

## 2010 CARVER COUNTY DEMOGRAPHIC CHANGE REPORT

### CITY COMPARISON PROFILES

### ALL HOUSEHOLDS

ALL RESIDENTIAL HOUSEHOLDS	Carver County											
		Carver	Chanhasen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
<b>All Households</b>	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
All Resident Households	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
* 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%	100.0%
<u>Owner/Renter Status</u>	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
* Owners	82.7%	92.4%	87.3%	69.1%	88.4%	85.2%	91.2%	82.1%	78.6%	93.7%	83.3%	77.4%
* Renters	17.3%	7.6%	12.7%	30.9%	11.6%	14.8%	8.8%	17.9%	21.4%	6.3%	16.7%	22.6%
* <u>Housing Usage</u>	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
- Owned SFD	80.4%	92.0%	85.6%	64.8%	88.0%	84.7%	90.6%	82.1%	77.9%	91.8%	81.8%	77.3%
- Rental SFD	5.7%	5.8%	4.9%	5.2%	7.5%	6.9%	6.7%	12.0%	6.5%	5.9%	7.7%	8.1%
- Duplx/Trplx	0.1%	0.1%	0.1%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%
- Owned MF	2.2%	0.4%	1.6%	4.2%	0.2%	0.5%	0.5%	0.0%	0.7%	2.0%	1.4%	0.1%
- Rental MF	2.0%	0.1%	1.3%	5.2%	0.2%	0.0%	0.0%	0.0%	0.1%	0.1%	0.5%	2.9%
- Mobile Home	2.2%	0.0%	0.0%	7.8%	0.0%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.1%
- Rental Apt	7.4%	1.6%	6.5%	12.7%	3.9%	7.9%	2.1%	6.0%	13.5%	0.3%	8.4%	11.5%
* <u>Tax Value (Owned SFD)</u>	25,286	959	6,933	5,650	449	160	513	96	897	2,107	3,038	941
- Under \$200K	24.7%	16.1%	16.1%	31.6%	39.0%	95.0%	34.1%	87.5%	74.4%	9.3%	36.3%	41.8%
- \$200-249K	18.6%	21.0%	13.0%	24.2%	42.3%	3.8%	44.2%	9.4%	14.6%	9.3%	23.8%	36.3%
- \$250-299K	14.9%	20.8%	18.8%	12.2%	11.8%	1.3%	17.9%	1.0%	5.1%	15.0%	14.6%	14.5%
- \$300K or More	41.8%	42.2%	52.1%	32.0%	6.9%	0.0%	3.7%	2.1%	5.9%	66.4%	25.3%	7.4%
* <u>Year Built (Owned SFD)</u>	25,148	956	6,910	5,642	448	154	512	95	893	2,099	3,027	939
- Before 1960	14.3%	6.9%	6.6%	9.2%	21.2%	37.7%	6.8%	43.2%	30.5%	4.9%	16.8%	17.9%
- 1960 to 1979	15.7%	5.2%	13.5%	17.7%	10.7%	37.7%	11.7%	28.4%	30.0%	10.6%	5.9%	12.6%
- 1980 to 1999	42.8%	26.3%	65.8%	41.0%	37.1%	14.9%	7.4%	14.7%	16.1%	40.8%	40.9%	26.8%
- 2000 to 2008	27.1%	61.6%	14.1%	32.1%	31.0%	9.7%	74.0%	13.7%	23.4%	43.7%	36.3%	42.7%

CITY COMPARISON PROFILES (Page Two)

**ALL HOUSEHOLDS**

ALL HOUSEHOLDS	Carver											
	County	Carver	Chanhassen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
* Time at Current Address	30,262	948	7,856	8,475	485	188	508	108	1,114	2,111	3,544	1,187
- Moved-in Before 2004	70.2%	61.7%	74.3%	64.3%	63.3%	70.7%	48.6%	71.3%	55.7%	73.4%	68.7%	64.7%
- Moved-in 2004/05	8.3%	11.7%	6.9%	9.7%	10.9%	9.0%	15.7%	5.6%	8.0%	7.0%	9.5%	10.4%
- Moved-in 2005/06	9.3%	16.5%	7.0%	9.7%	10.5%	4.8%	19.3%	11.1%	25.3%	9.9%	9.7%	11.7%
- Moved-in 2006/07	5.1%	5.5%	4.9%	6.0%	8.7%	7.4%	10.8%	3.7%	3.9%	5.5%	4.8%	5.6%
- Moved-in 2007/08	3.1%	1.8%	3.6%	4.2%	2.9%	4.3%	2.4%	1.9%	2.4%	1.9%	2.9%	3.6%
- Moved-in 2008/09	4.0%	2.8%	3.3%	6.2%	3.7%	3.7%	3.1%	6.5%	4.7%	2.3%	4.4%	4.0%
* HH Turnover ('04-'09) <sup>1)</sup>	4.8%	2.8%	4.7%	6.6%	5.1%	6.0%	3.9%	5.2%	4.4%	2.8%	4.9%	5.1%
- Turnover ('04-'05)	6.0%	3.6%	5.9%	8.0%	6.7%	8.9%	4.7%	4.0%	6.7%	3.5%	6.2%	6.7%
- Turnover ('05-'06)	5.8%	3.5%	5.9%	7.8%	5.9%	3.2%	6.2%	8.7%	5.6%	3.2%	6.2%	6.4%
- Turnover ('06-'07)	5.1%	2.9%	5.0%	7.0%	7.0%	9.9%	4.3%	5.7%	3.8%	3.5%	4.9%	5.5%
- Turnover ('07-'08)	3.3%	1.9%	3.7%	4.6%	2.7%	4.3%	2.7%	1.8%	2.7%	1.8%	3.1%	3.6%
- Turnover ('08-'09)	3.9%	2.6%	3.2%	6.0%	3.5%	3.7%	2.9%	6.0%	4.5%	2.1%	4.2%	3.9%
* HH Retention ('04-'09) <sup>2)</sup>	57.1%	14.9%	22.8%	35.4%	22.2%	14.8%	18.4%	0.0%	42.1%	20.7%	42.9%	29.3%
- Retention ('04-'05)	57.9%	11.8%	18.5%	41.2%	42.1%	22.2%	40.0%	0.0%	46.7%	18.4%	44.9%	27.5%
- Retention ('05-'06)	57.2%	10.5%	24.1%	36.6%	30.0%	25.0%	16.7%	0.0%	39.3%	22.5%	34.9%	34.4%
- Retention ('06-'07)	55.7%	18.8%	21.6%	30.9%	11.8%	0.0%	22.2%	0.0%	42.1%	17.9%	44.8%	34.6%
- Retention ('07-'08)	55.9%	11.1%	29.1%	31.1%	0.0%	20.0%	0.0%	0.0%	42.9%	23.1%	47.2%	23.8%
- Retention ('08-'09)	58.9%	33.3%	23.8%	34.3%	11.1%	0.0%	16.7%	0.0%	36.4%	25.0%	48.1%	21.4%

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 CARVER COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page Three)

### HOUSEHOLDS UNDER AGE 35

HOUSEHOLDS UNDER AGE 35	Carver											
	County	Carver	Chanhassen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
<b>All Households</b>	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
Households Under Age 35	5,140	237	994	1,792	135	39	208	28	247	196	736	265
* Pct of all Households	16.4%	22.7%	12.3%	20.6%	26.5%	20.6%	36.7%	23.9%	21.4%	8.5%	19.8%	21.8%
<u>Owner/Renter Status</u>	5,140	237	994	1,792	135	39	208	28	247	196	736	265
* Owners	70.7%	86.5%	71.7%	57.1%	85.2%	64.1%	90.9%	85.7%	70.4%	87.2%	77.0%	74.7%
* Renters	29.3%	13.5%	28.3%	42.9%	14.8%	35.9%	9.1%	14.3%	29.6%	12.8%	23.0%	25.3%
* <u>Housing Usage</u>	5,140	237	994	1,792	135	39	208	28	247	196	736	265
- Owned SFD	67.7%	86.5%	67.8%	52.4%	84.4%	61.5%	89.9%	85.7%	69.2%	86.2%	74.6%	74.7%
- Rental SFD	8.9%	11.8%	8.5%	6.5%	11.9%	15.4%	7.2%	3.6%	10.5%	11.7%	11.3%	9.4%
- Duplx/Trplx	0.1%	0.0%	0.1%	0.1%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
- Owned MF	3.0%	0.0%	3.8%	4.7%	0.0%	2.6%	1.0%	0.0%	1.2%	1.0%	2.4%	0.0%
- Rental MF	4.7%	0.0%	3.8%	10.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	5.3%
- Mobile Home	2.4%	0.0%	0.0%	6.5%	0.0%	0.0%	0.0%	0.0%	2.4%	0.0%	0.0%	0.0%
- Rental Apt	13.3%	1.7%	16.0%	19.6%	3.0%	20.5%	1.9%	10.7%	16.6%	1.0%	10.6%	10.6%
* <u>Tax Value (Owned SFD)</u>	3,479	205	674	939	114	24	187	24	171	169	549	198
- Under \$200K	44.4%	21.0%	45.4%	50.2%	36.0%	100.0%	28.3%	79.2%	79.5%	24.9%	51.2%	49.5%
- \$200-249K	24.8%	21.5%	19.7%	24.6%	48.2%	0.0%	54.5%	20.8%	12.9%	17.2%	22.6%	39.9%
- \$250-299K	11.4%	22.4%	14.2%	9.1%	7.9%	0.0%	12.8%	0.0%	3.5%	8.9%	10.4%	9.6%
- \$300K or More	19.5%	35.1%	20.6%	16.2%	7.9%	0.0%	4.3%	0.0%	4.1%	49.1%	15.8%	1.0%
* <u>Year Built (Owned SFD)</u>	3,467	205	674	938	114	23	187	24	171	169	547	198
- Before 1960	11.1%	6.3%	3.9%	8.2%	14.0%	43.5%	2.7%	29.2%	35.1%	5.3%	9.3%	17.2%
- 1960 to 1979	10.7%	3.4%	6.8%	17.5%	7.9%	21.7%	2.7%	29.2%	18.1%	5.3%	2.6%	4.0%
- 1980 to 1999	30.3%	16.1%	59.9%	22.7%	38.6%	13.0%	3.2%	8.3%	15.8%	30.2%	35.3%	20.2%
- 2000 to 2008	47.9%	74.1%	29.4%	51.6%	39.5%	21.7%	91.4%	33.3%	31.0%	59.2%	52.8%	58.6%

HOUSEHOLDS UNDER AGE 35	Carver County	New Norwood										
		Carver	Chanhassen	Chaska	Cologne	Hamburg	Mayer	Germany	Young Amer.	Victoria	Waconia	Watertown
* Time at Current Address	4,760	184	935	1,703	128	38	176	22	230	160	671	254
- Moved-in Before 2004	39.1%	34.8%	42.0%	33.6%	42.2%	28.9%	29.5%	54.5%	39.6%	51.9%	43.1%	40.2%
- Moved-in 2004/05	13.7%	18.5%	9.7%	15.1%	14.8%	13.2%	20.5%	4.5%	10.9%	5.6%	13.1%	22.0%
- Moved-in 2005/06	17.4%	26.1%	15.1%	17.1%	12.5%	10.5%	29.5%	13.6%	23.9%	24.4%	16.4%	14.2%
- Moved-in 2006/07	11.4%	11.4%	12.3%	11.6%	17.2%	26.3%	14.8%	9.1%	9.6%	8.1%	10.1%	9.4%
- Moved-in 2007/08	7.6%	4.9%	11.3%	9.1%	3.9%	10.5%	1.7%	0.0%	5.2%	1.3%	5.8%	5.9%
- Moved-in 2008/09	10.9%	4.3%	9.5%	13.4%	9.4%	10.5%	4.0%	18.2%	10.9%	8.8%	11.5%	8.3%
* HH Turnover ('04-'09) <sup>1)</sup>	8.8%	3.2%	10.7%	10.9%	6.8%	9.5%	4.8%	10.3%	7.3%	4.2%	7.8%	7.0%
- Turnover ('04-'05)	10.9%	2.9%	13.5%	13.4%	11.5%	10.3%	6.4%	4.2%	9.0%	4.7%	9.6%	8.8%
- Turnover ('05-'06)	10.8%	2.4%	13.5%	12.7%	6.5%	5.9%	10.6%	24.0%	8.2%	5.0%	10.0%	10.3%
- Turnover ('06-'07)	8.9%	5.2%	11.1%	10.6%	7.7%	14.7%	3.7%	5.0%	7.3%	4.5%	8.4%	5.2%
- Turnover ('07-'08)	6.1%	2.7%	8.0%	7.8%	4.1%	4.9%	2.8%	0.0%	4.8%	3.5%	4.2%	4.9%
- Turnover ('08-'09)	7.7%	2.7%	7.3%	10.5%	4.9%	12.2%	2.8%	16.0%	7.8%	3.1%	6.7%	5.6%
* HH Retention ('04-'09) <sup>2)</sup>	52.6%	26.3%	14.4%	32.4%	19.4%	10.0%	21.1%	0.0%	36.1%	9.4%	40.2%	25.0%
- Retention ('04-'05)	55.4%	20.0%	7.7%	37.2%	33.3%	33.3%	50.0%	0.0%	50.0%	10.0%	38.2%	25.0%
- Retention ('05-'06)	51.9%	25.0%	16.8%	32.1%	20.0%	0.0%	28.6%	0.0%	25.0%	0.0%	38.2%	33.3%
- Retention ('06-'07)	54.0%	16.7%	14.3%	29.3%	0.0%	0.0%	0.0%	0.0%	40.0%	14.3%	41.5%	20.0%
- Retention ('07-'08)	45.5%	0.0%	17.2%	35.6%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	35.0%	25.0%
- Retention ('08-'09)	53.9%	100.0%	26.7%	25.6%	33.3%	0.0%	0.0%	0.0%	16.7%	25.0%	48.5%	12.5%

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 CARVER COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page Five)

### HOUSEHOLDS AGE 35 TO 54

HOUSEHOLDS AGE 35 TO 54	Carver											
	County	Carver	Chanhasen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
<b>All Households</b>	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
Households Age 35 to 54	16,657	635	4,556	4,553	258	83	250	49	512	1,376	1,944	627
* Pct of all Households	53.0%	60.9%	56.2%	52.2%	50.6%	43.9%	44.2%	41.9%	44.4%	59.9%	52.4%	51.5%
<u>Owner/Renter Status</u>	16,657	635	4,556	4,553	258	83	250	49	512	1,376	1,944	627
* Owners	86.2%	93.9%	91.1%	74.4%	91.9%	88.0%	93.6%	75.5%	83.2%	94.1%	87.3%	80.5%
* Renters	13.8%	6.1%	8.9%	25.6%	8.1%	12.0%	6.4%	24.5%	16.8%	5.9%	12.7%	19.5%
* <u>Housing Usage</u>	16,657	635	4,556	4,553	258	83	250	49	512	1,376	1,944	627
- Owned SFD	84.6%	93.2%	90.0%	71.2%	91.5%	88.0%	93.6%	75.5%	83.0%	93.5%	86.3%	80.5%
- Rental SFD	5.7%	4.1%	4.7%	5.4%	5.8%	4.8%	6.0%	22.4%	7.8%	5.7%	8.0%	7.8%
- Duplx/Trplx	0.1%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%
- Owned MF	1.6%	0.6%	1.1%	3.2%	0.4%	0.0%	0.0%	0.0%	0.2%	0.6%	0.9%	0.0%
- Rental MF	1.5%	0.0%	1.0%	4.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.4%	2.4%
- Mobile Home	2.1%	0.0%	0.0%	7.3%	0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.2%
- Rental Apt	4.5%	1.9%	3.1%	8.8%	2.3%	7.2%	0.4%	2.0%	7.4%	0.1%	4.1%	8.9%
* <u>Tax Value (Owned SFD)</u>	14,090	592	4,101	3,244	236	73	234	37	425	1,287	1,678	505
- Under \$200K	18.9%	10.3%	11.9%	24.4%	36.0%	94.5%	32.9%	91.9%	69.2%	6.4%	25.0%	31.1%
- \$200-249K	17.3%	19.1%	9.9%	22.8%	44.1%	4.1%	41.9%	2.7%	16.0%	8.9%	24.9%	39.2%
- \$250-299K	15.5%	23.5%	17.9%	13.1%	13.1%	1.4%	21.8%	2.7%	6.8%	10.6%	18.3%	19.4%
- \$300K or More	48.2%	47.1%	60.2%	39.8%	6.8%	0.0%	3.4%	2.7%	8.0%	74.1%	31.8%	10.3%
* <u>Year Built (Owned SFD)</u>	14,036	592	4,093	3,240	235	72	233	37	424	1,284	1,672	504
- Before 1960	11.5%	4.6%	5.4%	8.0%	22.1%	38.9%	5.6%	54.1%	30.4%	3.8%	11.9%	12.3%
- 1960 to 1979	11.7%	2.4%	9.6%	12.8%	8.9%	36.1%	11.6%	21.6%	27.8%	7.6%	3.9%	11.9%
- 1980 to 1999	47.9%	30.1%	70.7%	47.4%	40.0%	15.3%	9.9%	13.5%	19.8%	38.2%	43.2%	27.4%
- 2000 to 2008	28.9%	63.0%	14.3%	31.8%	28.9%	9.7%	73.0%	10.8%	21.9%	50.3%	41.0%	48.4%

**HOUSEHOLDS AGE 35 TO 54**

HOUSEHOLDS AGE 35 TO 54	Carver											
	County	Carver	Chanhassen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
* Time at Current Address	16,118	604	4,455	4,445	244	83	228	46	502	1,269	1,862	613
- Moved-in Before 2004	244.3%	67.5%	75.9%	68.5%	68.4%	71.1%	53.1%	63.0%	56.2%	70.9%	70.9%	67.4%
- Moved-in 2004/05	27.5%	11.1%	7.3%	8.6%	11.1%	13.3%	14.9%	10.9%	8.8%	7.8%	9.7%	8.3%
- Moved-in 2005/06	30.7%	13.9%	6.4%	9.2%	10.2%	3.6%	15.8%	15.2%	25.7%	10.9%	9.8%	12.2%
- Moved-in 2006/07	15.0%	3.8%	4.4%	5.2%	5.7%	3.6%	8.8%	4.3%	3.2%	6.0%	3.8%	4.6%
- Moved-in 2007/08	9.6%	1.2%	3.1%	3.5%	2.0%	4.8%	3.5%	4.3%	2.0%	2.2%	2.6%	4.1%
- Moved-in 2008/09	11.5%	2.5%	3.0%	5.0%	2.5%	3.6%	3.9%	2.2%	4.2%	2.2%	3.2%	3.4%
* HH Turnover ('04-'09) <sup>1)</sup>	4.1%	2.8%	3.8%	5.7%	4.5%	5.0%	3.8%	3.2%	4.2%	2.5%	4.3%	4.9%
- Turnover ('04-'05)	5.0%	4.2%	4.7%	6.4%	4.6%	10.5%	3.1%	5.9%	6.7%	3.6%	5.4%	6.3%
- Turnover ('05-'06)	4.9%	4.3%	4.4%	6.7%	6.2%	4.8%	5.0%	0.0%	5.2%	2.9%	5.8%	4.6%
- Turnover ('06-'07)	4.4%	1.9%	4.4%	6.4%	6.4%	4.7%	4.6%	6.8%	2.4%	3.4%	3.6%	6.1%
- Turnover ('07-'08)	2.9%	1.6%	3.1%	3.9%	2.0%	2.4%	3.7%	2.0%	3.0%	1.3%	3.0%	4.0%
- Turnover ('08-'09)	3.5%	2.6%	2.6%	5.3%	3.5%	2.4%	3.0%	1.8%	4.3%	1.9%	4.1%	3.6%
* HH Retention ('04-'09) <sup>2)</sup>	59.2%	9.1%	24.4%	37.9%	21.7%	20.0%	7.1%	0.0%	38.1%	25.0%	40.6%	29.0%
- Retention ('04-'05)	58.5%	8.3%	22.0%	45.4%	50.0%	16.7%	0.0%	0.0%	42.1%	17.2%	41.7%	21.1%
- Retention ('05-'06)	60.5%	7.1%	22.3%	40.7%	25.0%	50.0%	0.0%	0.0%	40.0%	28.6%	31.4%	33.3%
- Retention ('06-'07)	55.3%	25.0%	21.7%	30.5%	28.6%	0.0%	25.0%	0.0%	25.0%	20.8%	35.0%	37.5%
- Retention ('07-'08)	61.5%	0.0%	37.8%	28.0%	0.0%	0.0%	0.0%	0.0%	0.0%	40.0%	56.4%	20.0%
- Retention ('08-'09)	63.1%	0.0%	23.0%	41.3%	0.0%	0.0%	0.0%	0.0%	50.0%	33.3%	45.0%	40.0%

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).



## 2010 CARVER COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page Seven)

### HOUSEHOLDS AGE 55 TO 74

HOUSEHOLDS AGE 55 TO 74	Carver											
	County	Carver	Chanhasen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
<b>All Households</b>	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
Households Age 55 to 74	7,715	148	2,126	1,987	87	48	86	30	270	604	693	248
* Pct of all Households	24.5%	14.2%	26.2%	22.8%	17.1%	25.4%	15.2%	25.6%	23.4%	26.3%	18.7%	20.4%
<u>Owner/Renter Status</u>	7,715	148	2,126	1,987	87	48	86	30	270	604	693	248
* Owners	85.2%	95.9%	90.0%	68.9%	86.2%	93.8%	88.4%	90.0%	85.2%	94.5%	85.7%	73.0%
* Renters	14.8%	4.1%	10.0%	31.1%	13.8%	6.3%	11.6%	10.0%	14.8%	5.5%	14.3%	27.0%
* <u>Housing Usage</u>	7,715	148	2,126	1,987	87	48	86	30	270	604	693	248
- Owned SFD	82.3%	95.9%	88.1%	63.5%	86.2%	93.8%	87.2%	90.0%	84.1%	89.7%	84.0%	72.6%
- Rental SFD	4.1%	2.7%	4.0%	4.1%	5.7%	4.2%	8.1%	6.7%	3.0%	5.1%	5.2%	7.3%
- Duplx/Trplx	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%
- Owned MF	2.8%	0.0%	1.8%	5.5%	0.0%	0.0%	1.2%	0.0%	1.1%	4.8%	1.6%	0.4%
- Rental MF	1.5%	0.7%	0.9%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%	2.4%
- Mobile Home	2.8%	0.0%	0.0%	10.9%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%
- Rental Apt	6.3%	0.7%	5.1%	11.7%	8.0%	2.1%	3.5%	3.3%	11.1%	0.2%	8.7%	17.3%
* <u>Tax Value (Owned SFD)</u>	6,349	142	1,874	1,261	75	45	75	27	227	542	582	180
- Under \$200K	23.3%	27.5%	13.3%	33.5%	48.0%	93.3%	45.3%	85.2%	76.7%	9.8%	42.6%	51.1%
- \$200-249K	18.5%	27.5%	16.0%	27.1%	33.3%	4.4%	32.0%	11.1%	14.5%	7.9%	23.5%	31.1%
- \$250-299K	15.9%	9.9%	22.2%	12.4%	13.3%	2.2%	18.7%	0.0%	4.4%	22.9%	11.3%	8.9%
- \$300K or More	42.2%	35.2%	48.5%	27.0%	5.3%	0.0%	4.0%	3.7%	4.4%	59.4%	22.5%	8.9%
* <u>Year Built (Owned SFD)</u>	6,293	140	1,863	1,258	75	43	75	26	224	537	580	179
- Before 1960	18.4%	13.6%	8.7%	10.7%	25.3%	30.2%	16.0%	46.2%	26.8%	4.7%	27.6%	26.3%
- 1960 to 1979	25.5%	15.7%	22.3%	28.5%	14.7%	48.8%	29.3%	42.3%	40.6%	18.4%	12.2%	22.9%
- 1980 to 1999	41.3%	27.9%	60.3%	40.3%	32.0%	14.0%	9.3%	7.7%	12.1%	49.7%	41.7%	30.2%
- 2000 to 2008	14.8%	42.9%	8.7%	20.4%	28.0%	7.0%	45.3%	3.8%	20.5%	27.2%	18.4%	20.7%

**HOUSEHOLDS AGE 55 TO 74**

HOUSEHOLDS AGE 55 TO 74	Carver											
	County	Carver	Chanhassen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
* Time at Current Address	7,530	140	2,080	1,950	84	48	82	30	261	567	674	243
- Moved-in Before 2004	130.4%	70.0%	84.5%	78.4%	75.0%	91.7%	68.3%	86.7%	69.0%	82.2%	78.2%	77.4%
- Moved-in 2004/05	8.9%	6.4%	4.8%	7.5%	7.1%	2.1%	12.2%	0.0%	4.6%	5.6%	7.9%	5.3%
- Moved-in 2005/06	8.9%	14.3%	5.1%	5.2%	7.1%	4.2%	9.8%	6.7%	20.7%	5.1%	5.9%	9.1%
- Moved-in 2006/07	4.7%	5.7%	2.6%	3.4%	6.0%	2.1%	8.5%	0.0%	2.3%	4.6%	3.7%	4.9%
- Moved-in 2007/08	2.4%	0.7%	1.6%	2.1%	4.8%	0.0%	1.2%	0.0%	1.9%	1.6%	2.1%	1.2%
- Moved-in 2008/09	2.9%	2.9%	1.3%	3.4%	0.0%	0.0%	0.0%	6.7%	1.5%	0.9%	2.2%	2.1%
* HH Turnover ('04-'09) <sup>1)</sup>	3.3%	2.5%	3.4%	4.7%	3.5%	5.6%	1.9%	3.8%	3.0%	2.5%	3.7%	3.6%
- Turnover ('04-'05)	4.2%	2.8%	4.1%	6.3%	2.9%	3.9%	2.4%	0.0%	5.0%	2.5%	4.6%	5.5%
- Turnover ('05-'06)	4.1%	2.4%	4.9%	6.1%	2.7%	0.0%	0.0%	3.8%	4.4%	3.1%	4.4%	4.6%
- Turnover ('06-'07)	3.7%	2.9%	3.3%	5.1%	8.1%	16.4%	4.7%	3.6%	3.1%	3.1%	4.3%	4.1%
- Turnover ('07-'08)	2.5%	1.6%	2.9%	3.2%	1.4%	7.0%	0.0%	3.7%	0.8%	2.1%	3.5%	1.7%
- Turnover ('08-'09)	2.3%	2.8%	2.2%	3.4%	2.5%	0.0%	2.3%	7.7%	2.7%	1.9%	2.2%	2.9%
* HH Retention ('04-'09) <sup>2)</sup>	56.0%	25.0%	30.2%	33.7%	42.9%	20.0%	66.7%	0.0%	53.8%	22.5%	45.9%	28.6%
- Retention ('04-'05)	56.9%	0.0%	26.3%	34.5%	100.0%	0.0%	0.0%	0.0%	66.7%	33.3%	58.8%	66.7%
- Retention ('05-'06)	54.1%	0.0%	35.4%	32.7%	100.0%	0.0%	0.0%	0.0%	60.0%	23.1%	27.3%	0.0%
- Retention ('06-'07)	55.0%	0.0%	33.3%	33.3%	0.0%	0.0%	50.0%	0.0%	50.0%	16.7%	55.6%	25.0%
- Retention ('07-'08)	59.2%	100.0%	27.0%	32.0%	0.0%	50.0%	0.0%	0.0%	0.0%	22.2%	38.5%	33.3%
- Retention ('08-'09)	55.6%	0.0%	23.1%	36.8%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	75.0%	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).





## 2010 CARVER COUNTY DEMOGRAPHIC CHANGE REPORT

CITY COMPARISON PROFILES (Page Nine)

### HOUSEHOLDS AGE 75 OR MORE

HOUSEHOLDS AGE 75 OR MORE	Carver											
	County	Carver	Chanhasen	Chaska	Cologne	Hamburg	Mayer	New Germany	Norwood Young Amer.	Victoria	Waconia	Watertown
<b>All Households</b>	31,431	1,042	8,104	8,715	510	189	566	117	1,152	2,296	3,712	1,217
Households Age 75+	1,919	22	428	383	30	19	22	10	123	120	339	77
* Pct of all Households	6.1%	2.1%	5.3%	4.4%	5.9%	10.1%	3.9%	8.5%	10.7%	5.2%	9.1%	6.3%
<u>Owner/Renter Status</u>	1,919	22	428	383	30	19	22	10	123	120	339	77
* Owners	74.7%	90.9%	68.5%	62.1%	80.0%	94.7%	77.3%	80.0%	61.0%	95.8%	69.3%	75.3%
* Renters	25.3%	9.1%	31.5%	37.9%	20.0%	5.3%	22.7%	20.0%	39.0%	4.2%	30.7%	24.7%
* <u>Housing Usage</u>	1,919	22	428	383	30	19	22	10	123	120	339	77
- Owned SFD	71.3%	90.9%	66.4%	53.8%	80.0%	94.7%	77.3%	80.0%	60.2%	90.8%	67.6%	75.3%
- Rental SFD	3.1%	9.1%	3.0%	2.3%	6.7%	5.3%	4.5%	0.0%	0.8%	1.7%	2.7%	7.8%
- Duplx/Trplx	0.1%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
- Owned MF	3.3%	0.0%	1.9%	8.4%	0.0%	0.0%	0.0%	0.0%	0.8%	5.0%	1.8%	0.0%
- Rental MF	0.7%	0.0%	0.7%	1.3%	3.3%	0.0%	0.0%	0.0%	0.0%	1.7%	0.6%	0.0%
- Mobile Home	0.5%	0.0%	0.0%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
- Rental Apt	20.9%	0.0%	27.6%	31.6%	10.0%	0.0%	18.2%	20.0%	38.2%	0.8%	27.4%	16.9%
* <u>Tax Value (Owned SFD)</u>	1,368	20	284	206	24	18	17	8	74	109	229	58
- Under \$200K	39.8%	55.0%	25.0%	49.0%	54.2%	94.4%	64.7%	100.0%	85.1%	18.3%	67.7%	79.3%
- \$200-249K	16.7%	25.0%	20.1%	27.7%	25.0%	5.6%	17.6%	0.0%	10.8%	10.1%	19.2%	15.5%
- \$250-299K	13.0%	0.0%	21.1%	11.2%	12.5%	0.0%	17.6%	0.0%	1.4%	35.8%	5.7%	5.2%
- \$300K or More	30.6%	20.0%	33.8%	12.1%	8.3%	0.0%	0.0%	0.0%	2.7%	35.8%	7.4%	0.0%
* <u>Year Built (Owned SFD)</u>	1,352	19	280	206	24	16	17	8	74	109	228	58
- Before 1960	33.2%	36.8%	17.1%	24.3%	33.3%	43.8%	29.4%	25.0%	31.1%	17.4%	43.4%	43.1%
- 1960 to 1979	25.2%	36.8%	28.2%	29.6%	29.2%	37.5%	35.3%	12.5%	37.8%	15.6%	12.7%	15.5%
- 1980 to 1999	30.3%	5.3%	45.4%	26.2%	16.7%	18.8%	11.8%	62.5%	8.1%	43.1%	35.5%	34.5%
- 2000 to 2008	11.3%	21.1%	9.3%	19.9%	20.8%	0.0%	23.5%	0.0%	23.0%	23.9%	8.3%	6.9%

HOUSEHOLDS AGE 75 OR MORE	Carver County	New Norwood										
		Carver	Chanhassen	Chaska	Cologne	Hamburg	Mayer	Germany	Young Amer.	Victoria	Waconia	Watertown
* Time at Current Address	1,854	20	386	377	29	19	22	10	121	115	337	77
- Moved-in Before 2004	32.5%	75.0%	79.5%	79.3%	79.3%	100.0%	81.8%	100.0%	55.4%	87.8%	88.1%	84.4%
- Moved-in 2004/05	2.4%	5.0%	8.0%	9.3%	3.4%	0.0%	0.0%	0.0%	6.6%	7.0%	5.0%	5.2%
- Moved-in 2005/06	2.4%	20.0%	4.7%	4.8%	13.8%	0.0%	9.1%	0.0%	36.4%	1.7%	3.6%	7.8%
- Moved-in 2006/07	1.0%	0.0%	4.7%	4.0%	3.4%	0.0%	9.1%	0.0%	0.0%	1.7%	1.5%	2.6%
- Moved-in 2007/08	0.3%	0.0%	1.3%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.6%	0.0%
- Moved-in 2008/09	0.4%	0.0%	1.8%	1.3%	0.0%	0.0%	0.0%	0.0%	1.7%	0.9%	1.2%	0.0%
* HH Turnover ('04-'09) <sup>1)</sup>	3.5%	0.0%	3.7%	4.2%	5.4%	5.1%	3.9%	5.7%	2.4%	3.0%	3.1%	4.5%
- Turnover ('04-'05)	5.8%	0.0%	6.0%	7.0%	11.1%	14.3%	10.5%	5.9%	4.0%	4.4%	4.8%	4.5%
- Turnover ('05-'06)	3.5%	0.0%	5.6%	2.1%	11.1%	0.0%	0.0%	11.8%	1.9%	1.4%	2.8%	8.1%
- Turnover ('06-'07)	4.4%	0.0%	3.4%	4.5%	4.5%	6.3%	5.0%	7.1%	3.1%	3.4%	5.1%	5.6%
- Turnover ('07-'08)	1.6%	0.0%	1.9%	3.1%	4.0%	5.9%	0.0%	0.0%	0.9%	2.1%	0.3%	1.4%
- Turnover ('08-'09)	2.9%	0.0%	3.0%	4.4%	0.0%	0.0%	4.5%	0.0%	2.6%	3.7%	2.7%	2.7%
* HH Retention ('04-'09) <sup>2)</sup>	79.8%	0.0%	54.8%	50.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	85.7%	80.0%
- Retention ('04-'05)	83.3%	0.0%	62.5%	66.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	50.0%
- Retention ('05-'06)	86.7%	0.0%	64.3%	66.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	80.0%	100.0%
- Retention ('06-'07)	82.1%	0.0%	50.0%	60.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	100.0%
- Retention ('07-'08)	64.3%	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
- Retention ('08-'09)	66.7%	0.0%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	50.0%	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).

