

# Carver County

# Demographic Change Report

## Housing & Households

## 2004 to 2007

Prepared by Excensus LLC  
For ULI Minnesota/Regional Council of Mayors  
Housing Initiative Program

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## Introduction

Carver County has a strong base of move-up single family detached (SFD) housing that is serving primarily households between the ages of 35 and 54. The challenge is to find ways to broaden the County's demographic base. This is important for long term stability in local school enrollment, community services, and commercial area revenues. Housing will be the key. Carver County has a relatively small share of low priced owner-occupied and rental housing and much of what exists is turning over slowly. Turnover by homeowners over the age of 45 is very low (3% per year) and retention levels are high. The challenge will be finding ways to open up the market with a wider range of housing options.

The information in this report is based on household-level data developed by Excensus LLC covering more than 95 percent of the 7-County Metro Area's households. In addition, tracking data over a period of four years (2004 to 2007) provides a detailed picture of how the county is changing demographically and the role that housing plays in retaining existing households and attracting new ones.

## Key Findings

- Concentration of Householder Ages – In 2007, Carver County had the largest share of households ages 35 to 54 (54.6%) of any county. The County was underrepresented in each of the other age groups. In addition, thirty percent of all households were within five years of the median householder age (46 years). A high concentration rate at the middle indicates a risk of uneven growth should households in this segment choose to remain in place over an extended period of time.
- Access to Housing – The County's housing was dominated by single family detached (SFD) dwellings (88.0% of all dwelling units) and to a lesser extent by apartment units (7.6%). The County had the second highest overall homeownership rate (83.4%) just behind Scott County at 84.5 percent. It had a very low share of owned single family attached (SFA) housing (e.g., townhomes, duplexes, mobile homes). Less than one percent of the County's homeowners lived in something other than single family detached homes. Three-quarters (74.5%) of Carver County householders under age 35 were homeowners. This was exceeded only by Scott County (77.3%) among the metro counties. The County's homeownership rates in the other age categories (ranging from 72% to 86%) were also at the high end when compared to the other metro counties.
- Housing Affordability - Just over a quarter (25.6%) of Carver County's owner-occupied homes had a tax value in 2007 below the Metropolitan Council's affordability threshold. The comparable rate for the seven-county area was 30.8 percent. Forty-two percent of Carver County's homeowners under age 35 were living in homes valued under the \$207,800 threshold. A substantial share of this lower priced housing (31.5% of the units) in Carver County had owners age 55 or older. Turnover

among these older residents was very low, meaning that few of these homes were available for sale. Homes in excess of \$300,000 serve the need for “move-up” housing. A very high percent of homeowners age 35 or more (46.7%) were living in homes valued at \$300,000 or more. This was the highest percentage in the 7-county metro area. By offering a wider range of lower priced options, Carver County can continue to provide move-up housing for growing households while at the same time opening up more housing choices for potential first time homeowners and renters.

- Housing Turnover – Turnover averaged 5.8 percent a year in Carver County between 2004 and 2007. This was considerably below the metro area rate of 7.6 percent. Renter households in the County were more than three times more likely to move than homeowners (13.9% for renters to 4.2% for owners). More than 60 percent (61.2%) of all moves were by households under the age of 45. Turnover among homeowners dropped dramatically after the age of 45, with only 3 percent of these homes turning over in a given year. Turnover by homeowners under the age of 35 (7.4%) was particularly low. Only Washington County (6.2%) and Anoka County (7.3%) had a lower rate. The County’s overall rental housing turnover rate (13.9%) was among the lowest in the metro area, but was above average for rental households under age 35 (20.1%). With low turnover in owned housing, rental housing may be serving as transitional housing for younger (or older) households looking for a home in the County.
- Household Retention – Five-seven percent of all Carver County’s householder moves were retained within the County. This was very low when compared to other suburban counties. Retention was low in all but the oldest age category (age 75 or older) where the rate (84.4%) was on the high end. For smaller counties, like Carver, availability of housing options can makes retention difficult.
- Incoming Homeowners – With its large base of “move-up” housing, Carver County saw a comparatively large share of its available owner-occupied housing (50.0%) going to growing households (ages 35 to 54). The percent going to households under age 35 (35.6%) was below the metro average.
- Migration Patterns – Of the 2,539 households that came from outside of the county, eighty-three percent were from either Hennepin County (1,778) or Scott County (343). Due to housing growth in the County, 1,194 more metro area households moved into the county than moved out. Carver County was a net “importer” of households from Hennepin County (+966) and Dakota County (+102). Other flows between Carver and other metro counties were relatively evenly balanced.
- Housing Choices – A significant share (72%) of the homeowners that moved into Carver County’s owner-occupied single family detached (SFD) homes came from another single family detached (SFD) home. Of particular interest is that SFD homeowners accounted for 58 percent of the households that moved into the County’s rental apartments. This seems to support the assertion that low cost owner-occupied housing is scarce for new residents and that existing residents are seeking creative ways to downsize or simplify while still remaining in the county.

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## A. Households and Housing in 2007

### Householder Ages

Attracting and retaining a diverse mix of households is important to any community. Diversity is important for balance, stability and prosperity. Change has become the norm for every county in the Twin Cities Area. One way to assess their diversity is to look at the distribution of households by householder age. A balanced community will have a substantial share of residents in each lifecycle age category.

Figure 1 shows the distribution of households by householder age in Carver County. This analysis is based on a total of 30,059 county households (2007). This count aligns closely with the Metropolitan Council's household estimate of 31,729 households for the same year. The County's householders are displayed by age in two-year increments with younger householders under the age of 25 at the left and those aged 85 or more on the right. The scale on the left shows the number of households in each age category. The chart also features four key lifecycle breaks: under age 35, age 35 to 54, age 55 to 74, and age 75 or more.

More than half (54.6%) of the County's householders were between the ages of 35 and 54. This group is well above average for the 7-county Twin Cities Metro Area.

**Figure 1: Householder Age Bar Chart (2007)**

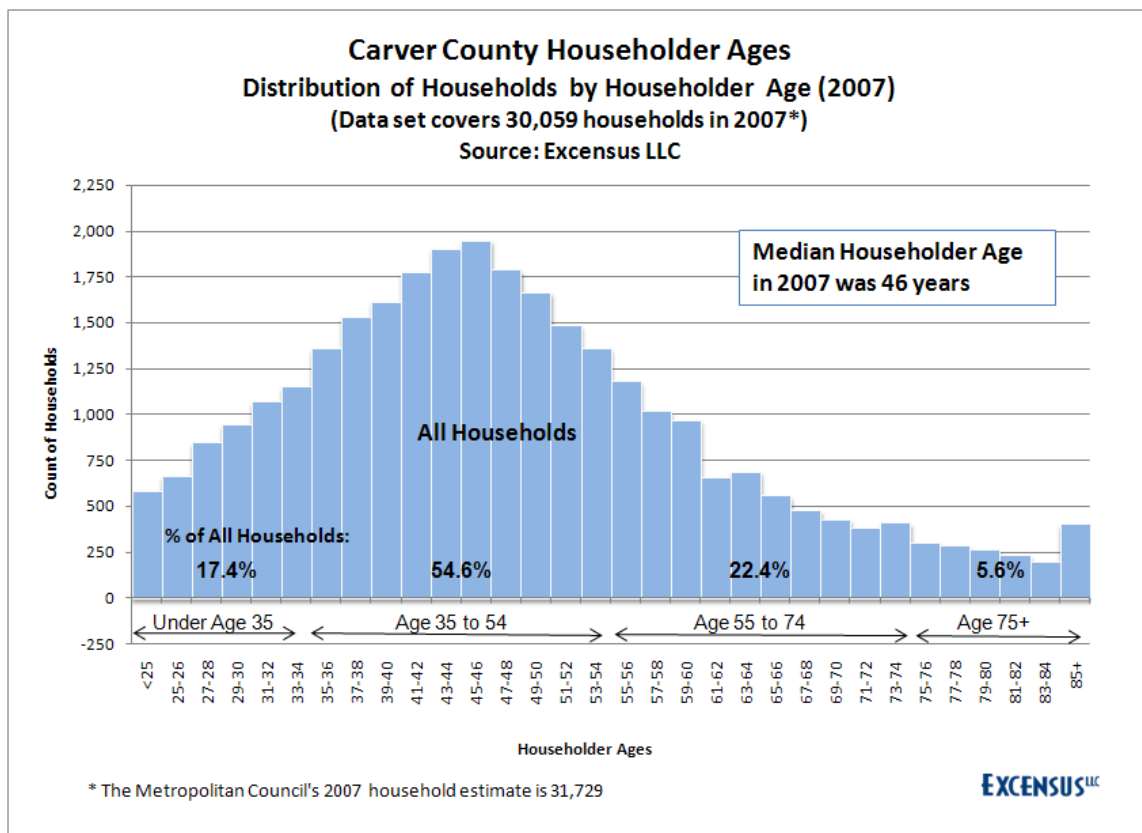


Table 1 compares the County's householder ages with the other counties in the 7-county Twin Cities area. In 2007, Carver County had the largest share of households ages 35 to 54 (54.6%) of any county. The County was underrepresented in each of the other age groups.

In addition, as a measure of balance, the table shows the concentration of householder ages that fall within 5 years (+ and -) of each county's median age. A high concentration of households at the center often reflects a history of rapid growth and/or development built on a limited base of housing types and values. A higher concentration at the middle can also indicate on risk of uneven growth should households in this segment choose to remain in place over an extended period of time. Here, Carver County has the highest age concentration at 30.2 percent.

**Table 1: Twin Cities Householder Age Comparisons (2007)**

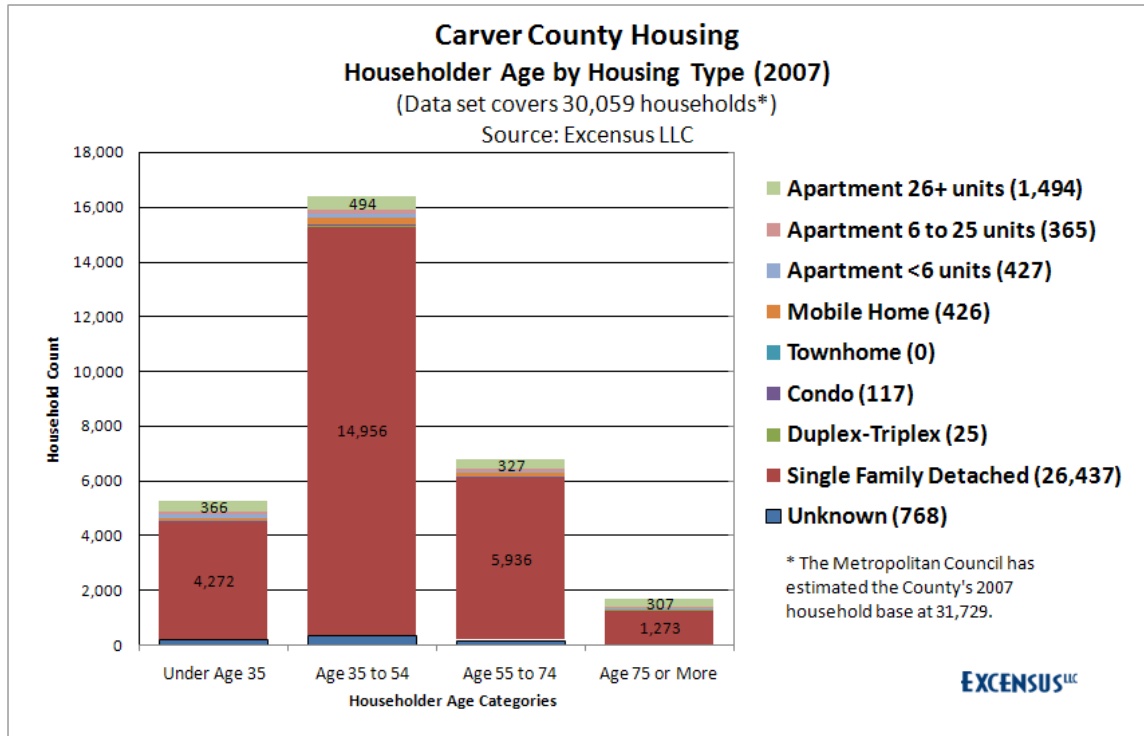
Twin Cities Area Householder Age Comparisons (2007)							
	Total Households	Median HH Age	Pct. HHs +/-5 yrs	Distribution by Householder Age (2007)			
				Under 35	35 to 54	55 to 74	75+
<b>7-County Metro Area</b>	<b>1,066,320</b>	<b>47</b>	<b>24.6%</b>	<b>20.7%</b>	<b>46.2%</b>	<b>26.1%</b>	<b>7.0%</b>
<b>Anoka County</b>	<b>117,945</b>	<b>47</b>	<b>26.8%</b>	<b>18.6%</b>	<b>49.4%</b>	<b>26.6%</b>	<b>5.4%</b>
<b>Carver County</b>	<b>30,059</b>	<b>46</b>	<b>30.2%</b>	<b>17.4%</b>	<b>54.6%</b>	<b>22.4%</b>	<b>5.6%</b>
<b>Dakota County</b>	<b>147,819</b>	<b>48</b>	<b>26.9%</b>	<b>18.2%</b>	<b>49.0%</b>	<b>27.6%</b>	<b>5.2%</b>
<b>Hennepin County</b>	<b>452,789</b>	<b>47</b>	<b>23.2%</b>	<b>22.3%</b>	<b>44.4%</b>	<b>25.6%</b>	<b>7.7%</b>
<i>Suburban Hennepin County</i>	306,128	49	24.5%	18.2%	45.0%	27.8%	9.0%
<i>City of Minneapolis</i>	146,661	43	21.0%	31.0%	43.1%	20.9%	5.0%
<b>Ramsey County</b>	<b>190,581</b>	<b>48</b>	<b>22.4%</b>	<b>22.3%</b>	<b>42.2%</b>	<b>26.8%</b>	<b>8.7%</b>
<i>Suburban Ramsey County</i>	90,102	51	23.6%	16.9%	41.0%	31.0%	11.1%
<i>City of St. Paul</i>	100,479	45	21.7%	27.1%	43.3%	23.0%	6.6%
<b>Scott County</b>	<b>43,352</b>	<b>44</b>	<b>28.7%</b>	<b>21.6%</b>	<b>53.1%</b>	<b>21.3%</b>	<b>4.0%</b>
<b>Washington County</b>	<b>83,775</b>	<b>48</b>	<b>27.1%</b>	<b>16.1%</b>	<b>49.7%</b>	<b>28.1%</b>	<b>6.1%</b>

Source: Excensus LLC, Twin Cities Household Profile (2007)

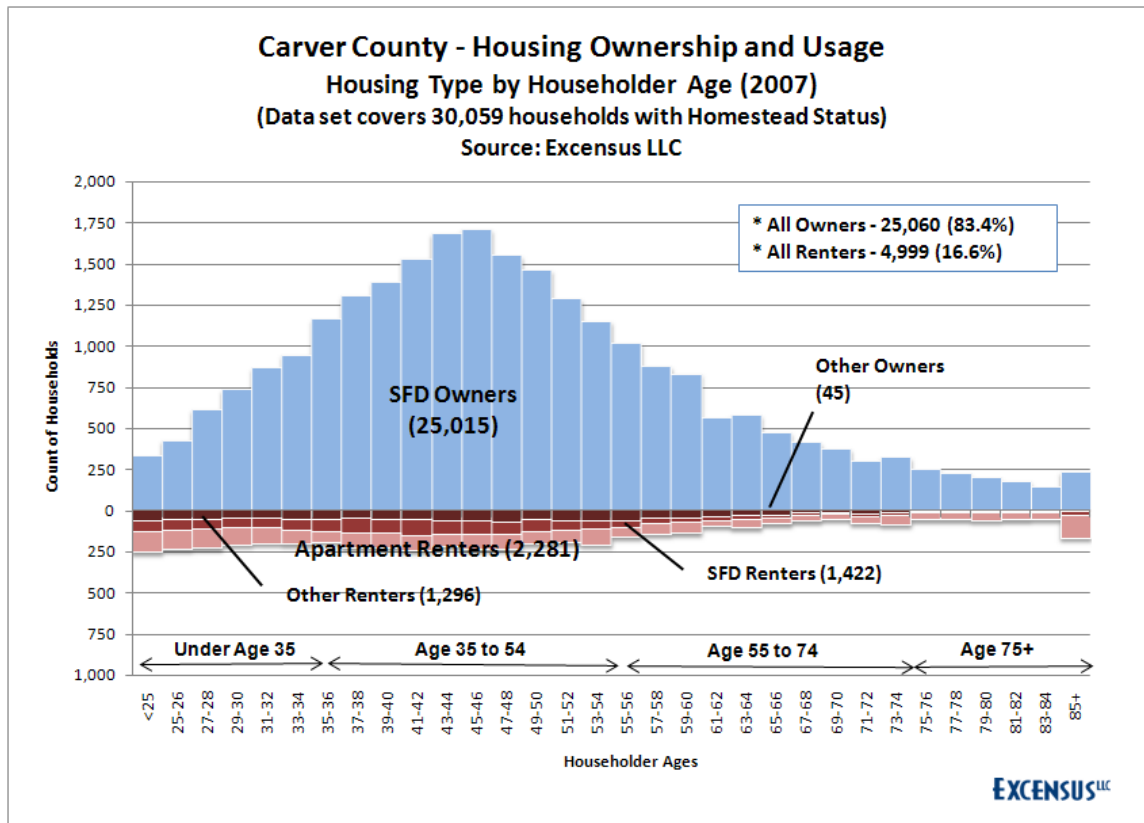
### Housing Diversity and Home Ownership

There is a relationship between the mix of housing in a community and the demographic diversity of its residents. Figure 2 provides a breakout of housing types for Carver County in 2007. The County's housing was dominated by single family detached (SFD) dwellings (88.0% of all dwelling units) and to a lesser extent by apartment units (7.6%).

**Figure 2: Distribution of Housing Types by Householder Age**



**Figure 3: Housing Ownership and Usage (2007)**



Housing usage in Carver County by householder age is shown in [Figure 3](#). The chart breaks out owner and renter-occupied housing using a modified version of the householder age chart. Homeowner counts are displayed above the line in blue while renters are shown below the line in red. Owner-occupied single family attached (SFA) housing and rental housing accounted for only a small share of the Carver County housing stock.

**Table 2: Twin Cities Homeownership Comparisons (2007)**

Twin Cities Homeownership Comparisons (2007)						
	Home Ownership (2007)					Pct. Of Owned Not SFD
	All HHs	Under 35	35 to 54	55 to 74	75+	
<b>7-County Metro Area</b>	<b>69.1%</b>	<b>45.2%</b>	<b>74.3%</b>	<b>78.7%</b>	<b>69.0%</b>	<b>12.8%</b>
<b>Anoka County</b>	79.4%	65.5%	82.2%	84.5%	76.6%	4.6%
<b>Carver County</b>	83.4%	74.5%	86.7%	84.9%	72.8%	0.2%
<b>Dakota County</b>	76.6%	53.3%	80.6%	85.1%	74.5%	24.8%
<b>Hennepin County</b>	62.0%	35.7%	68.4%	73.7%	63.1%	10.5%
<i>Suburban Hennepin County</i>	67.8%	41.9%	73.8%	77.1%	61.6%	10.0%
<i>City of Minneapolis</i>	50.0%	28.0%	56.6%	64.3%	68.8%	11.8%
<b>Ramsey County</b>	64.5%	39.1%	67.8%	77.1%	74.7%	16.5%
<i>Suburban Ramsey County</i>	71.7%	42.8%	74.4%	82.6%	75.6%	18.7%
<i>City of St. Paul</i>	58.1%	37.1%	62.3%	70.4%	73.3%	14.1%
<b>Scott County</b>	84.5%	77.3%	87.6%	85.4%	76.7%	17.0%
<b>Washington County</b>	76.8%	53.7%	81.4%	83.3%	69.8%	9.5%

Source: Excensus LLC, Twin Cities Household Profile (2007)

The County’s dependence on owner-occupied housing is shown in [Table 2](#). This table breaks out homeownership rates by county and by householder age in 2007. It also shows the percent of each county’s owner-occupied homes that are not specifically single family detached. Carver County had the second highest overall homeownership rate (83.4%) just behind Scott County at 84.5 percent. What differentiated Carver County was the lack of alternative owner-occupied housing. Less than one percent of the County’s homeowners lived in something other than a single family detached home. The next closest County was Anoka at 4.6 percent.

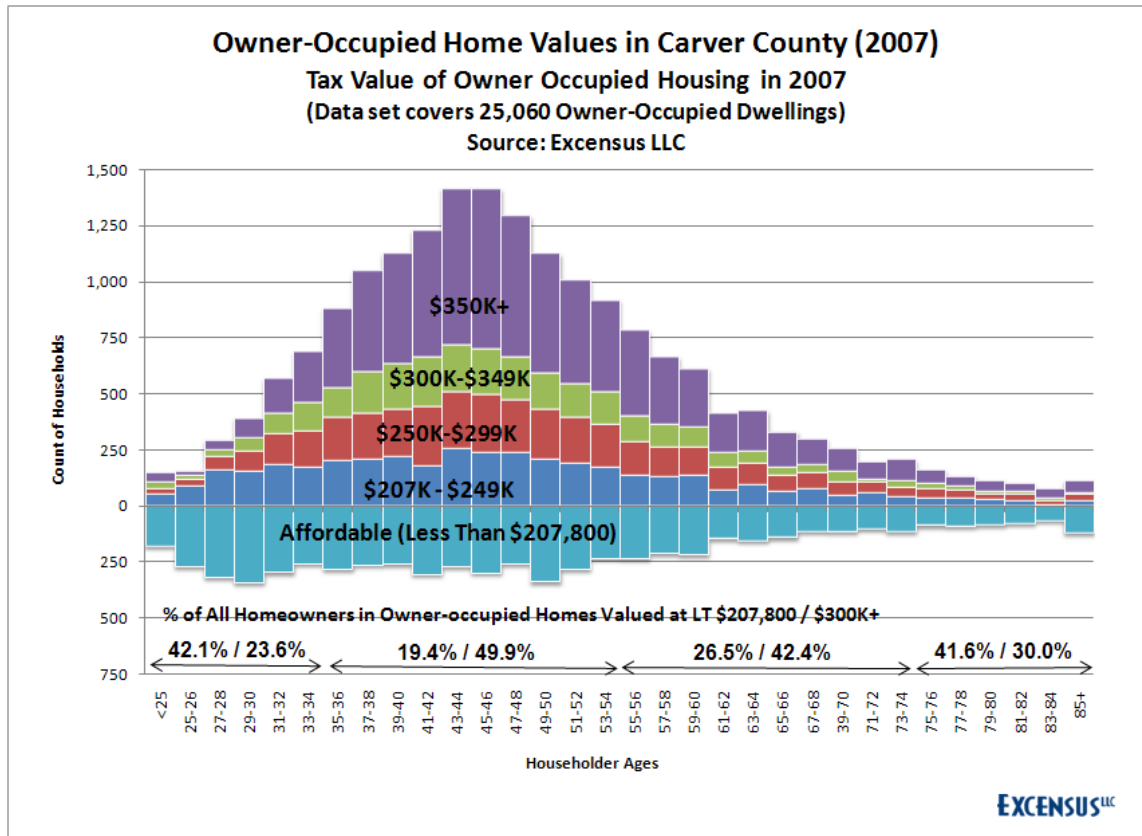
Three-quarters (74.5%) of Carver County householders under age 35 were homeowners. This was exceeded only by Scott County (77.3%) among the metro counties. The County’s homeownership rates in the other age categories (ranging from 72% to 86%) were also at the high end when compared to the other metro counties.

**Home Affordability**

For householders under age 35, housing affordability is a big factor affecting homeownership rates. [Figure 4](#) shows the relationship between homes values and householder ages. [Table 3](#) compares ownership and affordability across the seven-counties in 2007.



**Figure 4: Owner-Occupied Home Values and Householder Ages (2007)**



**Table 3: Twin Cities Owner-Occupied Homes Valued Under \$207,800 (2007)**

		Homes < \$207,800	Pct. Of Owners in Homes Under \$207,800 (2007)				
			All HHs	Under 35	35 to 54	55 to 74	75+
<b>7-County Metro Area</b>		<b>736,614</b>	<b>30.8%</b>	<b>46.1%</b>	<b>26.7%</b>	<b>28.7%</b>	<b>39.7%</b>
Anoka County		93,678	40.7%	52.6%	33.5%	43.1%	62.8%
Carver County		25,060	25.6%	42.1%	19.4%	26.5%	41.6%
Dakota County		112,897	29.3%	51.9%	23.3%	27.2%	47.5%
Hennepin County		281,246	27.2%	40.5%	25.1%	24.2%	29.3%
Suburban Hennepin County		207,472	22.2%	36.0%	19.7%	20.1%	26.5%
City of Minneapolis		73,774	41.1%	48.4%	40.5%	38.0%	38.5%
Ramsey County		122,779	39.7%	55.2%	37.7%	34.3%	44.8%
Suburban Ramsey County		64,471	28.1%	43.3%	24.2%	25.2%	38.3%
City of St. Paul		58,308	52.5%	62.8%	51.4%	47.0%	54.9%
Scott County		36,619	27.8%	44.3%	21.2%	26.2%	48.3%
Washington County		64,335	21.7%	33.1%	17.6%	21.7%	38.5%

Source: Excensus LLC, Twin Cities Household Profile (2007)

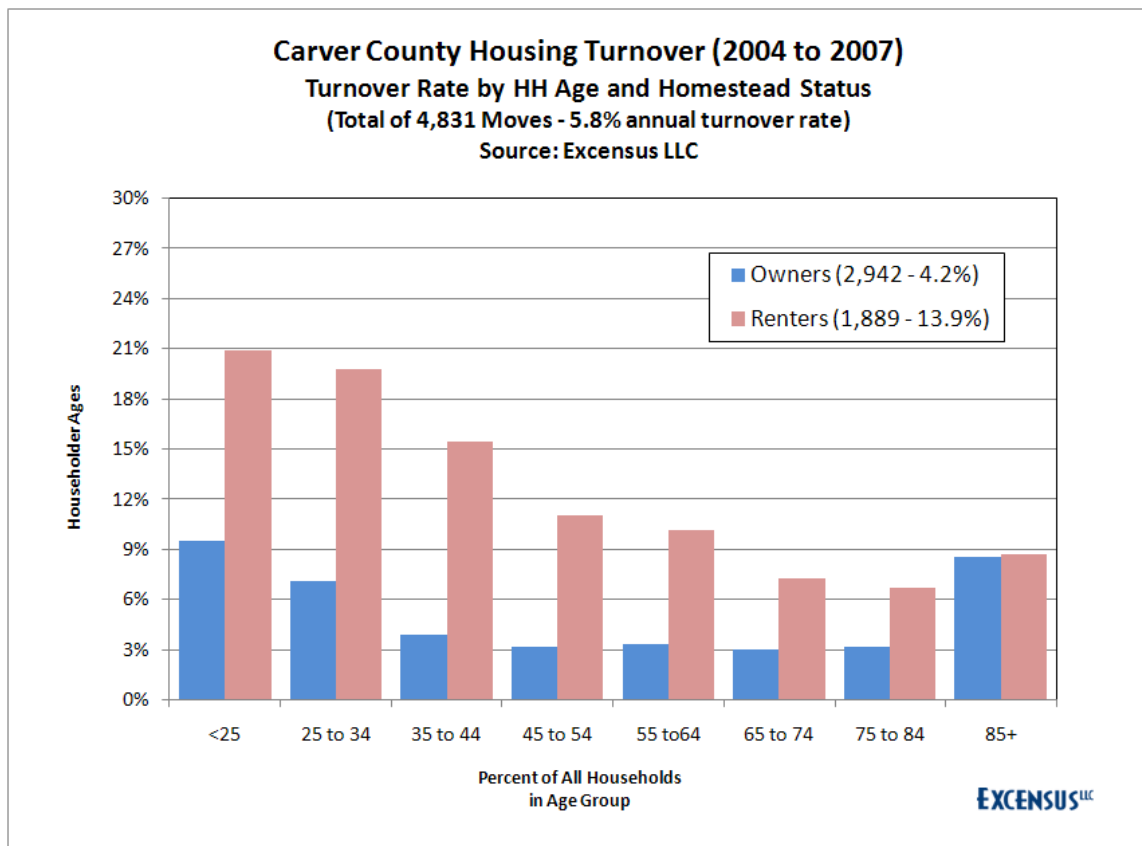
Figure 4 shows the value of homes (tax value in 2007) by age of householder. The Metropolitan Council for 2007 established an “affordability threshold” of \$207,800. This affordability ceiling is calculated based on 50 percent of regional median family income in 2007. It represents what a typical family of four would be able to afford in housing. Just over a quarter (25.6%) of Carver County’s owner-occupied homes had a tax value in 2007 below the Metropolitan Council’s affordability threshold. The comparable rate for the seven-county area was 30.8 percent (Table 4).

Forty-two percent of Carver County’s homeowners under age 35 were living in homes valued under the \$207,800 threshold. The rate dropped for homeowners between 35 and 54 (19.4%) and then increased again for older homeowners age 75 or more (41.6%). A substantial share of this lower priced housing (31.5% of the units) in Carver County had owners age 55 or older. As we will see, turnover among these older residents is very low, meaning that few of these homes are typically for sale.

Homes in excess of \$300,000 serve the need for “move-up” housing. A very high percent of homeowners age 35 or more (46.7%) lived in homes valued at \$300,000 or more. This is the highest percentage in the 7-county metro area. By offering a wider range of lower priced options, Carver County can continue to provide move-up housing for growing households while at the same time opening up more housing choices for potential first time homeowners and renters.

## B. Turnover and Retention (2004 to 2007)

**Figure 5: Housing Turnover by Householder Age and Ownership Status (2004 to 2007)**



More than 4,800 Carver County households moved from an existing owned or rental housing unit between 2004 and 2007. This change is called “turnover” and the annual rate of turnover is what determines the availability of existing housing for incoming residents.

There can be significant differences in the turnover rate depending on householder characteristics. Figure 5 shows the turnover rate by ownership and age for Carver County households from 2004 to 2007. Over this period, turnover averaged 5.8 percent a year in Carver County. This was considerably below the metro area rate of 7.6 percent. Renter households in the County were three times more likely to move than homeowners (13.9% for renters to 4.2% for owners). More than 60 percent (61.2%) of all moves were by households under the age of 45. Turnover among homeowners dropped dramatically after the age of 45, with only 3 percent of these homes turning over in a given year. This lack of turnover, called “aging in place” can have a significant impact on the availability of housing in an area. More information on aging in place can be found in a later section.

Table 4 and Table 5 provide a comparison of homeowner and rental turnover rates for the seven-county area. Carver County’s homeowner turnover at 4.1 percent was average for the metro area. Turnover by homeowners under the age of 35 (7.4%) was particularly low. Only Washington County (6.2%) and Anoka County (7.3%) had a lower rate.

**Table 4: Twin Cities Homeowner Turnover Rates (2004-2007)**

<b>Twin Cities Homeowner Turnover Rates (2004-2007)</b>						
	<b>Owner Moves</b>	<b>Homeowner Turnover Rate (3-Year Average)</b>				
		<b>All HHs</b>	<b>Under 35</b>	<b>35 to 54</b>	<b>55 to 74</b>	<b>75+</b>
<b>7-County Metro Area</b>	<b>90,996</b>	<b>4.2%</b>	<b>8.0%</b>	<b>3.9%</b>	<b>3.0%</b>	<b>4.0%</b>
<b>Anoka County</b>	<b>11,128</b>	<b>4.1%</b>	<b>7.3%</b>	<b>3.6%</b>	<b>3.1%</b>	<b>4.0%</b>
<b>Carver County</b>	<b>2,942</b>	<b>4.2%</b>	<b>7.4%</b>	<b>3.6%</b>	<b>3.2%</b>	<b>4.1%</b>
<b>Dakota County</b>	<b>14,361</b>	<b>4.4%</b>	<b>9.2%</b>	<b>3.9%</b>	<b>2.9%</b>	<b>4.8%</b>
<b>Hennepin County</b>	<b>35,570</b>	<b>4.3%</b>	<b>8.1%</b>	<b>4.0%</b>	<b>3.0%</b>	<b>3.9%</b>
<i>Suburban Hennepin County</i>	24,115	3.9%	7.5%	3.7%	2.9%	3.7%
<i>City of Minneapolis</i>	11,455	5.2%	9.3%	4.9%	3.1%	4.4%
<b>Ramsey County</b>	<b>15,609</b>	<b>4.3%</b>	<b>8.3%</b>	<b>4.0%</b>	<b>3.0%</b>	<b>4.2%</b>
<i>Suburban Ramsey County</i>	7,002	3.6%	7.8%	3.4%	2.7%	3.8%
<i>City of St. Paul</i>	8,607	5.0%	8.6%	4.7%	3.3%	4.7%
<b>Scott County</b>	<b>4,889</b>	<b>4.7%</b>	<b>7.9%</b>	<b>4.1%</b>	<b>3.2%</b>	<b>3.6%</b>
<b>Washington County</b>	<b>6,497</b>	<b>3.5%</b>	<b>6.2%</b>	<b>3.3%</b>	<b>2.7%</b>	<b>3.6%</b>

**Source: Excensus LLC, Twin Cities Household Mobility (2004-2007)**

The County’s overall rental housing turnover rate (13.9%) was among the lowest in the metro area, but was above average for rental households under age 35 (20.1%). With low turnover in owned housing, rental housing may be serving as transitional housing for younger (or older) households looking for a home in the County.

**Table 5: Twin Cities Rental Turnover Rates (2004-2007)**

Twin Cities Rental Turnover Rates (2004-2007)						
	Owner Moves	Rental Turnover Rate (3-Year Average)				
		All HHs	Under 35	35 to 54	55 to 74	75+
<b>7-County Metro Area</b>	<b>142,162</b>	<b>14.7%</b>	<b>18.9%</b>	<b>14.1%</b>	<b>9.3%</b>	<b>8.6%</b>
<b>Anoka County</b>	<b>11,757</b>	<b>16.2%</b>	<b>22.0%</b>	<b>14.9%</b>	<b>10.7%</b>	<b>13.2%</b>
<b>Carver County</b>	<b>1,889</b>	<b>13.9%</b>	<b>20.1%</b>	<b>13.4%</b>	<b>9.1%</b>	<b>7.4%</b>
<b>Dakota County</b>	<b>16,476</b>	<b>16.7%</b>	<b>22.0%</b>	<b>15.4%</b>	<b>10.6%</b>	<b>9.6%</b>
<b>Hennepin County</b>	<b>73,148</b>	<b>14.3%</b>	<b>18.2%</b>	<b>14.1%</b>	<b>8.7%</b>	<b>7.7%</b>
<i>Suburban Hennepin County</i>	42,476	14.4%	20.1%	14.4%	8.7%	7.4%
<i>City of Minneapolis</i>	30,672	14.0%	16.4%	13.5%	8.6%	9.0%
<b>Ramsey County</b>	<b>29,294</b>	<b>14.7%</b>	<b>18.5%</b>	<b>13.8%</b>	<b>9.9%</b>	<b>9.3%</b>
<i>Suburban Ramsey County</i>	11,193	14.6%	20.1%	13.7%	9.3%	8.8%
<i>City of St. Paul</i>	18,101	14.7%	17.7%	13.8%	10.4%	9.9%
<b>Scott County</b>	<b>2,587</b>	<b>14.5%</b>	<b>19.7%</b>	<b>13.8%</b>	<b>9.5%</b>	<b>9.0%</b>
<b>Washington County</b>	<b>7,011</b>	<b>13.1%</b>	<b>17.2%</b>	<b>12.9%</b>	<b>8.9%</b>	<b>8.9%</b>

Source: Excensus LLC, Twin Cities Household Mobility (2004-2007)

Households that moved into the County’s owner-occupied housing from 2004 to 2007 are displayed by age in Figure 6. While younger than the base of existing homeowners, the profile shows good coverage across both young and growing householder age categories.

**Figure 6: Move-in and Existing Homeowners by Age (2007)**

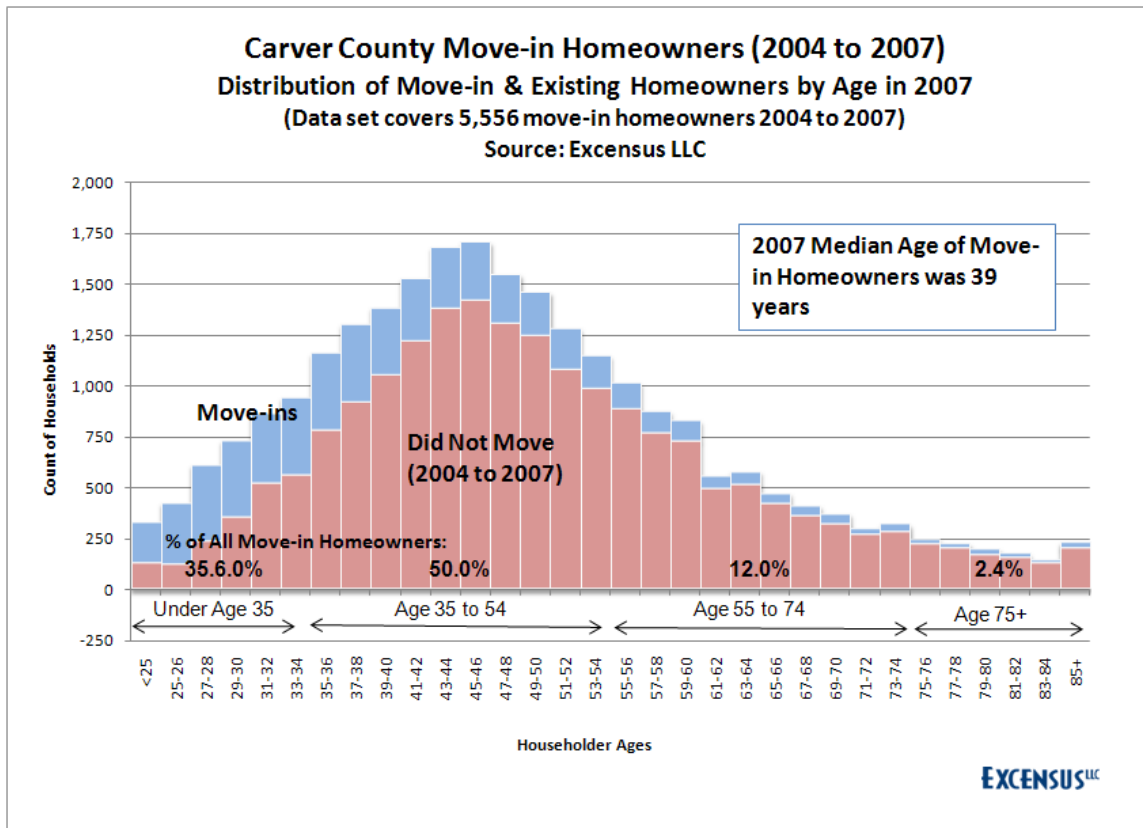


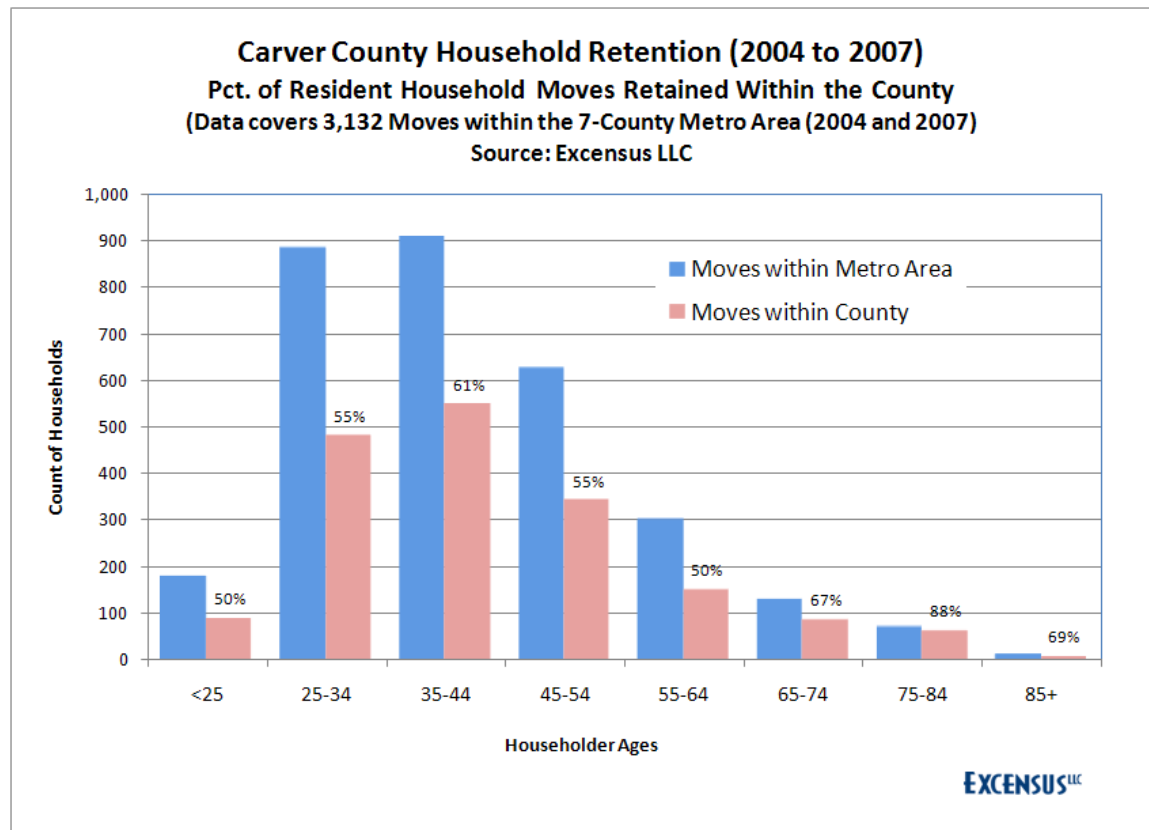
Table 6 compares incoming homeowners by age across the seven counties. With its affordable base of single family housing, Carver County saw a comparatively large share of its available owner-occupied housing (50.0%) going to growing households (ages 35 to 54). The percent going to households under age 35 (35.6%) was below the metro average.

**Table 6: Twin Cities Area Incoming Homeowner Comparisons (2004 to 2007)**

Twin Cities Area New Homeowner Comparisons (2004 to 2007)							
	All Move-in Households	Median HH Age	Pct. Of All HHs	Distribution by Householder Age (2007)			
				Under 35	35 to 54	55 to 74	75+
<b>7-County Metro Area</b>	<b>119,598</b>	<b>38</b>	<b>16.2%</b>	<b>37.4%</b>	<b>46.4%</b>	<b>13.8%</b>	<b>2.4%</b>
<b>Anoka County</b>	<b>15,760</b>	<b>37</b>	<b>16.8%</b>	<b>40.9%</b>	<b>43.8%</b>	<b>13.5%</b>	<b>1.9%</b>
<b>Carver County</b>	<b>5,556</b>	<b>39</b>	<b>22.2%</b>	<b>35.6%</b>	<b>50.0%</b>	<b>12.0%</b>	<b>2.4%</b>
<b>Dakota County</b>	<b>19,348</b>	<b>39</b>	<b>17.1%</b>	<b>34.4%</b>	<b>47.0%</b>	<b>16.3%</b>	<b>2.3%</b>
<b>Hennepin County</b>	<b>41,229</b>	<b>38</b>	<b>14.7%</b>	<b>38.2%</b>	<b>47.6%</b>	<b>12.1%</b>	<b>2.0%</b>
<i>Suburban Hennepin County</i>	28,805	39	13.9%	35.0%	49.8%	13.1%	2.2%
<i>City of Minneapolis</i>	12,424	36	16.9%	45.7%	42.7%	9.9%	1.7%
<b>Ramsey County</b>	<b>19,521</b>	<b>39</b>	<b>15.9%</b>	<b>37.9%</b>	<b>42.3%</b>	<b>15.8%</b>	<b>4.0%</b>
<i>Suburban Ramsey County</i>	8,046	41	12.5%	34.2%	42.6%	17.6%	5.6%
<i>City of St. Paul</i>	11,475	38	19.7%	40.6%	42.1%	14.4%	2.9%
<b>Scott County</b>	<b>8,285</b>	<b>37</b>	<b>22.6%</b>	<b>41.8%</b>	<b>45.2%</b>	<b>11.4%</b>	<b>1.6%</b>
<b>Washington County</b>	<b>9,899</b>	<b>40</b>	<b>15.4%</b>	<b>30.9%</b>	<b>51.2%</b>	<b>15.8%</b>	<b>2.1%</b>

Source: Excensus LLC, Twin Cities Household Mobility (2004 to 2007)

**Figure 7: Household Retention by Householder Age (2004 to 2007)**



“Household Turnover” refers to the movement of households from existing homes. “Retention” is the proportion of these moves that end up with another dwelling in the same county. [Figure 7](#) (above) shows the average annual turnover rate for Carver County by age group (2004 to 2007) as well as the share of those moves that began and ended in Carver County. Retention was relatively evenly distributed across the age.

Retention rates in each of the seven counties are shown in [Table 7](#). Carver County’s overall rate (57.0%) was very low with respect these other counties. Retention was low in all but the oldest age category (age 75 or older) where the rate (84.4%) was very high. For smaller counties, like Carver, availability of housing options can makes retention difficult.

**Table 7: Twin Cities Households That Moved Within the Same County (2004-2007)**

Twin Cities Households That Moved Within the Same Area (2004-2007)						
	Retained Moves	Retention as Percent of Household Moves				
		All HHs	Under 35	35 to 54	55 to 74	75+
<b>7-County Metro Area</b>	<b>101,979</b>	<b>68.0%</b>	<b>65.5%</b>	<b>69.3%</b>	<b>69.1%</b>	<b>78.7%</b>
<b>Anoka County</b>	<b>8,719</b>	<b>66.6%</b>	<b>64.0%</b>	<b>68.4%</b>	<b>67.5%</b>	<b>67.6%</b>
<b>Carver County</b>	<b>1,786</b>	<b>57.0%</b>	<b>53.8%</b>	<b>58.2%</b>	<b>55.3%</b>	<b>84.4%</b>
<b>Dakota County</b>	<b>13,629</b>	<b>66.8%</b>	<b>62.5%</b>	<b>69.2%</b>	<b>69.7%</b>	<b>78.3%</b>
<b>Hennepin County</b>	<b>52,925</b>	<b>75.3%</b>	<b>73.8%</b>	<b>76.0%</b>	<b>76.0%</b>	<b>84.9%</b>
<i>Suburban Hennepin County</i>	28,473	66.5%	61.1%	68.5%	70.8%	83.0%
<i>City of Minneapolis</i>	13,785	50.1%	51.6%	49.7%	46.2%	41.5%
<b>Ramsey County</b>	<b>16,524</b>	<b>56.0%</b>	<b>52.8%</b>	<b>57.2%</b>	<b>59.1%</b>	<b>72.1%</b>
<i>Suburban Ramsey County</i>	5,000	41.7%	33.4%	44.0%	48.4%	67.6%
<i>City of St. Paul</i>	8,150	46.6%	45.9%	47.1%	47.1%	47.3%
<b>Scott County</b>	<b>2,959</b>	<b>60.4%</b>	<b>58.1%</b>	<b>62.0%</b>	<b>60.5%</b>	<b>69.6%</b>
<b>Washington County</b>	<b>5,437</b>	<b>62.6%</b>	<b>55.9%</b>	<b>66.6%</b>	<b>63.7%</b>	<b>69.9%</b>

Source: Excensus LLC, Twin Cities Household Migration (2004-2007)

### C. Origins and Destinations

More than half (54.6%) of the households that moved into a home in Carver County came from outside the Count’s borders.

[Figure 8](#) shows the points of origin for households that moved into (or from within) Carver County between 2004 and 2007. The dots show the actual origin locations and the shading shows where the density of these move-in households was the greatest. Note the concentration of new residents coming from Suburban Hennepin and Scott Counties.

**Figure 8: Origin Map of Incoming Households (2004 to 2007)**

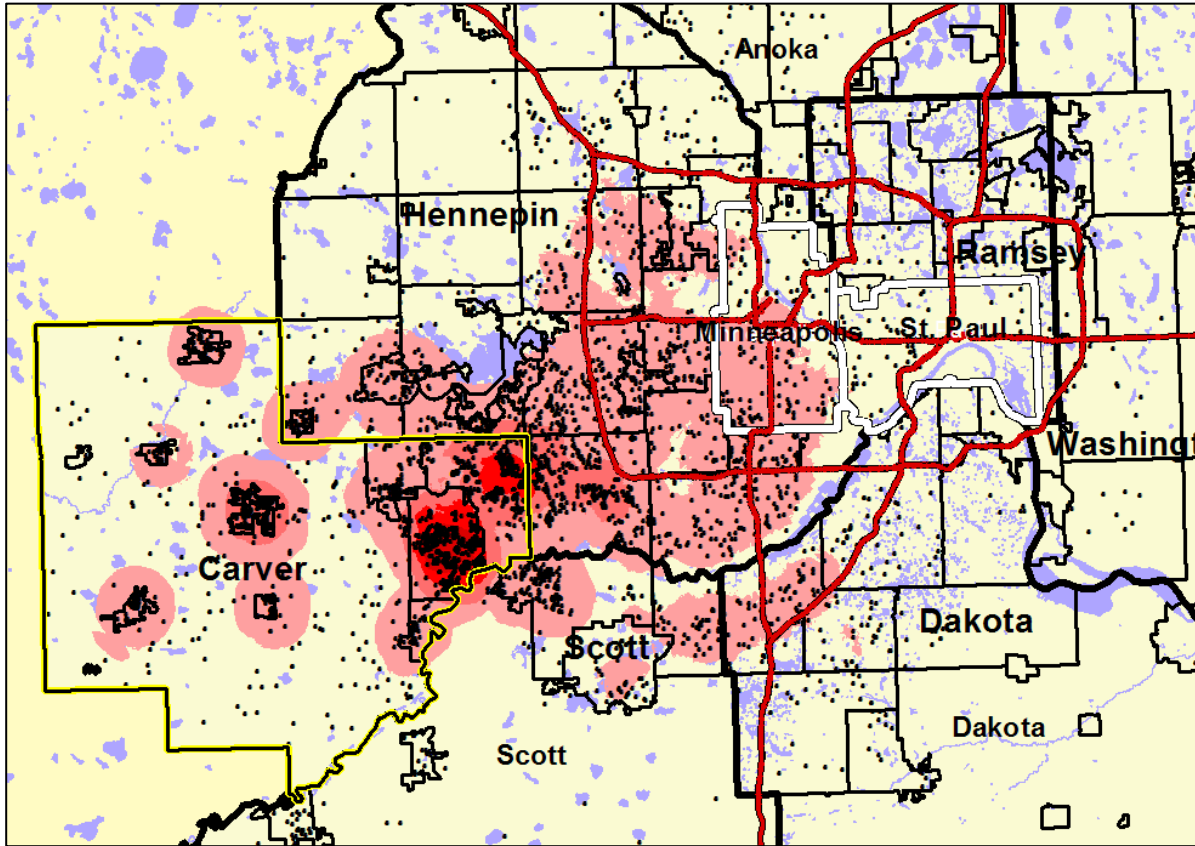


Table 8 shows the counties of origin for households that moved into Carver County as well as the destination counties for existing households that moved outside Carver County's border. Of the 2,539 households that came from outside of the County, eighty-three percent were from either Hennepin County (1,778) or Scott County (343).

Due to housing growth in the County, 1,194 more metro area households moved into the county than moved out. Carver County was a net "importer" of households from Hennepin County (+966) and Dakota County (+102). Flows between Carver and other metro counties were relatively evenly balanced.

**Table 8: Origin and Destination of Moves by Householder Age (2004-2007)**

<b>Moves to Carver County from a Metro Area County</b> <b>County of Origin by Householder Age (2004-2007)</b> Source: Excensus LLC											
Householder Ages	Moves Within Carver Co	Incoming Households from Another Metro County							Total Move-Ins	Pct. Originating in Another County	
		Anoka Co	Dakota Co	Hennepin Co	Ramsey Co	Scott Co	Washington Co	Total			
Lt 25	201	6	18	124	5	33	3	189	390	48.5%	
25 to 34	631	28	99	713	39	133	17	1,029	1,660	62.0%	
35 to 44	608	17	50	471	27	105	7	677	1,285	52.7%	
45 to 54	391	15	27	251	13	43	7	356	747	47.7%	
55 to 64	145	4	10	133	10	16	3	176	321	54.8%	
65 to 74	74	2	5	57	2	12	-	78	152	51.3%	
75 to 84	45	-	1	26	2	1	-	30	75	40.0%	
85+	13	-	-	3	1	-	-	4	17	23.5%	
<b>Total</b>	<b>2,108</b>	<b>72</b>	<b>210</b>	<b>1,778</b>	<b>99</b>	<b>343</b>	<b>37</b>	<b>2,539</b>	<b>4,647</b>	<b>54.6%</b>	

<b>Moves from Carver County that Relocated within the Metro Area</b> <b>Destination County by Householder Age (2004-2007)</b> Source: Excensus LLC											
Householder Ages	Moves Within Carver Co	Outgoing Households Relocating in Another Metro County							Total Move-Outs	Carver Co Retention Rate*	
		Anoka Co	Dakota Co	Hennepin Co	Ramsey Co	Scott Co	Washington Co	Total			
Lt 25	91	2	7	53	6	21	1	90	181	50.3%	
25 to 34	483	11	37	247	9	89	9	402	885	54.6%	
35 to 44	550	15	35	206	18	68	17	359	909	60.5%	
45 to 54	345	7	14	187	6	53	18	285	630	54.8%	
55 to 64	153	4	12	79	7	44	5	151	304	50.3%	
65 to 74	88	2	2	30	1	6	3	44	132	66.7%	
75 to 84	65	1	-	6	-	1	1	9	74	87.8%	
85+	11	-	1	4	-	-	-	5	16	68.8%	
<b>Total</b>	<b>1,786</b>	<b>42</b>	<b>108</b>	<b>812</b>	<b>47</b>	<b>282</b>	<b>54</b>	<b>1,345</b>	<b>3,131</b>	<b>57.0%</b>	
<b>Net Carver Co. HH Flows**</b>		<b>30</b>	<b>102</b>	<b>966</b>	<b>52</b>	<b>61</b>	<b>(17)</b>	<b>1,194</b>			

\*The Retention Rate is the percent of the County moves that originated and ended within the County

\*\* Net Household Flows is the difference between the number of households moving to a county and those moving in from that county. A positive net flow means that there are more households moving in from a particular county than are moving out to that county.

Note that the number of moves within Carver County is different between the two tables. This is due to changes in the composition of households. New households are formed when individuals in existing households break away to form new ones. In the same way, households can be lost when two existing householders join together in a single household.

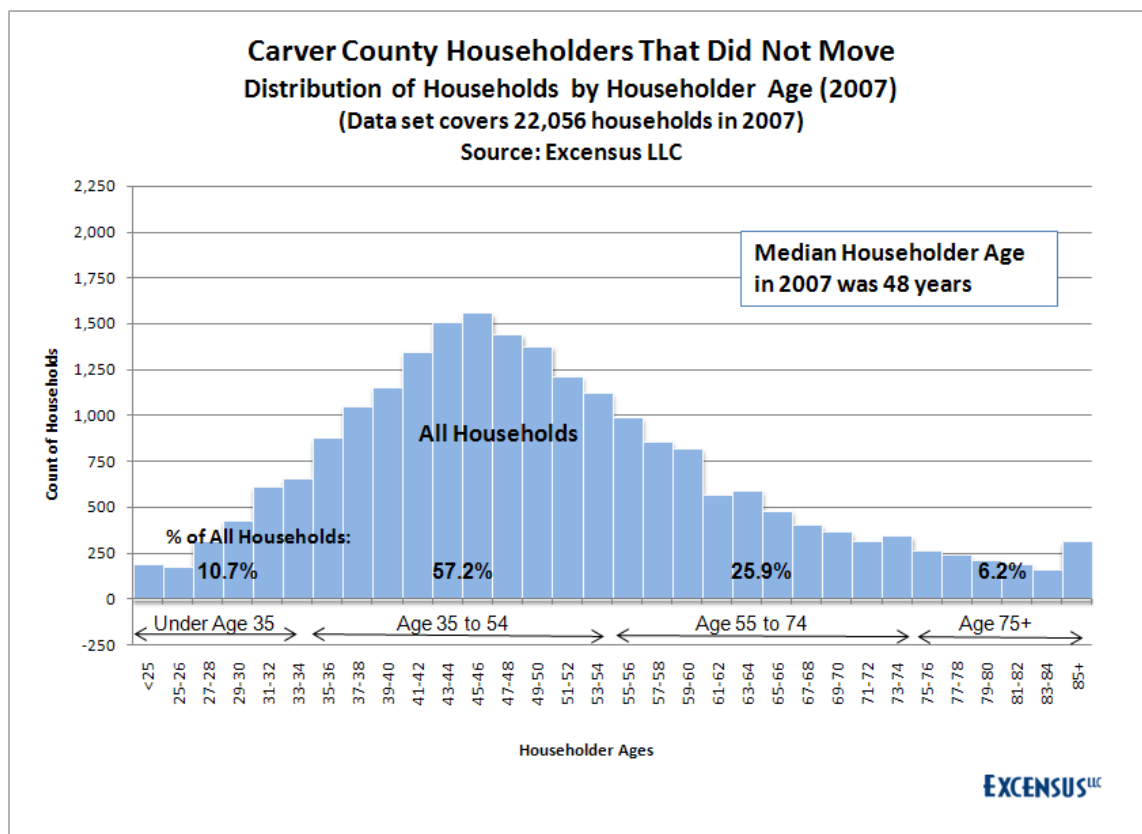
## D. Aging in Place

During this period, nearly three-quarters (73.4%) of all Carver County households chose to remain in their current home rather than move. While they did not move, they did “age in place.”

Figure 9 provides an age profile for these aging-in-place households. This group was older than the county’s household base as a whole. Their median householder age in 2007 was 48 years and more than half (57.2%) were between the ages of 35 and 54. Metro area comparisons, in Table 9, show that the share of aging-in-place households between ages 35 to 54 was the highest of any county. The high rate for this age group could be an indicator that these households are in need of a wider range of housing options.



**Figure 9: Householders That Did Not Move Between 2004 and 2007**



**Table 9: Twin Cities Area Householders That Did Not Move (2004 to 2007)**

Twin Cities Area Householders That Did Not Move Between 2004 and 2007						
	HH's That Did Not Move	Pct. Of All HHs	Distribution by Householder Age (2007)			
			Under 35	35 to 54	55 to 74	75+
<b>7-County Metro Area</b>	<b>783,864</b>	<b>73.5%</b>	<b>12.4%</b>	<b>48.5%</b>	<b>30.8%</b>	<b>8.4%</b>
Anoka County	90,955	77.1%	11.6%	51.7%	30.4%	6.3%
Carver County	22,056	73.4%	10.7%	57.2%	25.9%	6.2%
Dakota County	110,768	74.9%	10.7%	51.2%	32.1%	6.0%
Hennepin County	327,728	72.4%	13.3%	46.5%	30.6%	9.6%
Suburban Hennepin County	231,459	75.6%	10.6%	46.3%	32.5%	10.6%
City of Minneapolis	96,269	65.6%	19.9%	47.0%	26.2%	6.9%
Ramsey County	135,944	71.3%	13.2%	44.1%	32.0%	10.7%
Suburban Ramsey County	69,961	77.6%	9.7%	42.0%	35.6%	12.6%
City of St. Paul	65,983	65.7%	16.9%	46.3%	28.1%	8.7%
Scott County	31,575	72.8%	14.0%	56.7%	24.5%	4.7%
Washington County	64,838	77.4%	9.8%	51.2%	32.0%	6.9%

Source: Excensus LLC, Twin Cities Household Mobility (2007)

## E. Housing Choices

A total of 4,484 metro area households moved into a home in Carver County during this three-year period. In addition to tracking of householder ages, there is also a complete record of their prior housing. A summary of the housing trade-offs choices by incoming Carver a County household (2004 to 2007) is shown in [Table 10](#).

**Table 10: Housing Choices and Decisions by Householder Age (2004 to 2007)**

Housing Choices Made by Carver County Households (2004 to 2007)					
2004 - 2007 Moves	Total	Householder Age			
		LT Age 35	Age 35-54	Age 55-74	Age 75+
<b>Total Household Move-ins</b>	<b>4,484</b>	<b>1,973</b>	<b>1,963</b>	<b>456</b>	<b>92</b>
<i>Distribution by Age</i>	100%	44%	44%	10%	2%
<b>Moves to Owner-Occ. Housing</b>	<b>3,394</b>	<b>1,506</b>	<b>1,540</b>	<b>307</b>	<b>41</b>
<i>Pct. Of All HH Moves</i>	76%	76%	78%	67%	45%
<b>* <u>To Owned SF Detached Home</u></b>	<b>3,391</b>	<b>1,504</b>	<b>1,539</b>	<b>307</b>	<b>41</b>
<i>Pct. Of All Household Moves</i>	76%	76%	78%	67%	45%
<i>Avg. Home Value (2007)</i>	\$314,948	\$268,109	\$369,771	\$292,856	\$261,924
<b>- From SFD Home</b>	<b>2,445</b>	<b>976</b>	<b>1,192</b>	<b>242</b>	<b>35</b>
<i>Pct. Of Moves to SFD</i>	72%	65%	77%	79%	85%
<b>* <u>To Owned SF Attached Home</u></b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>-</b>	<b>-</b>
<i>Pct. Of All Household Moves</i>	0%	0%	0%	0%	0%
<i>Avg. Home Value (2007)</i>	\$149,177	\$209,992	\$68,784	\$0	\$0
<b>- From SFD Home</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Pct. Of Moves to SFA</i>	0%	0%	0%	0%	0%
<b>* <u>To Rental Housing</u></b>	<b>1,090</b>	<b>467</b>	<b>423</b>	<b>149</b>	<b>51</b>
<i>Pct. Of All Household Moves</i>	24%	24%	22%	33%	55%
<b>- From SFD Home</b>	<b>634</b>	<b>244</b>	<b>276</b>	<b>85</b>	<b>29</b>
<i>Pct. Of Moves to Rental</i>	58%	52%	65%	57%	57%
<b>- From SFA Home</b>	<b>87</b>	<b>37</b>	<b>26</b>	<b>18</b>	<b>6</b>
<i>Pct. Of Moves to Rental</i>	8%	8%	6%	12%	12%
<b>- From Apartment</b>	<b>326</b>	<b>168</b>	<b>101</b>	<b>41</b>	<b>16</b>
<i>Pct. Of Moves to Rental</i>	30%	36%	24%	28%	31%

Source: Excensus LLC

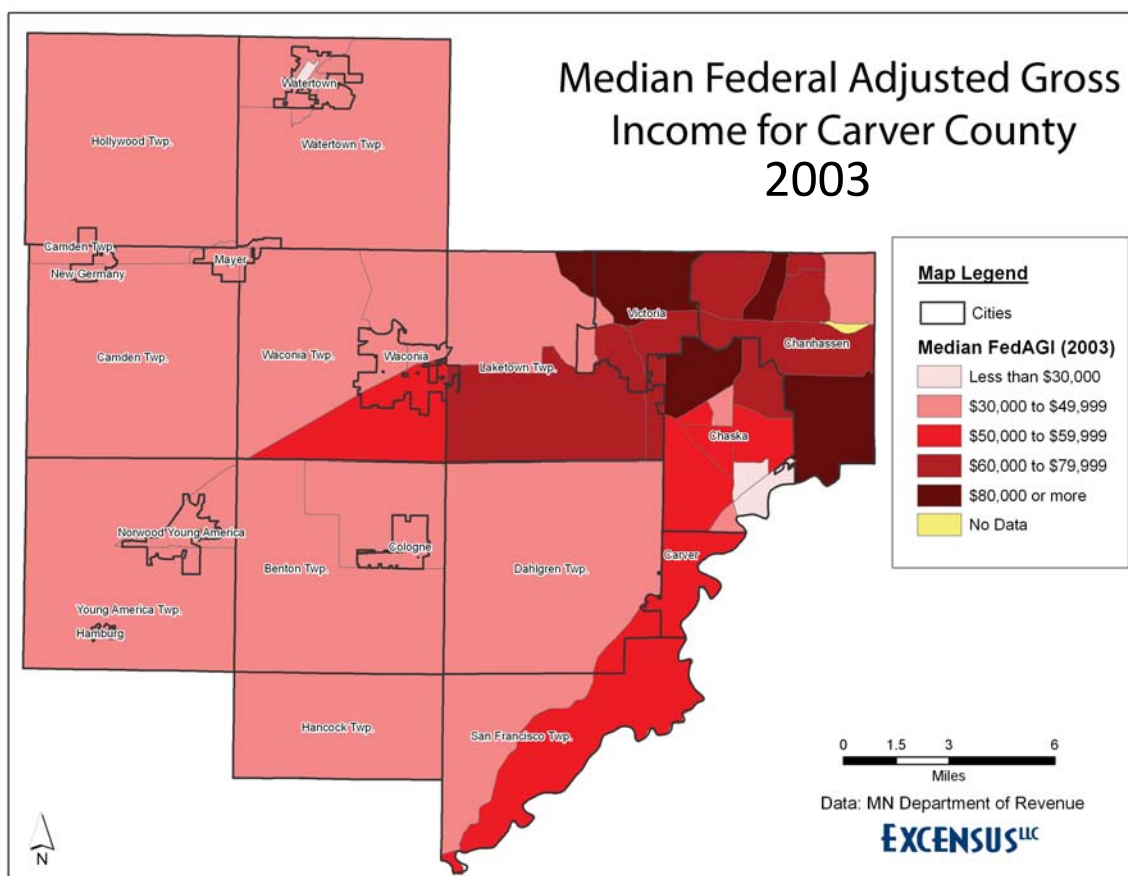
A significant share (72%) of the homeowners that moved into owner-occupied single family detached (SFD) homes came from another single family detached (SFD) home. Of particular interest is that SFD homeowners accounted for 58 percent of the households that moved into Carver County rental

apartments. This could be an indication that existing and new residents are seeking creative housing options that will permit them to move in, or remain in, Carver County.

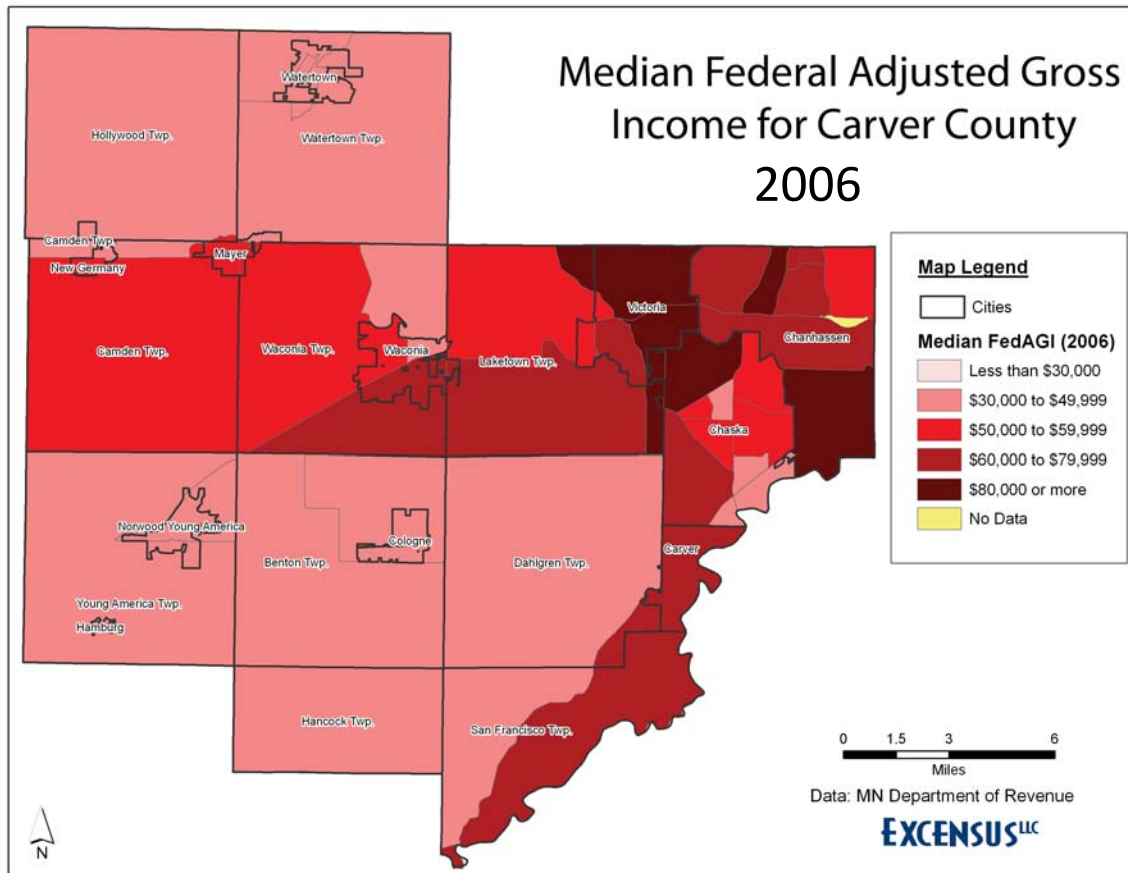
## F. Income Trends

While household-level income figures are not available, newly released summary income tax data from the Minnesota Department of Revenue (tax years 2003 and 2006) can show where income shifts may be occurring. [Figure 10](#) shows the median 2003 federal adjusted gross incomes by census block group in Carver County. [Figure 11](#) shows the same information but for the 2006 tax year. No areas of significant income loss are indicated in this County due to housing shifts or demographic changes during this period.

**Figure 11: Median Income by Census Block Group (2003 Tax Filings - Federal Adjusted Gross Income)**



**Figure 12: Median Income by Census Block Group (2006 Tax Filings - Federal Adjusted Gross Income)**



## G. Data Description and Definition of Terms

The information presented in this report is based on household-level profiles and tracking data developed and maintained by Excensus LLC. All rights to this information remain the property of Excensus LLC.

### Data Sources

The demographic profiles have been created by Excensus from administrative data sets shared for research and planning purposes by Federal, State, and local government sources. Principal data sets include the US Postal Service resident file, the Minnesota Department of Public Safety driver's license and vehicle registration files, the MetroGIS parcel and property ownership files, and Minnesota Department of Revenue income tax summary files. All private and confidential information on individuals and households is protected by non-disclosure agreements, usage licenses, and/or Minnesota privacy statutes and may not be released by Excensus.

### Methodology

All charts and tables used in this report refer to actual household counts. The 7-County metro area data set consists of more than 1 million households and their occupied housing units. Each household record is linked to its individual property parcel using GIS. This helps provide address verification and permits household and housing attributes to be mapped and linked by means of a relational database. This is a longitudinal data set. All householders and other adults in these households are assigned a unique identifier which permits the tracking of householders as they move from location to location within the 7-county metro area.

### Definitions of Terms

Household – For purposes of this analysis, a household is equivalent to an “occupied housing unit.” Note that households may be created or lost as members of a single household relocate to separate dwellings or where separate households come together into a single housing unit. This differs from the definition used by the Census Bureau which permits multiple households (unrelated individuals or families) to occupy a single housing unit.

Householder – This is the oldest adult living in an occupied housing unit. Note that the householder may change from year to year as the members of the household change. In the Excensus system, the householder in each dwelling is updated annually.

Turnover – The base consists of household moves from an existing home. A move is indicated when the household is no longer residing at a particular address. The turnover rate is the percent of all households that moved and is computed as an average annual rate.

Retention – Moves where the householder relocates in the same geographic area (i.e., county for purposes of this report). The retention rate is the proportion of all moves that are retained in the same geographic area.

Move-up Housing – Typically a larger, more expensive home that a homeowner buys in response to an expanding household or increasing income.

Aging in Place – Household members age during that period. A community that is aging-in-place may appear to be unchanged, but the needs of the residents change due to aging.

Housing Choices – These are the housing options (type, style, price and location) available to a household looking for new owned or rental housing. This analysis shows “choice” based on actual market behavior – that is, what different groups of households are buying or renting.

Affordability threshold - The Metropolitan Council for 2007 established an “affordability threshold” of \$207,800. This affordability ceiling is calculated based on 50 percent of regional median family income in 2007. It represents what a typical family of four would be able to afford in housing.

Single Family Housing – Generally, this is a dwelling with a separate, private entrance. A single family detached (SFD) home is a dwelling that is not attached to another dwelling unit. A single family attached (SFA) home is a dwelling that is physically attached to at least one other dwelling unit. Examples of single family attached homes include townhomes, duplexes, triplexes and quad homes. Mobile homes are also considered single family attached dwellings for purposes of this research.

Multi-Family Housing – Generally, this is a group of attached dwelling units with a common entrance. Examples of a multi-family home would include most condominiums and apartments.

Age Concentration Rate – The percentage of householder ages that fall within 5 years (+ and -) of the median householder age. A high concentration of households at the center often reflects a history of rapid growth and/or development based on a limited variety of housing types and values.

Lifecycle Segments – These are groupings of householders by age that represent different stages in the life of a household – “forming households” (under age 35), “growing households” (ages 35 to 54), “mature households” (ages 55 to 74), and “aging households” (ages 75+). This typology is useful for describing underlying household needs and housing requirements.

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - AGE AND HOMEOWNERSHIP in 2007**

	Total Households	Householder Age Distribution (2007)				Home Ownership (2007)					Percent Not SFD
		Under 35	35 to 54	55 to 74	75+	All HHs	Under 35	35 to 54	55 to 74	75+	
<b>Anoka County</b>											
Andover	9,553	1244	5823	2261	225	8,957	1,075	5,529	2,184	169	2.6%
Anoka	6,918	1633	2869	1792	624	3,944	642	1,707	1,224	371	3.2%
Bethel	162	34	95	32	1	141	28	84	28	1	0.7%
Blaine (Anoka Co part)	20,702	4557	9894	5474	777	16,317	3,372	8,008	4,376	561	2.3%
Nowthen (Prev. BurnsTwp.)	1,209	120	713	324	52	1,125	105	666	308	46	0.2%
Centerville	1,295	235	735	272	53	1,179	196	687	256	40	7.9%
Circle Pines	1,911	344	865	540	162	1,751	302	803	511	135	7.8%
Columbia Heights	7,464	1434	3004	2055	971	5,440	846	2,185	1,645	764	10.8%
Columbus	1,377	90	719	503	65	1,295	69	677	491	58	1.0%
Coon Rapids	23,512	4779	10855	6444	1434	18,011	2,827	8,623	5,471	1,090	10.6%
East Bethel	3,920	567	2274	962	117	3,365	424	1,992	843	106	0.2%
Fridley	10,960	2287	4505	3200	968	6,939	923	2,748	2,457	811	5.2%
Ham Lake	5,084	516	2880	1525	163	4,566	400	2,635	1,399	132	0.5%
Hilltop	352	83	150	105	14	212	36	89	75	12	87.7%
Lexington	803	161	421	194	27	415	58	221	113	23	5.3%
Lino Lakes	6,008	744	3895	1207	162	5,654	646	3,712	1,144	152	0.8%
Linwood Township	1,351	132	779	391	49	1,270	114	737	373	46	0.0%
Oak Grove	2,667	337	1475	792	63	2,480	278	1,395	751	56	0.2%
Ramsey	7,621	1519	4050	1895	157	6,886	1,263	3,712	1,784	127	0.4%
St. Francis	2,484	680	1268	471	65	1,867	505	988	329	45	5.9%
Spring Lake Park (Anoka Co part)	2,592	393	1048	879	272	1,864	233	743	716	172	3.4%
<b>Carver County</b>											
Benton Township	292	21	145	96	30	281	18	139	94	30	1.1%
Camden Township	332	29	181	98	24	323	27	177	95	24	0.6%
Carver	932	230	567	121	14	870	207	537	114	12	0.0%
Chanhassen (Carv Co part)	7,785	1,047	4,571	1,800	367	6,897	785	4,224	1,631	257	0.1%
Chaska	8,431	1,829	4,560	1,713	329	5,841	1,098	3,383	1,167	193	0.1%
Cologne	490	143	245	75	27	430	122	228	61	19	0.2%
Dahlgren Township	502	40	251	169	42	468	33	234	163	38	0.2%
Hamburg	190	40	85	47	18	166	29	76	44	17	0.0%
Hancock Township	129	18	55	44	12	125	15	55	44	11	0.0%
Hollywood Township	380	35	186	121	38	355	33	172	114	36	1.1%
Laketown Township	591	31	321	198	41	560	25	304	192	39	0.4%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - AGE AND HOMEOWNERSHIP in 2007**

	Total Households	Householder Age Distribution (2007)				Home Ownership (2007)					Percent Not SFD
		Under 35	35 to 54	55 to 74	75+	All HHs	Under 35	35 to 54	55 to 74	75+	
<b>Carver County (continued)</b>											
Mayer	508	205	209	71	23	476	193	198	67	18	0.0%
New Germany	107	18	48	28	13	88	14	40	23	11	1.1%
Norwood Young America	1,068	225	500	237	106	849	170	418	199	62	0.1%
San Francisco Township	318	21	170	111	16	307	20	162	109	16	0.7%
Victoria	2,111	237	1,260	516	98	1,957	215	1,178	476	88	0.0%
Waconia	3,486	719	1,831	639	297	2,994	621	1,628	544	201	0.2%
Waconia Township	436	23	225	157	31	415	20	215	151	29	0.2%
Watertown	1,185	276	604	227	78	916	211	482	170	53	0.0%
Watertown Township	465	27	219	175	44	438	23	206	169	40	0.2%
Young America Township	321	31	165	104	21	304	28	155	100	21	1.6%
<b>Dakota County</b>											
Apple Valley	18,654	2,948	9,166	5,856	684	15,060	1,806	7,582	5,205	467	36.4%
Burnsville	24,477	5,397	10,689	7,225	1,166	15,591	1,691	7,198	5,885	817	30.5%
Castle Rock Township	449	32	220	179	18	426	26	210	172	18	1.2%
Coates	61	12	26	23	-	43	8	14	21	-	7.0%
Douglas Township	234	20	129	73	12	227	16	127	72	12	0.0%
Eagan	25,248	4,810	13,105	6,542	791	18,822	2,064	10,604	5,575	579	28.8%
Empire Township	780	140	468	151	21	680	98	423	139	20	8.4%
Eureka Township	508	27	250	211	20	465	15	230	201	19	0.9%
Farmington	6,722	1,655	3,686	1,173	208	5,966	1,418	3,336	1,065	147	21.5%
Greenvale Township	248	29	124	75	20	231	20	116	75	20	0.0%
Hampton	205	69	94	33	9	182	62	79	32	9	6.0%
Hampton Township	331	31	177	109	14	306	21	171	101	13	0.3%
Hastings (Dak Co part)	8,111	1,526	3,535	2,463	587	6,141	941	2,731	2,057	412	27.9%
Inver Grove Heights	13,183	2,609	6,146	3,618	810	9,473	1,242	4,700	2,922	609	29.0%
Lakeville	17,596	2,653	10,543	4,082	318	14,913	1,833	9,271	3,578	231	16.8%
Lilydale	324	2	43	151	128	305	2	39	142	122	98.7%
Marshan Township	435	42	221	155	17	391	32	194	149	16	1.5%
Mendota	54	7	19	24	4	46	5	17	20	4	4.3%
Mendota Heights	4,405	331	1,852	1,664	558	3,858	183	1,680	1,521	474	16.4%
Miesville	47	8	14	18	7	42	5	12	18	7	0.0%
New Trier	41	10	14	15	2	32	6	12	12	2	3.1%
Nininger Township	306	20	153	126	7	292	18	144	123	7	0.3%
Northfield (Dak Co part)	359	59	144	113	43	351	57	140	111	43	45.6%



**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - AGE AND HOMEOWNERSHIP in 2007**

	Total Households	Householder Age Distribution (2007)				Home Ownership (2007)					Percent Not SFD
		Under 35	35 to 54	55 to 74	75+	All HHs	Under 35	35 to 54	55 to 74	75+	
<b>Dakota County (continued)</b>											
Randolph	141	25	71	40	5	120	20	59	36	5	2.5%
Randolph Township	206	23	97	77	9	190	18	88	75	9	0.0%
Ravenna Township	770	59	422	276	13	741	55	407	269	10	0.3%
Rosemount	7,078	1,196	3,895	1,732	255	6,204	935	3,474	1,588	207	26.9%
Sciota Township	117	16	61	33	7	110	14	56	33	7	0.0%
South St. Paul	7,659	1,660	3,400	1,913	686	5,815	1,031	2,667	1,546	571	7.6%
Sunfish Lake	180	4	70	89	17	169	3	65	85	16	0.0%
Vermillion	142	26	72	35	9	138	26	68	35	9	1.4%
Vermillion Township	418	28	230	138	22	384	21	212	129	22	0.5%
Waterford Township	168	18	65	70	15	160	14	62	69	15	1.3%
West St. Paul	8,161	1,483	3,205	2,337	1,136	5,023	607	2,080	1,587	749	14.7%
<b>Hennepin County</b>											
Bloomington	35,376	5,783	13,870	11,434	4,289	22,261	1,922	9,220	8,485	2,634	9.4%
Brooklyn Center	10,799	2,432	4,525	2,655	1,187	7,297	1,163	3,131	2,104	899	8.9%
Brooklyn Park	26,408	6,174	12,854	6,252	1,128	18,606	2,925	9,640	5,203	838	15.6%
Champlin	8,273	1,386	4,825	1,763	299	6,818	937	4,165	1,505	211	5.3%
Corcoran	1,878	150	1,065	599	64	1,641	101	928	550	62	0.4%
Crystal	9,165	1,778	3,963	2,400	1,024	7,095	1,179	3,130	1,994	792	1.9%
Dayton (Henn Co part)	1,607	143	896	512	56	1,331	85	737	457	52	0.8%
Deephaven	1,355	64	655	495	141	1,283	49	619	480	135	0.4%
Eden Prairie	23,544	4,598	12,002	5,966	978	15,233	1,435	8,762	4,515	521	16.4%
Edina	20,386	2,054	7,883	6,745	3,704	12,584	657	5,847	4,504	1,576	4.7%
Excelsior	1,111	251	457	292	111	452	35	223	146	48	6.0%
Fort Snelling (unorganized)	-	-	-	-	-	-	-	-	-	-	-
Golden Valley	8,639	1,103	3,512	2,718	1,306	6,458	640	2,827	2,177	814	7.0%
Greenfield	859	77	527	238	17	815	67	500	232	16	3.4%
Greenwood	310	19	144	123	24	258	10	122	107	19	0.0%
Hanover (Henn Co part)	183	29	108	43	3	169	24	100	42	3	3.0%
Hassan Township	963	97	581	262	23	822	41	518	240	23	0.4%
Hopkins	8,092	2,365	3,321	1,740	666	2,845	434	1,317	811	283	22.1%
Independence	1,229	66	679	407	77	1,154	54	633	394	73	0.8%
Long Lake	692	78	359	210	45	539	49	277	176	37	8.5%
Loretto	236	36	125	50	25	211	31	117	44	19	15.6%
Maple Grove	22,068	3,852	11,746	5,727	743	17,839	2,324	10,112	4,889	514	16.3%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - AGE AND HOMEOWNERSHIP in 2007**

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		Under 35	35 to 54	55 to 74	75+	All HHs	Under 35	35 to 54	55 to 74	75+	
<b>Hennepin County (continued)</b>											
Maple Plain	717	114	364	195	44	477	41	264	151	21	2.3%
Medicine Lake	151	16	74	49	12	111	5	50	44	12	1.8%
Medina	1,635	88	888	535	124	1,424	66	815	467	76	1.1%
Minneapolis	146,661	45,410	63,161	30,688	7,402	73,326	12,731	35,780	19,719	5,096	11.8%
Minnetonka	21,469	3,018	8,851	7,197	2,403	14,286	817	6,511	5,594	1,364	12.0%
Minnetonka Beach	210	4	96	95	15	189	3	84	88	14	0.0%
Minnetrista	2,101	183	1,170	653	95	1,920	150	1,069	613	88	2.4%
Mound	4,074	594	2,016	1,194	270	3,089	364	1,597	953	175	2.7%
New Hope	8,250	1,772	3,361	2,323	794	4,638	651	1,913	1,623	451	3.9%
Orono	2,931	183	1,427	1,087	234	2,527	130	1,238	975	184	2.0%
Osseo	1,026	186	418	263	159	584	71	258	176	79	2.9%
Plymouth	27,529	4,995	12,631	8,044	1,859	18,320	1,623	9,243	6,275	1,179	16.5%
Richfield	14,790	3,272	5,972	3,573	1,973	9,383	1,445	3,993	2,668	1,277	2.4%
Robbinsdale	5,715	1,270	2,492	1,276	677	4,253	849	1,976	1,008	420	5.2%
Rockford (Henn Co part)	68	2	33	27	6	63	1	30	26	6	28.6%
Rogers	2,524	584	1,435	382	123	2,146	469	1,293	299	85	15.1%
St. Anthony (Henn Co part)	2,175	207	836	671	461	1,728	131	721	547	329	5.2%
St. Bonifacius	828	164	465	164	35	684	116	394	141	33	6.0%
St. Louis Park	20,746	5,943	8,336	4,670	1,797	11,540	2,014	5,051	3,241	1,234	5.6%
Shorewood	2,676	131	1,388	926	231	2,469	98	1,283	861	227	13.0%
Spring Park	692	136	258	179	119	208	21	85	81	21	19.7%
Tonka Bay	634	37	299	258	40	559	24	270	225	40	4.8%
Wayzata	1,761	227	639	653	242	963	53	372	425	113	22.8%
Woodland	179	12	67	79	21	164	9	62	73	20	3.7%
<b>Ramsey County</b>											
Arden Hills	2,917	316	1,179	1,110	312	2,343	184	943	962	254	17.2%
Falcon Heights	1,808	369	651	528	260	1,218	80	474	442	222	10.6%
Gem Lake	156	11	70	60	15	139	5	63	57	14	0.0%
Lauderdale	1,114	375	418	254	67	476	82	166	170	58	9.9%
Little Canada	4,356	876	1,719	1,299	462	2,390	218	1,002	881	289	34.6%
Maplewood	14,347	2,405	6,141	4,166	1,635	10,190	1,191	4,642	3,222	1,135	16.4%
Mounds View	5,017	1,009	2,191	1,420	397	2,989	340	1,298	1,046	305	8.7%
New Brighton	9,009	1,821	3,417	2,885	886	5,718	588	2,231	2,305	594	15.2%
North Oaks	1,575	37	600	744	194	1,436	32	554	717	133	3.6%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - AGE AND HOMEOWNERSHIP in 2007**

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<b>Ramsey County (continued)</b>											
North St. Paul	4,540	849	1,946	1,296	449	3,333	431	1,497	1,060	345	5.6%
Roseville	14,178	2,451	5,119	4,341	2,267	9,981	938	3,613	3,610	1,820	18.2%
St. Anthony (Rams Co part)	1,403	441	424	368	170	454	53	127	195	79	67.8%
St. Paul	100,479	27,250	43,517	23,125	6,587	58,308	10,105	27,096	16,276	4,831	14.1%
Shoreview	10,452	1,324	4,615	3,520	993	8,703	795	3,943	3,179	786	27.9%
Spring Lake Park (Rams Co part)	76	11	34	27	4	52	8	17	24	3	38.5%
Vadnais Heights	5,135	791	2,346	1,613	385	4,053	425	1,926	1,392	310	30.9%
White Bear Township	4,343	408	2,105	1,494	336	4,012	333	1,973	1,408	298	19.6%
White Bear Lake (Rams Co part)	9,676	1,745	3,949	2,797	1,185	6,984	820	2,975	2,323	866	14.5%
<b>Scott County</b>											
Belle Plaine	2,242	656	1,021	400	165	1,805	530	847	313	115	6.5%
Belle Plaine Township	328	27	180	86	35	308	23	169	83	33	1.0%
Blakeley Township	168	19	80	56	13	154	16	73	52	13	0.0%
Cedar Lake Township	908	114	503	254	37	858	106	475	240	37	0.0%
Credit River Township	1,596	121	987	454	34	1,502	99	930	439	34	0.2%
Elko New Market	1,114	390	596	117	11	1,018	354	548	106	10	3.7%
Helena Township	649	140	328	144	37	494	67	265	128	34	0.2%
Jackson Township	421	47	226	129	19	234	21	133	67	13	0.0%
Jordan	1,789	472	925	313	79	1,266	335	682	199	50	5.5%
Louisville Township	403	32	250	108	13	384	28	238	105	13	1.3%
New Market Township	1,177	80	733	325	39	1,110	67	694	311	38	0.0%
New Prague (Scott Co part)	1,293	386	489	246	172	906	270	366	176	94	12.6%
Prior Lake	8,055	1,422	4,261	2,055	317	6,912	1,089	3,756	1,805	262	20.7%
St. Lawrence Township	171	13	101	51	6	165	11	97	51	6	0.0%
Sand Creek Township	522	41	277	175	29	476	31	253	166	26	0.0%
Savage	8,909	1,675	5,346	1,699	189	8,008	1,406	4,957	1,497	148	16.2%
Shakopee	12,394	3,660	6,015	2,226	493	9,830	2,718	5,001	1,753	358	31.9%
Spring Lake Township	1,263	86	738	391	48	1,189	68	698	377	46	0.0%
<b>Washington County</b>											
Afton	1,064	45	483	466	70	970	35	436	435	64	0.0%
Bayport	752	114	311	210	117	549	68	240	161	80	4.0%
Baytown Township	556	19	295	214	28	524	15	278	206	25	0.2%
Birchwood Village	355	13	143	158	41	328	10	125	153	40	0.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - AGE AND HOMEOWNERSHIP in 2007**

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		Under 35	35 to 54	55 to 74	75+	All HHs	Under 35	35 to 54	55 to 74	75+	
<b>Washington County (continued)</b>											
Cottage Grove	11,420	2,151	5,952	2,888	429	9,750	1,541	5,205	2,628	376	7.3%
Dellwood	394	15	191	154	34	357	12	177	142	26	0.0%
Denmark Township	601	37	300	226	38	551	25	280	212	34	2.2%
Forest Lake	6,870	1,353	3,067	1,985	465	5,157	798	2,431	1,621	307	11.8%
Grant	1,507	54	761	610	82	1,377	35	690	581	71	0.2%
Grey Cloud Island Township	108	7	46	40	15	101	7	42	37	15	0.0%
Hugo	4,204	1,067	2,006	999	132	3,028	521	1,584	803	120	16.6%
Lake Elmo	2,772	217	1,499	922	134	2,158	96	1,169	773	120	0.4%
Lakeland	697	62	351	252	32	636	47	321	237	31	0.9%
Lakeland Shores	113	12	45	46	10	109	11	44	44	10	0.0%
Lake St. Croix Beach	455	54	240	131	30	399	42	207	125	25	3.8%
Landfall	269	34	137	92	6	-	-	-	-	-	0.0%
Mahtomedi	2,754	220	1,469	798	267	2,325	141	1,329	707	148	8.0%
Marine on St. Croix	284	7	133	114	30	253	5	117	103	28	6.7%
May Township	1,079	59	499	451	70	986	48	458	419	61	0.1%
Newport	1,342	247	608	381	106	935	133	434	295	73	2.4%
Oakdale	10,821	1,987	5,108	2,924	802	7,589	920	3,936	2,240	493	16.8%
Oak Park Heights	1,696	195	678	467	356	867	79	458	263	67	4.0%
Pine Springs	141	3	55	76	7	134	2	51	74	7	0.0%
St. Marys Point	154	7	73	61	13	134	5	61	56	12	0.0%
St. Paul Park	1,976	422	906	498	150	1,476	264	706	379	127	2.4%
Scandia	1,568	82	773	614	99	1,408	72	710	553	73	0.1%
Stillwater	6,736	958	3,227	2,010	541	4,912	466	2,496	1,572	378	4.9%
Stillwater Township	879	40	439	359	41	832	26	419	347	40	0.2%
West Lakeland Township	1,269	53	792	392	32	1,219	48	762	377	32	0.1%
White Bear Lake (Wash Co part)	138	10	68	16	44	89	9	67	12	1	0.0%
Willernie	180	30	94	40	16	152	22	76	39	15	0.0%
Woodbury	21,038	3,980	11,046	5,072	940	15,030	1,731	8,594	4,009	696	15.8%

Source: Excensus LLC, Twin Cities Household Profiles and Mobility Tracking (2004-2007)

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD TURNOVER (2004 to 2007)**

	Owner Moves	Homeowner Turnover Rate (2004-2007)					Renter Moves	Renter Turnover Rate (2004-2007)				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Anoka County</b>												
Andover	893	3.4%	5.7%	3.3%	2.6%	2.4%	254	14.9%	18.1%	15.4%	12.5%	8.8%
Anoka	542	4.6%	8.3%	4.6%	3.3%	2.6%	1,491	16.4%	23.4%	14.5%	10.6%	10.2%
Bethel	20	4.9%	9.7%	3.1%	3.9%	0.0%	3	4.8%	0.0%	9.1%	11.1%	0.0%
Blaine (Anoka Co part)	1,994	4.4%	7.1%	4.0%	3.1%	2.9%	1,494	11.7%	17.5%	11.1%	7.0%	8.7%
Nowthen (Prev. BurnsTwp.)	82	2.5%	5.0%	2.1%	2.7%	0.9%	22	9.3%	12.9%	9.0%	6.8%	16.7%
Centerville	146	4.2%	7.9%	3.5%	3.1%	1.4%	42	13.4%	11.8%	17.9%	9.8%	0.0%
Circle Pines	189	3.7%	5.2%	4.0%	2.6%	2.4%	51	10.7%	9.2%	10.8%	9.8%	14.1%
Columbia Heights	738	4.6%	8.4%	4.4%	2.8%	4.3%	887	14.5%	19.1%	14.3%	10.0%	11.2%
Columbus	75	2.0%	3.4%	2.0%	1.6%	2.7%	27	11.6%	13.0%	10.3%	14.9%	7.1%
Coon Rapids	2,471	4.6%	8.4%	4.2%	3.4%	3.4%	2,806	16.8%	22.9%	15.3%	10.6%	8.3%
East Bethel	274	2.8%	4.6%	2.4%	2.7%	3.2%	170	10.2%	12.7%	10.2%	7.1%	10.6%
Fridley	908	4.4%	8.1%	4.4%	3.2%	3.7%	2,020	16.4%	21.0%	15.5%	10.7%	8.7%
Ham Lake	339	2.6%	4.6%	2.5%	1.9%	2.2%	160	10.4%	10.0%	11.5%	7.6%	13.8%
Hilltop	75	11.3%	21.0%	12.2%	5.5%	5.1%	52	11.8%	14.8%	12.1%	6.0%	0.0%
Lexington	45	3.7%	8.5%	3.1%	1.9%	2.9%	147	12.7%	20.3%	10.1%	6.1%	11.1%
Lino Lakes	517	3.2%	5.8%	2.8%	2.6%	3.5%	97	10.1%	11.7%	8.0%	14.2%	9.1%
Linwood Township	104	2.8%	7.9%	2.1%	2.5%	1.9%	26	10.6%	13.6%	8.2%	12.2%	25.0%
Oak Grove	160	2.2%	2.5%	2.3%	1.9%	2.9%	43	8.7%	12.6%	8.8%	4.3%	5.6%
Ramsey	659	3.4%	5.7%	2.8%	2.9%	3.2%	243	13.2%	14.5%	14.1%	8.8%	10.6%
St. Francis	264	5.0%	7.7%	3.6%	4.2%	2.2%	218	12.2%	15.9%	12.2%	6.7%	12.3%
Spring Lake Park (Anoka Co part)	236	4.2%	9.0%	4.0%	2.7%	4.7%	313	13.8%	21.6%	14.1%	8.8%	7.8%
<b>Carver County</b>												
Benton Township	18	2.1%	10.9%	1.0%	1.0%	6.5%	6	20.0%	22.2%	21.4%	0.0%	50.0%
Camden Township	24	2.5%	4.0%	2.1%	1.9%	6.2%	1	4.2%	100.0%	0.0%	0.0%	0.0%
Carver	63	2.9%	3.0%	2.9%	2.8%	0.0%	16	10.1%	10.3%	11.9%	0.0%	0.0%
Chanhassen (Carv Co part)	920	4.6%	10.5%	3.8%	3.6%	3.1%	363	14.9%	21.1%	13.7%	9.5%	11.0%
Chaska	791	4.8%	7.6%	4.2%	4.1%	3.4%	1,054	14.0%	19.1%	13.4%	9.9%	6.0%
Cologne	62	5.3%	7.0%	4.6%	3.0%	11.1%	26	15.3%	19.6%	19.6%	11.5%	0.0%
Dahlgren Township	25	1.8%	0.9%	2.2%	1.1%	3.8%	13	12.9%	31.3%	8.6%	9.1%	20.0%
Hamburg	28	5.7%	9.2%	4.8%	5.0%	7.1%	15	20.0%	14.3%	25.8%	20.0%	0.0%
Hancock Township	7	1.9%	2.4%	0.6%	0.8%	10.0%	1	14.3%	25.0%	0.0%	0.0%	0.0%
Hollywood Township	23	2.2%	5.4%	2.2%	1.2%	2.1%	2	2.9%	0.0%	5.7%	0.0%	0.0%
Laketown Township	50	3.0%	8.6%	1.8%	3.6%	7.3%	7	7.5%	13.8%	5.3%	0.0%	12.5%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD TURNOVER (2004 to 2007)**

	Owner Moves	Homeowner Turnover Rate (2004-2007)					Renter Moves	Renter Turnover Rate (2004-2007)				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Carver County (continued)</b>												
Mayer	48	4.4%	6.0%	3.7%	1.4%	6.5%	11	13.4%	19.0%	12.9%	15.8%	0.0%
New Germany	12	4.7%	7.7%	2.1%	1.4%	12.8%	8	16.0%	23.5%	17.6%	14.3%	0.0%
Norwood Young America	86	4.0%	5.7%	3.9%	2.8%	2.9%	50	10.9%	15.7%	9.9%	10.8%	3.1%
San Francisco Township	23	2.6%	8.8%	2.7%	0.7%	2.5%	7	20.6%	0.0%	29.2%	0.0%	0.0%
Victoria	162	3.0%	3.4%	3.0%	2.9%	2.4%	39	10.7%	21.0%	10.0%	5.8%	10.5%
Waconia	426	5.1%	7.6%	4.3%	4.5%	4.1%	155	10.6%	21.2%	10.9%	3.9%	5.3%
Waconia Township	22	1.8%	6.2%	1.6%	1.0%	2.7%	6	8.6%	0.0%	12.8%	4.8%	0.0%
Watertown	110	4.4%	5.8%	3.7%	4.3%	4.5%	98	12.5%	17.8%	13.6%	6.1%	8.1%
Watertown Township	23	1.8%	3.9%	1.7%	1.4%	2.8%	4	4.5%	0.0%	7.1%	2.9%	0.0%
Young America Township	19	2.2%	5.9%	2.1%	1.2%	1.8%	7	13.7%	16.7%	3.6%	36.4%	0.0%
<b>Dakota County</b>												
Apple Valley	2,100	4.7%	11.1%	4.3%	2.8%	4.8%	1,636	15.5%	21.0%	14.1%	10.8%	8.6%
Burnsville	2,162	4.6%	11.4%	4.3%	3.0%	5.1%	4,880	18.3%	22.9%	16.5%	11.2%	8.9%
Castle Rock Township	32	2.5%	5.6%	2.4%	1.9%	5.0%	8	11.8%	20.0%	7.5%	16.7%	0.0%
Coates	7	5.3%	15.0%	5.9%	1.6%	0.0%	7	11.7%	16.7%	7.9%	0.0%	100.0%
Douglas Township	18	2.7%	2.8%	2.8%	2.5%	2.6%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Eagan	2,555	4.6%	11.2%	3.9%	3.1%	4.1%	3,462	18.0%	21.8%	16.6%	12.7%	6.6%
Empire Township	54	2.8%	6.6%	1.9%	2.2%	3.4%	31	12.4%	12.1%	13.5%	10.8%	0.0%
Eureka Township	20	1.4%	6.3%	1.2%	1.3%	2.2%	17	13.6%	20.0%	14.9%	3.2%	14.3%
Farmington	1,015	5.9%	9.2%	5.1%	3.3%	6.6%	306	14.5%	18.8%	13.1%	10.7%	11.4%
Greenvale Township	15	2.2%	6.8%	2.3%	1.1%	0.0%	6	13.0%	12.0%	14.3%	0.0%	0.0%
Hampton	35	6.5%	8.8%	7.4%	2.1%	0.0%	9	14.3%	12.0%	14.7%	25.0%	0.0%
Hampton Township	16	1.8%	2.8%	2.4%	0.3%	3.7%	7	10.9%	25.0%	3.8%	6.7%	0.0%
Hastings (Dak Co part)	751	4.2%	7.9%	4.1%	2.7%	4.6%	732	12.9%	17.8%	13.0%	7.4%	8.1%
Inver Grove Heights	1,108	4.0%	7.4%	3.4%	3.1%	4.8%	1,655	15.4%	20.0%	14.4%	10.2%	8.3%
Lakeville	1,724	4.1%	7.5%	3.7%	3.0%	4.4%	981	12.8%	17.2%	11.9%	8.2%	10.1%
Lilydale	26	2.9%	18.8%	3.6%	1.7%	3.3%	1	1.6%	0.0%	0.0%	0.0%	5.3%
Marshan Township	22	1.9%	4.5%	1.4%	1.9%	2.4%	10	7.9%	7.7%	7.1%	13.3%	0.0%
Mendota	3	2.3%	6.3%	1.9%	0.0%	7.7%	4	14.3%	25.0%	23.1%	0.0%	0.0%
Mendota Heights	303	2.6%	5.5%	2.5%	2.5%	2.7%	236	14.4%	21.5%	15.3%	8.8%	9.9%
Miesville	2	1.7%	14.3%	0.0%	2.1%	0.0%	1	7.1%	12.5%	0.0%	0.0%	0.0%
New Trier	3	3.2%	0.0%	6.5%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Nininger Township	18	2.1%	2.0%	2.8%	0.3%	10.0%	4	9.1%	10.0%	7.1%	16.7%	0.0%
Northfield (Dak Co part)	30	3.4%	6.2%	3.0%	3.2%	1.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD TURNOVER (2004 to 2007)**

	Owner Moves	Homeowner Turnover Rate (2004-2007)					Renter Moves	Renter Turnover Rate (2004-2007)				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Dakota County (continued)</b>												
Randolph	17	5.1%	4.4%	4.6%	5.8%	7.1%	7	13.2%	11.1%	13.5%	14.3%	0.0%
Randolph Township	23	4.2%	15.4%	4.3%	1.9%	0.0%	3	9.7%	9.1%	16.7%	0.0%	0.0%
Ravenna Township	53	2.4%	2.6%	2.6%	2.0%	0.0%	6	7.9%	0.0%	10.8%	5.3%	10.0%
Rosemount	696	4.1%	7.5%	3.6%	2.8%	5.8%	353	14.0%	19.3%	13.2%	9.1%	6.9%
Sciota Township	10	3.1%	4.4%	4.2%	0.0%	5.0%	1	10.0%	0.0%	0.0%	50.0%	0.0%
South St. Paul	789	4.6%	8.2%	3.9%	3.1%	5.1%	765	13.8%	17.3%	13.4%	9.0%	11.3%
Sunfish Lake	15	3.0%	11.1%	4.0%	1.8%	2.2%	1	3.2%	0.0%	0.0%	0.0%	16.7%
Vermillion	23	7.0%	8.7%	6.2%	3.2%	21.1%	1	8.3%	0.0%	12.5%	0.0%	0.0%
Vermillion Township	19	1.7%	3.2%	1.3%	1.9%	1.8%	7	7.2%	6.7%	9.3%	4.0%	0.0%
Waterford Township	19	4.1%	10.2%	3.1%	1.7%	10.9%	3	9.7%	14.3%	7.7%	12.5%	0.0%
West St. Paul	678	4.5%	7.8%	4.2%	3.4%	5.3%	1,336	13.9%	19.7%	14.2%	9.2%	8.3%
<b>Hennepin County</b>												
Bloomington	2,214	3.3%	7.1%	3.3%	2.5%	3.3%	5,559	14.0%	20.6%	14.2%	8.4%	7.1%
Brooklyn Center	1,023	4.7%	6.8%	4.8%	3.7%	3.9%	1,840	17.3%	21.0%	16.7%	13.5%	11.6%
Brooklyn Park	2,682	5.0%	7.5%	4.7%	4.0%	3.6%	4,122	17.6%	21.1%	17.2%	10.9%	8.1%
Champlin	817	4.0%	7.2%	3.5%	3.5%	2.7%	634	14.9%	19.9%	15.0%	8.4%	6.0%
Corcoran	131	2.7%	5.6%	2.5%	2.6%	1.3%	92	14.0%	18.1%	12.4%	11.3%	44.4%
Crystal	950	4.5%	7.6%	4.2%	3.2%	4.1%	985	15.5%	21.8%	15.3%	10.9%	7.6%
Dayton (Henn Co part)	108	2.7%	4.6%	2.7%	2.4%	3.0%	107	12.6%	17.9%	11.6%	7.5%	23.1%
Deephaven	99	2.6%	7.4%	2.5%	2.1%	2.2%	25	11.0%	9.7%	13.0%	8.3%	8.0%
Eden Prairie	1,794	4.0%	7.7%	3.6%	3.6%	3.7%	3,557	14.7%	18.7%	14.0%	9.3%	6.5%
Edina	1,245	3.3%	6.7%	3.2%	2.7%	4.0%	2,357	10.0%	18.1%	12.4%	6.1%	6.5%
Excelsior	58	4.2%	14.8%	3.2%	2.9%	3.1%	308	15.0%	21.0%	14.0%	9.3%	10.6%
Fort Snelling (unorganized)	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Golden Valley	735	3.8%	8.4%	3.6%	2.8%	3.5%	712	10.9%	18.8%	12.1%	6.8%	5.6%
Greenfield	58	2.5%	3.5%	2.5%	1.9%	4.7%	16	13.1%	16.7%	10.0%	13.0%	40.0%
Greenwood	28	3.7%	12.1%	3.2%	3.2%	4.3%	28	19.7%	12.5%	19.4%	21.6%	28.6%
Hanover (Henn Co part)	9	1.9%	3.2%	1.3%	2.0%	11.1%	4	11.4%	0.0%	23.1%	20.0%	0.0%
Hassan Township	66	2.8%	5.4%	2.7%	2.3%	1.7%	13	4.0%	4.1%	3.2%	5.9%	0.0%
Hopkins	452	5.3%	10.1%	4.9%	3.5%	4.6%	2,395	15.1%	19.4%	14.2%	9.7%	9.7%
Independence	97	2.8%	8.6%	3.0%	1.9%	1.3%	22	10.4%	17.9%	10.0%	4.7%	18.2%
Long Lake	73	4.6%	4.0%	5.3%	4.0%	2.4%	67	14.3%	16.9%	14.7%	9.3%	14.3%
Loretto	29	4.6%	7.2%	5.0%	3.1%	0.0%	8	9.2%	6.7%	7.4%	13.3%	6.7%
Maple Grove	2,236	4.3%	8.1%	3.7%	3.5%	5.5%	1,571	13.2%	17.2%	12.5%	7.7%	10.3%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD TURNOVER (2004 to 2007)**

	Owner Moves	Homeowner Turnover Rate (2004-2007)					Renter Moves	Renter Turnover Rate (2004-2007)				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Hennepin County (continued)</b>												
Maple Plain	43	3.0%	7.5%	3.1%	1.3%	1.7%	111	15.9%	24.6%	12.2%	13.6%	10.5%
Medicine Lake	12	3.6%	7.7%	2.6%	2.4%	9.7%	16	12.8%	24.4%	6.3%	9.1%	0.0%
Medina	103	2.5%	4.6%	2.4%	2.3%	2.7%	43	7.7%	16.7%	12.2%	4.4%	0.0%
Minneapolis	11,455	5.2%	9.3%	4.9%	3.1%	4.4%	30,672	14.0%	16.4%	13.5%	8.6%	9.0%
Minnetonka	1,323	3.1%	6.6%	3.0%	2.6%	3.4%	2,985	13.8%	20.6%	14.4%	7.6%	6.6%
Minnetonka Beach	16	2.8%	0.0%	3.0%	2.8%	2.3%	11	15.5%	14.3%	19.4%	16.7%	0.0%
Minnetrista	156	2.9%	4.8%	2.8%	2.4%	3.2%	53	11.0%	4.9%	10.0%	14.5%	27.3%
Mound	359	3.9%	8.1%	3.8%	2.6%	2.3%	353	12.1%	17.3%	12.0%	8.9%	6.8%
New Hope	579	4.2%	6.9%	4.5%	3.1%	3.1%	1,685	15.6%	21.2%	15.6%	9.3%	8.3%
Orono	232	3.1%	6.4%	3.2%	2.3%	4.0%	134	11.1%	14.9%	11.8%	8.1%	11.0%
Osseo	83	4.7%	8.8%	3.9%	2.9%	7.8%	193	14.3%	23.1%	14.6%	7.4%	6.7%
Plymouth	1,961	3.6%	7.9%	3.4%	2.8%	3.0%	3,980	14.9%	20.2%	14.2%	8.7%	7.0%
Richfield	1,138	4.0%	6.7%	3.9%	2.6%	4.5%	2,494	15.2%	22.3%	14.7%	8.5%	6.2%
Robbinsdale	631	5.0%	8.0%	4.8%	3.5%	3.3%	688	15.6%	20.6%	17.6%	11.7%	8.5%
Rockford (Henn Co part)	9	4.9%	5.9%	4.7%	5.8%	0.0%	3	17.6%	0.0%	16.7%	33.3%	0.0%
Rogers	290	4.7%	7.0%	4.0%	3.7%	1.1%	163	16.3%	23.1%	15.4%	8.5%	5.3%
St. Anthony (Henn Co part)	144	2.8%	5.9%	2.7%	2.1%	2.9%	135	10.3%	20.7%	10.5%	5.5%	8.1%
St. Bonifacius	96	4.7%	6.4%	4.7%	3.1%	3.7%	49	11.5%	17.2%	6.8%	10.4%	0.0%
St. Louis Park	1,617	4.7%	8.0%	4.7%	2.6%	4.4%	4,352	15.9%	20.0%	14.5%	10.0%	8.8%
Shorewood	224	3.1%	8.6%	3.0%	2.6%	3.2%	74	12.1%	9.4%	13.6%	11.1%	11.1%
Spring Park	19	3.0%	6.2%	3.2%	2.6%	0.0%	207	13.4%	20.8%	15.5%	6.1%	7.9%
Tonka Bay	48	2.9%	4.8%	3.7%	1.9%	1.0%	25	10.6%	17.1%	15.4%	3.4%	0.0%
Wayzata	114	4.1%	12.2%	4.2%	2.6%	3.7%	296	12.1%	18.4%	14.0%	7.0%	8.3%
Woodland	14	2.9%	16.7%	3.4%	1.4%	0.0%	4	8.2%	9.1%	4.8%	13.3%	0.0%
<b>Ramsey County</b>												
Arden Hills	246	3.5%	8.6%	3.2%	2.9%	3.0%	180	10.3%	12.1%	10.7%	7.4%	11.2%
Falcon Heights	116	3.2%	3.1%	3.2%	2.5%	4.4%	206	12.5%	14.3%	13.7%	6.3%	5.9%
Gem Lake	6	1.5%	15.0%	1.0%	0.0%	2.3%	6	14.3%	20.0%	20.0%	0.0%	0.0%
Lauderdale	58	4.1%	8.4%	3.7%	2.5%	3.8%	297	15.2%	17.4%	15.0%	6.8%	11.5%
Little Canada	279	3.9%	9.1%	3.4%	3.2%	4.3%	853	14.4%	21.6%	12.9%	7.4%	7.0%
Maplewood	1,122	3.7%	7.1%	3.6%	2.8%	3.6%	1,670	13.7%	20.3%	13.1%	8.6%	9.0%
Mounds View	344	3.9%	9.1%	3.3%	2.7%	4.2%	912	14.8%	20.8%	12.7%	9.9%	8.0%
New Brighton	590	3.4%	7.0%	3.3%	2.7%	3.4%	1,514	15.5%	20.5%	14.2%	10.0%	9.7%
North Oaks	97	2.3%	5.1%	2.0%	2.2%	3.5%	17	7.8%	0.0%	5.6%	15.0%	5.9%



**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD TURNOVER (2004 to 2007)**

	Owner Moves	Homeowner Turnover Rate (2004-2007)					Renter Moves	Renter Turnover Rate (2004-2007)				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Ramsey County (continued)</b>												
North St. Paul	364	3.6%	6.5%	3.5%	2.4%	4.1%	578	15.6%	21.4%	15.3%	9.1%	9.4%
Roseville	1,092	3.7%	7.6%	3.5%	2.6%	4.3%	1,908	14.7%	19.4%	13.7%	9.6%	10.1%
St. Anthony (Rams Co part)	78	5.9%	17.8%	5.3%	4.4%	3.7%	402	15.8%	20.6%	14.5%	9.8%	8.2%
St. Paul	8,607	5.0%	8.6%	4.7%	3.3%	4.7%	18,101	14.7%	17.7%	13.8%	10.4%	9.9%
Shoreview	962	3.7%	8.4%	3.4%	2.9%	3.6%	749	14.4%	20.9%	13.8%	9.1%	6.3%
Spring Lake Park (Rams Co part)	9	5.8%	20.0%	6.2%	3.0%	0.0%	7	14.3%	33.3%	12.1%	0.0%	0.0%
Vadnais Heights	471	3.9%	9.4%	3.4%	2.7%	3.6%	431	13.2%	20.2%	10.8%	7.7%	6.0%
White Bear Township	432	3.6%	6.7%	3.6%	2.8%	3.7%	114	11.6%	18.5%	10.7%	8.7%	10.3%
White Bear Lake (Rams Co part)	736	3.5%	7.7%	3.3%	2.5%	3.4%	1,349	16.6%	21.3%	16.7%	12.2%	8.4%
<b>Scott County</b>												
Belle Plaine	290	5.7%	7.8%	5.0%	3.6%	6.2%	140	11.7%	19.5%	9.5%	6.4%	9.0%
Belle Plaine Township	15	1.7%	4.0%	1.9%	0.9%	1.2%	4	6.7%	0.0%	15.4%	0.0%	0.0%
Blakeley Township	11	2.4%	5.9%	0.9%	2.7%	6.3%	7	20.6%	28.6%	20.0%	16.7%	0.0%
Cedar Lake Township	86	3.5%	4.9%	3.4%	2.9%	5.4%	11	7.5%	9.5%	7.0%	7.9%	0.0%
Credit River Township	99	2.3%	4.8%	1.9%	2.5%	5.3%	29	12.9%	17.5%	13.6%	6.7%	0.0%
Elko New Market	116	4.4%	5.0%	3.7%	5.4%	4.3%	19	12.3%	9.7%	13.5%	16.7%	0.0%
Helena Township	53	3.7%	9.8%	3.4%	2.6%	2.3%	20	5.6%	2.4%	9.0%	3.8%	28.6%
Jackson Township	17	2.7%	4.5%	2.6%	2.3%	2.9%	40	7.0%	14.3%	6.8%	4.5%	0.0%
Jordan	126	3.6%	5.5%	3.0%	2.4%	1.6%	168	11.5%	16.6%	10.5%	7.5%	11.3%
Louisville Township	22	2.0%	4.4%	1.9%	1.7%	0.0%	4	7.5%	0.0%	5.9%	18.2%	0.0%
New Market Township	79	2.5%	6.7%	2.4%	1.2%	4.0%	19	10.2%	23.1%	8.2%	5.0%	20.0%
New Prague (Scott Co part)	164	6.1%	10.7%	6.1%	2.7%	2.8%	130	11.1%	16.2%	13.2%	7.0%	5.9%
Prior Lake	914	4.6%	7.7%	4.1%	3.4%	4.1%	441	14.2%	18.4%	13.9%	10.7%	3.4%
St. Lawrence Township	6	1.2%	4.8%	1.0%	0.8%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Sand Creek Township	24	1.7%	6.4%	1.7%	0.7%	1.4%	13	10.1%	29.2%	4.4%	6.3%	20.0%
Savage	1,175	5.1%	9.0%	4.4%	3.5%	3.3%	395	15.7%	19.8%	15.7%	11.1%	12.9%
Shakopee	1,621	5.9%	8.3%	5.3%	4.1%	2.9%	1,116	16.0%	21.3%	15.1%	9.9%	7.7%
Spring Lake Township	71	2.0%	6.0%	1.7%	1.8%	1.6%	31	14.2%	11.4%	17.1%	7.1%	20.0%
<b>Washington County</b>												
Afton	50	1.7%	2.1%	1.6%	1.9%	1.2%	24	8.7%	16.0%	7.5%	9.0%	6.7%
Bayport	50	3.0%	7.3%	2.7%	0.6%	5.2%	68	11.9%	21.0%	11.7%	5.3%	10.0%
Baytown Township	27	1.7%	5.8%	0.7%	2.7%	4.7%	3	3.6%	0.0%	5.1%	3.8%	0.0%
Birchwood Village	30	3.0%	13.5%	2.7%	2.5%	2.7%	9	11.0%	22.2%	11.1%	6.7%	0.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD TURNOVER (2004 to 2007)**

	Owner Moves	Homeowner Turnover Rate (2004-2007)					Renter Moves	Renter Turnover Rate (2004-2007)				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Washington County (continued)</b>												
Cottage Grove	1,186	4.1%	6.2%	4.0%	3.2%	2.5%	638	13.6%	15.2%	13.5%	10.6%	11.1%
Dellwood	34	3.2%	0.0%	2.8%	4.2%	1.6%	10	8.5%	20.0%	14.6%	4.7%	0.0%
Denmark Township	27	1.7%	1.1%	1.6%	1.3%	5.6%	8	6.5%	15.4%	5.2%	3.2%	0.0%
Forest Lake	579	3.9%	6.4%	3.7%	2.4%	5.4%	766	15.5%	21.9%	15.6%	8.6%	7.4%
Grant	76	1.9%	2.4%	1.8%	1.9%	1.1%	24	9.7%	16.1%	5.8%	13.0%	10.5%
Grey Cloud Island Township	8	2.6%	8.7%	2.3%	1.9%	2.3%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Hugo	279	3.4%	6.6%	2.9%	2.0%	2.5%	188	7.4%	8.3%	6.6%	6.0%	13.6%
Lake Elmo	167	2.6%	4.3%	2.6%	2.1%	4.3%	174	9.5%	14.6%	8.5%	7.0%	11.9%
Lakeland	50	2.6%	2.9%	2.6%	2.3%	4.6%	27	13.8%	16.0%	11.6%	15.2%	20.0%
Lakeland Shores	7	2.2%	5.3%	1.7%	1.9%	3.7%	1	8.3%	33.3%	0.0%	0.0%	0.0%
Lake St. Croix Beach	40	3.3%	6.3%	3.4%	2.0%	3.4%	22	13.5%	14.3%	12.0%	12.0%	27.3%
Landfall	-	0.0%	0.0%	0.0%	0.0%	0.0%	49	6.1%	11.8%	5.9%	2.5%	14.7%
Mahtomedi	215	3.1%	7.5%	3.0%	2.4%	2.3%	172	13.9%	21.0%	16.3%	7.9%	11.0%
Marine on St. Croix	27	3.6%	11.5%	3.1%	3.1%	5.6%	8	8.2%	0.0%	5.9%	8.8%	33.3%
May Township	60	2.1%	3.6%	1.9%	2.3%	0.6%	22	7.7%	13.8%	9.1%	6.4%	0.0%
Newport	78	2.8%	5.8%	2.3%	1.8%	3.6%	176	14.4%	19.8%	14.5%	8.1%	7.5%
Oakdale	879	3.9%	7.1%	3.6%	2.9%	3.5%	1,220	12.6%	17.3%	12.2%	8.9%	6.7%
Oak Park Heights	88	3.5%	7.1%	3.1%	2.0%	6.8%	232	9.4%	16.4%	12.3%	7.4%	6.1%
Pine Springs	7	1.8%	0.0%	1.9%	2.0%	0.0%	2	9.5%	0.0%	18.2%	0.0%	0.0%
St. Marys Point	17	4.3%	10.0%	5.2%	3.4%	0.0%	1	1.9%	0.0%	3.4%	0.0%	0.0%
St. Paul Park	207	4.7%	8.4%	4.1%	3.4%	5.0%	139	9.8%	11.1%	10.8%	6.4%	7.5%
Scandia	71	1.7%	2.9%	1.6%	1.8%	1.6%	52	10.9%	18.4%	9.4%	7.7%	14.9%
Stillwater	509	3.5%	5.8%	3.5%	2.6%	4.2%	643	12.3%	16.7%	12.2%	8.6%	8.5%
Stillwater Township	41	1.7%	3.2%	1.6%	1.8%	1.0%	18	14.2%	10.5%	12.5%	17.1%	33.3%
West Lakeland Township	69	1.9%	1.6%	1.8%	2.0%	4.8%	10	7.2%	10.5%	3.9%	11.1%	16.7%
White Bear Lake (Wash Co part)	8	3.0%	10.3%	2.0%	0.0%	0.0%	5	3.4%	0.0%	0.0%	6.3%	3.2%
Willernie	31	9.1%	12.7%	8.1%	8.2%	11.5%	13	22.0%	43.8%	16.7%	0.0%	0.0%
Woodbury	1,581	3.7%	5.8%	3.5%	3.2%	3.5%	2,287	14.1%	16.8%	13.7%	9.9%	9.0%

Source: Excensus LLC, Twin Cities Household Profiles and Mobility Tracking (2004-2007)

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD RETENTION (2004 to 2007)**

	Retained Owners	Percent of Moves that Start and End in Same City					Retained Renters	Percent of Moves that Start and End in Same City				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Anoka County</b>												
Andover	121	22.7%	13.5%	27.4%	17.1%	25.0%	29	20.3%	14.0%	20.5%	35.3%	33.3%
Anoka	45	15.1%	7.4%	17.1%	19.6%	42.9%	190	23.8%	21.2%	24.5%	25.9%	61.1%
Bethel	1	11.1%	20.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Blaine (Anoka Co part)	263	20.9%	19.0%	22.1%	21.7%	14.3%	222	24.5%	24.9%	23.2%	26.2%	31.6%
Nowthen (Prev. BurnsTwp.)	8	27.6%	14.3%	37.5%	16.7%	0.0%	2	22.2%	0.0%	28.6%	0.0%	0.0%
Centerville	9	9.1%	8.8%	7.5%	18.2%	0.0%	1	3.6%	0.0%	0.0%	33.3%	0.0%
Circle Pines	7	6.6%	0.0%	5.7%	4.8%	100.0%	1	3.2%	0.0%	6.7%	0.0%	0.0%
Columbia Heights	57	13.6%	7.4%	14.8%	22.9%	12.9%	98	19.3%	14.8%	18.8%	28.8%	36.0%
Columbus	2	5.7%	0.0%	8.3%	0.0%	0.0%	2	15.4%	0.0%	14.3%	50.0%	0.0%
Coon Rapids	300	20.7%	19.0%	22.0%	19.8%	23.7%	577	33.9%	32.3%	35.2%	35.4%	45.2%
East Bethel	16	13.6%	16.7%	15.4%	0.0%	25.0%	15	18.5%	17.9%	21.4%	11.1%	0.0%
Fridley	42	8.1%	5.3%	11.3%	5.8%	5.6%	245	20.4%	18.9%	21.4%	21.4%	33.3%
Ham Lake	27	13.4%	15.9%	14.0%	6.3%	25.0%	11	13.9%	0.0%	19.0%	21.4%	0.0%
Hilltop	1	3.3%	0.0%	7.7%	0.0%	0.0%	5	16.7%	12.5%	25.0%	0.0%	0.0%
Lexington	-	0.0%	0.0%	0.0%	0.0%	0.0%	6	7.3%	7.3%	8.3%	0.0%	0.0%
Lino Lakes	43	13.0%	8.1%	14.1%	17.4%	0.0%	9	16.1%	20.0%	20.8%	0.0%	0.0%
Linwood Township	1	2.6%	6.3%	0.0%	0.0%	0.0%	1	16.7%	0.0%	33.3%	0.0%	0.0%
Oak Grove	9	11.4%	23.1%	10.9%	5.0%	0.0%	8	34.8%	40.0%	30.0%	33.3%	0.0%
Ramsey	67	20.8%	17.1%	23.8%	20.0%	0.0%	28	21.2%	15.2%	25.4%	26.7%	0.0%
St. Francis	19	14.8%	17.5%	11.8%	16.7%	0.0%	33	28.9%	25.0%	30.9%	41.7%	0.0%
Spring Lake Park (Anoka Co part)	10	7.6%	7.9%	7.3%	6.7%	11.1%	19	11.0%	9.2%	10.3%	12.5%	33.3%
<b>Carver County</b>												
Benton Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Camden Township	2	25.0%	0.0%	25.0%	50.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Carver	5	11.9%	18.2%	10.7%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Chanhassen (Carv Co part)	97	15.7%	10.9%	16.8%	17.6%	44.4%	45	17.8%	8.3%	18.3%	34.5%	58.3%
Chaska	126	24.9%	22.8%	23.9%	30.0%	66.7%	194	30.9%	28.2%	33.9%	27.7%	40.0%
Cologne	9	25.7%	23.5%	28.6%	33.3%	0.0%	3	27.3%	0.0%	0.0%	75.0%	0.0%
Dahlgren Township	4	30.8%	0.0%	25.0%	66.7%	0.0%	1	12.5%	0.0%	0.0%	100.0%	0.0%
Hamburg	2	18.2%	25.0%	20.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Hancock Township	1	16.7%	0.0%	0.0%	0.0%	25.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Hollywood Township	2	22.2%	0.0%	20.0%	0.0%	100.0%	1	100.0%	0.0%	100.0%	0.0%	0.0%
Laketown Township	4	14.3%	0.0%	25.0%	7.1%	33.3%	-	0.0%	0.0%	0.0%	0.0%	0.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD RETENTION (2004 to 2007)**

	Retained Owners	Percent of Moves that Start and End in Same City					Retained Renters	Percent of Moves that Start and End in Same City				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Carver County (continued)</b>												
Mayer	4	19.0%	16.7%	12.5%	100.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
New Germany	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Norwood Young America	17	34.7%	37.5%	28.0%	42.9%	100.0%	6	33.3%	28.6%	42.9%	25.0%	0.0%
San Francisco Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	1	25.0%	0.0%	25.0%	0.0%	0.0%
Victoria	15	14.0%	10.0%	14.3%	17.4%	0.0%	1	6.7%	0.0%	12.5%	0.0%	0.0%
Waconia	84	31.2%	27.3%	28.6%	40.5%	66.7%	31	34.4%	31.0%	25.0%	62.5%	100.0%
Waconia Township	1	7.7%	0.0%	16.7%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Watertown	11	22.0%	13.6%	27.3%	40.0%	0.0%	10	21.3%	23.1%	16.0%	20.0%	50.0%
Watertown Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Young America Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Dakota County</b>												
Apple Valley	230	17.0%	13.7%	19.7%	14.8%	23.1%	230	22.2%	19.4%	22.7%	28.7%	43.8%
Burnsville	235	17.5%	12.6%	17.2%	19.9%	42.6%	828	27.9%	25.3%	31.5%	30.1%	42.3%
Castle Rock Township	2	18.2%	66.7%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Coates	-	0.0%	0.0%	0.0%	0.0%	0.0%	1	25.0%	50.0%	0.0%	0.0%	0.0%
Douglas Township	1	20.0%	0.0%	25.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Eagan	342	20.8%	14.7%	24.2%	19.8%	25.0%	572	27.6%	24.3%	31.2%	34.0%	8.3%
Empire Township	1	3.4%	0.0%	7.7%	0.0%	0.0%	1	4.8%	10.0%	0.0%	0.0%	0.0%
Eureka Township	1	14.3%	0.0%	0.0%	33.3%	0.0%	2	25.0%	0.0%	50.0%	0.0%	0.0%
Farmington	142	22.5%	21.0%	21.7%	32.1%	37.5%	52	27.7%	21.1%	34.3%	26.1%	60.0%
Greenvale Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	2	66.7%	50.0%	100.0%	0.0%	0.0%
Hampton	3	12.5%	8.3%	18.2%	0.0%	0.0%	2	33.3%	50.0%	0.0%	100.0%	0.0%
Hampton Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	1	33.3%	0.0%	100.0%	0.0%	0.0%
Hastings (Dak Co part)	223	48.4%	42.5%	50.2%	50.5%	57.1%	214	54.0%	49.2%	51.9%	67.6%	94.4%
Inver Grove Heights	198	28.6%	15.4%	32.5%	34.9%	42.9%	235	23.5%	19.5%	26.6%	28.5%	37.5%
Lakeville	323	29.8%	27.4%	31.6%	26.3%	50.0%	170	28.7%	19.3%	34.2%	37.1%	50.0%
Lilydale	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Marshan Township	1	7.1%	20.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Mendota	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Mendota Heights	31	15.1%	15.0%	16.5%	13.2%	16.7%	26	17.9%	7.9%	22.2%	38.9%	20.0%
Miesville	1	50.0%	0.0%	0.0%	100.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
New Trier	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Nininger Township	2	14.3%	0.0%	18.2%	0.0%	0.0%	1	33.3%	0.0%	0.0%	100.0%	0.0%
Northfield (Dak Co part)	2	20.0%	0.0%	25.0%	33.3%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD RETENTION (2004 to 2007)**

	Retained Owners	Percent of Moves that Start and End in Same City					Retained Renters	Percent of Moves that Start and End in Same City				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Dakota County (continued)</b>												
Randolph	1	25.0%	0.0%	0.0%	50.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Randolph Township	2	28.6%	33.3%	33.3%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Ravenna Township	4	12.9%	0.0%	20.0%	0.0%	0.0%	1	25.0%	0.0%	33.3%	0.0%	0.0%
Rosemount	124	25.5%	19.9%	29.2%	23.8%	30.0%	53	24.1%	20.6%	31.2%	12.5%	0.0%
Sciota Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
South St. Paul	83	17.7%	18.1%	17.8%	21.0%	0.0%	137	28.5%	23.9%	33.7%	26.0%	40.0%
Sunfish Lake	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Vermillion	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Vermillion Township	2	16.7%	50.0%	16.7%	0.0%	0.0%	1	20.0%	0.0%	25.0%	0.0%	0.0%
Waterford Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
West St. Paul	84	20.9%	14.3%	18.8%	26.3%	29.8%	221	28.6%	21.4%	30.3%	38.1%	48.6%
<b>Hennepin County</b>												
Bloomington	384	27.2%	15.1%	30.2%	24.9%	46.0%	1,120	32.5%	26.6%	36.9%	37.4%	45.1%
Brooklyn Center	57	9.5%	12.3%	10.5%	4.1%	8.9%	212	19.2%	18.8%	19.9%	14.8%	31.4%
Brooklyn Park	375	22.7%	20.0%	24.9%	21.0%	16.7%	790	31.0%	29.9%	32.3%	31.7%	28.6%
Champlin	94	19.0%	11.7%	21.7%	23.1%	0.0%	72	19.0%	18.0%	19.0%	20.6%	40.0%
Corcoran	5	9.8%	0.0%	17.2%	0.0%	0.0%	6	20.7%	14.3%	25.0%	16.7%	0.0%
Crystal	47	8.9%	7.5%	9.2%	8.6%	13.9%	103	17.7%	15.9%	20.6%	14.3%	20.0%
Dayton (Henn Co part)	3	7.7%	0.0%	13.6%	0.0%	0.0%	9	25.0%	29.4%	17.6%	50.0%	0.0%
Deephaven	4	7.5%	0.0%	10.7%	5.9%	0.0%	1	6.7%	0.0%	9.1%	0.0%	0.0%
Eden Prairie	335	27.5%	20.2%	30.9%	25.2%	23.3%	639	29.0%	25.0%	33.3%	30.5%	44.4%
Edina	280	33.8%	22.9%	39.7%	28.6%	32.1%	327	24.1%	14.2%	22.0%	36.4%	46.2%
Excelsior	4	10.5%	7.7%	6.7%	20.0%	0.0%	20	10.3%	7.6%	13.0%	10.7%	20.0%
Fort Snelling (unorganized)	56	12.5%	10.7%	14.8%	8.3%	19.2%	55	13.0%	8.4%	13.5%	16.9%	33.3%
Golden Valley	2	7.1%	0.0%	10.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Greenfield	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Greenwood	2	10.5%	0.0%	0.0%	16.7%	100.0%	6	35.3%	0.0%	27.3%	75.0%	0.0%
Hanover (Henn Co part)	1	20.0%	0.0%	33.3%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Hassan Township	4	19.0%	0.0%	33.3%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Hopkins	34	13.1%	7.4%	15.7%	10.3%	23.1%	325	22.7%	20.6%	23.7%	21.5%	57.6%
Independence	1	2.2%	0.0%	3.1%	0.0%	0.0%	1	7.7%	0.0%	11.1%	0.0%	0.0%
Long Lake	3	7.5%	0.0%	8.7%	8.3%	0.0%	7	15.9%	26.7%	8.3%	20.0%	0.0%
Loretto	2	18.2%	0.0%	22.2%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Maple Grove	368	28.9%	30.2%	29.2%	27.0%	26.5%	256	28.3%	23.1%	31.4%	35.6%	50.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD RETENTION (2004 to 2007)**

	Retained Owners	Percent of Moves that Start and End in Same City					Retained Renters	Percent of Moves that Start and End in Same City				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Hennepin County (continued)</b>												
Maple Plain	1	7.7%	50.0%	0.0%	0.0%	0.0%	8	16.0%	8.0%	25.0%	28.6%	0.0%
Medicine Lake	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Medina	10	17.5%	0.0%	22.9%	6.7%	50.0%	5	25.0%	20.0%	25.0%	33.3%	0.0%
Minneapolis	2,311	35.2%	37.6%	35.7%	29.0%	27.3%	8,613	50.0%	50.7%	49.3%	49.4%	45.3%
Minnnetonka	153	19.1%	10.3%	20.9%	18.2%	27.3%	342	19.8%	16.9%	20.8%	24.3%	34.3%
Minnnetonka Beach	1	11.1%	0.0%	25.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Minnetrasta	10	10.6%	13.3%	14.3%	0.0%	0.0%	2	8.7%	0.0%	0.0%	25.0%	0.0%
Mound	30	14.9%	8.2%	16.2%	21.9%	33.3%	52	26.3%	24.7%	26.8%	22.6%	75.0%
New Hope	27	8.1%	6.2%	8.6%	6.8%	18.8%	193	19.1%	19.0%	17.7%	22.4%	25.9%
Orono	21	15.7%	11.8%	14.5%	20.6%	14.3%	8	10.3%	7.7%	14.6%	5.3%	0.0%
Osseo	6	13.0%	14.3%	18.8%	0.0%	14.3%	17	15.3%	8.5%	18.8%	18.2%	40.0%
Plymouth	319	25.6%	20.8%	26.3%	30.0%	17.1%	586	24.8%	21.0%	27.6%	30.1%	46.2%
Richfield	100	14.7%	10.5%	12.1%	12.2%	41.4%	325	22.2%	20.6%	24.5%	24.6%	17.5%
Robbinsdale	26	7.4%	6.0%	8.2%	3.9%	20.0%	51	12.7%	9.6%	14.1%	13.1%	28.6%
Rockford (Henn Co part)	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Rogers	29	20.6%	17.2%	24.6%	15.4%	0.0%	15	22.4%	19.4%	20.8%	42.9%	0.0%
St. Anthony (Henn Co part)	14	15.6%	6.7%	14.0%	15.8%	30.8%	12	19.7%	12.5%	21.1%	22.2%	33.3%
St. Bonifacius	3	5.1%	11.1%	2.8%	0.0%	0.0%	4	14.8%	16.7%	20.0%	0.0%	0.0%
St. Louis Park	151	15.8%	12.1%	16.6%	18.7%	24.4%	581	22.1%	20.1%	24.7%	21.9%	39.5%
Shorewood	14	9.9%	13.3%	9.9%	8.3%	11.1%	5	11.6%	0.0%	11.5%	16.7%	0.0%
Spring Park	1	9.1%	0.0%	0.0%	33.3%	0.0%	19	16.7%	6.8%	17.0%	28.6%	44.4%
Tonka Bay	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Wayzata	9	14.3%	0.0%	10.0%	31.3%	25.0%	41	24.1%	25.4%	20.0%	24.1%	57.1%
Woodland	-	0.0%	0.0%	0.0%	0.0%	0.0%	1	33.3%	0.0%	100.0%	0.0%	0.0%
<b>Ramsey County</b>												
Arden Hills	21	12.4%	5.7%	16.2%	14.0%	0.0%	5	5.0%	0.0%	8.3%	5.3%	0.0%
Falcon Heights	5	9.6%	0.0%	7.4%	21.4%	0.0%	13	11.5%	8.5%	14.6%	22.2%	0.0%
Gem Lake	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Lauderdale	2	5.9%	6.7%	8.3%	0.0%	0.0%	24	15.9%	16.7%	13.7%	25.0%	0.0%
Little Canada	19	11.9%	5.9%	12.9%	15.2%	11.1%	72	13.9%	7.7%	18.8%	23.5%	46.2%
Maplewood	86	12.5%	8.8%	11.0%	14.9%	27.3%	166	16.6%	13.6%	17.0%	20.1%	32.5%
Mounds View	19	9.3%	8.6%	12.9%	4.4%	0.0%	82	15.2%	12.9%	19.2%	9.7%	50.0%
New Brighton	55	14.2%	7.9%	14.7%	15.5%	27.8%	144	15.6%	13.2%	17.8%	17.3%	27.6%
North Oaks	18	27.3%	0.0%	37.0%	19.4%	40.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD RETENTION (2004 to 2007)**

	Retained Owners	Percent of Moves that Start and End in Same City					Retained Renters	Percent of Moves that Start and End in Same City				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Ramsey County (continued)</b>												
North St. Paul	16	7.0%	5.0%	7.1%	9.4%	5.6%	39	11.7%	8.0%	11.4%	25.0%	33.3%
Roseville	176	27.7%	15.4%	23.8%	30.6%	49.4%	222	19.2%	14.5%	22.1%	26.4%	36.5%
St. Anthony (Rams Co part)	4	9.8%	0.0%	14.3%	10.0%	50.0%	31	13.8%	12.8%	10.4%	28.6%	50.0%
St. Paul	1,567	31.0%	30.8%	31.6%	30.0%	29.5%	4,881	47.0%	45.6%	47.3%	52.0%	58.9%
Shoreview	84	14.0%	10.4%	16.5%	11.7%	21.7%	88	18.4%	14.3%	23.9%	18.9%	7.1%
Spring Lake Park (Rams Co part)	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Vadnais Heights	29	9.2%	7.1%	12.2%	7.6%	0.0%	33	13.6%	12.1%	14.8%	23.5%	0.0%
White Bear Township	24	9.0%	4.3%	12.2%	6.6%	0.0%	9	13.4%	0.0%	28.0%	7.7%	14.3%
White Bear Lake (Rams Co part)	87	18.2%	12.5%	18.9%	16.7%	42.9%	214	24.9%	18.6%	28.9%	27.5%	55.2%
<b>Scott County</b>												
Belle Plaine	35	23.0%	24.3%	17.5%	30.0%	40.0%	30	39.0%	32.5%	34.6%	87.5%	33.3%
Belle Plaine Township	1	11.1%	0.0%	16.7%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Blakeley Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Cedar Lake Township	1	3.0%	14.3%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Credit River Township	6	10.2%	0.0%	11.1%	15.8%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Elko New Market	12	15.8%	17.1%	15.6%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Helena Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Jackson Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Jordan	15	20.8%	20.0%	15.6%	33.3%	100.0%	14	16.5%	8.3%	18.9%	22.2%	66.7%
Louisville Township	2	14.3%	0.0%	25.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
New Market Township	4	9.5%	11.1%	10.7%	0.0%	0.0%	1	6.7%	0.0%	14.3%	0.0%	0.0%
New Prague (Scott Co part)	18	30.5%	33.3%	26.1%	40.0%	0.0%	11	23.9%	19.0%	23.8%	33.3%	100.0%
Prior Lake	152	25.6%	22.2%	24.3%	35.1%	36.4%	84	28.5%	24.2%	30.8%	28.6%	100.0%
St. Lawrence Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Sand Creek Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Savage	136	16.7%	15.8%	18.7%	10.3%	0.0%	62	24.8%	22.9%	21.8%	33.3%	60.0%
Shakopee	292	27.1%	23.2%	28.8%	32.1%	80.0%	290	41.4%	37.2%	44.5%	48.8%	44.4%
Spring Lake Township	9	22.0%	12.5%	20.8%	37.5%	0.0%	1	4.8%	0.0%	6.7%	0.0%	0.0%
<b>Washington County</b>												
Afton	4	11.8%	0.0%	17.6%	7.1%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Bayport	3	11.5%	0.0%	25.0%	0.0%	0.0%	11	31.4%	38.9%	16.7%	33.3%	50.0%
Baytown Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Birchwood Village	3	13.6%	0.0%	25.0%	11.1%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%

**EXCENSUS™ DEMOGRAPHIC CHANGE REPORT - CITY COMPARISON TABLES - HOUSEHOLD RETENTION (2004 to 2007)**

	Retained Owners	Percent of Moves that Start and End in Same City					Retained Renters	Percent of Moves that Start and End in Same City				
		All HHs	Under 35	35 to 54	55 to 74	75+		All HHs	Under 35	35 to 54	55 to 74	75+
<b>Washington County (continued)</b>												
Cottage Grove	233	30.5%	29.0%	34.4%	21.6%	33.3%	132	34.8%	29.5%	44.1%	17.5%	16.7%
Dellwood	1	4.3%	0.0%	0.0%	9.1%	0.0%	1	16.7%	0.0%	0.0%	100.0%	0.0%
Denmark Township	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Forest Lake	88	33.7%	36.4%	29.3%	41.4%	20.0%	156	42.0%	40.1%	40.0%	54.1%	71.4%
Grant	7	12.3%	0.0%	16.1%	8.7%	0.0%	1	7.7%	0.0%	20.0%	0.0%	0.0%
Grey Cloud Island Township	1	33.3%	0.0%	0.0%	100.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Hugo	21	11.7%	13.0%	8.9%	20.0%	0.0%	23	21.1%	17.2%	25.0%	22.2%	100.0%
Lake Elmo	12	11.0%	18.2%	12.3%	7.7%	0.0%	13	13.7%	5.7%	16.7%	25.0%	0.0%
Lakeland	1	4.0%	0.0%	6.7%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Lakeland Shores	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Lake St. Croix Beach	2	11.8%	0.0%	18.2%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Landfall	-	0.0%	0.0%	0.0%	0.0%	0.0%	1	4.0%	0.0%	6.3%	0.0%	0.0%
Mahtomedi	21	14.6%	12.5%	16.9%	10.3%	0.0%	20	23.0%	21.4%	22.7%	0.0%	44.4%
Marine on St. Croix	7	41.2%	0.0%	25.0%	66.7%	100.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
May Township	2	8.3%	0.0%	6.7%	20.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
Newport	5	11.9%	0.0%	13.3%	20.0%	25.0%	16	15.4%	20.8%	10.9%	0.0%	50.0%
Oakdale	79	14.1%	12.1%	13.7%	12.3%	45.0%	161	20.7%	17.1%	23.6%	22.5%	38.1%
Oak Park Heights	5	9.4%	0.0%	12.0%	0.0%	40.0%	25	19.8%	7.1%	16.7%	31.6%	47.1%
Pine Springs	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
St. Marys Point	-	0.0%	0.0%	0.0%	0.0%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
St. Paul Park	9	7.4%	10.6%	5.7%	5.9%	0.0%	18	27.3%	28.6%	25.7%	25.0%	50.0%
Scandia	5	14.7%	20.0%	5.3%	30.0%	0.0%	4	16.7%	0.0%	14.3%	0.0%	60.0%
Stillwater	79	26.0%	16.7%	26.1%	30.4%	37.5%	112	27.4%	22.0%	29.4%	31.7%	40.0%
Stillwater Township	4	14.8%	0.0%	23.1%	8.3%	0.0%	-	0.0%	0.0%	0.0%	0.0%	0.0%
West Lakeland Township	6	15.8%	0.0%	20.0%	11.1%	0.0%	1	20.0%	0.0%	0.0%	33.3%	0.0%
White Bear Lake (Wash Co part)	2	33.3%	0.0%	66.7%	0.0%	0.0%	1	50.0%	0.0%	0.0%	100.0%	0.0%
Willernie	-	0.0%	0.0%	0.0%	0.0%	0.0%	2	40.0%	0.0%	100.0%	0.0%	0.0%
Woodbury	405	38.0%	30.0%	43.5%	32.4%	23.7%	411	30.4%	25.3%	35.8%	32.3%	33.3%

Source: Excensus LLC, Twin Cities Household Profiles and Mobility Tracking (2004-2007)