

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES

ALL HOUSEHOLDS

ALL RESIDENTIAL HOUSEHOLDS	Sub. Henn. County	Brooklyn Brooklyn			Dayton				Eden		
		Bloomington	Center	Park	Champlin	Corcoran	Crystal	(part)	Deephaven	Prairie	Edina
All Households in 2009	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
All Resident Households	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
* Pct of all Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<u>Owner/Renter Status</u>	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
* Owners	73.5%	70.2%	66.2%	72.6%	87.5%	87.3%	77.1%	82.4%	93.2%	74.5%	75.9%
* Renters	26.5%	29.8%	33.8%	27.4%	12.5%	12.7%	22.9%	17.6%	6.8%	25.5%	24.1%
* <u>Housing Usage</u>	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
- Owned SFD	59.4%	55.9%	59.3%	57.6%	76.9%	87.2%	74.5%	82.3%	92.4%	53.3%	57.6%
- Rental SFD	3.6%	3.3%	5.7%	4.1%	3.1%	3.4%	4.5%	3.3%	6.3%	2.4%	3.4%
- Duplx/Trplx	1.3%	0.9%	0.9%	2.3%	1.5%	0.1%	1.3%	0.0%	0.1%	0.5%	1.7%
- Owned MF	13.6%	13.9%	6.4%	14.1%	10.2%	0.1%	2.0%	0.2%	0.8%	21.1%	17.5%
- Rental MF	2.3%	1.8%	0.9%	1.5%	1.0%	0.0%	0.1%	0.0%	0.4%	3.9%	2.4%
- Mobile Home	0.2%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	14.2%	0.0%	0.0%	0.0%
- Rental Apt	19.7%	23.9%	26.7%	20.2%	7.4%	9.3%	17.5%	0.1%	0.0%	18.9%	17.4%
* <u>Tax Value (Owned SFD)</u>	185,868	20,090	6,563	15,624	6,444	1,639	6,886	1,331	1,272	12,840	11,926
- Under \$200K	12.4%	7.7%	61.3%	17.2%	11.9%	3.1%	52.9%	14.9%	0.8%	2.2%	0.7%
- \$200-249K	29.1%	42.7%	35.5%	48.3%	50.9%	12.0%	39.9%	27.1%	3.0%	6.6%	4.0%
- \$250-299K	17.7%	24.4%	1.5%	15.7%	13.0%	24.0%	4.5%	19.0%	6.7%	22.5%	9.8%
- \$300K or More	40.7%	25.3%	1.7%	18.8%	24.2%	61.0%	2.7%	39.0%	89.5%	68.7%	85.5%
* <u>Year Built (Owned SFD)</u>	185,611	20,034	6,562	15,615	6,444	1,629	6,879	1,327	1,268	12,832	11,919
- Before 1960	37.9%	48.7%	73.7%	11.6%	4.8%	11.7%	71.3%	12.9%	53.2%	2.6%	60.9%
- 1960 to 1979	29.9%	39.7%	24.3%	36.7%	27.0%	43.3%	23.7%	48.6%	26.3%	24.4%	31.0%
- 1980 to 1999	26.5%	11.0%	1.8%	40.9%	58.6%	37.1%	3.9%	32.7%	17.1%	63.8%	6.4%
- 2000 to 2008	5.7%	0.6%	0.2%	10.8%	9.6%	7.9%	1.1%	5.8%	3.4%	9.1%	1.6%

ALL HOUSEHOLDS

ALL HOUSEHOLDS	Sub. Henn.	Brooklyn Brooklyn				Dayton			Eden		
	County	Bloomington	Center	Park	Champlin	Corcoran	Crystal	(part)	Deephaven	Prairie	Edina
* Time at Current Address	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
- Moved-in Before 2004	71.4%	72.8%	68.6%	65.9%	77.0%	82.5%	74.6%	82.3%	87.2%	69.3%	76.4%
- Moved-in 2004/05	7.0%	6.2%	7.4%	9.2%	6.4%	5.1%	6.4%	4.5%	2.8%	7.4%	5.5%
- Moved-in 2005/06	7.2%	6.7%	7.0%	8.4%	6.1%	5.3%	6.0%	4.4%	2.7%	7.4%	5.7%
- Moved-in 2006/07	5.1%	4.8%	6.0%	6.4%	3.9%	2.8%	4.8%	3.6%	2.8%	5.7%	4.1%
- Moved-in 2007/08	3.8%	4.0%	4.6%	4.1%	2.6%	1.7%	3.2%	2.3%	2.3%	4.4%	3.2%
- Moved-in 2008/09	5.6%	5.6%	6.4%	6.1%	3.9%	2.6%	5.0%	2.9%	2.2%	5.8%	5.2%
* HH Turnover ('04-'09) ¹⁾	6.3%	6.3%	7.5%	7.3%	4.9%	3.2%	5.8%	3.6%	2.7%	6.7%	5.2%
- Turnover ('04-'05)	7.7%	7.6%	9.5%	9.6%	6.6%	3.8%	7.6%	4.8%	3.1%	8.3%	5.9%
- Turnover ('05-'06)	7.3%	7.4%	8.5%	8.8%	6.1%	4.5%	7.0%	4.3%	2.6%	7.5%	5.7%
- Turnover ('06-'07)	6.5%	6.4%	8.0%	7.6%	4.9%	3.3%	5.9%	3.8%	3.2%	7.0%	5.6%
- Turnover ('07-'08)	4.2%	4.4%	5.1%	4.5%	2.8%	1.8%	3.6%	2.3%	2.4%	4.7%	3.4%
- Turnover ('08-'09)	5.6%	5.6%	6.4%	6.1%	3.9%	2.6%	5.0%	2.9%	2.2%	5.8%	5.2%
* HH Retention ('04-'09) ²⁾	75.3%	36.1%	17.3%	31.3%	24.1%	16.3%	14.2%	21.4%	14.2%	34.9%	34.4%
- Retention ('04-'05)	74.3%	35.2%	17.2%	30.6%	26.4%	18.5%	14.3%	25.0%	7.1%	33.8%	32.3%
- Retention ('05-'06)	75.1%	35.2%	18.2%	31.6%	25.0%	12.5%	14.1%	14.8%	28.6%	34.8%	33.0%
- Retention ('06-'07)	75.1%	36.1%	16.4%	31.7%	22.5%	21.7%	14.7%	27.3%	12.5%	34.6%	35.3%
- Retention ('07-'08)	76.4%	35.8%	17.4%	31.0%	20.5%	8.3%	14.8%	33.3%	22.2%	37.6%	37.6%
- Retention ('08-'09)	76.9%	40.9%	17.3%	32.2%	21.5%	20.0%	13.0%	0.0%	0.0%	35.1%	36.9%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)



Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 3)

ALL HOUSEHOLDS

ALL RESIDENTIAL HOUSEHOLDS	Sub. Henn. County	Golden			Maple			New			
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
All Households in 2009	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
All Resident Households	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
* Pct of all Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<u>Owner/Renter Status</u>	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
* Owners	73.5%	42.4%	81.8%	43.4%	94.3%	88.0%	91.1%	74.6%	90.8%	79.6%	59.1%
* Renters	26.5%	57.6%	18.2%	56.6%	5.7%	12.0%	8.9%	25.4%	9.2%	20.4%	40.9%
* <u>Housing Usage</u>	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
- Owned SFD	59.4%	35.2%	68.4%	26.7%	94.0%	65.1%	85.2%	57.0%	88.5%	72.6%	53.1%
- Rental SFD	3.6%	5.0%	3.4%	1.7%	5.4%	2.8%	6.7%	3.2%	8.6%	7.6%	2.3%
- Duplx/Trplx	1.3%	2.9%	1.3%	4.7%	0.2%	0.4%	0.1%	0.3%	0.2%	1.8%	1.3%
- Owned MF	13.6%	5.7%	12.6%	15.3%	0.3%	22.8%	5.9%	17.5%	2.2%	6.5%	5.4%
- Rental MF	2.3%	2.3%	0.8%	6.8%	0.1%	3.5%	0.5%	2.9%	0.4%	3.8%	1.9%
- Mobile Home	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
- Rental Apt	19.7%	48.9%	13.4%	44.8%	0.0%	5.3%	1.7%	19.0%	0.0%	7.5%	35.9%
* <u>Tax Value (Owned SFD)</u>	185,868	399	5,970	2,202	1,156	14,798	1,446	12,535	1,917	2,990	4,462
- Under \$200K	12.4%	2.3%	6.4%	16.9%	3.1%	4.5%	3.3%	1.4%	3.1%	27.8%	18.0%
- \$200-249K	29.1%	9.8%	25.3%	42.1%	5.7%	30.0%	5.5%	11.8%	4.6%	28.1%	58.8%
- \$250-299K	17.7%	20.1%	26.3%	15.5%	8.0%	18.9%	10.2%	25.8%	6.5%	11.1%	21.1%
- \$300K or More	40.7%	67.9%	42.0%	25.5%	83.2%	46.6%	81.0%	61.0%	85.8%	33.0%	2.1%
* <u>Year Built (Owned SFD)</u>	185,611	399	5,966	2,197	1,145	14,791	1,431	12,526	1,915	2,986	4,460
- Before 1960	37.9%	82.5%	51.8%	87.7%	20.9%	1.4%	9.9%	37.2%	17.0%	39.2%	14.3%
- 1960 to 1979	29.9%	12.0%	42.1%	9.3%	32.6%	29.6%	28.2%	38.2%	20.6%	35.7%	82.6%
- 1980 to 1999	26.5%	4.5%	4.5%	2.3%	32.2%	53.7%	40.3%	22.1%	29.7%	18.8%	2.8%
- 2000 to 2008	5.7%	1.0%	1.6%	0.7%	14.3%	15.4%	21.6%	2.5%	32.7%	6.3%	0.3%

ALL HOUSEHOLDS	Sub. Henn. County	Golden				Maple			New		
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
* Time at Current Address	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
- Moved-in Before 2004	71.4%	60.0%	77.7%	58.6%	85.6%	72.8%	80.1%	74.6%	75.8%	74.7%	65.4%
- Moved-in 2004/05	7.0%	11.0%	6.0%	8.8%	3.8%	6.9%	7.7%	5.7%	7.5%	6.6%	9.1%
- Moved-in 2005/06	7.2%	8.5%	5.8%	10.2%	4.2%	7.6%	5.7%	6.2%	8.5%	7.0%	8.5%
- Moved-in 2006/07	5.1%	6.6%	3.7%	7.3%	3.2%	4.9%	3.0%	4.3%	4.2%	4.0%	5.9%
- Moved-in 2007/08	3.8%	6.0%	2.5%	6.1%	1.6%	3.4%	1.6%	3.6%	1.8%	3.3%	4.6%
- Moved-in 2008/09	5.6%	7.8%	4.4%	8.9%	1.5%	4.4%	1.9%	5.5%	2.3%	4.3%	6.5%
* HH Turnover ('04-'09) ¹⁾	6.3%	9.2%	4.7%	10.0%	2.4%	5.1%	2.5%	5.8%	2.9%	5.0%	7.7%
- Turnover ('04-'05)	7.7%	10.7%	6.0%	11.8%	2.8%	6.7%	4.3%	6.9%	3.2%	6.3%	10.3%
- Turnover ('05-'06)	7.3%	10.2%	5.7%	12.2%	2.6%	5.9%	2.1%	6.8%	3.8%	5.7%	8.7%
- Turnover ('06-'07)	6.5%	10.7%	4.8%	10.1%	3.6%	5.3%	2.9%	5.9%	3.4%	5.4%	8.1%
- Turnover ('07-'08)	4.2%	6.5%	2.7%	6.8%	1.6%	3.7%	1.7%	4.0%	1.9%	3.5%	5.1%
- Turnover ('08-'09)	5.6%	7.8%	4.4%	8.9%	1.6%	4.4%	1.9%	5.5%	2.3%	4.3%	6.5%
* HH Retention ('04-'09) ²⁾	75.3%	11.8%	16.9%	23.7%	10.7%	37.4%	23.1%	21.9%	14.5%	26.5%	17.2%
- Retention ('04-'05)	74.3%	9.0%	15.1%	22.2%	4.0%	38.8%	20.0%	22.7%	13.6%	24.6%	17.4%
- Retention ('05-'06)	75.1%	17.3%	17.0%	24.7%	22.2%	37.4%	16.7%	22.8%	14.0%	24.7%	16.8%
- Retention ('06-'07)	75.1%	8.6%	17.9%	22.2%	5.0%	33.7%	29.6%	21.7%	16.7%	30.1%	17.6%
- Retention ('07-'08)	76.4%	12.5%	18.6%	24.6%	15.4%	38.4%	26.3%	19.6%	8.7%	33.0%	20.0%
- Retention ('08-'09)	76.9%	9.1%	18.5%	26.7%	12.5%	39.5%	22.2%	20.7%	21.1%	17.9%	12.8%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 5)

ALL HOUSEHOLDS

ALL RESIDENTIAL HOUSEHOLDS	Sub. Henn. County										
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
All Households in 2009	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
All Resident Households	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
* Pct of all Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<u>Owner/Renter Status</u>	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
* Owners	73.5%	85.4%	63.0%	72.2%	67.2%	74.5%	81.9%	91.2%	83.3%	62.8%	60.5%
* Renters	26.5%	14.6%	37.0%	27.8%	32.8%	25.5%	18.1%	8.8%	16.7%	37.2%	39.5%
* <u>Housing Usage</u>	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
- Owned SFD	59.4%	83.7%	54.2%	52.5%	60.9%	68.1%	69.4%	79.7%	73.5%	50.6%	41.2%
- Rental SFD	3.6%	12.1%	3.1%	2.5%	3.5%	4.9%	3.7%	4.6%	1.8%	3.2%	6.2%
- Duplx/Trplx	1.3%	0.3%	1.1%	0.2%	2.2%	7.4%	0.5%	3.3%	1.9%	1.7%	3.6%
- Owned MF	13.6%	1.6%	8.7%	19.5%	5.1%	3.6%	12.4%	10.5%	8.7%	11.6%	18.1%
- Rental MF	2.3%	0.4%	1.2%	3.4%	0.4%	0.8%	1.5%	0.8%	0.6%	2.6%	5.5%
- Mobile Home	0.2%	0.0%	0.0%	0.1%	0.3%	0.0%	0.0%	0.0%	3.6%	0.0%	0.0%
- Rental Apt	19.7%	1.8%	31.6%	21.8%	27.5%	15.2%	12.5%	1.0%	9.9%	30.3%	25.5%
* <u>Tax Value (Owned SFD)</u>	185,868	2,461	570	14,991	9,121	3,977	1,880	2,161	1,663	10,835	743
- Under \$200K	12.4%	4.8%	46.1%	3.1%	16.9%	48.4%	9.1%	1.7%	4.0%	12.8%	0.9%
- \$200-249K	29.1%	4.3%	44.4%	10.6%	64.4%	39.6%	15.3%	4.3%	29.9%	41.1%	3.1%
- \$250-299K	17.7%	5.7%	8.4%	21.1%	15.4%	8.2%	37.4%	11.1%	42.7%	20.5%	8.2%
- \$300K or More	40.7%	85.2%	1.1%	65.3%	3.2%	3.9%	38.1%	82.8%	23.4%	25.6%	87.8%
* <u>Year Built (Owned SFD)</u>	185,611	2,448	568	14,975	9,121	3,974	1,879	2,156	1,653	10,830	739
- Before 1960	37.9%	40.5%	70.6%	8.7%	92.4%	83.7%	2.1%	27.8%	60.0%	87.7%	68.2%
- 1960 to 1979	29.9%	23.5%	26.6%	33.9%	5.7%	11.2%	4.6%	21.9%	35.4%	10.3%	12.0%
- 1980 to 1999	26.5%	28.8%	1.9%	53.1%	1.7%	4.2%	46.8%	44.4%	4.3%	1.6%	14.2%
- 2000 to 2008	5.7%	7.1%	0.9%	4.2%	0.3%	0.9%	46.5%	5.9%	0.4%	0.4%	5.5%

ALL HOUSEHOLDS

ALL HOUSEHOLDS	Sub. Henn. County	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
* Time at Current Address	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
- Moved-in Before 2004	71.4%	82.6%	68.0%	70.3%	68.6%	71.0%	72.0%	79.4%	80.8%	64.8%	68.0%
- Moved-in 2004/05	7.0%	4.8%	8.3%	6.9%	7.7%	7.2%	6.9%	8.7%	5.8%	7.9%	8.3%
- Moved-in 2005/06	7.2%	4.7%	8.6%	7.9%	7.1%	7.3%	7.3%	3.7%	4.4%	9.2%	9.0%
- Moved-in 2006/07	5.1%	3.0%	4.6%	5.2%	5.2%	5.5%	6.1%	3.2%	2.7%	6.0%	5.0%
- Moved-in 2007/08	3.8%	2.0%	3.3%	3.8%	4.4%	3.7%	2.5%	2.1%	2.6%	5.1%	3.8%
- Moved-in 2008/09	5.6%	3.0%	7.3%	6.0%	7.1%	5.4%	5.1%	2.8%	3.7%	7.0%	5.9%
* HH Turnover ('04-'09) ¹⁾	6.3%	3.5%	7.4%	6.4%	7.2%	6.4%	5.3%	3.2%	3.8%	8.2%	6.5%
- Turnover ('04-'05)	7.7%	4.2%	8.8%	7.6%	8.6%	8.2%	7.2%	4.0%	4.7%	10.0%	8.3%
- Turnover ('05-'06)	7.3%	3.7%	9.7%	7.5%	8.2%	7.3%	5.7%	3.3%	4.3%	9.9%	6.9%
- Turnover ('06-'07)	6.5%	4.4%	7.2%	6.6%	7.3%	7.1%	5.8%	3.8%	3.6%	8.3%	7.4%
- Turnover ('07-'08)	4.2%	2.0%	3.9%	4.2%	4.8%	4.0%	2.8%	2.3%	2.8%	5.7%	3.9%
- Turnover ('08-'09)	5.6%	3.0%	7.4%	6.0%	7.1%	5.4%	5.1%	2.8%	3.7%	7.0%	5.9%
* HH Retention ('04-'09) ²⁾	75.3%	17.3%	18.1%	28.1%	21.8%	11.7%	23.3%	16.8%	19.1%	22.4%	21.8%
- Retention ('04-'05)	74.3%	19.8%	15.9%	28.7%	21.0%	9.1%	23.8%	8.9%	23.2%	22.2%	20.0%
- Retention ('05-'06)	75.1%	16.9%	17.5%	28.8%	24.3%	11.8%	18.8%	16.7%	18.0%	20.8%	25.6%
- Retention ('06-'07)	75.1%	13.0%	16.7%	27.6%	20.2%	12.2%	29.2%	19.6%	20.9%	23.7%	24.7%
- Retention ('07-'08)	76.4%	17.6%	27.3%	28.0%	23.8%	18.9%	14.3%	24.3%	16.2%	24.6%	13.3%
- Retention ('08-'09)	76.9%	22.2%	20.0%	26.4%	17.4%	10.5%	27.9%	22.9%	14.3%	21.6%	21.7%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)



Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 7)

HOUSEHOLDS UNDER AGE 35

HOUSEHOLDS UNDER AGE 35	Sub. Henn. County	Brooklyn		Brooklyn			Dayton			Eden	
		Bloomington	Center	Park	Champlin	Corcoran	Crystal	(part)	Deephaven	Prairie	Edina
All Households in 2009	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
Households Under Age 35	55,707	5,983	2,439	5,928	1,366	148	1,768	140	60	4,497	2,066
* As percent of all HHs	17.8%	16.6%	22.0%	21.9%	16.3%	7.9%	19.1%	8.7%	4.4%	18.7%	10.0%
<u>Owner/Renter Status</u>	55,707	5,983	2,439	5,928	1,366	148	1,768	140	60	4,497	2,066
* Owners	46.6%	37.2%	44.8%	48.6%	74.9%	64.9%	64.7%	58.6%	76.7%	44.1%	39.6%
* Renters	53.4%	62.8%	55.2%	51.4%	25.1%	35.1%	35.3%	41.4%	23.3%	55.9%	60.4%
* <u>Housing Usage</u>	55,707	5,983	2,439	5,928	1,366	148	1,768	140	60	4,497	2,066
- Owned SFD	33.5%	29.1%	39.1%	35.4%	56.6%	64.9%	63.0%	58.6%	73.3%	22.0%	28.0%
- Rental SFD	5.1%	5.3%	8.7%	5.3%	5.6%	11.5%	7.1%	5.7%	20.0%	2.5%	5.5%
- Duplx/Trplx	1.9%	1.5%	0.9%	2.7%	2.5%	0.0%	1.6%	0.0%	3.3%	0.5%	3.3%
- Owned MF	12.6%	7.7%	5.2%	12.6%	17.7%	0.0%	1.0%	0.0%	3.3%	22.1%	10.6%
- Rental MF	4.1%	2.4%	1.4%	2.7%	2.1%	0.0%	0.3%	0.0%	0.0%	8.2%	4.6%
- Mobile Home	0.1%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	35.0%	0.0%	0.0%	0.0%
- Rental Apt	42.7%	53.8%	44.6%	41.2%	15.4%	23.6%	26.9%	0.7%	0.0%	44.8%	47.9%
* <u>Tax Value (Owned SFD)</u>	18,658	1,741	953	2,098	773	96	1,114	82	44	988	579
- Under \$200K	22.0%	15.0%	66.4%	21.5%	17.2%	3.1%	60.1%	25.6%	2.3%	6.8%	3.1%
- \$200-249K	41.1%	58.2%	32.0%	46.9%	60.0%	15.6%	36.4%	29.3%	4.5%	13.6%	10.7%
- \$250-299K	17.1%	18.8%	1.2%	14.9%	12.4%	32.3%	2.0%	17.1%	13.6%	35.4%	20.7%
- \$300K or More	19.8%	8.0%	0.4%	16.7%	10.3%	49.0%	1.4%	28.0%	79.5%	44.2%	65.5%
* <u>Year Built (Owned SFD)</u>	18,628	1,732	953	2,098	773	96	1,113	82	44	988	577
- Before 1960	47.1%	65.9%	78.7%	11.2%	5.7%	15.6%	73.9%	7.3%	63.6%	2.7%	74.2%
- 1960 to 1979	24.6%	27.5%	19.1%	34.4%	27.3%	46.9%	20.2%	53.7%	25.0%	28.0%	21.1%
- 1980 to 1999	21.1%	5.8%	2.0%	38.7%	59.0%	25.0%	4.0%	28.0%	4.5%	57.5%	2.8%
- 2000 to 2008	7.2%	0.8%	0.2%	15.8%	8.0%	12.5%	1.9%	11.0%	6.8%	11.7%	1.9%

HOUSEHOLDS UNDER AGE 35	Sub. Henn. County	Brooklyn		Brooklyn				Dayton		Eden	
		Bloomington	Center	Park	Champlin	Corcoran	Crystal	(part)	Deephaven	Prairie	Edina
* Time at Current Address	55,707	5,983	2,439	5,928	1,366	148	1,768	140	60	4,497	2,066
- Moved-in Before 2004	37.6%	36.5%	40.0%	37.2%	42.7%	42.6%	40.4%	49.3%	58.3%	35.4%	37.8%
- Moved-in 2004/05	11.4%	10.3%	12.6%	12.6%	12.4%	14.2%	12.2%	8.6%	1.7%	11.4%	9.4%
- Moved-in 2005/06	13.9%	13.3%	12.3%	14.9%	13.0%	10.1%	12.9%	10.0%	10.0%	14.0%	12.7%
- Moved-in 2006/07	11.5%	11.9%	11.1%	12.2%	10.2%	11.5%	12.1%	8.6%	8.3%	11.9%	11.4%
- Moved-in 2007/08	10.1%	10.6%	9.1%	9.0%	8.3%	7.4%	8.7%	10.0%	11.7%	10.9%	11.0%
- Moved-in 2008/09	15.6%	17.3%	14.9%	14.1%	13.4%	14.2%	13.7%	13.6%	10.0%	16.4%	17.7%
* HH Turnover ('04-'09) ¹⁾	12.8%	14.2%	12.4%	12.5%	9.3%	8.5%	10.3%	9.0%	7.1%	13.5%	12.9%
- Turnover ('04-'05)	15.9%	17.5%	15.4%	15.6%	12.0%	9.3%	14.5%	10.3%	8.3%	16.6%	14.4%
- Turnover ('05-'06)	14.8%	16.7%	14.0%	14.7%	11.2%	11.2%	12.5%	10.1%	5.3%	15.3%	14.3%
- Turnover ('06-'07)	13.0%	13.9%	13.0%	12.9%	10.0%	7.7%	10.1%	9.6%	9.5%	13.4%	13.5%
- Turnover ('07-'08)	8.9%	10.2%	8.5%	8.1%	5.4%	4.0%	5.8%	7.1%	7.4%	9.6%	10.0%
- Turnover ('08-'09)	11.6%	12.7%	11.2%	11.0%	7.8%	9.9%	9.1%	7.1%	4.6%	12.6%	12.4%
* HH Retention ('04-'09) ²⁾	72.2%	27.8%	17.5%	30.3%	19.0%	15.8%	11.8%	31.3%	13.3%	28.1%	19.2%
- Retention ('04-'05)	70.8%	25.3%	17.0%	28.8%	20.3%	0.0%	12.8%	33.3%	0.0%	25.2%	15.1%
- Retention ('05-'06)	72.2%	27.6%	19.2%	28.9%	22.9%	0.0%	13.4%	28.6%	0.0%	29.0%	18.9%
- Retention ('06-'07)	72.5%	29.2%	18.1%	32.9%	15.9%	33.3%	10.7%	37.5%	0.0%	26.4%	20.5%
- Retention ('07-'08)	73.6%	29.2%	18.3%	30.0%	17.9%	25.0%	8.5%	50.0%	50.0%	30.4%	24.8%
- Retention ('08-'09)	74.0%	30.6%	12.7%	32.9%	12.2%	50.0%	9.1%	0.0%	0.0%	33.2%	20.4%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 9)

HOUSEHOLDS UNDER AGE 35

HOUSEHOLDS UNDER AGE 35	Sub. Henn. County	Golden		Maple				New			
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
All Households in 2009	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
Households Under Age 35	55,707	254	1,111	2,369	48	3,632	79	3,114	189	593	1,761
* As percent of all HHs	17.8%	22.4%	12.7%	28.7%	3.9%	16.0%	4.7%	14.2%	8.7%	14.4%	21.0%
<u>Owner/Renter Status</u>	55,707	254	1,111	2,369	48	3,632	79	3,114	189	593	1,761
* Owners	46.6%	8.7%	61.5%	27.5%	77.1%	75.1%	70.9%	36.9%	77.8%	61.6%	40.4%
* Renters	53.4%	91.3%	38.5%	72.5%	22.9%	24.9%	29.1%	63.1%	22.2%	38.4%	59.6%
* <u>Housing Usage</u>	55,707	254	1,111	2,369	48	3,632	79	3,114	189	593	1,761
- Owned SFD	33.5%	6.3%	49.1%	11.7%	77.1%	39.5%	67.1%	22.7%	74.6%	55.0%	32.3%
- Rental SFD	5.1%	4.3%	7.8%	1.8%	22.9%	4.6%	16.5%	4.5%	19.6%	14.0%	2.9%
- Duplx/Trplx	1.9%	2.4%	2.3%	4.5%	0.0%	0.9%	0.0%	0.5%	0.0%	3.7%	1.5%
- Owned MF	12.6%	1.6%	11.3%	14.5%	0.0%	35.4%	3.8%	14.0%	3.2%	5.9%	7.6%
- Rental MF	4.1%	1.6%	1.0%	8.7%	0.0%	8.4%	0.0%	4.6%	2.6%	7.3%	2.6%
- Mobile Home	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%
- Rental Apt	42.7%	83.9%	28.5%	58.8%	0.0%	11.2%	12.7%	53.7%	0.0%	13.8%	53.1%
* <u>Tax Value (Owned SFD)</u>	18,658	16	545	278	37	1,435	53	706	141	326	568
- Under \$200K	22.0%	12.5%	11.2%	21.9%	13.5%	9.0%	3.8%	2.5%	10.6%	42.9%	25.5%
- \$200-249K	41.1%	12.5%	45.9%	55.0%	13.5%	44.0%	11.3%	19.1%	4.3%	32.2%	60.4%
- \$250-299K	17.1%	18.8%	24.6%	11.9%	5.4%	17.2%	13.2%	37.7%	9.9%	10.4%	13.4%
- \$300K or More	19.8%	56.3%	18.3%	11.2%	67.6%	29.8%	71.7%	40.7%	75.2%	14.4%	0.7%
* <u>Year Built (Owned SFD)</u>	18,628	16	545	278	35	1,432	52	705	141	326	568
- Before 1960	47.1%	81.3%	57.4%	90.6%	31.4%	1.9%	7.7%	44.3%	11.3%	40.8%	16.2%
- 1960 to 1979	24.6%	12.5%	38.3%	5.4%	25.7%	30.0%	34.6%	35.2%	9.2%	31.9%	79.9%
- 1980 to 1999	21.1%	6.3%	3.1%	2.5%	37.1%	50.2%	36.5%	17.3%	12.1%	22.1%	3.3%
- 2000 to 2008	7.2%	0.0%	1.1%	1.4%	5.7%	17.9%	21.2%	3.3%	67.4%	5.2%	0.5%

HOUSEHOLDS UNDER AGE 35	Sub. Henn. County	Golden				Maple			New		
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
* Time at Current Address	55,707	254	1,111	2,369	48	3,632	79	3,114	189	593	1,761
- Moved-in Before 2004	37.6%	31.5%	40.7%	35.8%	64.6%	41.3%	55.7%	35.1%	45.0%	43.0%	34.1%
- Moved-in 2004/05	11.4%	12.2%	10.1%	10.9%	6.3%	12.0%	12.7%	9.6%	10.6%	9.3%	14.0%
- Moved-in 2005/06	13.9%	13.8%	14.8%	14.0%	6.3%	13.0%	5.1%	14.2%	18.5%	13.5%	14.0%
- Moved-in 2006/07	11.5%	14.2%	11.7%	12.0%	10.4%	11.0%	7.6%	11.7%	11.1%	11.1%	12.0%
- Moved-in 2007/08	10.1%	9.1%	8.8%	10.9%	6.3%	9.8%	10.1%	11.7%	6.9%	9.6%	10.6%
- Moved-in 2008/09	15.6%	19.3%	14.0%	16.4%	6.3%	12.8%	8.9%	17.7%	7.9%	13.5%	15.3%
* HH Turnover ('04-'09) ¹⁾	12.8%	16.8%	11.1%	15.1%	6.6%	10.2%	6.6%	14.9%	4.4%	10.3%	13.9%
- Turnover ('04-'05)	15.9%	19.6%	14.7%	18.8%	5.2%	13.2%	12.5%	18.3%	3.4%	12.3%	18.6%
- Turnover ('05-'06)	14.8%	18.8%	12.7%	18.3%	6.8%	10.7%	4.5%	17.0%	4.7%	11.9%	15.3%
- Turnover ('06-'07)	13.0%	20.8%	11.0%	15.0%	13.4%	10.4%	6.0%	14.4%	6.3%	10.4%	14.5%
- Turnover ('07-'08)	8.9%	12.0%	7.1%	10.4%	4.9%	7.8%	4.5%	10.1%	3.1%	8.0%	9.2%
- Turnover ('08-'09)	11.6%	12.0%	10.1%	13.0%	1.7%	9.1%	6.0%	14.6%	4.5%	8.6%	12.1%
* HH Retention ('04-'09) ²⁾	72.2%	9.5%	10.1%	20.5%	10.0%	32.8%	7.7%	16.2%	9.4%	23.9%	16.1%
- Retention ('04-'05)	70.8%	4.7%	9.1%	19.3%	0.0%	34.4%	0.0%	18.4%	0.0%	19.4%	16.6%
- Retention ('05-'06)	72.2%	15.9%	7.7%	21.4%	0.0%	30.8%	0.0%	15.0%	0.0%	27.4%	16.8%
- Retention ('06-'07)	72.5%	8.8%	11.8%	18.4%	0.0%	29.2%	33.3%	16.1%	25.0%	26.5%	16.4%
- Retention ('07-'08)	73.6%	5.3%	14.0%	24.2%	33.3%	35.1%	0.0%	13.2%	16.7%	25.9%	16.8%
- Retention ('08-'09)	74.0%	14.3%	10.6%	20.9%	0.0%	36.2%	0.0%	16.9%	0.0%	18.8%	11.6%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 11)

HOUSEHOLDS UNDER AGE 35

HOUSEHOLDS UNDER AGE 35	Sub. Henn. County										
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
All Households in 2009	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
Households Under Age 35	55,707	186	211	5,060	3,283	1,275	537	143	226	6,219	233
* As percent of all HHs	17.8%	6.3%	20.1%	17.7%	21.9%	21.8%	19.8%	5.3%	10.0%	29.0%	12.9%
<u>Owner/Renter Status</u>	55,707	186	211	5,060	3,283	1,275	537	143	226	6,219	233
* Owners	46.6%	69.9%	34.6%	37.8%	44.3%	62.9%	72.1%	69.2%	62.4%	40.3%	23.6%
* Renters	53.4%	30.1%	65.4%	62.2%	55.7%	37.1%	27.9%	30.8%	37.6%	59.7%	76.4%
* <u>Housing Usage</u>	55,707	186	211	5,060	3,283	1,275	537	143	226	6,219	233
- Owned SFD	33.5%	61.8%	31.8%	20.2%	41.5%	56.4%	55.1%	66.4%	57.5%	30.2%	17.6%
- Rental SFD	5.1%	26.9%	5.7%	3.1%	5.1%	7.8%	7.8%	11.9%	8.4%	3.7%	6.9%
- Duplx/Trplx	1.9%	0.0%	1.4%	0.3%	2.4%	10.1%	1.1%	10.5%	4.4%	2.0%	5.2%
- Owned MF	12.6%	8.1%	2.8%	17.5%	1.9%	4.0%	16.9%	2.1%	3.5%	9.5%	4.7%
- Rental MF	4.1%	2.2%	0.9%	6.8%	0.7%	1.6%	2.8%	2.8%	0.9%	3.4%	3.4%
- Mobile Home	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	3.1%	0.0%	0.0%
- Rental Apt	42.7%	1.1%	57.3%	52.1%	48.2%	20.2%	16.2%	6.3%	22.1%	51.2%	62.2%
* <u>Tax Value (Owned SFD)</u>	18,658	115	67	1,021	1,364	719	296	95	130	1,880	41
- Under \$200K	22.0%	13.0%	52.2%	5.2%	22.0%	60.2%	10.8%	7.4%	9.2%	16.9%	2.4%
- \$200-249K	41.1%	16.5%	41.8%	18.3%	67.5%	35.9%	14.9%	10.5%	57.7%	51.7%	2.4%
- \$250-299K	17.1%	12.2%	6.0%	29.8%	10.0%	2.8%	41.6%	16.8%	26.2%	19.8%	14.6%
- \$300K or More	19.8%	58.3%	0.0%	46.7%	0.5%	1.1%	32.8%	65.3%	6.9%	11.6%	80.5%
* <u>Year Built (Owned SFD)</u>	18,628	114	67	1,020	1,364	718	296	95	129	1,880	41
- Before 1960	47.1%	55.3%	73.1%	11.5%	93.7%	87.0%	2.4%	31.6%	74.4%	91.2%	82.9%
- 1960 to 1979	24.6%	28.9%	22.4%	29.1%	4.8%	9.5%	3.0%	23.2%	22.5%	6.8%	4.9%
- 1980 to 1999	21.1%	14.9%	3.0%	52.8%	1.4%	2.9%	29.4%	37.9%	3.1%	1.5%	9.8%
- 2000 to 2008	7.2%	0.9%	1.5%	6.6%	0.1%	0.6%	65.2%	7.4%	0.0%	0.5%	2.4%

HOUSEHOLDS UNDER AGE 35	Sub. Henn. County										
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
* Time at Current Address	55,707	186	211	5,060	3,283	1,275	537	143	226	6,219	233
- Moved-in Before 2004	37.6%	53.8%	31.3%	36.1%	36.9%	39.5%	49.2%	46.2%	41.2%	35.3%	39.1%
- Moved-in 2004/05	11.4%	9.7%	14.2%	11.1%	11.5%	12.3%	10.1%	8.4%	10.2%	11.6%	11.6%
- Moved-in 2005/06	13.9%	9.7%	15.2%	15.3%	13.3%	12.8%	11.5%	8.4%	14.2%	15.1%	11.6%
- Moved-in 2006/07	11.5%	9.7%	10.0%	11.0%	11.2%	12.2%	12.8%	11.9%	8.0%	11.4%	11.6%
- Moved-in 2007/08	10.1%	7.0%	9.5%	9.8%	10.5%	9.1%	4.8%	11.9%	9.7%	11.0%	8.2%
- Moved-in 2008/09	15.6%	10.2%	19.9%	16.7%	16.7%	14.0%	11.5%	13.3%	16.8%	15.6%	18.0%
* HH Turnover ('04-'09) ¹⁾	12.8%	8.5%	15.5%	14.2%	13.4%	10.5%	8.3%	8.5%	10.2%	13.7%	14.0%
- Turnover ('04-'05)	15.9%	9.5%	16.8%	16.3%	17.1%	13.0%	12.1%	9.8%	14.0%	17.5%	14.0%
- Turnover ('05-'06)	14.8%	9.1%	22.2%	17.0%	15.1%	12.1%	7.9%	8.3%	11.0%	16.3%	18.4%
- Turnover ('06-'07)	13.0%	7.2%	12.5%	14.1%	13.7%	11.0%	9.5%	7.8%	9.3%	13.4%	16.7%
- Turnover ('07-'08)	8.9%	9.3%	8.9%	10.3%	8.8%	7.1%	3.7%	8.1%	6.1%	9.7%	6.5%
- Turnover ('08-'09)	11.6%	7.1%	16.7%	13.6%	11.9%	9.4%	7.5%	8.5%	10.7%	11.8%	13.7%
* HH Retention ('04-'09) ²⁾	72.2%	5.9%	11.5%	22.4%	19.0%	9.1%	18.7%	8.8%	10.8%	19.3%	20.4%
- Retention ('04-'05)	70.8%	7.7%	8.3%	19.9%	17.9%	8.1%	17.4%	22.2%	21.4%	20.5%	23.1%
- Retention ('05-'06)	72.2%	0.0%	7.4%	24.3%	24.3%	9.0%	15.4%	0.0%	5.6%	16.8%	21.4%
- Retention ('06-'07)	72.5%	14.3%	13.3%	23.7%	18.9%	9.4%	29.6%	0.0%	8.3%	22.1%	28.0%
- Retention ('07-'08)	73.6%	10.0%	25.0%	24.0%	17.0%	8.8%	20.0%	14.3%	9.1%	19.1%	0.0%
- Retention ('08-'09)	74.0%	0.0%	15.4%	19.8%	11.4%	11.4%	7.1%	0.0%	10.0%	17.4%	10.0%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 13)

HOUSEHOLDS AGE 35 TO 54

HOUSEHOLDS AGE 35 TO 54	Sub. Henn. County	Brooklyn Brooklyn			Dayton			Eden			
		Bloomington	Center	Park	Champlin	Corcoran	Crystal (part)	Deephaven	Prairie	Edina	
All Households in 2009	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
Households Age 35 to 54	134,784	13,367	4,574	12,868	4,643	981	3,815	858	624	11,762	7,682
* As Percent of all HHs	43.1%	37.2%	41.3%	47.5%	55.4%	52.2%	41.3%	53.0%	45.3%	48.8%	37.1%
<u>Owner/Renter Status</u>	134,784	13,367	4,574	12,868	4,643	981	3,815	858	624	11,762	7,682
* Owners	76.2%	69.7%	66.0%	75.4%	90.4%	87.1%	78.1%	81.8%	92.3%	79.4%	78.8%
* Renters	23.8%	30.3%	34.0%	24.6%	9.6%	12.9%	21.9%	18.2%	7.7%	20.6%	21.2%
* <u>Housing Usage</u>	134,784	13,367	4,574	12,868	4,643	981	3,815	858	624	11,762	7,682
- Owned SFD	66.5%	60.4%	60.0%	64.4%	83.2%	87.1%	76.3%	81.5%	91.3%	64.0%	70.4%
- Rental SFD	4.3%	4.2%	7.0%	4.9%	3.0%	3.2%	5.3%	3.8%	7.1%	2.9%	4.9%
- Duplx/Trplx	1.5%	1.2%	0.9%	2.7%	1.4%	0.0%	1.5%	0.0%	0.0%	0.5%	1.8%
- Owned MF	9.2%	8.8%	5.7%	10.0%	6.8%	0.0%	1.3%	0.3%	1.0%	15.3%	7.8%
- Rental MF	2.0%	1.5%	1.2%	1.4%	0.8%	0.0%	0.1%	0.0%	0.6%	3.4%	1.7%
- Mobile Home	0.2%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%	0.0%	0.0%	0.0%
- Rental Apt	16.4%	23.6%	25.2%	16.6%	4.8%	9.8%	15.5%	0.0%	0.0%	13.9%	13.4%
* <u>Tax Value (Owned SFD)</u>	89,592	8,076	2,744	8,284	3,861	854	2,909	699	570	7,523	5,405
- Under \$200K	11.2%	8.5%	59.4%	14.4%	8.9%	2.8%	53.6%	15.3%	0.9%	1.9%	0.6%
- \$200-249K	26.8%	42.1%	37.6%	44.6%	50.6%	8.8%	38.6%	22.7%	3.0%	5.7%	3.8%
- \$250-299K	17.1%	23.8%	1.5%	17.4%	14.1%	21.5%	4.8%	18.2%	6.1%	20.0%	8.9%
- \$300K or More	44.9%	25.6%	1.6%	23.6%	26.4%	66.9%	2.9%	43.8%	90.0%	72.4%	86.7%
* <u>Year Built (Owned SFD)</u>	89,485	8,051	2,744	8,276	3,861	850	2,905	698	567	7,520	5,404
- Before 1960	33.6%	49.2%	74.5%	9.0%	3.0%	9.8%	71.3%	11.2%	55.2%	2.0%	62.6%
- 1960 to 1979	25.8%	38.2%	23.4%	30.7%	19.5%	34.8%	22.7%	40.1%	23.5%	18.7%	29.6%
- 1980 to 1999	32.3%	11.7%	1.7%	46.0%	67.1%	45.2%	4.6%	41.0%	16.8%	67.6%	5.5%
- 2000 to 2008	8.3%	0.9%	0.4%	14.3%	10.4%	10.2%	1.4%	7.7%	4.6%	11.7%	2.3%

HOUSEHOLDS AGE 35 TO 54

HOUSEHOLDS AGE 35 TO 54	Sub. Henn. County	Brooklyn Brooklyn			Dayton			Eden			
		Bloomington	Center	Park	Champlin	Corcoran	Crystal (part)	Deephaven	Prairie	Edina	
* Time at Current Address	134,784	13,367	4,574	12,868	4,643	981	3,815	858	624	11,762	7,682
- Moved-in Before 2004	71.2%	70.4%	67.3%	66.6%	80.9%	81.2%	75.5%	79.3%	81.1%	71.7%	70.8%
- Moved-in 2004/05	7.8%	7.4%	7.8%	10.1%	6.1%	5.6%	7.1%	5.6%	4.6%	7.6%	6.9%
- Moved-in 2005/06	7.5%	7.5%	7.5%	8.4%	5.4%	6.6%	6.0%	5.5%	3.4%	7.2%	6.7%
- Moved-in 2006/07	5.1%	5.2%	6.4%	6.2%	3.3%	2.8%	4.5%	4.4%	4.6%	5.4%	5.5%
- Moved-in 2007/08	3.5%	4.3%	5.1%	3.7%	1.8%	1.5%	2.8%	2.6%	2.7%	3.8%	3.9%
- Moved-in 2008/09	4.8%	5.2%	5.8%	5.1%	2.5%	2.2%	4.1%	2.7%	3.5%	4.2%	6.1%
* HH Turnover ('04-'09) ¹⁾	5.6%	6.0%	7.2%	6.6%	4.2%	2.8%	5.6%	3.4%	3.1%	5.4%	4.8%
- Turnover ('04-'05)	6.7%	7.0%	9.4%	8.6%	5.5%	3.6%	6.7%	4.4%	4.2%	6.5%	5.6%
- Turnover ('05-'06)	6.6%	7.1%	8.0%	8.1%	5.4%	3.8%	6.8%	4.2%	2.1%	6.2%	5.6%
- Turnover ('06-'07)	5.7%	6.1%	7.5%	6.7%	4.1%	2.8%	5.7%	3.3%	3.1%	5.7%	5.0%
- Turnover ('07-'08)	3.7%	4.1%	4.9%	4.1%	2.3%	1.8%	3.4%	2.1%	3.0%	3.8%	3.2%
- Turnover ('08-'09)	5.1%	5.5%	6.2%	5.6%	3.5%	2.1%	5.1%	3.0%	3.1%	4.7%	4.9%
* HH Retention ('04-'09) ²⁾	76.5%	41.2%	17.9%	33.3%	26.9%	22.4%	16.0%	20.4%	13.1%	41.8%	37.9%
- Retention ('04-'05)	75.9%	43.8%	20.0%	33.4%	30.9%	29.4%	15.3%	25.0%	9.5%	41.1%	37.7%
- Retention ('05-'06)	76.1%	40.9%	17.5%	34.9%	25.9%	18.8%	15.1%	13.3%	28.6%	41.0%	35.5%
- Retention ('06-'07)	75.7%	36.2%	16.0%	31.4%	25.6%	28.6%	18.5%	28.6%	16.7%	42.0%	36.4%
- Retention ('07-'08)	77.9%	40.3%	14.8%	33.3%	20.0%	0.0%	17.1%	28.6%	20.0%	44.3%	43.3%
- Retention ('08-'09)	78.9%	45.5%	20.4%	32.9%	26.8%	25.0%	14.3%	0.0%	0.0%	41.7%	40.5%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)



Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 15)

HOUSEHOLDS AGE 35 TO 54

HOUSEHOLDS AGE 35 TO 54	Sub. Henn. County	Golden		Maple				New			
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
All Households in 2009	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
Households Age 35 to 54	134,784	451	3,364	3,306	650	11,673	882	8,451	1,158	1,928	3,389
* As Percent of all HHs	43.1%	39.7%	38.6%	40.1%	52.8%	51.3%	51.9%	38.4%	53.5%	46.8%	40.3%
<u>Owner/Renter Status</u>	134,784	451	3,364	3,306	650	11,673	882	8,451	1,158	1,928	3,389
* Owners	76.2%	46.8%	82.1%	46.2%	93.8%	89.8%	89.1%	76.0%	90.3%	81.1%	57.4%
* Renters	23.8%	53.2%	17.9%	53.8%	6.2%	10.2%	10.9%	24.0%	9.7%	18.9%	42.6%
* <u>Housing Usage</u>	134,784	451	3,364	3,306	650	11,673	882	8,451	1,158	1,928	3,389
- Owned SFD	66.5%	42.4%	74.0%	30.4%	93.5%	74.0%	88.7%	64.1%	89.2%	77.0%	52.6%
- Rental SFD	4.3%	6.4%	4.3%	1.8%	6.0%	3.3%	8.7%	4.5%	9.2%	8.5%	3.2%
- Duplx/Trplx	1.5%	4.0%	1.6%	6.1%	0.2%	0.4%	0.1%	0.4%	0.3%	1.8%	1.6%
- Owned MF	9.2%	2.4%	7.4%	14.2%	0.3%	15.8%	0.5%	11.8%	1.0%	3.6%	4.2%
- Rental MF	2.0%	2.2%	1.0%	7.0%	0.0%	3.0%	0.2%	2.2%	0.2%	2.8%	2.3%
- Mobile Home	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
- Rental Apt	16.4%	42.6%	11.7%	40.5%	0.0%	3.6%	1.8%	16.9%	0.0%	6.1%	36.1%
* <u>Tax Value (Owned SFD)</u>	89,592	191	2,490	1,004	608	8,633	782	5,414	1,033	1,485	1,782
- Under \$200K	11.2%	1.6%	6.4%	18.9%	3.3%	3.7%	2.7%	1.4%	2.5%	27.6%	17.2%
- \$200-249K	26.8%	9.9%	24.7%	40.2%	4.8%	25.7%	4.1%	10.4%	4.0%	27.2%	57.7%
- \$250-299K	17.1%	24.6%	26.9%	14.1%	4.8%	17.4%	9.2%	23.8%	5.3%	11.4%	22.0%
- \$300K or More	44.9%	63.9%	41.9%	26.7%	87.2%	53.1%	84.0%	64.4%	88.2%	33.7%	3.1%
* <u>Year Built (Owned SFD)</u>	89,485	191	2,487	1,002	603	8,630	778	5,410	1,033	1,483	1,780
- Before 1960	33.6%	85.3%	53.4%	88.8%	16.6%	1.1%	6.2%	36.8%	13.6%	36.9%	14.6%
- 1960 to 1979	25.8%	8.9%	38.9%	8.1%	24.2%	22.1%	22.0%	35.7%	15.1%	33.5%	81.6%
- 1980 to 1999	32.3%	4.2%	5.5%	2.3%	38.1%	57.7%	43.3%	24.1%	28.8%	20.6%	3.3%
- 2000 to 2008	8.3%	1.6%	2.3%	0.8%	21.1%	19.1%	28.5%	3.5%	42.5%	9.0%	0.6%

HOUSEHOLDS AGE 35 TO 54	Sub. Henn. County	Golden			Maple			New			
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
* Time at Current Address	134,784	451	3,364	3,306	650	11,673	882	8,451	1,158	1,928	3,389
- Moved-in Before 2004	71.2%	61.2%	75.1%	59.6%	80.5%	74.4%	76.8%	72.0%	71.2%	74.5%	62.6%
- Moved-in 2004/05	7.8%	11.8%	7.4%	9.5%	5.5%	7.1%	8.0%	6.9%	9.9%	7.9%	10.5%
- Moved-in 2005/06	7.5%	8.6%	6.3%	10.1%	5.7%	7.6%	7.0%	7.1%	10.4%	6.9%	9.6%
- Moved-in 2006/07	5.1%	5.5%	4.3%	7.2%	4.3%	4.6%	4.2%	4.8%	4.3%	3.9%	6.4%
- Moved-in 2007/08	3.5%	6.9%	2.6%	5.7%	2.3%	2.8%	1.7%	3.7%	1.8%	3.0%	4.8%
- Moved-in 2008/09	4.8%	6.0%	4.4%	7.8%	1.7%	3.5%	2.3%	5.5%	2.4%	3.8%	6.2%
* HH Turnover ('04-'09) ¹⁾	5.6%	7.8%	4.4%	9.1%	2.5%	4.3%	2.6%	5.3%	2.9%	4.5%	7.5%
- Turnover ('04-'05)	6.7%	8.4%	5.6%	10.2%	3.2%	5.2%	4.1%	5.9%	3.2%	5.4%	10.3%
- Turnover ('05-'06)	6.6%	9.9%	5.4%	10.8%	2.7%	5.0%	2.3%	6.0%	3.4%	5.6%	9.0%
- Turnover ('06-'07)	5.7%	7.7%	4.2%	9.3%	3.5%	4.2%	2.8%	5.3%	3.2%	4.7%	7.6%
- Turnover ('07-'08)	3.7%	5.5%	2.6%	6.3%	1.8%	3.0%	2.0%	3.7%	2.1%	3.1%	5.0%
- Turnover ('08-'09)	5.1%	7.3%	4.1%	8.8%	1.4%	4.0%	1.8%	5.3%	2.5%	3.8%	5.5%
* HH Retention ('04-'09) ²⁾	76.5%	13.2%	19.1%	25.4%	11.3%	40.9%	27.7%	24.5%	16.3%	27.3%	17.4%
- Retention ('04-'05)	75.9%	6.3%	20.1%	24.0%	5.3%	40.3%	30.0%	23.3%	16.0%	27.9%	18.1%
- Retention ('05-'06)	76.1%	19.0%	17.4%	25.2%	25.0%	41.5%	16.7%	26.6%	14.8%	24.3%	13.7%
- Retention ('06-'07)	75.7%	12.0%	19.6%	24.7%	9.1%	37.7%	31.3%	23.1%	20.0%	26.7%	17.9%
- Retention ('07-'08)	77.9%	15.8%	19.2%	24.6%	0.0%	41.9%	38.5%	25.4%	0.0%	40.0%	22.9%
- Retention ('08-'09)	78.9%	9.1%	19.6%	31.0%	25.0%	45.3%	0.0%	23.9%	30.8%	6.7%	16.4%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS^{LLC}

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 17)

HOUSEHOLDS AGE 35 TO 54

HOUSEHOLDS AGE 35 TO 54	Sub. Henn. County										
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
All Households in 2009	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
Households Age 35 to 54	134,784	1,326	383	12,476	5,852	2,480	1,557	1,299	808	8,234	603
* As Percent of all HHs	43.1%	45.1%	36.4%	43.7%	39.1%	42.4%	57.5%	47.9%	35.7%	38.5%	33.5%
<u>Owner/Renter Status</u>	134,784	1,326	383	12,476	5,852	2,480	1,557	1,299	808	8,234	603
* Owners	76.2%	84.8%	65.8%	75.1%	66.8%	77.8%	89.7%	91.3%	85.3%	67.0%	61.7%
* Renters	23.8%	15.2%	34.2%	24.9%	33.2%	22.2%	10.3%	8.7%	14.7%	33.0%	38.3%
* <u>Housing Usage</u>	134,784	1,326	383	12,476	5,852	2,480	1,557	1,299	808	8,234	603
- Owned SFD	66.5%	83.6%	62.9%	62.0%	63.9%	72.7%	84.1%	88.3%	81.2%	55.6%	50.9%
- Rental SFD	4.3%	14.6%	3.4%	2.9%	4.3%	4.9%	2.2%	5.1%	2.4%	4.0%	8.1%
- Duplx/Trplx	1.5%	0.5%	0.8%	0.2%	2.8%	8.5%	0.3%	3.8%	2.1%	1.9%	5.8%
- Owned MF	9.2%	1.1%	2.6%	13.1%	1.8%	2.1%	5.5%	1.8%	2.8%	10.7%	9.3%
- Rental MF	2.0%	0.2%	0.5%	3.2%	0.2%	0.7%	1.0%	0.5%	0.4%	2.3%	4.3%
- Mobile Home	0.2%	0.0%	0.0%	0.1%	0.2%	0.0%	0.0%	0.0%	4.0%	0.0%	0.0%
- Rental Apt	16.4%	0.2%	29.8%	18.5%	26.7%	11.2%	6.8%	0.5%	7.2%	25.4%	21.6%
* <u>Tax Value (Owned SFD)</u>	89,592	1,108	241	7,729	3,740	1,803	1,310	1,147	656	4,580	307
- Under \$200K	11.2%	4.7%	46.5%	2.7%	17.8%	47.6%	8.2%	1.2%	3.7%	12.0%	0.7%
- \$200-249K	26.8%	4.6%	42.7%	8.6%	64.4%	39.9%	12.7%	3.5%	28.7%	39.1%	3.3%
- \$250-299K	17.1%	6.3%	8.7%	18.7%	14.3%	9.0%	38.4%	9.6%	43.4%	20.6%	8.5%
- \$300K or More	44.9%	84.4%	2.1%	70.0%	3.5%	3.4%	40.7%	85.7%	24.2%	28.3%	87.6%
* <u>Year Built (Owned SFD)</u>	89,485	1,103	241	7,723	3,740	1,801	1,309	1,147	652	4,576	307
- Before 1960	33.6%	36.7%	70.5%	6.9%	92.4%	83.6%	1.4%	23.0%	61.3%	87.8%	71.0%
- 1960 to 1979	25.8%	18.7%	26.6%	28.2%	5.3%	10.5%	2.9%	15.6%	34.0%	9.9%	12.4%
- 1980 to 1999	32.3%	32.6%	2.1%	59.4%	1.8%	4.6%	50.2%	53.5%	3.8%	1.6%	9.4%
- 2000 to 2008	8.3%	12.0%	0.8%	5.5%	0.5%	1.3%	45.5%	7.8%	0.8%	0.7%	7.2%

HOUSEHOLDS AGE 35 TO 54	Sub. Henn. County	St. Anthony St. Louis									
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	(part)	Park	Wayzata
* Time at Current Address	134,784	1,326	383	12,476	5,852	2,480	1,557	1,299	808	8,234	603
- Moved-in Before 2004	71.2%	78.1%	69.7%	70.9%	68.4%	73.2%	79.1%	75.4%	77.7%	68.3%	63.8%
- Moved-in 2004/05	7.8%	5.9%	8.1%	7.6%	8.6%	7.3%	5.7%	10.8%	6.7%	8.1%	10.6%
- Moved-in 2005/06	7.5%	6.2%	9.9%	8.0%	7.3%	7.3%	5.0%	4.5%	5.1%	9.0%	9.6%
- Moved-in 2006/07	5.1%	3.8%	3.9%	5.0%	5.2%	5.0%	4.8%	4.0%	3.2%	5.6%	5.8%
- Moved-in 2007/08	3.5%	2.3%	2.6%	3.4%	4.2%	3.1%	1.9%	2.2%	2.7%	4.1%	3.8%
- Moved-in 2008/09	4.8%	3.7%	5.7%	5.2%	6.3%	4.0%	3.6%	3.1%	4.6%	5.0%	6.3%
* HH Turnover ('04-'09) ¹⁾	5.6%	3.4%	7.1%	5.3%	6.8%	6.0%	4.4%	3.1%	3.3%	7.2%	7.1%
- Turnover ('04-'05)	6.7%	3.9%	9.3%	6.4%	7.2%	7.4%	4.8%	4.0%	3.2%	8.5%	10.0%
- Turnover ('05-'06)	6.6%	4.2%	7.3%	6.1%	8.0%	7.5%	5.2%	3.0%	4.5%	8.8%	6.1%
- Turnover ('06-'07)	5.7%	4.4%	6.7%	5.3%	6.6%	6.8%	5.0%	3.8%	2.7%	7.2%	8.0%
- Turnover ('07-'08)	3.7%	1.6%	4.6%	3.3%	4.8%	3.2%	3.0%	1.9%	2.8%	4.9%	4.9%
- Turnover ('08-'09)	5.1%	2.8%	7.8%	5.3%	7.3%	5.1%	4.2%	2.7%	3.4%	6.3%	6.6%
* HH Retention ('04-'09) ²⁾	76.5%	21.2%	17.0%	30.8%	22.1%	12.2%	25.7%	18.5%	20.9%	25.0%	17.2%
- Retention ('04-'05)	75.9%	21.4%	20.6%	33.9%	19.8%	9.4%	33.3%	5.9%	20.0%	23.8%	11.8%
- Retention ('05-'06)	76.1%	21.7%	17.6%	30.6%	23.9%	10.5%	17.6%	24.2%	16.0%	24.7%	26.7%
- Retention ('06-'07)	75.7%	13.5%	15.8%	28.0%	20.2%	13.0%	28.1%	25.0%	28.6%	24.4%	16.2%
- Retention ('07-'08)	77.9%	23.1%	16.7%	27.5%	28.2%	23.8%	13.6%	23.5%	16.7%	29.6%	13.0%
- Retention ('08-'09)	78.9%	38.5%	0.0%	32.4%	18.6%	12.5%	36.4%	27.8%	30.0%	24.8%	30.0%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

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CITY COMPARISON PROFILES (Page 19)

HOUSEHOLDS AGE 55 TO 74

HOUSEHOLDS AGE 55 TO 74	Sub. Henn. County	Brooklyn		Brooklyn			Dayton			Eden	
		Bloomington	Center	Park	Champlin	Corcoran	Crystal	(part)	Deephaven	Prairie	Edina
All Households in 2009	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
Households Age 55 to 74	92,597	11,922	2,812	6,996	2,032	670	2,581	545	544	6,719	7,057
* Pct of all Households	29.6%	33.2%	25.4%	25.8%	24.2%	35.6%	27.9%	33.7%	39.5%	27.9%	34.1%
<u>Owner/Renter Status</u>	92,597	11,922	2,812	6,996	2,032	670	2,581	545	544	6,719	7,057
* Owners	83.9%	82.2%	79.8%	86.0%	91.6%	91.0%	82.6%	88.3%	95.6%	86.2%	82.7%
* Renters	16.1%	17.8%	20.2%	14.0%	8.4%	9.0%	17.4%	11.7%	4.4%	13.8%	17.3%
* <u>Housing Usage</u>	92,597	11,922	2,812	6,996	2,032	670	2,581	545	544	6,719	7,057
- Owned SFD	67.2%	65.1%	70.3%	66.6%	80.4%	90.9%	79.5%	88.3%	95.0%	59.7%	62.6%
- Rental SFD	2.4%	2.1%	3.2%	2.4%	2.1%	2.4%	3.0%	1.7%	4.2%	1.9%	2.3%
- Duplx/Trplx	1.0%	0.7%	1.3%	1.6%	1.1%	0.1%	1.2%	0.0%	0.0%	0.4%	1.7%
- Owned MF	16.1%	16.7%	8.5%	18.7%	10.7%	0.0%	2.4%	0.0%	0.6%	26.4%	19.1%
- Rental MF	1.7%	1.3%	0.4%	0.9%	0.6%	0.0%	0.0%	0.0%	0.2%	2.4%	2.5%
- Mobile Home	0.2%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	10.1%	0.0%	0.0%	0.0%
- Rental Apt	11.4%	13.7%	16.4%	9.8%	5.1%	6.6%	13.9%	0.0%	0.0%	9.3%	11.7%
* <u>Tax Value (Owned SFD)</u>	62,258	7,763	1,978	4,657	1,634	609	2,051	481	517	4,009	4,421
- Under \$200K	10.4%	5.4%	58.1%	17.5%	14.5%	3.1%	48.7%	12.1%	0.6%	1.7%	0.6%
- \$200-249K	27.4%	36.1%	37.5%	55.3%	48.9%	13.8%	42.7%	32.2%	3.1%	5.8%	3.7%
- \$250-299K	18.4%	26.5%	2.1%	14.3%	10.9%	25.9%	5.4%	19.1%	5.8%	23.5%	8.4%
- \$300K or More	43.8%	31.9%	2.3%	12.9%	25.7%	57.1%	3.2%	36.6%	90.5%	68.9%	87.2%
* <u>Year Built (Owned SFD)</u>	62,167	7,745	1,978	4,656	1,634	605	2,050	479	516	4,005	4,417
- Before 1960	36.1%	40.5%	67.1%	12.6%	5.7%	10.7%	68.5%	13.2%	48.6%	2.9%	57.4%
- 1960 to 1979	36.7%	45.2%	30.4%	47.4%	42.8%	53.9%	27.0%	59.1%	29.5%	32.2%	32.9%
- 1980 to 1999	24.5%	13.9%	2.3%	36.3%	42.7%	30.6%	3.9%	25.1%	19.4%	60.7%	8.5%
- 2000 to 2008	2.8%	0.4%	0.1%	3.6%	8.8%	4.8%	0.6%	2.7%	2.5%	4.3%	1.2%

HOUSEHOLDS AGE 55 TO 74

HOUSEHOLDS AGE 55 TO 74	Sub. Henn. County	Brooklyn Brooklyn			Dayton			Eden			
		Bloomington	Center	Park	Champlin	Corcoran	Crystal (part)	Deephaven	Prairie	Edina	
* Time at Current Address	92,597	11,922	2,812	6,996	2,032	670	2,581	545	544	6,719	7,057
- Moved-in Before 2004	85.8%	86.5%	84.9%	84.6%	89.7%	91.2%	88.6%	93.8%	93.9%	84.7%	86.1%
- Moved-in 2004/05	4.4%	3.9%	4.4%	5.7%	2.8%	2.7%	3.1%	2.2%	1.7%	4.8%	4.1%
- Moved-in 2005/06	4.0%	3.8%	3.7%	3.7%	3.4%	3.0%	3.1%	1.7%	1.8%	4.1%	3.8%
- Moved-in 2006/07	2.2%	2.1%	2.9%	2.6%	1.6%	1.3%	1.8%	1.3%	0.7%	2.6%	2.0%
- Moved-in 2007/08	1.5%	1.7%	1.8%	1.3%	1.2%	0.9%	1.3%	0.4%	1.5%	1.7%	1.5%
- Moved-in 2008/09	2.1%	2.0%	2.3%	2.0%	1.3%	0.9%	2.2%	0.7%	0.4%	2.2%	2.5%
* HH Turnover ('04-'09) ¹⁾	3.6%	3.4%	4.8%	4.1%	3.4%	2.5%	3.7%	2.3%	1.7%	4.2%	3.4%
- Turnover ('04-'05)	4.5%	4.0%	6.3%	6.1%	5.1%	2.4%	4.9%	3.2%	1.5%	5.7%	3.7%
- Turnover ('05-'06)	4.2%	4.1%	5.3%	4.9%	4.4%	4.2%	4.3%	2.6%	2.7%	4.4%	3.5%
- Turnover ('06-'07)	3.9%	3.6%	5.2%	4.8%	3.2%	3.2%	3.8%	2.5%	2.3%	4.8%	4.0%
- Turnover ('07-'08)	2.4%	2.5%	3.2%	2.3%	2.6%	1.4%	2.6%	1.6%	1.0%	3.1%	2.2%
- Turnover ('08-'09)	3.0%	2.8%	3.7%	3.0%	2.4%	1.4%	2.8%	1.7%	1.2%	3.3%	3.6%
* HH Retention ('04-'09) ²⁾	76.8%	38.3%	12.8%	28.1%	26.4%	3.7%	13.2%	5.9%	18.5%	32.1%	40.3%
- Retention ('04-'05)	76.3%	32.2%	9.0%	29.6%	23.3%	0.0%	12.0%	0.0%	0.0%	34.4%	35.4%
- Retention ('05-'06)	76.8%	36.5%	11.6%	28.2%	25.0%	11.1%	11.5%	0.0%	36.4%	31.4%	41.2%
- Retention ('06-'07)	76.7%	43.9%	12.9%	28.3%	33.3%	0.0%	16.0%	14.3%	11.1%	31.4%	40.7%
- Retention ('07-'08)	76.9%	36.8%	19.1%	23.1%	27.8%	0.0%	8.8%	0.0%	0.0%	37.7%	44.0%
- Retention ('08-'09)	78.8%	53.1%	22.7%	27.0%	25.0%	0.0%	21.7%	0.0%	0.0%	22.5%	44.6%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)



Source: Excensus LLC, Excensus select demographics (2004 to 2009).

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CITY COMPARISON PROFILES (Page 21)

HOUSEHOLDS AGE 55 TO 74

HOUSEHOLDS AGE 55 TO 74	Sub. Henn. County	Golden		Maple				New			
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
All Households in 2009	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
Households Age 55 to 74	92,597	323	2,873	1,899	440	6,575	590	7,807	716	1,295	2,375
* Pct of all Households	29.6%	28.5%	32.9%	23.0%	35.8%	28.9%	34.7%	35.5%	33.1%	31.4%	28.3%
<u>Owner/Renter Status</u>	92,597	323	2,873	1,899	440	6,575	590	7,807	716	1,295	2,375
* Owners	83.9%	56.0%	86.7%	56.1%	96.6%	92.8%	95.9%	86.7%	94.3%	86.0%	73.0%
* Renters	16.1%	44.0%	13.3%	43.9%	3.4%	7.2%	4.1%	13.3%	5.7%	14.0%	27.0%
* <u>Housing Usage</u>	92,597	323	2,873	1,899	440	6,575	590	7,807	716	1,295	2,375
- Owned SFD	67.2%	45.2%	74.3%	35.3%	96.4%	67.8%	90.0%	66.2%	91.6%	77.2%	67.2%
- Rental SFD	2.4%	3.7%	2.2%	1.4%	3.0%	1.4%	3.2%	2.1%	5.3%	4.1%	1.5%
- Duplx/Trplx	1.0%	2.2%	0.8%	3.9%	0.5%	0.3%	0.0%	0.3%	0.1%	1.2%	0.9%
- Owned MF	16.1%	9.6%	11.8%	19.1%	0.2%	24.9%	5.9%	20.4%	2.7%	8.4%	5.1%
- Rental MF	1.7%	2.2%	0.6%	5.9%	0.0%	2.1%	0.3%	2.0%	0.3%	3.6%	1.2%
- Mobile Home	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
- Rental Apt	11.4%	37.2%	10.4%	34.3%	0.0%	3.5%	0.5%	9.1%	0.0%	5.4%	24.0%
* <u>Tax Value (Owned SFD)</u>	62,258	146	2,134	671	424	4,458	531	5,169	656	1,000	1,597
- Under \$200K	10.4%	2.1%	5.3%	13.0%	1.9%	3.9%	2.6%	1.2%	2.0%	23.6%	14.9%
- \$200-249K	27.4%	6.2%	21.2%	40.4%	5.4%	33.7%	6.4%	10.7%	4.9%	28.0%	59.3%
- \$250-299K	18.4%	13.7%	24.1%	17.0%	9.9%	22.4%	10.5%	23.6%	7.0%	10.8%	23.7%
- \$300K or More	43.8%	78.1%	49.3%	29.7%	82.8%	40.0%	80.4%	64.5%	86.1%	37.6%	2.1%
* <u>Year Built (Owned SFD)</u>	62,167	146	2,133	668	421	4,457	524	5,167	654	999	1,597
- Before 1960	36.1%	78.1%	47.7%	86.2%	21.1%	1.4%	12.8%	33.8%	20.6%	40.3%	11.6%
- 1960 to 1979	36.7%	17.1%	46.1%	10.8%	43.7%	42.4%	33.4%	40.4%	29.8%	39.7%	85.6%
- 1980 to 1999	24.5%	4.1%	4.8%	2.4%	27.1%	48.3%	39.7%	24.1%	35.8%	16.3%	2.7%
- 2000 to 2008	2.8%	0.7%	1.5%	0.6%	8.1%	7.8%	14.1%	1.7%	13.8%	3.6%	0.1%

HOUSEHOLDS AGE 55 TO 74	Sub. Henn. County	Golden				Maple			New		
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
* Time at Current Address	92,597	323	2,873	1,899	440	6,575	590	7,807	716	1,295	2,375
- Moved-in Before 2004	85.8%	72.1%	88.5%	76.8%	93.0%	86.0%	88.0%	87.7%	88.1%	86.6%	84.1%
- Moved-in 2004/05	4.4%	10.2%	3.9%	6.2%	1.8%	4.0%	5.8%	3.7%	3.9%	3.9%	5.2%
- Moved-in 2005/06	4.0%	5.6%	3.2%	6.8%	2.3%	4.7%	3.7%	3.3%	3.9%	4.8%	4.3%
- Moved-in 2006/07	2.2%	4.3%	1.3%	3.5%	1.4%	2.4%	1.2%	2.0%	2.5%	1.5%	2.5%
- Moved-in 2007/08	1.5%	4.0%	1.0%	2.6%	0.5%	1.3%	0.7%	1.3%	0.7%	1.6%	1.5%
- Moved-in 2008/09	2.1%	3.7%	2.1%	4.0%	1.1%	1.7%	0.7%	2.1%	0.8%	1.5%	2.4%
* HH Turnover ('04-'09) ¹⁾	3.6%	6.0%	2.9%	5.7%	1.8%	3.3%	2.1%	3.1%	2.4%	3.4%	4.3%
- Turnover ('04-'05)	4.5%	6.2%	3.9%	6.0%	1.9%	4.6%	3.8%	3.7%	3.2%	5.0%	5.4%
- Turnover ('05-'06)	4.2%	5.2%	3.8%	8.4%	1.8%	4.0%	1.5%	4.0%	4.0%	3.3%	4.4%
- Turnover ('06-'07)	3.9%	7.3%	2.9%	5.5%	2.5%	3.6%	2.5%	3.3%	2.3%	3.5%	4.6%
- Turnover ('07-'08)	2.4%	5.5%	1.5%	3.6%	1.0%	2.4%	1.1%	2.2%	1.5%	2.2%	3.0%
- Turnover ('08-'09)	3.0%	6.1%	2.5%	5.1%	1.7%	2.4%	1.8%	2.4%	1.2%	3.1%	4.2%
* HH Retention ('04-'09) ²⁾	76.8%	14.8%	19.1%	23.9%	10.0%	36.9%	18.5%	25.1%	17.1%	22.7%	15.8%
- Retention ('04-'05)	76.3%	30.8%	11.6%	24.1%	0.0%	44.2%	11.1%	26.6%	15.4%	16.7%	16.5%
- Retention ('05-'06)	76.8%	10.0%	22.5%	28.9%	25.0%	37.3%	33.3%	27.7%	21.4%	12.5%	16.4%
- Retention ('06-'07)	76.7%	5.6%	20.0%	17.4%	0.0%	31.6%	14.3%	26.7%	0.0%	40.0%	18.6%
- Retention ('07-'08)	76.9%	20.0%	21.7%	15.6%	33.3%	35.7%	0.0%	17.9%	25.0%	18.8%	15.0%
- Retention ('08-'09)	78.8%	0.0%	27.3%	26.7%	0.0%	29.4%	50.0%	20.0%	0.0%	33.3%	7.4%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 23)

HOUSEHOLDS AGE 55 TO 74

HOUSEHOLDS AGE 55 TO 74	Sub. Henn. County										
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
All Households in 2009	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
Households Age 55 to 74	92,597	1,185	284	8,885	3,870	1,422	443	1,000	722	5,098	711
* Pct of all Households	29.6%	40.3%	27.0%	31.1%	25.8%	24.3%	16.4%	36.9%	31.9%	23.8%	39.5%
<u>Owner/Renter Status</u>	92,597	1,185	284	8,885	3,870	1,422	443	1,000	722	5,098	711
* Owners	83.9%	89.4%	73.2%	84.9%	79.6%	79.9%	73.8%	92.6%	86.7%	78.1%	69.5%
* Renters	16.1%	10.6%	26.8%	15.1%	20.4%	20.1%	26.2%	7.4%	13.3%	21.9%	30.5%
* <u>Housing Usage</u>	92,597	1,185	284	8,885	3,870	1,422	443	1,000	722	5,098	711
- Owned SFD	67.2%	87.9%	62.7%	61.5%	71.9%	74.5%	51.9%	80.6%	75.1%	62.5%	46.1%
- Rental SFD	2.4%	8.5%	2.5%	1.8%	2.4%	3.9%	4.7%	4.1%	0.1%	2.0%	5.2%
- Duplx/Trplx	1.0%	0.2%	2.1%	0.1%	1.9%	5.3%	0.2%	2.4%	1.7%	1.6%	2.1%
- Owned MF	16.1%	1.4%	10.6%	23.3%	5.8%	2.7%	21.7%	11.1%	10.5%	14.7%	22.2%
- Rental MF	1.7%	0.5%	1.1%	2.1%	0.4%	0.5%	2.3%	0.7%	0.6%	2.5%	6.5%
- Mobile Home	0.2%	0.0%	0.0%	0.1%	0.7%	0.0%	0.0%	0.0%	5.1%	0.0%	0.0%
- Rental Apt	11.4%	1.5%	21.1%	11.0%	16.9%	13.2%	19.2%	1.1%	6.9%	16.7%	17.9%
* <u>Tax Value (Owned SFD)</u>	62,258	1,042	178	5,466	2,784	1,059	230	806	542	3,188	328
- Under \$200K	10.4%	4.1%	43.3%	2.9%	14.5%	44.1%	11.3%	2.0%	3.5%	12.0%	0.9%
- \$200-249K	27.4%	3.0%	46.1%	10.4%	61.5%	39.2%	23.0%	4.7%	23.1%	36.7%	3.0%
- \$250-299K	18.4%	4.3%	10.1%	21.8%	19.7%	10.7%	30.4%	12.0%	41.9%	21.2%	6.1%
- \$300K or More	43.8%	88.6%	0.6%	64.9%	4.3%	6.0%	35.2%	81.3%	31.5%	30.1%	89.9%
* <u>Year Built (Owned SFD)</u>	62,167	1,037	177	5,459	2,784	1,059	230	801	538	3,187	326
- Before 1960	36.1%	40.4%	68.9%	8.8%	91.3%	82.0%	3.5%	32.1%	53.5%	85.9%	61.7%
- 1960 to 1979	36.7%	27.2%	27.7%	40.4%	6.4%	12.4%	13.0%	28.6%	39.4%	11.9%	12.6%
- 1980 to 1999	24.5%	28.7%	2.3%	48.5%	2.2%	5.0%	49.6%	35.8%	6.9%	2.0%	20.2%
- 2000 to 2008	2.8%	3.7%	1.1%	2.3%	0.1%	0.7%	33.9%	3.5%	0.2%	0.2%	5.5%

HOUSEHOLDS AGE 55 TO 74	Sub. Henn. County										
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
* Time at Current Address	92,597	1,185	284	8,885	3,870	1,422	443	1,000	722	5,098	711
- Moved-in Before 2004	85.8%	89.8%	81.7%	84.5%	84.1%	85.0%	75.2%	86.7%	88.8%	84.8%	75.8%
- Moved-in 2004/05	4.4%	3.5%	5.6%	4.2%	5.6%	4.4%	8.6%	6.7%	4.7%	4.9%	6.0%
- Moved-in 2005/06	4.0%	2.8%	5.6%	4.6%	3.9%	4.6%	7.9%	1.9%	3.0%	4.5%	8.3%
- Moved-in 2006/07	2.2%	1.4%	2.8%	2.7%	2.1%	2.1%	4.3%	1.8%	1.7%	2.1%	3.2%
- Moved-in 2007/08	1.5%	0.9%	1.1%	1.7%	1.4%	1.5%	2.0%	1.3%	1.5%	1.5%	3.2%
- Moved-in 2008/09	2.1%	1.6%	3.2%	2.3%	2.8%	2.3%	2.0%	1.6%	0.3%	2.2%	3.4%
* HH Turnover ('04-'09) ¹⁾	3.6%	2.5%	3.1%	3.5%	3.7%	4.4%	3.9%	2.8%	2.5%	4.0%	3.5%
- Turnover ('04-'05)	4.5%	3.4%	4.0%	4.3%	4.1%	7.0%	6.3%	3.3%	3.1%	4.2%	4.7%
- Turnover ('05-'06)	4.2%	2.0%	4.0%	4.1%	4.1%	4.3%	3.6%	2.5%	2.5%	5.3%	3.7%
- Turnover ('06-'07)	3.9%	3.2%	5.1%	3.9%	3.8%	4.3%	3.8%	3.5%	2.4%	4.5%	3.7%
- Turnover ('07-'08)	2.4%	1.3%	0.8%	2.4%	2.5%	3.4%	1.0%	2.3%	2.5%	2.5%	2.3%
- Turnover ('08-'09)	3.0%	2.6%	1.8%	3.0%	4.1%	3.1%	5.3%	2.6%	1.8%	3.4%	3.2%
* HH Retention ('04-'09) ²⁾	76.8%	19.2%	33.3%	35.7%	23.6%	12.1%	35.7%	18.7%	21.7%	23.5%	27.3%
- Retention ('04-'05)	76.3%	23.8%	0.0%	38.3%	21.7%	8.3%	25.0%	5.6%	22.2%	20.7%	35.3%
- Retention ('05-'06)	76.8%	25.0%	50.0%	35.8%	24.0%	13.5%	42.9%	18.8%	27.3%	23.2%	28.6%
- Retention ('06-'07)	76.7%	13.6%	22.2%	33.9%	20.0%	10.7%	33.3%	17.6%	22.2%	26.6%	25.0%
- Retention ('07-'08)	76.9%	20.0%	100.0%	37.5%	24.1%	30.0%	0.0%	33.3%	25.0%	22.4%	10.0%
- Retention ('08-'09)	78.8%	11.1%	33.3%	31.0%	38.5%	0.0%	50.0%	25.0%	0.0%	26.2%	50.0%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

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CITY COMPARISON PROFILES (Page 25)

HOUSEHOLDS AGE 75 OR MORE

HOUSEHOLDS AGE 75 OR MORE	Sub. Henn. County	Brooklyn		Brooklyn			Dayton			Eden	
		Bloomington	Center	Park	Champlin	Corcoran	Crystal	(part)	Deephaven	Prairie	Edina
All Households in 2009	312,931	35,958	11,062	27,108	8,385	1,880	9,237	1,618	1,377	24,112	20,699
Households Age 75+	29,843	4,686	1,237	1,316	344	81	1,073	75	149	1,134	3,894
* Pct of all Households	9.5%	13.0%	11.2%	4.9%	4.1%	4.3%	11.6%	4.6%	10.8%	4.7%	18.8%
<u>Owner/Renter Status</u>	29,843	4,686	1,237	1,316	344	81	1,073	75	149	1,134	3,894
* Owners	79.2%	83.0%	78.4%	82.4%	73.5%	100.0%	81.0%	92.0%	94.6%	74.4%	76.8%
* Renters	20.8%	17.0%	21.6%	17.6%	26.5%	0.0%	19.0%	8.0%	5.4%	25.6%	23.2%
* <u>Housing Usage</u>	29,843	4,686	1,237	1,316	344	81	1,073	75	149	1,134	3,894
- Owned SFD	51.5%	53.6%	71.8%	44.5%	51.2%	98.8%	75.7%	92.0%	94.6%	28.2%	39.1%
- Rental SFD	1.1%	0.9%	0.9%	0.5%	0.6%	0.0%	1.2%	4.0%	5.4%	0.5%	1.2%
- Duplx/Trplx	0.4%	0.1%	0.2%	0.4%	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%	0.7%
- Owned MF	27.4%	29.3%	6.4%	37.7%	22.4%	1.2%	5.0%	0.0%	0.0%	45.9%	37.2%
- Rental MF	2.3%	3.0%	0.4%	0.5%	1.2%	0.0%	0.0%	0.0%	0.0%	0.9%	2.6%
- Mobile Home	0.1%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	0.0%	0.0%
- Rental Apt	17.4%	12.9%	20.3%	16.5%	24.7%	0.0%	17.8%	0.0%	0.0%	24.2%	19.3%
* <u>Tax Value (Owned SFD)</u>	15,360	2,510	888	585	176	80	812	69	141	320	1,521
- Under \$200K	16.0%	6.7%	68.6%	39.7%	29.0%	5.0%	50.7%	17.4%	0.7%	2.2%	0.7%
- \$200-249K	35.1%	53.9%	28.7%	49.6%	36.4%	28.8%	42.4%	33.3%	2.1%	15.0%	3.1%
- \$250-299K	19.1%	23.7%	0.9%	6.0%	10.8%	25.0%	4.4%	29.0%	9.9%	30.9%	12.6%
- \$300K or More	29.8%	15.6%	1.8%	4.8%	23.9%	41.3%	2.5%	20.3%	87.2%	51.9%	83.6%
* <u>Year Built (Owned SFD)</u>	15,331	2,506	887	585	176	78	811	68	141	319	1,521
- Before 1960	59.3%	60.0%	80.6%	41.4%	30.7%	35.9%	75.3%	35.3%	58.2%	12.9%	60.1%
- 1960 to 1979	33.2%	36.5%	18.7%	45.5%	42.6%	48.7%	23.6%	55.9%	27.0%	50.8%	34.4%
- 1980 to 1999	6.9%	3.5%	0.7%	12.1%	19.9%	15.4%	1.1%	7.4%	14.2%	34.5%	5.2%
- 2000 to 2008	0.6%	0.0%	0.0%	1.0%	6.8%	0.0%	0.0%	1.5%	0.7%	1.9%	0.3%

HOUSEHOLDS AGE 75 OR MORE	Sub. Henn. County	Brooklyn Brooklyn			Dayton			Eden			
		Bloomington	Center	Park	Champlin	Corcoran	Crystal (part)	Deephaven	Prairie	Edina	
* Time at Current Address	29,843	4,686	1,237	1,316	344	81	1,073	75	149	1,134	3,894
- Moved-in Before 2004	90.1%	91.0%	92.4%	89.8%	85.2%	98.8%	93.7%	94.7%	100.0%	87.0%	90.4%
- Moved-in 2004/05	3.5%	3.1%	2.0%	3.1%	7.3%	1.2%	2.6%	1.3%	0.0%	4.9%	3.3%
- Moved-in 2005/06	3.3%	3.3%	2.4%	4.0%	4.4%	0.0%	1.8%	1.3%	0.0%	3.3%	3.1%
- Moved-in 2006/07	1.2%	1.2%	1.2%	1.5%	2.0%	0.0%	0.7%	1.3%	0.0%	1.7%	0.9%
- Moved-in 2007/08	0.7%	0.6%	0.6%	0.3%	0.0%	0.0%	0.7%	0.0%	0.0%	1.0%	0.7%
- Moved-in 2008/09	1.3%	0.8%	1.3%	1.2%	1.2%	0.0%	0.5%	1.3%	0.0%	2.2%	1.4%
* HH Turnover ('04-'09) ¹⁾	4.3%	4.0%	4.9%	3.9%	2.7%	3.1%	4.0%	3.3%	1.9%	4.3%	4.6%
- Turnover ('04-'05)	5.1%	4.9%	5.8%	5.4%	2.9%	6.5%	5.8%	6.8%	0.0%	5.7%	5.4%
- Turnover ('05-'06)	4.6%	4.4%	6.4%	4.6%	3.3%	1.8%	4.4%	2.0%	3.1%	4.1%	4.9%
- Turnover ('06-'07)	5.4%	4.8%	5.8%	4.3%	4.1%	1.8%	4.3%	5.6%	3.6%	5.2%	5.7%
- Turnover ('07-'08)	2.3%	2.2%	2.9%	2.1%	0.7%	0.0%	2.6%	0.0%	2.2%	2.7%	2.5%
- Turnover ('08-'09)	4.0%	3.8%	3.8%	3.4%	3.0%	5.3%	3.0%	3.0%	0.7%	3.9%	4.7%
* HH Retention ('04-'09) ²⁾	86.8%	53.8%	24.5%	25.0%	22.2%	0.0%	20.3%	0.0%	0.0%	39.2%	48.5%
- Retention ('04-'05)	86.8%	54.6%	20.0%	11.1%	50.0%	0.0%	22.6%	0.0%	0.0%	44.0%	52.8%
- Retention ('05-'06)	86.3%	46.9%	34.5%	30.8%	100.0%	0.0%	18.8%	0.0%	0.0%	27.8%	40.2%
- Retention ('06-'07)	87.1%	57.5%	16.0%	35.3%	0.0%	0.0%	5.3%	0.0%	0.0%	38.1%	57.6%
- Retention ('07-'08)	91.0%	59.4%	33.3%	41.7%	0.0%	0.0%	71.4%	0.0%	0.0%	57.1%	42.5%
- Retention ('08-'09)	81.5%	54.8%	22.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	37.5%	55.2%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

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CITY COMPARISON PROFILES (Page 27)

HOUSEHOLDS AGE 75 OR MORE

HOUSEHOLDS AGE 75 OR MORE	Sub. Henn. County	Golden		Maple				New			
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
All Households in 2009	312,931	1,135	8,725	8,245	1,230	22,742	1,698	22,004	2,165	4,121	8,400
Households Age 75+	29,843	107	1,377	671	92	862	147	2,632	102	305	875
* Pct of all Households	9.5%	9.4%	15.8%	8.1%	7.5%	3.8%	8.7%	12.0%	4.7%	7.4%	10.4%
<u>Owner/Renter Status</u>	29,843	107	1,377	671	92	862	147	2,632	102	305	875
* Owners	79.2%	62.6%	87.1%	50.5%	95.7%	81.1%	94.6%	78.9%	95.1%	77.4%	65.8%
* Renters	20.8%	37.4%	12.9%	49.5%	4.3%	18.9%	5.4%	21.1%	4.9%	22.6%	34.2%
* <u>Housing Usage</u>	29,843	107	1,377	671	92	862	147	2,632	102	305	875
- Owned SFD	51.5%	43.0%	58.2%	37.1%	94.6%	31.6%	54.4%	47.3%	85.3%	58.7%	58.9%
- Rental SFD	1.1%	4.7%	0.7%	1.3%	3.3%	0.1%	2.7%	1.1%	4.9%	3.9%	0.2%
- Duplx/Trplx	0.4%	1.9%	0.7%	0.9%	0.0%	0.0%	0.0%	0.1%	0.0%	1.0%	0.3%
- Owned MF	27.4%	17.8%	28.2%	12.5%	1.1%	49.5%	40.1%	31.5%	9.8%	18.0%	6.6%
- Rental MF	2.3%	4.7%	0.5%	1.8%	1.1%	1.3%	2.7%	5.7%	0.0%	4.9%	1.1%
- Mobile Home	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
- Rental Apt	17.4%	28.0%	11.8%	46.3%	0.0%	17.5%	0.0%	14.2%	0.0%	13.4%	32.8%
* <u>Tax Value (Owned SFD)</u>	15,360	46	801	249	87	272	80	1,246	87	179	515
- Under \$200K	16.0%	2.2%	5.6%	14.1%	3.4%	13.2%	13.8%	1.8%	5.7%	24.6%	21.7%
- \$200-249K	35.1%	19.6%	23.8%	39.8%	10.3%	33.8%	10.0%	18.2%	10.3%	27.9%	59.6%
- \$250-299K	19.1%	21.7%	31.3%	20.9%	21.8%	17.6%	15.0%	36.5%	11.5%	11.7%	18.3%
- \$300K or More	29.8%	56.5%	39.2%	25.3%	64.4%	35.3%	61.3%	43.4%	72.4%	35.8%	0.4%
* <u>Year Built (Owned SFD)</u>	15,331	46	801	249	86	272	77	1,244	87	178	515
- Before 1960	59.3%	84.8%	54.3%	83.5%	45.3%	8.5%	28.6%	49.4%	39.1%	48.9%	19.2%
- 1960 to 1979	33.2%	8.7%	44.2%	14.5%	39.5%	52.9%	51.9%	41.8%	35.6%	37.6%	80.0%
- 1980 to 1999	6.9%	6.5%	1.5%	2.0%	14.0%	32.4%	16.9%	8.3%	21.8%	11.8%	0.8%
- 2000 to 2008	0.6%	0.0%	0.0%	0.0%	1.2%	6.3%	2.6%	0.5%	3.4%	1.7%	0.0%

HOUSEHOLDS AGE 75 OR MORE	Sub. Henn. County	Golden				Maple			New		
		Excelsior	Valley	Hopkins	Independence	Grove	Medina	Minnetonka	Minnetrista	Mound	Hope
* Time at Current Address	29,843	107	1,377	671	92	862	147	2,632	102	305	875
- Moved-in Before 2004	90.1%	86.0%	91.2%	82.4%	97.8%	84.2%	81.6%	90.9%	98.0%	87.5%	88.5%
- Moved-in 2004/05	3.5%	7.5%	3.8%	5.5%	0.0%	4.9%	10.2%	3.0%	0.0%	5.2%	4.1%
- Moved-in 2005/06	3.3%	4.7%	2.5%	7.0%	2.2%	7.0%	6.1%	2.7%	1.0%	4.3%	5.3%
- Moved-in 2006/07	1.2%	0.0%	0.7%	2.1%	0.0%	1.7%	0.7%	0.9%	1.0%	1.0%	0.7%
- Moved-in 2007/08	0.7%	0.9%	0.3%	1.2%	0.0%	1.3%	0.7%	0.8%	0.0%	1.0%	0.3%
- Moved-in 2008/09	1.3%	0.9%	1.5%	1.8%	0.0%	0.9%	0.7%	1.6%	0.0%	1.0%	1.1%
* HH Turnover ('04-'09) ¹⁾	4.3%	5.5%	3.6%	6.3%	1.5%	5.2%	1.1%	4.1%	3.8%	3.4%	4.6%
- Turnover ('04-'05)	5.1%	7.4%	3.5%	7.2%	2.0%	7.2%	0.0%	5.0%	2.7%	3.9%	6.3%
- Turnover ('05-'06)	4.6%	4.0%	4.0%	6.1%	1.8%	6.1%	1.1%	4.2%	5.1%	0.8%	4.2%
- Turnover ('06-'07)	5.4%	10.1%	5.0%	8.9%	1.6%	6.8%	3.5%	5.0%	8.4%	6.6%	5.6%
- Turnover ('07-'08)	2.3%	1.0%	1.3%	3.7%	0.0%	2.7%	0.0%	2.2%	0.0%	2.2%	2.1%
- Turnover ('08-'09)	4.0%	5.4%	4.4%	5.4%	2.4%	3.7%	0.7%	4.2%	3.0%	3.2%	4.9%
* HH Retention ('04-'09) ²⁾	86.8%	12.5%	32.4%	52.2%	0.0%	37.8%	33.3%	35.2%	0.0%	61.1%	35.0%
- Retention ('04-'05)	86.8%	0.0%	27.8%	44.4%	0.0%	43.3%	0.0%	42.9%	0.0%	80.0%	21.4%
- Retention ('05-'06)	86.3%	50.0%	34.8%	47.4%	0.0%	42.1%	0.0%	37.8%	0.0%	50.0%	56.3%
- Retention ('06-'07)	87.1%	0.0%	31.3%	60.0%	0.0%	33.3%	100.0%	33.3%	0.0%	50.0%	25.0%
- Retention ('07-'08)	91.0%	0.0%	50.0%	60.0%	0.0%	38.5%	0.0%	25.9%	0.0%	60.0%	75.0%
- Retention ('08-'09)	81.5%	0.0%	30.0%	60.0%	0.0%	0.0%	0.0%	27.3%	0.0%	50.0%	25.0%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)

EXCENSUS LLC

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

2010 SUBURBAN HENNEPIN COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page 29)

HOUSEHOLDS AGE 75 OR MORE

HOUSEHOLDS AGE 75 OR MORE	Sub. Henn. County										
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	St. Anthony (part)	St. Louis Park	Wayzata
All Households in 2009	312,931	2,940	1,052	28,543	14,977	5,844	2,708	2,710	2,262	21,410	1,802
Households Age 75+	29,843	243	174	2,122	1,972	667	171	268	506	1,859	255
* Pct of all Households	9.5%	8.3%	16.5%	7.4%	13.2%	11.4%	6.3%	9.9%	22.4%	8.7%	14.2%
<u>Owner/Renter Status</u>	29,843	243	174	2,122	1,972	667	171	268	506	1,859	255
* Owners	79.2%	81.1%	74.7%	83.2%	82.1%	72.9%	62.6%	97.4%	84.8%	77.8%	66.3%
* Renters	20.8%	18.9%	25.3%	16.8%	17.9%	27.1%	37.4%	2.6%	15.2%	22.2%	33.7%
* <u>Housing Usage</u>	29,843	243	174	2,122	1,972	667	171	268	506	1,859	255
- Owned SFD	51.5%	80.7%	48.3%	36.5%	62.5%	59.4%	25.7%	42.2%	66.2%	63.9%	26.3%
- Rental SFD	1.1%	5.3%	0.6%	1.1%	0.6%	1.9%	1.8%	0.4%	0.2%	0.9%	3.5%
- Duplx/Trplx	0.4%	0.0%	0.0%	0.0%	0.6%	3.0%	0.6%	0.7%	1.0%	0.5%	0.8%
- Owned MF	27.4%	0.4%	26.4%	46.7%	18.9%	10.9%	36.8%	54.9%	17.8%	13.4%	39.6%
- Rental MF	2.3%	0.4%	3.4%	1.5%	0.7%	0.0%	0.0%	1.5%	1.0%	1.9%	7.5%
- Mobile Home	0.1%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%
- Rental Apt	17.4%	13.2%	21.3%	14.2%	16.7%	24.7%	35.1%	0.4%	12.8%	19.4%	22.4%
* <u>Tax Value (Owned SFD)</u>	15,360	196	84	775	1,233	396	44	113	335	1,187	67
- Under \$200K	16.0%	4.1%	46.4%	5.3%	14.4%	41.4%	15.9%	0.0%	3.3%	11.6%	1.5%
- \$200-249K	35.1%	2.6%	47.6%	21.0%	67.9%	45.5%	52.3%	5.3%	32.8%	43.6%	3.0%
- \$250-299K	19.1%	5.6%	6.0%	29.0%	15.4%	7.6%	18.2%	15.0%	49.0%	19.5%	13.4%
- \$300K or More	29.8%	87.8%	0.0%	44.6%	2.4%	5.6%	13.6%	79.6%	14.9%	25.2%	82.1%
* <u>Year Built (Owned SFD)</u>	15,331	194	83	773	1,233	396	44	113	334	1,187	65
- Before 1960	59.3%	53.6%	72.3%	22.6%	93.2%	83.1%	15.9%	42.5%	62.0%	86.4%	78.5%
- 1960 to 1979	33.2%	28.4%	27.7%	51.5%	6.1%	14.6%	20.5%	38.1%	36.5%	12.8%	12.3%
- 1980 to 1999	6.9%	16.0%	0.0%	24.1%	0.7%	2.0%	47.7%	17.7%	1.5%	0.8%	9.2%
- 2000 to 2008	0.6%	2.1%	0.0%	1.8%	0.0%	0.3%	15.9%	1.8%	0.0%	0.0%	0.0%

HOUSEHOLDS AGE 75 OR MORE

HOUSEHOLDS AGE 75 OR MORE	Sub. Henn. County	St. Anthony St. Louis									
		Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	(part)	Park	Wayzata
* Time at Current Address	29,843	243	174	2,122	1,972	667	171	268	506	1,859	255
- Moved-in Before 2004	90.1%	93.8%	86.2%	88.7%	91.4%	93.0%	71.9%	88.8%	92.1%	92.5%	82.7%
- Moved-in 2004/05	3.5%	1.2%	5.7%	3.6%	2.8%	2.8%	4.7%	6.3%	4.2%	2.3%	5.9%
- Moved-in 2005/06	3.3%	2.1%	2.3%	2.8%	2.3%	2.1%	12.9%	3.7%	1.0%	3.1%	7.1%
- Moved-in 2006/07	1.2%	0.8%	2.3%	2.9%	0.8%	1.3%	2.3%	0.4%	1.0%	0.9%	2.0%
- Moved-in 2007/08	0.7%	1.6%	1.1%	0.8%	0.5%	0.1%	1.8%	0.0%	0.6%	0.5%	1.2%
- Moved-in 2008/09	1.3%	0.4%	2.3%	1.3%	2.2%	0.6%	6.4%	0.7%	1.2%	0.7%	1.2%
* HH Turnover ('04-'09) ¹⁾	4.3%	4.1%	5.0%	3.9%	4.3%	4.3%	3.1%	2.5%	3.6%	4.8%	5.2%
- Turnover ('04-'05)	5.1%	5.2%	5.0%	4.3%	5.6%	5.4%	0.0%	2.3%	5.3%	4.9%	6.7%
- Turnover ('05-'06)	4.6%	3.0%	9.2%	4.3%	4.3%	3.7%	2.4%	5.5%	3.3%	5.7%	5.2%
- Turnover ('06-'07)	5.4%	8.1%	5.4%	4.9%	5.1%	6.6%	3.7%	2.4%	4.4%	6.0%	6.4%
- Turnover ('07-'08)	2.3%	1.8%	1.3%	2.6%	2.2%	2.1%	1.6%	0.9%	1.5%	3.6%	3.0%
- Turnover ('08-'09)	4.0%	2.6%	4.1%	3.8%	4.3%	3.7%	5.9%	1.6%	3.4%	3.7%	4.8%
* HH Retention ('04-'09) ²⁾	86.8%	7.1%	37.5%	39.4%	39.5%	31.0%	0.0%	7.7%	28.6%	41.5%	50.0%
- Retention ('04-'05)	86.8%	20.0%	50.0%	33.3%	47.7%	16.7%	0.0%	100.0%	37.5%	38.5%	33.3%
- Retention ('05-'06)	86.3%	0.0%	20.0%	39.4%	28.9%	35.3%	0.0%	0.0%	42.9%	33.3%	33.3%
- Retention ('06-'07)	87.1%	0.0%	20.0%	46.4%	32.1%	33.3%	0.0%	0.0%	25.0%	30.8%	100.0%
- Retention ('07-'08)	91.0%	0.0%	100.0%	47.4%	46.7%	66.7%	0.0%	0.0%	0.0%	65.2%	66.7%
- Retention ('08-'09)	81.5%	0.0%	66.7%	27.3%	33.3%	0.0%	0.0%	0.0%	0.0%	54.5%	0.0%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

2) Retention rate is the percent of all household moves that ended up relocating in the same city (or county)



Source: Excensus LLC, Excensus select demographics (2004 to 2009).