$75,000-\$99,999	2,450	2,691	2,822	2,910	2,994	3,142	3,249	3,395
\$100,000-\$124,999	1,695	1,810	1,897	1,976	2,064	2,146	2,210	2,272
\$125,000-\$149,999	776	961	1,044	1,120	1,170	1,269	1,305	1,448
\$150,000-\$199,999	339	475	540	574	595	666	693	808
\$200,000 & over	484	547	589	621	651	694	711	766
Total	29,330	30,439	31,407	32,137	33,089	34,133	35,004	35,433
Median Income	\$38,417	\$40,182	\$40,834	\$41,333	\$41,612	\$42,280	\$42,669	\$43,783
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 10, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	805	781	782	793	810	819	816	802
\$5,000-\$9,999	1,851	1,688	1,675	1,688	1,703	1,700	1,687	1,626
\$10,000-\$14,999	2,162	2,043	2,033	2,057	2,076	2,094	2,107	2,055
\$15,000-\$19,999	3,114	2,741	2,704	2,735	2,790	2,755	2,704	2,579
\$20,000-\$24,999	2,417	2,554	2,603	2,632	2,666	2,758	2,841	2,879
\$25,000-\$29,999	2,178	2,147	2,205	2,267	2,309	2,359	2,396	2,398
\$30,000-\$34,999	2,261	2,176	2,172	2,186	2,222	2,247	2,310	2,231
\$35,000-\$39,999	2,482	2,275	2,274	2,326	2,426	2,442	2,429	2,364
\$40,000-\$44,999	1,885	2,130	2,220	2,273	2,321	2,437	2,551	2,582
\$45,000-\$49,999	1,720	1,751	1,817	1,894	1,984	2,039	2,070	2,102
\$50,000-\$59,999	2,189	2,529	2,673	2,753	2,840	3,009	3,187	3,410
\$60,000-\$74,999	2,795	2,854	2,927	3,023	3,139	3,241	3,356	3,372
\$75,000-\$99,999	2,774	3,020	3,152	3,222	3,295	3,444	3,564	3,695
\$100,000-\$124,999	1,887	2,022	2,110	2,191	2,273	2,356	2,421	2,487
\$125,000-\$149,999	899	1,139	1,251	1,320	1,370	1,469	1,517	1,658
\$150,000-\$199,999	343	590	679	693	706	785	823	946
\$200,000 & over	532	620	667	692	722	765	786	838
Total	32,295	33,060	33,945	34,745	35,652	36,720	37,565	38,026
Median Income	\$37,739	\$40,291	\$41,183	\$41,517	\$41,775	\$42,433	\$42,926	\$44,023
8/30/2004								

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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 11, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	1,889	1,861	1,849	1,854	1,861	1,877	1,879	1,843
\$5,000-\$9,999	3,753	3,420	3,386	3,389	3,387	3,337	3,232	3,102
\$10,000-\$14,999	4,304	4,095	4,063	4,072	4,018	3,988	3,904	3,780
\$15,000-\$19,999	4,738	4,425	4,411	4,431	4,423	4,370	4,286	4,136
\$20,000-\$24,999	6,023	5,383	5,326	5,319	5,248	5,126	4,850	4,597
\$25,000-\$29,999	5,466	5,641	5,622	5,624	5,588	5,649	5,715	5,505
\$30,000-\$34,999	4,971	5,081	5,098	5,086	5,123	5,243	5,404	5,348
\$35,000-\$39,999	4,738	4,648	4,689	4,823	4,918	4,968	4,885	4,991
\$40,000-\$44,999	4,981	4,805	4,769	4,747	4,694	4,662	4,716	4,688
\$45,000-\$49,999	3,562	4,167	4,499	4,784	4,956	4,996	5,001	4,799
\$50,000-\$59,999	7,157	6,988	7,048	7,181	7,422	7,717	7,990	8,159
\$60,000-\$74,999	9,138	9,398	9,437	9,538	9,891	10,219	10,586	10,757
\$75,000-\$99,999	7,015	8,260	8,915	9,466	10,086	10,749	11,312	11,985
\$100,000-\$124,999	2,435	3,408	3,822	4,155	4,525	5,049	5,626	6,240
\$125,000-\$149,999	1,708	1,845	1,943	2,053	2,172	2,279	2,374	2,487
\$150,000-\$199,999	1,046	1,425	1,577	1,684	1,833	2,041	2,234	2,458
\$200,000 & over	1,043	1,287	1,416	1,517	1,645	1,803	1,946	2,120
Total	73,967	76,137	77,870	79,725	81,789	84,075	85,939	86,994
Median Income	\$41,107	\$43,657	\$44,709	\$45,540	\$46,651	\$47,819	\$49,099	\$50,868
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 12, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	1,010	1,068	1,111	1,145	1,143	1,147	1,164	1,139
\$5,000-\$9,999	900	952	967	982	981	967	908	865
\$10,000-\$14,999	1,193	1,227	1,259	1,307	1,319	1,277	1,223	1,152
\$15,000-\$19,999	1,556	1,565	1,611	1,684	1,700	1,618	1,523	1,417
\$20,000-\$24,999	1,832	1,859	1,894	1,953	1,944	1,855	1,729	1,637
\$25,000-\$29,999	2,026	2,053	2,108	2,193	2,190	2,117	2,028	1,858
\$30,000-\$34,999	1,948	2,055	2,073	2,058	2,034	1,982	2,001	2,018
\$35,000-\$39,999	2,283	2,255	2,344	2,534	2,646	2,440	2,069	1,852
\$40,000-\$44,999	2,215	2,361	2,387	2,397	2,395	2,418	2,528	2,448
\$45,000-\$49,999	1,875	2,068	2,147	2,178	2,250	2,338	2,322	2,269
\$50,000-\$59,999	3,555	3,746	3,841	3,928	4,035	4,008	4,040	4,102
\$60,000-\$74,999	4,380	4,761	4,855	4,888	4,967	5,060	5,212	5,259
\$75,000-\$99,999	4,343	4,938	5,110	5,135	5,296	5,627	5,920	6,175
\$100,000-\$124,999	2,449	2,862	2,986	2,962	3,076	3,398	3,729	4,025
\$125,000-\$149,999	1,063	1,395	1,465	1,400	1,461	1,778	2,108	2,422
\$150,000-\$199,999	1,562	1,761	1,805	1,811	1,876	1,951	2,047	2,067
\$200,000 & over	1,911	2,346	2,502	2,503	2,652	3,077	3,478	3,864
Total	36,102	39,272	40,466	41,057	41,965	43,059	44,028	44,569
Median Income	\$53,411	\$55,804	\$56,069	\$55,341	\$55,899	\$58,409	\$61,382	\$64,359
8/30/2004								

Estimates of Households by Income for Colorado and its Regions
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NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 13, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	593	585	581	585	585	585	593	583
\$5,000-\$9,999	1,419	1,321	1,306	1,308	1,302	1,281	1,275	1,233
\$10,000-\$14,999	1,928	1,820	1,794	1,812	1,816	1,779	1,769	1,714
\$15,000-\$19,999	1,503	1,537	1,540	1,522	1,499	1,524	1,555	1,571
\$20,000-\$24,999	2,621	2,263	2,153	2,129	2,129	2,018	1,972	1,823
\$25,000-\$29,999	1,965	2,122	2,200	2,251	2,274	2,324	2,412	2,456
\$30,000-\$34,999	1,306	1,515	1,592	1,615	1,639	1,725	1,773	1,849
\$35,000-\$39,999	1,243	1,252	1,265	1,297	1,339	1,365	1,421	1,418
\$40,000-\$44,999	1,617	1,452	1,403	1,414	1,439	1,382	1,373	1,297
\$45,000-\$49,999	1,508	1,499	1,563	1,645	1,693	1,701	1,647	1,635
\$50,000-\$59,999	2,083	2,316	2,401	2,430	2,489	2,608	2,763	2,843
\$60,000-\$74,999	2,670	2,748	2,785	2,829	2,900	2,976	3,040	3,070
\$75,000-\$99,999	1,811	2,208	2,392	2,470	2,569	2,762	2,853	3,040
\$100,000-\$124,999	901	1,066	1,157	1,203	1,259	1,355	1,391	1,488
\$125,000-\$149,999	595	651	685	704	724	762	740	785
\$150,000-\$199,999	205	350	410	425	449	514	549	626
\$200,000 & over	147	189	211	221	235	261	267	296
Total	24,117	24,897	25,439	25,861	26,339	26,921	27,392	27,728
Median Income	\$37,907	\$40,108	\$41,023	\$41,453	\$42,041	\$43,114	\$43,374	\$44,690
8/30/2004								
NUMER OF HOUSEHOLDS BY INCOME CATEGORY								
REGION 14, OWNERS & RENTERS, ALL TYPES, ALL AGES								
	1999	2000	2001	2002	2003	2004	2005	2006
Under \$4,999	456	438	464	457	457	461	463	456
\$5,000-\$9,999	915	817	873	839	833	829	810	788
\$10,000-\$14,999	796	778	822	807	798	807	815	809
\$15,000-\$19,999	909	829	897	865	863	861	852	832
\$20,000-\$24,999	703	733	779	796	808	827	845	852
\$25,000-\$29,999	774	733	793	753	750	759	749	733
\$30,000-\$34,999	1,023	849	947	888	879	860	853	795
\$35,000-\$39,999	556	754	745	859	894	952	992	993
\$40,000-\$44,999	433	473	501	529	546	570	586	659
\$45,000-\$49,999	447	432	468	455	458	462	476	496
\$50,000-\$59,999	655	690	742	789	828	859	885	904
\$60,000-\$74,999	744	775	826	870	916	945	974	992
\$75,000-\$99,999	418	538	565	675	740	796	831	896
\$100,000-\$124,999	212	245	257	297	322	342	356	378
\$125,000-\$149,999	69	104	103	138	154	168	178	198
\$150,000-\$199,999	47	59	61	72	79	85	88	95
\$200,000 & over	65	74	79	90	100	107	111	118
Total	9,223	9,322	9,924	10,180	10,424	10,690	10,863	10,996
Median Income	\$30,286	\$31,958	\$31,759	\$33,227	\$34,001	\$34,655	\$35,228	\$36,165
8/30/2004								

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**COMPARISON OF LATEST ESTIMATES
WITH THOSE PREPARED IN 2003**

**STATE-ALL HOUSEHOLDS
MEDIAN INCOME**

	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
8/30/04	\$47,332	\$51,058	\$51,915	\$51,598	\$52,555	\$53,952
8/03	\$47,568	\$51,227	\$51,766	\$50,630	\$51,272	\$53,233
Homeownership Rate						
8/30/04	68.1%	68.3%	68.5%	68.9%	71.3%	71.5%
8/03	66.8%	67.3%	67.8%	68.3%	68.8%	69.4%

**DISTRIBUTION OF INCOME BY CATEGORY
ALL HOUSEHOLDS-2004**

Income Class	8/30/04		8/03	
	Number	Pct	Number	Pct
Under \$4,999	45,684	2.5%	44,857	2.5%
\$5,000-\$9,999	61,873	3.4%	55,733	3.1%
\$10,000-\$14,999	75,209	4.2%	78,675	4.4%
\$15,000-\$19,999	80,584	4.5%	91,207	5.1%
\$20,000-\$24,999	87,417	4.8%	90,490	5.0%
\$25,000-\$29,999	97,356	5.4%	99,380	5.5%
\$30,000-\$34,999	103,253	5.7%	103,871	5.8%
\$35,000-\$39,999	94,544	5.2%	96,125	5.3%
\$40,000-\$44,999	96,658	5.4%	95,205	5.3%
\$45,000-\$49,999	94,911	5.3%	93,179	5.2%
\$50,000-\$59,999	161,511	9.0%	162,562	9.0%
\$60,000-\$74,999	210,400	11.7%	212,581	11.8%
\$75,000-\$99,999	236,971	13.1%	238,012	13.2%
\$100,000 & Over	356,280	19.8%	340,664	18.9%
Total	1,802,650		1,802,541	

MEDIAN INCOME BY HH TYPE AND REGION-2004

	8/30/04	8/03	\$ Diff	% Diff
Owners	\$63,786	\$62,883	\$903	1.44%
Renters	\$33,665	\$33,358	\$306	0.92%
1 Adult, No Children	\$31,992	\$31,075	\$916	2.95%
1 Adult, Children	\$29,224	\$26,578	\$2,646	9.96%
More than 1 Adult, Children	\$68,320	\$70,433	-\$2,113	-3.00%
More than 1 Adult, No Children	\$66,710	\$63,826	\$2,883	4.52%
18-24	\$26,316	\$27,098	-\$782	-2.89%
25-44	\$56,541	\$58,688	-\$2,147	-3.66%
45-64	\$67,548	\$66,277	\$1,271	1.92%
65 & Over	\$35,282	\$31,237	\$4,045	12.95%
Region 1	\$42,162	\$37,003	\$5,159	13.94%
Region 2	\$52,277	\$52,076	\$201	0.39%
Region 3	\$58,694	\$58,472	\$222	0.38%
Region 4	\$54,589	\$53,642	\$947	1.77%
Region 5	\$46,313	\$49,647	-\$3,334	-6.71%
Region 6	\$36,565	\$31,431	\$5,134	16.33%
Region 7	\$37,624	\$34,750	\$2,874	8.27%
Region 8	\$35,338	\$31,670	\$3,668	11.58%
Region 9	\$42,280	\$40,889	\$1,392	3.40%
Region 10	\$42,433	\$39,699	\$2,733	6.89%
Region 11	\$47,819	\$44,417	\$3,403	7.66%
Region 12	\$58,409	\$64,451	-\$6,043	-9.38%
Region 13	\$43,114	\$40,050	\$3,064	7.65%
Region 14	\$34,655	\$33,353	\$1,303	3.91%

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