

2010 WASHINGTON COUNTY DEMOGRAPHIC CHANGE REPORT
CITY COMPARISON PROFILES

ALL HOUSEHOLDS

ALL RESIDENTIAL HOUSEHOLDS	Wash. County	Cottage		Forest	Lake			Oak Park		St. Paul		
		Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	Woodbury
All Households	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051
All Resident Households	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051
* 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>	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051
* Owners	81.7%	89.7%	89.3%	74.5%	84.7%	76.4%	83.4%	77.7%	66.7%	77.2%	78.5%	80.4%
* Renters	18.3%	10.3%	10.7%	25.5%	15.3%	23.6%	16.6%	22.3%	33.3%	22.8%	21.5%	19.6%
* <u>Housing Usage</u>	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051
- Owned SFD	72.6%	89.5%	83.0%	64.1%	63.0%	76.2%	76.5%	67.9%	59.2%	71.1%	68.9%	67.1%
- Rental SFD	6.9%	10.2%	5.4%	8.0%	6.3%	5.7%	7.2%	4.3%	5.0%	9.3%	7.7%	7.5%
- Duplx/Trplx	0.2%	0.1%	0.0%	0.3%	0.1%	0.1%	0.5%	0.1%	0.1%	0.6%	0.7%	0.0%
- Owned MF	8.8%	0.0%	6.2%	10.1%	21.6%	0.1%	6.4%	9.8%	7.5%	5.3%	8.8%	13.3%
- Rental MF	4.0%	0.0%	3.5%	3.2%	6.3%	0.0%	1.2%	3.4%	8.7%	2.0%	7.8%	6.2%
- Mobile Home	1.3%	0.1%	0.8%	1.9%	2.6%	17.6%	0.0%	1.2%	0.0%	5.8%	0.0%	0.0%
- Rental Apt	6.2%	0.1%	1.1%	12.4%	0.2%	0.3%	8.2%	13.4%	19.5%	5.9%	6.0%	5.8%
* <u>Tax Value (Owned SFD)</u>	62,094	961	9,511	4,466	2,925	2,129	2,160	7,263	921	1,399	4,690	14,786
- Under \$200K	18.3%	2.2%	26.6%	17.7%	15.4%	2.3%	6.1%	31.1%	34.2%	69.3%	16.4%	12.3%
- \$200-249K	23.4%	5.9%	40.7%	24.4%	22.7%	9.5%	18.0%	37.5%	38.3%	26.6%	29.7%	14.8%
- \$250-299K	16.8%	11.0%	13.8%	18.4%	20.0%	11.0%	25.2%	21.0%	16.8%	3.3%	21.0%	20.3%
- \$300K or More	41.4%	80.9%	18.9%	39.5%	41.9%	77.1%	50.7%	10.5%	10.6%	0.8%	32.8%	52.7%
* <u>Year Built (Owned SFD)</u>	60,463	940	9,288	4,367	2,684	2,103	2,094	7,218	914	1,386	4,562	14,192
- Before 1960	16.0%	20.6%	13.7%	19.2%	8.5%	15.5%	30.3%	11.2%	16.7%	39.0%	37.1%	3.2%
- 1960 to 1979	25.6%	41.6%	35.7%	27.2%	19.6%	29.1%	15.1%	23.3%	38.4%	39.2%	28.0%	12.9%
- 1980 to 1999	45.5%	31.1%	41.6%	36.5%	37.7%	37.7%	48.3%	61.0%	43.9%	19.1%	23.1%	63.6%
- 2000 to 2008	12.9%	6.7%	9.1%	17.1%	34.2%	17.7%	6.3%	4.4%	1.0%	2.7%	11.8%	20.3%

CITY COMPARISON PROFILES (Page Two)

ALL HOUSEHOLDS

ALL HOUSEHOLDS	Wash.	Cottage		Forest	Lake			Oak Park		St. Paul		Woodbury
	County	Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	
* Time at Current Address	83,765	1,061	11,288	6,881	4,374	2,766	2,766	10,670	1,545	1,945	6,757	21,217
- Moved-in Before 2004	73.6%	88.7%	75.4%	69.5%	63.8%	83.2%	79.6%	74.2%	71.6%	75.0%	73.3%	67.2%
- Moved-in 2004/05	7.2%	2.9%	7.2%	8.0%	9.8%	3.8%	5.3%	6.3%	7.4%	7.9%	6.9%	9.2%
- Moved-in 2005/06	8.3%	3.2%	7.0%	8.0%	18.1%	5.7%	6.4%	6.6%	8.5%	6.8%	7.7%	10.8%
- Moved-in 2006/07	3.7%	1.9%	3.6%	5.0%	2.4%	3.3%	3.3%	4.4%	4.3%	3.9%	3.9%	4.1%
- Moved-in 2007/08	2.8%	1.1%	2.6%	3.8%	2.1%	1.7%	2.1%	3.3%	2.3%	2.9%	3.2%	3.4%
- Moved-in 2008/09	4.5%	2.2%	4.1%	5.7%	3.8%	2.4%	3.3%	5.1%	6.0%	3.5%	5.0%	5.4%
* HH Turnover ('04-'09) ¹⁾	4.9%	2.2%	4.6%	6.3%	3.7%	3.5%	4.2%	5.8%	6.2%	4.9%	5.5%	5.8%
- Turnover ('04-'05)	6.5%	2.5%	6.5%	7.5%	5.4%	4.6%	5.4%	7.3%	8.2%	7.3%	7.0%	7.9%
- Turnover ('05-'06)	6.2%	3.0%	5.3%	7.4%	4.9%	4.7%	5.8%	7.4%	7.9%	6.1%	7.0%	7.3%
- Turnover ('06-'07)	4.8%	2.3%	4.5%	6.8%	3.1%	3.9%	4.2%	5.7%	6.8%	5.1%	5.3%	5.1%
- Turnover ('07-'08)	3.0%	1.0%	2.6%	4.0%	2.3%	1.6%	2.3%	3.5%	2.3%	3.0%	3.4%	3.7%
- Turnover ('08-'09)	4.4%	2.1%	4.1%	5.6%	3.6%	2.4%	3.2%	5.1%	5.9%	3.5%	5.0%	5.2%
* HH Retention ('04-'09) ²⁾	62.6%	12.1%	39.8%	45.3%	24.7%	15.6%	23.5%	20.5%	20.9%	15.0%	40.1%	45.4%
- Retention ('04-'05)	62.3%	5.9%	38.4%	49.6%	19.0%	11.4%	17.2%	22.7%	14.7%	18.8%	37.5%	43.3%
- Retention ('05-'06)	63.3%	17.6%	39.0%	46.2%	33.0%	13.8%	23.5%	19.9%	26.8%	19.3%	44.0%	48.2%
- Retention ('06-'07)	62.3%	21.4%	43.3%	42.3%	21.5%	20.9%	26.1%	18.8%	16.4%	10.0%	31.7%	45.3%
- Retention ('07-'08)	62.6%	0.0%	40.7%	45.0%	28.3%	21.9%	26.3%	19.1%	15.0%	12.2%	42.6%	43.1%
- Retention ('08-'09)	62.3%	0.0%	38.5%	40.9%	20.9%	11.1%	31.3%	21.0%	40.0%	4.8%	48.3%	47.4%

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 DAKOTA COUNTY DEMOGRAPHIC CHANGE REPORT
CITY COMPARISON PROFILES (Page Three)

HOUSEHOLDS UNDER AGE 35

HOUSEHOLDS UNDER AGE 35	Wash. County	Cottage		Forest	Lake			Oak Park		St. Paul		Woodbury
		Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	
All Households	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051
Households Under Age 35	13,068	33	1,907	1,297	1,136	211	262	1,858	198	425	924	3,901
* Pct of all Households	15.3%	3.1%	16.7%	18.6%	24.5%	7.6%	9.3%	17.4%	12.7%	21.6%	13.6%	17.7%
<u>Owner/Renter Status</u>	13,068	33	1,907	1,297	1,136	211	262	1,858	198	425	924	3,901
* Owners	64.1%	75.8%	82.6%	54.1%	78.2%	45.5%	65.3%	56.2%	49.5%	65.6%	54.4%	61.3%
* Renters	35.9%	24.2%	17.4%	45.9%	21.8%	54.5%	34.7%	43.8%	50.5%	34.4%	45.6%	38.7%
* <u>Housing Usage</u>	13,068	33	1,907	1,297	1,136	211	262	1,858	198	425	924	3,901
- Owned SFD	49.3%	75.8%	70.8%	39.8%	42.3%	45.5%	61.5%	44.2%	42.9%	55.3%	45.7%	42.6%
- Rental SFD	10.9%	24.2%	8.4%	11.2%	7.2%	10.0%	16.0%	7.2%	8.1%	15.3%	13.7%	11.6%
- Duplx/Trplx	0.3%	0.0%	0.0%	0.5%	0.2%	0.0%	0.8%	0.2%	0.5%	0.7%	1.6%	0.1%
- Owned MF	14.6%	0.0%	11.9%	13.9%	35.7%	0.0%	3.1%	11.8%	6.6%	9.4%	7.1%	18.7%
- Rental MF	8.9%	0.0%	7.2%	5.9%	11.8%	0.0%	3.1%	4.7%	21.7%	4.7%	17.0%	12.7%
- Mobile Home	1.4%	0.0%	0.0%	1.5%	2.5%	43.1%	0.0%	1.7%	0.0%	3.3%	0.0%	0.0%
- Rental Apt	14.6%	0.0%	1.7%	27.3%	0.4%	1.4%	15.6%	30.2%	20.2%	11.3%	14.8%	14.5%
* <u>Tax Value (Owned SFD)</u>	6,440	25	1,350	516	481	96	161	822	85	235	422	1,661
- Under \$200K	32.0%	0.0%	32.8%	27.9%	33.1%	7.3%	19.3%	42.6%	49.4%	68.1%	27.7%	25.8%
- \$200-249K	29.9%	20.0%	42.8%	29.5%	25.6%	17.7%	31.7%	40.4%	36.5%	28.5%	31.3%	19.6%
- \$250-299K	14.1%	24.0%	8.1%	18.6%	17.0%	9.4%	19.3%	13.0%	10.6%	3.4%	18.0%	17.8%
- \$300K or More	24.0%	56.0%	16.3%	24.0%	24.3%	65.6%	29.8%	4.0%	3.5%	0.0%	23.0%	36.8%
* <u>Year Built (Owned SFD)</u>	5,927	22	1,284	489	355	95	138	806	84	233	407	1,448
- Before 1960	17.8%	27.3%	13.2%	20.0%	4.2%	24.2%	42.8%	13.0%	26.2%	40.3%	47.9%	3.9%
- 1960 to 1979	21.5%	45.5%	30.7%	18.6%	4.2%	33.7%	13.0%	22.0%	40.5%	31.3%	21.1%	12.3%
- 1980 to 1999	40.4%	18.2%	44.5%	32.3%	30.4%	24.2%	34.8%	59.7%	29.8%	18.5%	16.2%	51.2%
- 2000 to 2008	20.3%	9.1%	11.6%	29.0%	61.1%	17.9%	9.4%	5.3%	3.6%	9.9%	14.7%	32.7%

HOUSEHOLDS UNDER AGE 35

HOUSEHOLDS UNDER AGE 35	Wash. County	Cottage		Forest	Lake			Oak Park		St. Paul		Woodbury
		Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	
* Time at Current Address	12,522	31	1,869	1,277	1,009	209	245	1,847	198	413	912	3,624
- Moved-in Before 2004	40.0%	71.0%	45.0%	38.9%	39.2%	54.1%	44.1%	38.0%	37.4%	46.5%	41.0%	35.1%
- Moved-in 2004/05	12.3%	3.2%	12.3%	11.5%	14.9%	6.2%	11.0%	11.1%	14.6%	14.3%	11.3%	13.2%
- Moved-in 2005/06	17.4%	12.9%	14.2%	14.6%	29.5%	11.0%	15.5%	15.3%	13.6%	11.6%	14.9%	20.5%
- Moved-in 2006/07	9.0%	6.5%	8.9%	10.6%	4.3%	9.1%	10.2%	11.0%	12.1%	10.4%	10.6%	7.9%
- Moved-in 2007/08	8.4%	3.2%	6.7%	10.8%	4.5%	7.7%	6.9%	10.7%	6.1%	7.7%	7.8%	9.4%
- Moved-in 2008/09	12.9%	3.2%	12.8%	13.5%	7.6%	12.0%	12.2%	13.9%	16.2%	9.4%	14.4%	13.9%
* HH Turnover ('04-'09) ¹⁾	9.8%	5.9%	7.4%	12.1%	6.3%	8.6%	9.7%	11.6%	11.7%	7.9%	10.8%	10.7%
- Turnover ('04-'05)	13.0%	2.6%	10.6%	13.9%	10.7%	10.4%	10.8%	14.0%	15.8%	13.0%	13.0%	15.2%
- Turnover ('05-'06)	11.9%	4.7%	7.6%	13.0%	7.4%	8.9%	16.1%	14.9%	14.1%	10.4%	14.4%	12.8%
- Turnover ('06-'07)	8.9%	10.0%	6.9%	12.9%	5.1%	10.0%	11.0%	10.4%	12.2%	6.9%	9.5%	8.7%
- Turnover ('07-'08)	6.4%	2.3%	4.3%	8.8%	3.5%	2.8%	3.5%	8.4%	6.4%	5.3%	6.8%	7.6%
- Turnover ('08-'09)	9.2%	10.5%	7.6%	11.5%	6.6%	10.6%	7.6%	10.1%	9.4%	4.9%	10.2%	10.2%
* HH Retention ('04-'09) ²⁾	56.2%	0.0%	37.0%	41.3%	25.3%	10.3%	17.5%	16.3%	9.7%	14.6%	33.1%	34.8%
- Retention ('04-'05)	56.7%	0.0%	36.3%	48.6%	21.8%	16.7%	20.0%	18.2%	0.0%	22.9%	33.7%	31.8%
- Retention ('05-'06)	56.4%	0.0%	35.8%	39.8%	32.6%	7.1%	14.3%	15.3%	17.6%	5.3%	31.6%	36.8%
- Retention ('06-'07)	54.0%	0.0%	36.2%	38.0%	18.2%	7.1%	23.1%	15.2%	11.1%	11.1%	19.2%	31.0%
- Retention ('07-'08)	58.1%	0.0%	36.4%	40.7%	27.3%	25.0%	0.0%	16.2%	0.0%	13.3%	46.2%	37.6%
- Retention ('08-'09)	55.6%	0.0%	42.0%	34.0%	26.5%	0.0%	33.3%	16.2%	33.3%	11.1%	40.5%	39.6%

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)



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2010 DAKOTA COUNTY DEMOGRAPHIC CHANGE REPORT
CITY COMPARISON PROFILES (Page Five)

HOUSEHOLDS AGE 35 TO 54

HOUSEHOLDS AGE 35 TO 54	Wash. County	Cottage		Forest	Lake			Oak Park		St. Paul		
		Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	Woodbury
All Households	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051
Households Age 35 to 54	41,045	440	5,869	3,059	2,183	1,435	1,380	4,823	623	868	3,134	11,444
* Pct of all Households	48.0%	41.0%	51.2%	43.9%	47.0%	51.4%	48.9%	45.1%	40.0%	44.1%	46.1%	51.9%
<u>Owner/Renter Status</u>	41,045	440	5,869	3,059	2,183	1,435	1,380	4,823	623	868	3,134	11,444
* Owners	84.3%	88.2%	90.2%	78.0%	85.2%	75.3%	89.3%	83.2%	77.0%	80.3%	81.4%	83.2%
* Renters	15.7%	11.8%	9.8%	22.0%	14.8%	24.7%	10.7%	16.8%	23.0%	19.7%	18.6%	16.8%
* <u>Housing Usage</u>	41,045	440	5,869	3,059	2,183	1,435	1,380	4,823	623	868	3,134	11,444
- Owned SFD	77.9%	88.0%	85.9%	71.1%	69.4%	75.2%	86.9%	75.5%	70.8%	75.5%	74.7%	73.8%
- Rental SFD	7.3%	11.8%	6.0%	8.6%	6.9%	6.9%	8.0%	4.8%	5.5%	8.9%	8.2%	7.5%
- Duplx/Trplx	0.2%	0.0%	0.1%	0.3%	0.0%	0.0%	0.4%	0.1%	0.0%	0.3%	0.8%	0.0%
- Owned MF	6.2%	0.0%	4.2%	6.7%	15.7%	0.1%	2.0%	7.5%	6.3%	4.3%	5.9%	9.3%
- Rental MF	3.4%	0.0%	2.9%	2.8%	5.4%	0.1%	0.7%	2.2%	8.5%	1.6%	6.5%	5.5%
- Mobile Home	1.2%	0.2%	0.4%	1.8%	2.3%	17.5%	0.0%	1.2%	0.0%	4.3%	0.0%	0.0%
- Rental Apt	3.8%	0.0%	0.6%	8.8%	0.3%	0.2%	2.0%	8.6%	9.0%	5.2%	4.0%	3.9%
* <u>Tax Value (Owned SFD)</u>	31,982	387	5,044	2,174	1,515	1,079	1,199	3,642	441	655	2,341	8,448
- Under \$200K	14.6%	2.3%	21.6%	16.3%	11.2%	2.2%	4.3%	24.2%	27.9%	64.0%	14.3%	7.6%
- \$200-249K	22.8%	6.2%	40.0%	25.1%	25.1%	6.9%	16.6%	40.5%	36.3%	31.8%	26.2%	12.2%
- \$250-299K	17.7%	9.3%	16.0%	19.2%	19.3%	7.4%	24.6%	23.8%	19.0%	3.7%	20.8%	21.2%
- \$300K or More	44.8%	82.2%	22.4%	39.4%	44.4%	83.5%	54.5%	11.5%	16.8%	0.6%	38.7%	59.0%
* <u>Year Built (Owned SFD)</u>	31,247	380	4,926	2,132	1,429	1,062	1,171	3,626	439	646	2,286	8,171
- Before 1960	13.1%	18.9%	10.0%	16.4%	5.9%	12.1%	24.9%	9.7%	14.8%	38.1%	33.9%	2.1%
- 1960 to 1979	19.4%	34.7%	29.3%	23.0%	13.6%	18.7%	10.9%	17.3%	31.0%	34.7%	21.6%	9.0%
- 1980 to 1999	51.6%	36.3%	48.4%	39.7%	45.5%	41.5%	56.0%	69.4%	53.8%	25.9%	27.1%	67.0%
- 2000 to 2008	15.9%	10.0%	12.2%	21.0%	35.0%	27.7%	8.1%	3.6%	0.5%	1.4%	17.5%	21.9%

HOUSEHOLDS AGE 35 TO 54

HOUSEHOLDS AGE 35 TO 54	Wash.	Cottage		Forest	Lake			Oak Park		St. Paul		Woodbury
	County	Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	
* Time at Current Address	40,257	435	5,804	3,017	2,077	1,414	1,346	4,815	622	861	3,109	11,042
- Moved-in Before 2004	74.2%	81.1%	76.6%	70.9%	66.9%	80.0%	78.4%	77.5%	71.7%	78.9%	72.7%	69.1%
- Moved-in 2004/05	7.6%	5.1%	7.7%	8.3%	9.1%	4.9%	6.2%	6.0%	6.9%	7.2%	7.2%	9.6%
- Moved-in 2005/06	8.4%	4.6%	6.9%	8.2%	16.5%	7.4%	6.7%	6.0%	8.7%	6.9%	8.3%	10.4%
- Moved-in 2006/07	3.7%	3.0%	3.4%	5.2%	2.2%	3.8%	3.4%	4.3%	4.2%	2.3%	3.8%	4.0%
- Moved-in 2007/08	2.3%	2.1%	2.2%	2.5%	1.9%	1.4%	2.2%	2.2%	1.8%	2.1%	3.4%	2.6%
- Moved-in 2008/09	3.8%	4.1%	3.2%	4.9%	3.4%	2.5%	3.2%	4.0%	6.8%	2.7%	4.5%	4.3%
* HH Turnover ('04-'09) ¹⁾	4.4%	1.9%	4.4%	5.4%	3.2%	3.2%	3.7%	4.8%	5.5%	4.6%	5.1%	5.0%
- Turnover ('04-'05)	5.5%	2.1%	6.0%	6.4%	3.8%	3.8%	4.9%	5.7%	7.5%	6.2%	6.2%	6.7%
- Turnover ('05-'06)	5.4%	2.7%	5.3%	6.4%	4.7%	4.8%	4.6%	6.2%	5.9%	5.3%	6.1%	6.3%
- Turnover ('06-'07)	4.2%	2.0%	4.2%	6.1%	2.7%	3.4%	3.5%	4.9%	5.9%	5.1%	4.9%	4.4%
- Turnover ('07-'08)	2.7%	0.8%	2.7%	3.5%	2.1%	2.0%	2.6%	2.8%	1.2%	2.8%	3.3%	3.1%
- Turnover ('08-'09)	4.0%	2.2%	3.9%	4.8%	2.9%	2.1%	2.9%	4.3%	7.3%	3.4%	4.8%	4.4%
* HH Retention ('04-'09) ²⁾	66.7%	17.2%	43.8%	45.9%	25.4%	17.0%	28.7%	22.4%	21.1%	16.2%	41.6%	52.6%
- Retention ('04-'05)	66.3%	11.1%	44.2%	46.9%	19.4%	7.5%	22.9%	23.8%	15.6%	12.1%	34.0%	51.7%
- Retention ('05-'06)	67.3%	25.0%	43.6%	47.4%	37.0%	11.8%	31.1%	22.6%	21.1%	28.6%	49.6%	54.4%
- Retention ('06-'07)	67.0%	40.0%	50.6%	41.2%	18.2%	28.6%	28.2%	22.1%	19.2%	12.5%	37.2%	56.4%
- Retention ('07-'08)	68.0%	0.0%	42.7%	50.0%	32.3%	23.8%	34.8%	21.7%	25.0%	16.7%	43.3%	47.9%
- Retention ('08-'09)	64.6%	0.0%	34.3%	46.0%	14.8%	18.2%	31.6%	19.5%	35.7%	0.0%	49.1%	50.5%

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 DAKOTA COUNTY DEMOGRAPHIC CHANGE REPORT
 CITY COMPARISON PROFILES (Page Seven)

HOUSEHOLDS AGE 55 TO 74

HOUSEHOLDS AGE 55 TO 74	Wash.	Cottage				Forest			Lake			Oak Park		St. Paul	
	County	Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	Woodbury			
All Households	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051			
Households Age 55 to 74	25,738	528	3,122	2,116	1,165	1,001	879	3,131	440	528	2,194	5,652			
* Pct of all Households	30.1%	49.2%	27.3%	30.3%	25.1%	35.8%	31.1%	29.3%	28.3%	26.8%	32.2%	25.6%			
<u>Owner/Renter Status</u>	25,738	528	3,122	2,116	1,165	1,001	879	3,131	440	528	2,194	5,652			
* Owners	87.6%	92.0%	92.5%	82.8%	88.7%	82.2%	88.3%	85.2%	79.8%	79.0%	84.1%	87.4%			
* Renters	12.4%	8.0%	7.5%	17.2%	11.3%	17.8%	11.7%	14.8%	20.2%	21.0%	15.9%	12.6%			
* <u>Housing Usage</u>	25,738	528	3,122	2,116	1,165	1,001	879	3,131	440	528	2,194	5,652			
- Owned SFD	78.5%	91.9%	86.7%	72.0%	69.4%	82.0%	79.0%	74.1%	68.6%	73.1%	72.1%	72.2%			
- Rental SFD	4.9%	8.0%	3.1%	5.5%	4.9%	3.8%	5.2%	2.6%	4.3%	5.9%	5.2%	5.5%			
- Duplx/Trplx	0.2%	0.2%	0.0%	0.1%	0.3%	0.1%	0.7%	0.1%	0.0%	0.9%	0.4%	0.0%			
- Owned MF	8.9%	0.0%	5.8%	10.6%	19.1%	0.1%	8.6%	11.0%	11.1%	4.9%	11.6%	15.2%			
- Rental MF	2.6%	0.0%	2.2%	2.2%	3.3%	0.0%	1.3%	3.2%	6.8%	1.1%	5.8%	4.1%			
- Mobile Home	1.4%	0.0%	1.5%	2.5%	3.1%	13.9%	0.0%	1.0%	0.0%	10.0%	0.0%	0.0%			
- Rental Apt	3.5%	0.0%	0.7%	7.1%	0.0%	0.1%	5.2%	8.0%	9.1%	4.0%	4.8%	3.1%			
* <u>Tax Value (Owned SFD)</u>	20,215	485	2,707	1,524	808	821	694	2,321	302	386	1,582	4,080			
- Under \$200K	17.5%	2.3%	27.9%	15.5%	12.0%	1.7%	6.1%	32.8%	35.4%	74.9%	14.3%	14.6%			
- \$200-249K	22.2%	3.9%	43.3%	21.6%	17.1%	10.5%	15.3%	33.4%	42.4%	20.2%	32.9%	16.0%			
- \$250-299K	16.7%	12.6%	13.7%	17.9%	22.5%	14.5%	27.2%	21.8%	15.9%	3.4%	23.6%	19.6%			
- \$300K or More	43.6%	81.2%	15.1%	45.0%	48.4%	73.3%	51.4%	12.0%	6.3%	1.6%	29.2%	49.9%			
* <u>Year Built (Owned SFD)</u>	19,872	476	2,669	1,498	782	814	681	2,310	298	384	1,531	3,981			
- Before 1960	16.9%	19.7%	15.7%	20.5%	12.0%	15.6%	33.9%	10.8%	17.4%	38.0%	35.6%	4.0%			
- 1960 to 1979	35.0%	44.7%	49.2%	35.0%	37.0%	39.4%	20.9%	31.3%	48.7%	48.4%	38.6%	19.1%			
- 1980 to 1999	40.7%	30.7%	31.8%	34.6%	29.8%	37.6%	41.7%	52.6%	33.2%	12.2%	21.3%	63.1%			
- 2000 to 2008	7.4%	4.8%	3.3%	9.9%	21.2%	7.4%	3.5%	5.3%	0.7%	1.3%	4.5%	13.8%			

HOUSEHOLDS AGE 55 TO 74

HOUSEHOLDS AGE 55 TO 74	Wash.	Cottage			Forest			Lake			Oak Park		St. Paul
	County	Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	Woodbury	
* Time at Current Address	25,420	523	3,096	2,088	1,131	997	873	3,120	435	525	2,184	5,513	
- Moved-in Before 2004	85.9%	94.5%	88.6%	82.5%	77.4%	91.7%	91.3%	86.8%	82.5%	84.8%	84.1%	80.4%	
- Moved-in 2004/05	4.6%	1.5%	3.9%	5.8%	7.3%	2.2%	3.0%	4.6%	4.8%	6.1%	5.5%	6.6%	
- Moved-in 2005/06	4.6%	1.9%	3.7%	4.6%	11.8%	2.9%	2.6%	3.2%	6.7%	4.6%	4.4%	6.8%	
- Moved-in 2006/07	1.6%	1.0%	1.3%	2.2%	1.2%	1.6%	0.9%	1.6%	1.6%	2.5%	2.0%	2.2%	
- Moved-in 2007/08	1.3%	0.4%	1.1%	1.9%	0.7%	0.9%	1.0%	1.3%	1.6%	1.1%	1.5%	1.5%	
- Moved-in 2008/09	2.0%	0.8%	1.4%	3.1%	1.6%	0.7%	1.1%	2.6%	2.8%	1.0%	2.5%	2.6%	
* HH Turnover ('04-'09) ¹⁾	3.1%	2.1%	3.0%	3.4%	2.2%	2.3%	2.7%	3.8%	4.2%	3.3%	3.5%	3.7%	
- Turnover ('04-'05)	4.3%	2.7%	4.3%	4.1%	3.4%	3.3%	3.7%	5.0%	5.2%	5.3%	4.7%	5.2%	
- Turnover ('05-'06)	4.1%	3.3%	4.1%	4.3%	2.7%	3.1%	3.5%	4.6%	5.4%	4.3%	3.8%	5.1%	
- Turnover ('06-'07)	3.4%	2.5%	3.6%	3.7%	2.0%	3.1%	3.0%	4.3%	3.9%	3.3%	4.0%	3.5%	
- Turnover ('07-'08)	1.6%	0.9%	1.4%	1.6%	1.4%	1.0%	1.3%	1.9%	2.2%	1.9%	2.2%	1.9%	
- Turnover ('08-'09)	2.6%	1.2%	2.0%	3.2%	1.8%	1.4%	2.2%	3.6%	4.4%	1.7%	3.1%	3.1%	
* HH Retention ('04-'09) ²⁾	62.8%	9.5%	31.2%	52.9%	20.0%	20.0%	10.9%	21.7%	22.2%	15.4%	45.7%	48.9%	
- Retention ('04-'05)	61.5%	0.0%	23.2%	58.8%	7.7%	17.6%	0.0%	23.8%	12.5%	30.8%	52.2%	49.2%	
- Retention ('05-'06)	66.3%	16.7%	31.8%	58.8%	18.2%	28.6%	9.1%	23.2%	30.0%	22.2%	56.8%	53.5%	
- Retention ('06-'07)	61.4%	14.3%	35.7%	52.6%	38.5%	20.0%	8.3%	11.7%	0.0%	0.0%	29.8%	41.0%	
- Retention ('07-'08)	55.4%	0.0%	44.4%	40.0%	14.3%	16.7%	14.3%	18.2%	25.0%	0.0%	34.4%	41.5%	
- Retention ('08-'09)	68.9%	0.0%	29.4%	42.9%	16.7%	12.5%	33.3%	36.7%	60.0%	0.0%	63.2%	56.5%	

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 DAKOTA COUNTY DEMOGRAPHIC CHANGE REPORT
CITY COMPARISON PROFILES (Page Nine)

HOUSEHOLDS AGE 75 OR MORE

HOUSEHOLDS AGE 75 OR MORE	Wash. County	Cottage		Forest	Lake			Oak Park		St. Paul		
		Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	Woodbury
All Households	85,490	1,074	11,453	6,972	4,645	2,794	2,823	10,704	1,556	1,967	6,805	22,051
Households Age 75+	5,639	73	555	500	161	147	302	892	295	146	553	1,054
* Pct of all Households	6.6%	6.8%	4.8%	7.2%	3.5%	5.3%	10.7%	8.3%	19.0%	7.4%	8.1%	4.8%
<u>Owner/Renter Status</u>	5,639	73	555	500	161	147	302	892	295	146	553	1,054
* Owners	75.8%	87.7%	84.9%	70.2%	94.4%	91.8%	57.9%	67.2%	36.9%	85.6%	79.6%	84.2%
* Renters	24.2%	12.3%	15.1%	29.8%	5.6%	8.2%	42.1%	32.8%	63.1%	14.4%	20.4%	15.8%
* <u>Housing Usage</u>	5,639	73	555	500	161	147	302	892	295	146	553	1,054
- Owned SFD	61.3%	87.7%	73.9%	50.4%	75.2%	90.5%	35.1%	53.6%	31.5%	84.2%	62.4%	56.6%
- Rental SFD	3.9%	11.0%	1.8%	6.8%	1.2%	1.4%	1.3%	1.1%	3.1%	6.2%	4.9%	3.8%
- Duplx/Trplx	0.2%	0.0%	0.2%	0.4%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
- Owned MF	14.3%	0.0%	10.8%	19.4%	19.3%	0.0%	22.8%	13.6%	5.4%	1.4%	17.2%	27.5%
- Rental MF	3.4%	0.0%	4.5%	2.8%	0.6%	0.0%	2.0%	7.4%	3.1%	0.0%	7.6%	2.2%
- Mobile Home	0.9%	0.0%	2.7%	1.4%	3.1%	6.8%	0.0%	0.4%	0.0%	6.8%	0.0%	0.0%
- Rental Apt	16.0%	1.4%	6.1%	18.8%	0.6%	0.0%	38.7%	23.9%	56.9%	1.4%	8.0%	9.9%
* <u>Tax Value (Owned SFD)</u>	3,457	64	410	252	121	133	106	478	93	123	345	597
- Under \$200K	32.5%	1.6%	59.3%	22.2%	19.0%	3.0%	6.6%	55.0%	46.2%	82.9%	27.2%	25.5%
- \$200-249K	24.3%	14.1%	25.9%	25.0%	19.0%	19.5%	31.1%	28.5%	36.6%	15.4%	36.8%	29.5%
- \$250-299K	12.9%	4.7%	6.8%	13.5%	24.8%	20.3%	27.4%	9.8%	15.1%	0.8%	14.5%	18.1%
- \$300K or More	30.3%	79.7%	8.0%	39.3%	37.2%	57.1%	34.9%	6.7%	2.2%	0.8%	21.4%	27.0%
* <u>Year Built (Owned SFD)</u>	3,417	62	409	248	118	132	104	476	93	123	338	592
- Before 1960	33.7%	35.5%	45.5%	33.9%	30.5%	35.6%	50.0%	22.1%	15.1%	43.9%	52.7%	11.1%
- 1960 to 1979	34.9%	58.1%	39.9%	34.3%	23.7%	46.2%	27.9%	33.0%	38.7%	49.6%	31.7%	25.0%
- 1980 to 1999	26.4%	6.5%	13.9%	28.2%	16.9%	16.7%	22.1%	39.9%	44.1%	6.5%	12.1%	52.4%
- 2000 to 2008	4.9%	0.0%	0.7%	3.6%	28.8%	1.5%	0.0%	5.0%	2.2%	0.0%	3.6%	11.5%

HOUSEHOLDS AGE 75 OR MORE

HOUSEHOLDS AGE 75 OR MORE	Wash.	Cottage			Forest			Lake			Oak Park		St. Paul
	County	Afton	Grove	Lake	Hugo	Elmo	Mahtomedi	Oakdale	Heights	Park	Stillwater	Woodbury	
* Time at Current Address	5,566	72	519	499	157	146	302	888	290	146	552	1,038	
- Moved-in Before 2004	87.8%	100.0%	93.4%	85.0%	82.2%	97.9%	80.1%	86.9%	78.3%	97.9%	86.6%	88.5%	
- Moved-in 2004/05	4.4%	0.0%	2.9%	6.6%	5.7%	0.0%	3.3%	4.5%	7.2%	0.7%	4.0%	4.4%	
- Moved-in 2005/06	4.0%	0.0%	2.5%	4.2%	10.2%	0.7%	8.9%	3.9%	7.2%	0.7%	4.7%	3.5%	
- Moved-in 2006/07	1.4%	0.0%	0.4%	1.2%	0.6%	0.7%	3.6%	1.1%	3.1%	0.0%	1.3%	1.6%	
- Moved-in 2007/08	1.0%	0.0%	0.4%	1.6%	0.6%	0.7%	1.3%	1.4%	2.1%	0.0%	1.4%	0.4%	
- Moved-in 2008/09	1.5%	0.0%	0.4%	1.4%	0.6%	0.0%	2.6%	2.1%	2.1%	0.7%	2.0%	1.5%	
* HH Turnover ('04-'09) ¹⁾	5.0%	3.0%	3.8%	5.9%	3.4%	4.7%	6.4%	5.1%	7.1%	4.5%	5.7%	4.9%	
- Turnover ('04-'05)	7.1%	4.9%	6.2%	7.5%	5.5%	9.3%	8.5%	8.3%	8.9%	5.3%	7.8%	5.2%	
- Turnover ('05-'06)	7.5%	3.1%	2.3%	8.7%	7.0%	7.0%	11.0%	7.3%	12.0%	5.8%	10.3%	6.4%	
- Turnover ('06-'07)	5.2%	0.0%	4.1%	5.9%	1.7%	5.5%	6.3%	4.4%	9.5%	5.2%	4.9%	6.3%	
- Turnover ('07-'08)	2.4%	2.9%	2.2%	3.6%	0.8%	0.8%	2.7%	2.2%	2.4%	0.7%	2.4%	3.2%	
- Turnover ('08-'09)	3.6%	4.3%	4.3%	4.3%	3.4%	1.4%	4.3%	4.1%	2.9%	5.4%	3.6%	3.8%	
* HH Retention ('04-'09) ²⁾	69.7%	0.0%	44.4%	53.3%	25.0%	0.0%	33.3%	38.7%	48.1%	0.0%	47.7%	40.3%	
- Retention ('04-'05)	68.1%	0.0%	42.9%	57.1%	0.0%	0.0%	0.0%	55.6%	80.0%	0.0%	46.7%	0.0%	
- Retention ('05-'06)	61.3%	0.0%	0.0%	50.0%	33.3%	0.0%	25.0%	22.7%	50.0%	0.0%	40.0%	38.9%	
- Retention ('06-'07)	81.1%	0.0%	16.7%	50.0%	0.0%	0.0%	60.0%	60.0%	37.5%	0.0%	66.7%	55.0%	
- Retention ('07-'08)	67.3%	0.0%	25.0%	50.0%	0.0%	0.0%	50.0%	27.3%	25.0%	0.0%	66.7%	50.0%	
- Retention ('08-'09)	83.3%	0.0%	77.8%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	62.5%	

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).