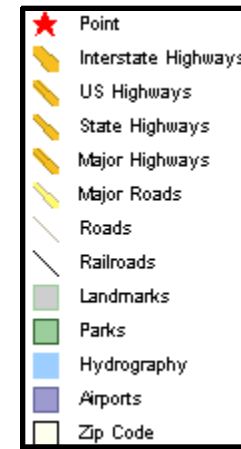
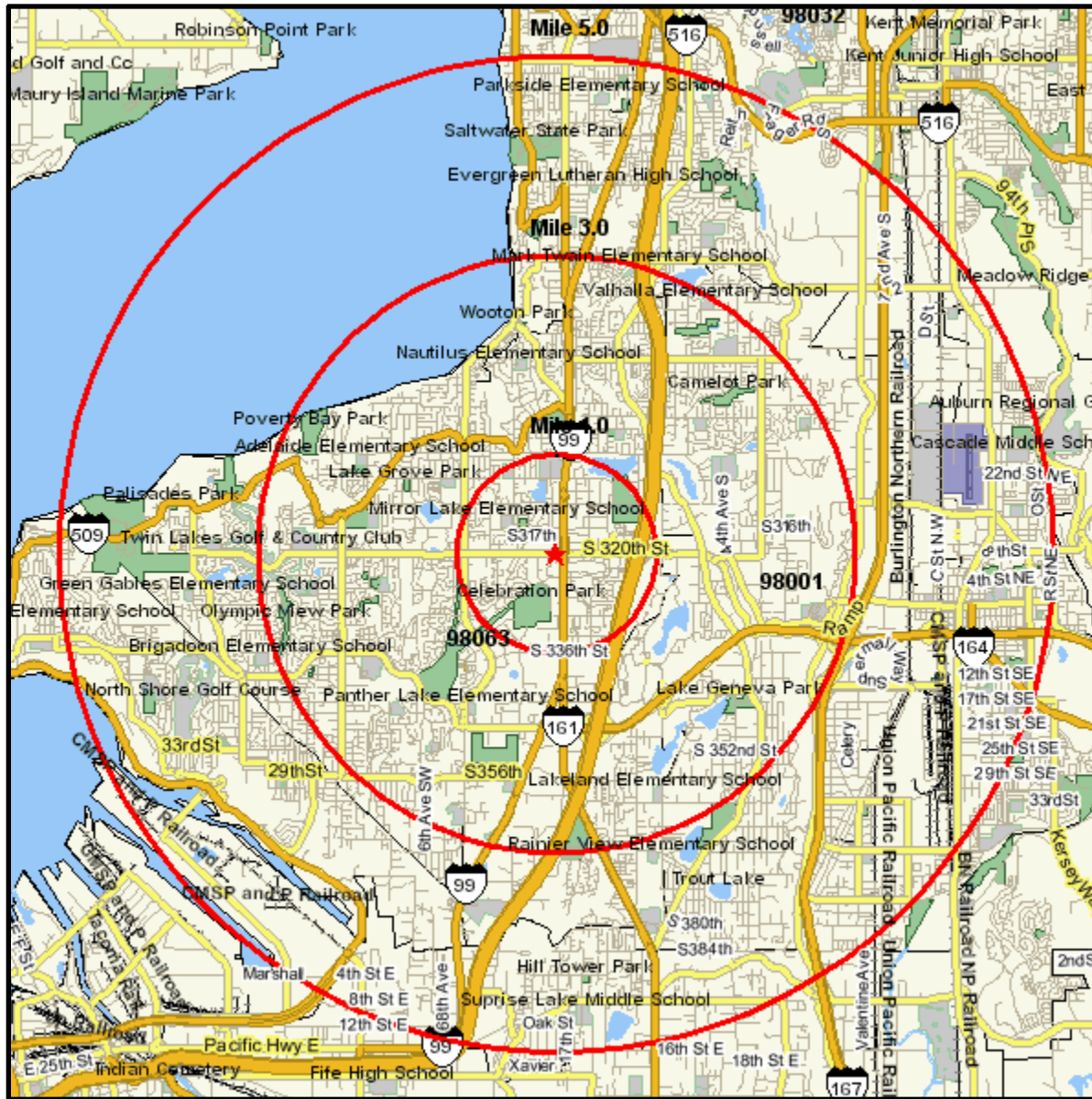


Area Map

Prepared For:

Order #: 967644527
Site: 01

1209 S 320TH ST
FEDERAL WAY, WA 98003-5339
Coord: 47.314971, -122.314830
Radius - See Appendix for Details



Prepared on: April 29, 2009
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Pop-Facts: Demographic Snapshot Report

Radius 1: 1209 S 320TH ST, FEDERAL WAY, WA 98003-5339, aggregate

Radius 2: 1209 S 320TH ST, FEDERAL WAY, WA 98003-5339, aggregate

Radius 3: 1209 S 320TH ST, FEDERAL WAY, WA 98003-5339, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2014 Projection	13,538		96,992		200,034	
2009 Estimate	13,462		94,805		193,101	
2000 Census	13,556		92,377		182,791	
1990 Census	11,600		75,113		150,006	
Growth 2009-2014	0.56%		2.31%		3.59%	
Growth 2000-2009	-0.69%		2.63%		5.64%	
Growth 1990-2000	16.86%		22.98%		21.86%	
2009 Est. Population by Single Race Classification						
	13,462		94,805		193,101	
White Alone	7,342	54.54	59,320	62.57	131,551	68.13
Black or African American Alone	1,793	13.32	9,015	9.51	15,007	7.77
American Indian and Alaska Native Alone	135	1.00	996	1.05	2,334	1.21
Asian Alone	2,385	17.72	14,390	15.18	22,889	11.85
Native Hawaiian and Other Pacific Islander Alone	153	1.14	1,007	1.06	1,784	0.92
Some Other Race Alone	812	6.03	4,559	4.81	8,749	4.53
Two or More Races	842	6.25	5,518	5.82	10,787	5.59
2009 Est. Population Hispanic or Latino by Origin*						
	13,462		94,805		193,101	
Not Hispanic or Latino	11,837	87.93	85,592	90.28	174,855	90.55
Hispanic or Latino:	1,626	12.08	9,213	9.72	18,246	9.45
Mexican	1,143	70.30	6,399	69.46	12,628	69.21
Puerto Rican	98	6.03	529	5.74	986	5.40
Cuban	14	0.86	115	1.25	218	1.19
All Other Hispanic or Latino	370	22.76	2,170	23.55	4,414	24.19
2009 Est. Hispanic or Latino by Single Race Class.						
	1,626		9,213		18,246	
White Alone	553	34.01	3,182	34.54	6,816	37.36
Black or African American Alone	37	2.28	281	3.05	412	2.26
American Indian and Alaska Native Alone	30	1.85	150	1.63	391	2.14
Asian Alone	26	1.60	94	1.02	196	1.07
Native Hawaiian and Other Pacific Islander Alone	1	0.06	9	0.10	40	0.22
Some Other Race Alone	797	49.02	4,382	47.56	8,328	45.64
Two or More Races	181	11.13	1,114	12.09	2,064	11.31



Pop-Facts: Demographic Snapshot Report

Radius 1: 1209 S 320TH ST, FEDERAL WAY, WA 98003-5339, aggregate

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Radius 3: 1209 S 320TH ST, FEDERAL WAY, WA 98003-5339, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Pop. Asian Alone Race by Category*	2,385		14,390		22,889	
Chinese, except Taiwanese	181	7.59	1,208	8.39	1,902	8.31
Filipino	422	17.69	2,517	17.49	4,448	19.43
Japanese	124	5.20	799	5.55	1,573	6.87
Asian Indian	119	4.99	1,056	7.34	1,845	8.06
Korean	1,058	44.36	5,958	41.40	7,865	34.36
Vietnamese	271	11.36	1,426	9.91	2,582	11.28
Cambodian	36	1.51	327	2.27	607	2.65
Hmong	1	0.04	13	0.09	55	0.24
Laotian	23	0.96	119	0.83	418	1.83
Thai	18	0.75	137	0.95	274	1.20
Other Asian	82	3.44	512	3.56	796	3.48
Two or more Asian categories	49	2.05	318	2.21	525	2.29

2009 Est. Population by Ancestry	13,462		94,805		193,101	
Pop, Arab	58	0.43	386	0.41	726	0.38
Pop, Czech	14	0.10	264	0.28	609	0.32
Pop, Danish	113	0.84	652	0.69	1,176	0.61
Pop, Dutch	53	0.39	797	0.84	1,981	1.03
Pop, English	1,021	7.58	6,116	6.45	13,031	6.75
Pop, French (except Basque)	183	1.36	1,615	1.70	3,416	1.77
Pop, French Canadian	106	0.79	562	0.59	1,165	0.60
Pop, German	1,354	10.06	10,207	10.77	22,376	11.59
Pop, Greek	62	0.46	274	0.29	424	0.22
Pop, Hungarian	33	0.25	185	0.20	395	0.20
Pop, Irish	789	5.86	5,210	5.50	11,260	5.83
Pop, Italian	169	1.26	2,138	2.26	4,349	2.25
Pop, Lithuanian	3	0.02	64	0.07	158	0.08
Pop, United States or American	744	5.53	5,262	5.55	10,078	5.22
Pop, Norwegian	380	2.82	3,652	3.85	8,300	4.30
Pop, Polish	224	1.66	1,451	1.53	2,524	1.31
Pop, Portuguese	16	0.12	142	0.15	429	0.22
Pop, Russian	129	0.96	957	1.01	1,846	0.96
Pop, Scottish	164	1.22	1,596	1.68	3,047	1.58
Pop, Scotch-Irish	169	1.26	1,174	1.24	2,524	1.31
Pop, Slovak	0	0.00	26	0.03	112	0.06
Pop, Sub-Saharan African	243	1.81	952	1.00	1,625	0.84
Pop, Swedish	191	1.42	1,643	1.73	3,680	1.91
Pop, Swiss	26	0.19	280	0.30	621	0.32
Pop, Ukrainian	175	1.30	1,637	1.73	2,693	1.39
Pop, Welsh	65	0.48	399	0.42	834	0.43
Pop, West Indian (exc Hisp groups)	10	0.07	155	0.16	205	0.11



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Population by Ancestry						
Pop, Other ancestries	4,619	34.31	30,572	32.25	56,346	29.18
Pop, Ancestry Unclassified	2,349	17.45	16,438	17.34	37,171	19.25
2009 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	9,698	77.98	69,876	79.97	147,717	82.79
Speak Asian/Pacific Islander Language at Home	1,350	10.86	8,106	9.28	13,053	7.32
Speak IndoEuropean Language at Home	497	4.00	4,813	5.51	8,553	4.79
Speak Spanish at Home	826	6.64	3,983	4.56	7,823	4.38
Speak Other Language at Home	65	0.52	595	0.68	1,288	0.72
2009 Est. Population by Sex						
Male	6,398	47.53	46,848	49.42	95,879	49.65
Female	7,064	52.47	47,957	50.58	97,222	50.35
Male/Female Ratio	0.91		0.98		0.99	
2009 Est. Population by Age						
Age 0 - 4	1,026	7.62	7,431	7.84	14,667	7.60
Age 5 - 9	956	7.10	6,785	7.16	13,623	7.05
Age 10 - 14	881	6.54	6,579	6.94	13,306	6.89
Age 15 - 17	447	3.32	4,126	4.35	8,350	4.32
Age 18 - 20	468	3.48	3,842	4.05	7,570	3.92
Age 21 - 24	518	3.85	4,995	5.27	9,720	5.03
Age 25 - 34	1,755	13.04	11,722	12.36	23,843	12.35
Age 35 - 44	2,298	17.07	14,825	15.64	30,393	15.74
Age 45 - 49	899	6.68	7,400	7.81	15,419	7.98
Age 50 - 54	820	6.09	7,140	7.53	14,638	7.58
Age 55 - 59	756	5.62	6,042	6.37	12,377	6.41
Age 60 - 64	722	5.36	4,985	5.26	10,198	5.28
Age 65 - 74	938	6.97	5,555	5.86	11,510	5.96
Age 75 - 84	631	4.69	2,448	2.58	5,409	2.80
Age 85 and over	346	2.57	930	0.98	2,078	1.08
Age 16 and over	10,442	77.57	72,639	76.62	148,722	77.02
Age 18 and over	10,152	75.41	69,883	73.71	143,155	74.13
Age 21 and over	9,684	71.94	66,041	69.66	135,584	70.21
Age 65 and over	1,915	14.23	8,933	9.42	18,997	9.84
2009 Est. Median Age						
	37.96		36.30		36.80	
2009 Est. Average Age						
	38.24		35.90		36.31	



Pop-Facts: Demographic Snapshot Report

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Male Population by Age	6,398		46,848		95,879	
Age 0 - 4	523	8.17	3,777	8.06	7,440	7.76
Age 5 - 9	490	7.66	3,438	7.34	6,912	7.21
Age 10 - 14	465	7.27	3,368	7.19	6,787	7.08
Age 15 - 17	246	3.84	2,142	4.57	4,303	4.49
Age 18 - 20	230	3.59	1,957	4.18	3,890	4.06
Age 21 - 24	253	3.95	2,489	5.31	4,894	5.10
Age 25 - 34	837	13.08	5,739	12.25	11,724	12.23
Age 35 - 44	1,148	17.94	7,416	15.83	15,382	16.04
Age 45 - 49	431	6.74	3,662	7.82	7,717	8.05
Age 50 - 54	395	6.17	3,546	7.57	7,331	7.65
Age 55 - 59	333	5.20	2,922	6.24	6,058	6.32
Age 60 - 64	319	4.99	2,389	5.10	4,907	5.12
Age 65 - 74	393	6.14	2,642	5.64	5,523	5.76
Age 75 - 84	236	3.69	1,040	2.22	2,296	2.39
Age 85 and over	97	1.52	320	0.68	715	0.75
2009 Est. Median Age, Male	36.34		35.69		36.29	
2009 Est. Average Age, Male	36.18		35.20		35.65	
2009 Est. Female Population by Age	7,064		47,957		97,222	
Age 0 - 4	503	7.12	3,654	7.62	7,227	7.43
Age 5 - 9	466	6.60	3,347	6.98	6,712	6.90
Age 10 - 14	416	5.89	3,211	6.70	6,519	6.71
Age 15 - 17	202	2.86	1,984	4.14	4,047	4.16
Age 18 - 20	238	3.37	1,885	3.93	3,680	3.79
Age 21 - 24	265	3.75	2,506	5.23	4,826	4.96
Age 25 - 34	918	13.00	5,983	12.48	12,119	12.47
Age 35 - 44	1,150	16.28	7,410	15.45	15,010	15.44
Age 45 - 49	468	6.63	3,737	7.79	7,702	7.92
Age 50 - 54	425	6.02	3,594	7.49	7,307	7.52
Age 55 - 59	423	5.99	3,120	6.51	6,319	6.50
Age 60 - 64	402	5.69	2,595	5.41	5,291	5.44
Age 65 - 74	545	7.72	2,913	6.07	5,988	6.16
Age 75 - 84	395	5.59	1,408	2.94	3,112	3.20
Age 85 and over	249	3.52	610	1.27	1,363	1.40
2009 Est. Median Age, Female	39.56		36.90		37.32	
2009 Est. Average Age, Female	40.12		36.58		36.96	



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Population Age 15+ by Marital Status*	10,599		74,010		151,504	
Total, Never Married	3,133	29.56	20,031	27.07	40,032	26.42
Married, Spouse present	4,396	41.48	39,545	53.43	80,699	53.27
Married, Spouse absent	646	6.09	2,540	3.43	5,599	3.70
Widowed	881	8.31	3,264	4.41	6,429	4.24
Divorced	1,541	14.54	8,630	11.66	18,745	12.37
Males, Never Married	1,643	15.50	10,763	14.54	22,041	14.55
Previously Married	819	7.73	4,425	5.98	9,672	6.38
Females, Never Married	1,490	14.06	9,268	12.52	17,990	11.87
Previously Married	1,604	15.13	7,469	10.09	15,502	10.23
2009 Est. Pop. Age 25+ by Educational Attainment*	9,165		61,046		125,864	
Less than 9th grade	397	4.33	1,832	3.00	4,125	3.28
Some High School, no diploma	896	9.78	4,683	7.67	10,497	8.34
High School Graduate (or GED)	2,895	31.59	15,956	26.14	34,425	27.35
Some College, no degree	2,616	28.54	17,009	27.86	35,275	28.03
Associate Degree	662	7.22	6,015	9.85	11,660	9.26
Bachelor's Degree	1,273	13.89	11,387	18.65	21,632	17.19
Master's Degree	329	3.59	3,042	4.98	5,922	4.71
Professional School Degree	88	0.96	790	1.29	1,714	1.36
Doctorate Degree	10	0.11	333	0.55	613	0.49
Households	5,924		36,053		75,358	
2014 Projection	5,924		36,053		75,358	
2009 Estimate	5,908		35,348		72,808	
2000 Census	5,961		34,646		69,012	
1990 Census	4,931		28,305		56,635	
Growth 2009-2014	0.27%		1.99%		3.50%	
Growth 2000-2009	-0.89%		2.03%		5.50%	
Growth 1990-2000	20.89%		22.40%		21.85%	
2009 Est. Households by Household Type	5,908		35,348		72,808	
Family Households	3,161	53.50	24,391	69.00	50,090	68.80
Nonfamily Households	2,746	46.48	10,957	31.00	22,718	31.20
2009 Est. Group Quarters Population	386		460		1,295	
2009 Households by Ethnicity, Hispanic/Latino	488	8.26	2,491	7.05	4,987	6.85



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Households by Household Income	5,908		35,348		72,808	
Income Less than \$15,000	918	15.54	2,786	7.88	6,243	8.57
Income \$15,000 - \$24,999	779	13.19	2,755	7.79	5,532	7.60
Income \$25,000 - \$34,999	824	13.95	3,666	10.37	6,868	9.43
Income \$35,000 - \$49,999	1,096	18.55	5,290	14.97	10,660	14.64
Income \$50,000 - \$74,999	1,245	21.07	8,051	22.78	16,669	22.89
Income \$75,000 - \$99,999	566	9.58	5,305	15.01	11,206	15.39
Income \$100,000 - \$149,999	335	5.67	5,203	14.72	10,923	15.00
Income \$150,000 - \$249,999	112	1.90	1,816	5.14	3,683	5.06
Income \$250,000 - \$499,999	27	0.46	346	0.98	765	1.05
Income \$500,000 and more	5	0.08	130	0.37	258	0.35
2009 Est. Average Household Income	\$50,041		\$72,156		\$72,514	
2009 Est. Median Household Income	\$40,921		\$59,866		\$60,649	
2009 Est. Per Capita Income	\$22,484		\$26,998		\$27,500	
2009 Est. Household Type, Presence Own Children*	5,908		35,348		72,808	
Single Male Householder	874	14.79	3,874	10.96	8,503	11.68
Single Female Householder	1,409	23.85	4,458	12.61	8,905	12.23
Married-Couple Family, own children	903	15.28	9,278	26.25	18,649	25.61
Married-Couple Family, no own children	1,209	20.46	9,372	26.51	19,514	26.80
Male Householder, own children	143	2.42	990	2.80	2,138	2.94
Male Householder, no own children	116	1.96	715	2.02	1,504	2.07
Female Householder, own children	537	9.09	2,747	7.77	5,636	7.74
Female Householder, no own children	253	4.28	1,289	3.65	2,650	3.64
Nonfamily, Male Householder	270	4.57	1,546	4.37	3,245	4.46
Nonfamily, Female Householder	193	3.27	1,080	3.06	2,066	2.84
2009 Est. Households by Household Size*	5,908		35,348		72,808	
1-person household	2,282	38.63	8,332	23.57	17,407	23.91
2-person household	1,788	30.26	11,387	32.21	23,829	32.73
3-person household	836	14.15	6,200	17.54	12,696	17.44
4-person household	574	9.72	5,324	15.06	10,902	14.97
5-person household	265	4.49	2,492	7.05	4,982	6.84
6-person household	100	1.69	986	2.79	1,844	2.53
7 or more person household	62	1.05	627	1.77	1,148	1.58
2009 Est. Average Household Size	2.21		2.67		2.63	



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Households by Presence of People*	5,908		35,348		72,808	

Households with 1 or more People under Age 18:

Married-Couple Family	953	16.13	9,698	27.44	19,488	26.77
Other Family, Male Householder	163	2.76	1,106	3.13	2,388	3.28
Other Family, Female Householder	585	9.90	3,031	8.57	6,216	8.54
Nonfamily, Male Householder	21	0.36	171	0.48	349	0.48
Nonfamily, Female Householder	8	0.14	54	0.15	91	0.12

Households no People under Age 18:

Married-Couple Family	1,160	19.63	8,952	25.33	18,675	25.65
Other Family, Male Householder	95	1.61	599	1.69	1,254	1.72
Other Family, Female Householder	206	3.49	1,005	2.84	2,069	2.84
Nonfamily, Male Householder	1,123	19.01	5,248	14.85	11,399	15.66
Nonfamily, Female Householder	1,594	26.98	5,483	15.51	10,879	14.94

2009 Est. Households by Number of Vehicles*

No Vehicles	604	10.22	2,044	5.78	4,169	5.73
1 Vehicle	2,733	46.26	11,603	32.83	23,220	31.89
2 Vehicles	1,992	33.72	15,036	42.54	30,512	41.91
3 Vehicles	478	8.09	4,719	13.35	10,619	14.58
4 Vehicles	81	1.37	1,449	4.10	3,104	4.26
5 or more Vehicles	19	0.32	497	1.41	1,183	1.62

2009 Est. Average Number of Vehicles*

	1.45		1.83		1.86	
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Family Households

2014 Projection	3,173		24,945		51,880	
2009 Estimate	3,161		24,391		50,090	
2000 Census	3,193		23,762		47,409	
1990 Census	2,896		20,074		40,037	
Growth 2009-2014	0.38%		2.27%		3.57%	
Growth 2000-2009	-1.00%		2.65%		5.66%	
Growth 1990-2000	10.26%		18.37%		18.41%	



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Family Households by Household Income	3,161		24,391		50,090	
Income Less than \$15,000	269	8.51	1,310	5.37	2,771	5.53
Income \$15,000 - \$24,999	263	8.32	1,247	5.11	2,638	5.27
Income \$25,000 - \$34,999	460	14.55	2,010	8.24	3,707	7.40
Income \$35,000 - \$49,999	552	17.46	3,056	12.53	6,227	12.43
Income \$50,000 - \$74,999	799	25.28	5,746	23.56	11,581	23.12
Income \$75,000 - \$99,999	451	14.27	4,517	18.52	9,445	18.86
Income \$100,000 - \$149,999	268	8.48	4,516	18.52	9,585	19.14
Income \$150,000 - \$249,999	67	2.12	1,553	6.37	3,226	6.44
Income \$250,000 - \$499,999	27	0.85	321	1.32	685	1.37
Income \$500,000 and more	5	0.16	116	0.48	224	0.45
2009 Est. Average Family Household Income	\$60,565		\$82,065		\$82,782	
2009 Est. Median Family Household Income	\$51,156		\$69,895		\$70,942	
2009 Est. Families by Poverty Status*	3,161		24,391		50,090	
Income At or Above Poverty Level:						
Married-Couple Family, own children	938	29.67	9,404	38.56	18,698	37.33
Married-Couple Family, no own children	1,066	33.72	8,559	35.09	18,092	36.12
Male Householder, own children	111	3.51	974	3.99	2,170	4.33
Male Householder, no own children	101	3.20	532	2.18	1,033	2.06
Female Householder, own children	404	12.78	2,339	9.59	4,794	9.57
Female Householder, no own children	209	6.61	897	3.68	1,822	3.64
Income Below Poverty Level:						
Married-Couple Family, own children	81	2.56	526	2.16	998	1.99
Married-Couple Family, no own children	27	0.85	162	0.66	375	0.75
Male Householder, own children	42	1.33	170	0.70	351	0.70
Male Householder, no own children	4	0.13	29	0.12	89	0.18
Female Householder, own children	164	5.19	698	2.86	1,530	3.05
Female Householder, no own children	14	0.44	102	0.42	140	0.28
2009 Est. Pop Age 16+ by Employment Status*	10,442		72,639		148,722	
In Armed Forces	36	0.34	288	0.40	466	0.31
Civilian - Employed	6,261	59.96	49,146	67.66	100,144	67.34
Civilian - Unemployed	454	4.35	2,612	3.60	5,356	3.60
Not in Labor Force	3,692	35.36	20,592	28.35	42,756	28.75



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Civ Employed Pop 16+ Class of Worker*	6,261		49,146		100,144	
For-Profit Private Workers	4,730	75.55	37,739	76.79	77,418	77.31
Non-Profit Private Workers	443	7.08	2,625	5.34	5,147	5.14
Local Government Workers	372	5.94	2,790	5.68	5,688	5.68
State Government Workers	154	2.46	1,792	3.65	3,797	3.79
Federal Government Workers	269	4.30	1,631	3.32	2,803	2.80
Self-Emp Workers	282	4.50	2,508	5.10	5,144	5.14
Unpaid Family Workers	11	0.18	62	0.13	147	0.15
2009 Est. Civ Employed Pop 16+ by Occupation*	6,261		49,146		100,144	
Management, Business, and Financial Operations	798	12.75	7,071	14.39	14,126	14.11
Professional and Related Occupations	928	14.82	8,444	17.18	16,788	16.76
Service	982	15.68	6,835	13.91	14,302	14.28
Sales and Office	2,074	33.13	15,323	31.18	29,638	29.60
Farming, Fishing, and Forestry	9	0.14	81	0.16	212	0.21
Construction, Extraction and Maintenance	540	8.62	4,514	9.18	9,842	9.83
Production, Transportation and Material Moving	929	14.84	6,877	13.99	15,237	15.22
2009 Est. Pop 16+ by Occupation Classification*	6,261		49,146		100,144	
Blue Collar	1,469	23.46	11,392	23.18	25,079	25.04
White Collar	3,801	60.71	30,838	62.75	60,531	60.44
Service and Farm	991	15.83	6,916	14.07	14,535	14.51
2009 Est. Workers Age 16+, Transportation To Work*	6,195		48,050		98,108	
Drove Alone	4,486	72.41	35,961	74.84	73,886	75.31
Car Pooled	1,001	16.16	7,028	14.63	13,714	13.98
Public Transportation	367	5.92	2,625	5.46	4,855	4.95
Walked	181	2.92	538	1.12	1,418	1.45
Motorcycle	0	0.00	42	0.09	120	0.12
Bicycle	5	0.08	98	0.20	230	0.23
Other Means	36	0.58	263	0.55	547	0.56
Worked at Home	120	1.94	1,496	3.11	3,338	3.40
2009 Est. Workers Age 16+ by Travel Time to Work*	6,075		46,554		94,770	
Less than 15 Minutes	1,148	18.90	8,788	18.88	18,376	19.39
15 - 29 Minutes	2,017	33.20	16,158	34.71	33,600	35.45
30 - 44 Minutes	1,726	28.41	11,823	25.40	23,098	24.37
45 - 59 Minutes	704	11.59	5,129	11.02	9,998	10.55
60 or more Minutes	480	7.90	4,655	10.00	9,698	10.23
2009 Est. Average Travel Time to Work in Minutes*	31.43		32.13		31.88	



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	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2009 Est. Tenure of Occupied Housing Units	5,908		35,348		72,808	
Owner Occupied	2,779	47.04	21,120	59.75	44,872	61.63
Renter Occupied	3,128	52.95	14,228	40.25	27,936	38.37
2009 Occ Housing Units, Avg Length of Residence	7		8		8	
2009 Est. All Owner-Occupied Housing Values	2,779		21,120		44,872	
Value Less than \$20,000	61	2.20	195	0.92	411	0.92
Value \$20,000 - \$39,999	115	4.14	324	1.53	580	1.29
Value \$40,000 - \$59,999	112	4.03	239	1.13	374	0.83
Value \$60,000 - \$79,999	114	4.10	229	1.08	402	0.90
Value \$80,000 - \$99,999	95	3.42	199	0.94	378	0.84
Value \$100,000 - \$149,999	289	10.40	774	3.66	1,551	3.46
Value \$150,000 - \$199,999	557	20.04	1,866	8.84	4,225	9.42
Value \$200,000 - \$299,999	1,047	37.68	8,809	41.71	19,037	42.43
Value \$300,000 - \$399,999	286	10.29	4,819	22.82	10,240	22.82
Value \$400,000 - \$499,999	50	1.80	2,002	9.48	4,081	9.09
Value \$500,000 - \$749,999	47	1.69	1,235	5.85	2,659	5.93
Value \$750,000 - \$999,999	0	0.00	246	1.16	602	1.34
Value \$1,000,000 or more	7	0.25	183	0.87	332	0.74
2009 Est. Median All Owner-Occupied Housing Value	\$204,532		\$276,442		\$276,245	
2009 Est. Housing Units by Units in Structure*	6,241		36,918		76,307	
1 Unit Attached	630	10.09	1,267	3.43	2,689	3.52
1 Unit Detached	1,556	24.93	20,226	54.79	44,210	57.94
2 Units	48	0.77	454	1.23	1,590	2.08
3 to 19 Units	2,311	37.03	9,551	25.87	17,072	22.37
20 to 49 Units	316	5.06	1,177	3.19	2,641	3.46
50 or More Units	875	14.02	2,415	6.54	4,392	5.76
Mobile Home or Trailer	506	8.11	1,811	4.91	3,524	4.62
Boat, RV, Van, etc.	0	0.00	18	0.05	187	0.25



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	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2009 Est. Housing Units by Year Structure Built	6,241		36,918		76,307	
Housing Units Built 1999 to 2009	269	4.31	2,669	7.23	8,247	10.81
Housing Unit Built 1995 to 1998	596	9.55	2,084	5.64	4,563	5.98
Housing Unit Built 1990 to 1994	662	10.61	4,108	11.13	8,452	11.08
Housing Unit Built 1980 to 1989	1,804	28.91	10,851	29.39	19,198	25.16
Housing Unit Built 1970 to 1979	1,648	26.41	8,412	22.79	16,437	21.54
Housing Unit Built 1960 to 1969	831	13.32	6,264	16.97	11,104	14.55
Housing Unit Built 1950 to 1959	287	4.60	1,572	4.26	4,015	5.26
Housing Unit Built 1940 to 1949	56	0.90	473	1.28	1,848	2.42
Housing Unit Built 1939 or Earlier	88	1.41	483	1.31	2,442	3.20
2009 Est. Median Year Structure Built **	1981		1981		1981	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.

