

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 5.0 miles

2000 Total Population	1,521	2000 Median HH Income	\$39,843
2005 Total Population	1,390	2005 Median HH Income	\$46,130
2010 Total Population	1,322	2010 Median HH Income	\$52,277
2005 - 2010 Annual Rate	-1%	2005 - 2010 Annual Rate	2.53%

Housing Units by Occupancy Status and Tenure

	Census 2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	625	100.0%	577	100.0%	549	100.0%
Occupied	572	91.5%	523	90.6%	497	90.5%
Owner	455	72.8%	422	73.1%	403	73.4%
Renter	117	18.7%	101	17.5%	94	17.1%
Vacant	53	8.5%	54	9.4%	52	9.5%

Owner Occupied Housing Units by Value

	Census 2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
Total	457	100.0%	423	100.0%	404	100.0%
< \$10,000	33	7.2%	24	5.7%	18	4.5%
\$10,000 - \$14,999	13	2.8%	13	3.1%	9	2.2%
\$15,000 - \$19,999	19	4.2%	12	2.8%	11	2.7%
\$20,000 - \$24,999	18	3.9%	14	3.3%	9	2.2%
\$25,000 - \$29,999	39	8.5%	11	2.6%	11	2.7%
\$30,000 - \$34,999	17	3.7%	22	5.2%	8	2.0%
\$35,000 - \$39,999	34	7.4%	26	6.1%	15	3.7%
\$40,000 - \$49,999	48	10.5%	37	8.7%	39	9.7%
\$50,000 - \$59,999	43	9.4%	39	9.2%	29	7.2%
\$60,000 - \$69,999	49	10.7%	28	6.6%	33	8.2%
\$70,000 - \$79,999	42	9.2%	30	7.1%	25	6.2%
\$80,000 - \$89,999	28	6.1%	34	8.0%	22	5.4%
\$90,000 - \$99,999	14	3.1%	32	7.6%	23	5.7%
\$100,000 - \$124,999	15	3.3%	42	9.9%	62	15.3%
\$125,000 - \$149,999	8	1.8%	13	3.1%	32	7.9%
\$150,000 - \$174,999	16	3.5%	6	1.4%	13	3.2%
\$175,000 - \$199,999	0	0.0%	8	1.9%	6	1.5%
\$200,000 - \$249,999	11	2.4%	13	3.1%	12	3.0%
\$250,000 - \$299,999	1	0.2%	6	1.4%	9	2.2%
\$300,000 - \$399,999	3	0.7%	5	1.2%	9	2.2%
\$400,000 - \$499,999	2	0.4%	3	0.7%	3	0.7%
\$500,000 - \$749,999	0	0.0%	2	0.5%	2	0.5%
\$750,000 - \$999,999	1	0.2%	0	0.0%	1	0.2%
\$1,000,000+	3	0.7%	3	0.7%	3	0.7%
Median Value	\$51,744		\$64,821		\$78,000	
Average Value	\$72,135		\$90,479		\$107,203	

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 5.0 miles

Census 2000 Vacant Housing Units by Status

	Number	Percent
Total	53	100.0%
For Rent	10	18.9%
For Sale Only	9	17.0%
Rented/Sold, Unoccupied	4	7.5%
Seasonal/Recreational/Occasional Use	5	9.4%
For Migrant Workers	0	0.0%
Other Vacant	25	47.2%

Census 2000 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
	Number	Percent	Number	% of Occupied
Total	573		455	79.4%
15 - 24	23		13	56.5%
25 - 34	86		53	61.6%
35 - 44	130		98	75.4%
45 - 54	95		79	83.2%
55 - 64	81		71	87.7%
65 - 74	81		72	88.9%
75 - 84	55		50	90.9%
85+	22		19	86.4%

Census 2000 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
	Number	Percent	Number	% of Occupied
Total	571		454	79.5%
White Alone	563		449	79.8%
Black Alone	0		0	0.0%
American Indian Alone	1		0	0.0%
Asian Alone	1		0	0.0%
Pacific Islander Alone	0		0	0.0%
Some Other Race Alone	5		5	100.0%
Two or More Races	1		0	0.0%
Hispanic Origin	18		14	77.8%

Census 2000 Housing Units by Units in Structure and Occupancy

	Housing Units		Occupied Units	
	Number	Percent	Number	Percent
Total	619	100.0%	574	100.0%
1, Detached	491	79.3%	461	80.3%
1, Attached	5	0.8%	1	0.2%
2	16	2.6%	15	2.6%
3 to 4	8	1.3%	8	1.4%
5 to 9	0	0.0%	0	0.0%
10 to 19	0	0.0%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or More	0	0.0%	0	0.0%
Mobile Home	99	16.0%	89	15.5%
Other	0	0.0%	0	0.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 5.0 miles

Census 2000 Specified Owner Occupied Housing Units by Selected Monthly Owner Cost

	Number	Percent
Total	300	100.0%
With Mortgage	161	53.7%
<\$200	0	0.0%
\$200 - \$299	8	2.7%
\$300 - \$399	21	7.0%
\$400 - \$499	13	4.3%
\$500 - \$599	27	9.0%
\$600 - \$699	16	5.3%
\$700 - \$799	26	8.7%
\$800 - \$899	20	6.7%
\$900 - \$999	8	2.7%
\$1000 - \$1249	14	4.7%
\$1250 - \$1499	8	2.7%
\$1500 - \$1999	0	0.0%
\$2000 - \$2499	0	0.0%
\$2500 - \$2999	0	0.0%
\$3000+	0	0.0%
With No Mortgage	139	46.3%
Median Monthly Owner Costs for Units with Mortgage	\$672	
Average Monthly Owner Costs for Units with Mortgage	\$691	

Census 2000 Specified Renter Occupied Housing Units by Contract Rent

	Number	Percent
Total	94	100.0%
Paying Cash Rent	72	76.6%
< \$100	0	0.0%
\$100 - \$149	5	5.3%
\$150 - \$199	3	3.2%
\$200 - \$249	5	5.3%
\$250 - \$299	28	29.8%
\$300 - \$349	11	11.7%
\$350 - \$399	9	9.6%
\$400 - \$449	7	7.4%
\$450 - \$499	3	3.2%
\$500 - \$549	0	0.0%
\$550 - \$599	1	1.1%
\$600 - \$649	0	0.0%
\$650 - \$699	0	0.0%
\$700 - \$749	0	0.0%
\$750 - \$799	0	0.0%
\$800 - \$899	0	0.0%
\$900 - \$999	0	0.0%
\$1000 - \$1249	0	0.0%
\$1250 - \$1499	0	0.0%
\$1500 - \$1999	0	0.0%
\$2000+	0	0.0%
No Cash Rent	22	23.4%
Median Rent	\$291	
Average Rent	\$293	
Average Gross Rent (with Utilities)	\$438	

Data Note: Specified Owner Occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Contract Rent and Average Gross Rent exclude units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 10.0 miles

2000 Total Population	9,238	2000 Median HH Income	\$38,931
2005 Total Population	8,680	2005 Median HH Income	\$45,043
2010 Total Population	8,356	2010 Median HH Income	\$51,210
2005 - 2010 Annual Rate	-0.76%	2005 - 2010 Annual Rate	2.6%

Housing Units by Occupancy Status and Tenure

	Census 2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,847	100.0%	3,667	100.0%	3,562	100.0%
Occupied	3,527	91.7%	3,344	91.2%	3,228	90.6%
Owner	2,770	72.0%	2,664	72.6%	2,582	72.5%
Renter	757	19.7%	680	18.5%	646	18.1%
Vacant	320	8.3%	323	8.8%	334	9.4%

Owner Occupied Housing Units by Value

	Census 2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
Total	2,783	100.0%	2,666	100.0%	2,583	100.0%
< \$10,000	130	4.7%	94	3.5%	73	2.8%
\$10,000 - \$14,999	41	1.5%	46	1.7%	35	1.4%
\$15,000 - \$19,999	48	1.7%	35	1.3%	37	1.4%
\$20,000 - \$24,999	75	2.7%	35	1.3%	27	1.0%
\$25,000 - \$29,999	113	4.1%	54	2.0%	28	1.1%
\$30,000 - \$34,999	121	4.3%	68	2.6%	43	1.7%
\$35,000 - \$39,999	142	5.1%	93	3.5%	53	2.1%
\$40,000 - \$49,999	242	8.7%	203	7.6%	140	5.4%
\$50,000 - \$59,999	230	8.3%	204	7.7%	160	6.2%
\$60,000 - \$69,999	326	11.7%	154	5.8%	169	6.5%
\$70,000 - \$79,999	347	12.5%	196	7.4%	136	5.3%
\$80,000 - \$89,999	246	8.8%	242	9.1%	136	5.3%
\$90,000 - \$99,999	189	6.8%	264	9.9%	165	6.4%
\$100,000 - \$124,999	208	7.5%	441	16.5%	507	19.6%
\$125,000 - \$149,999	87	3.1%	179	6.7%	337	13.0%
\$150,000 - \$174,999	102	3.7%	85	3.2%	162	6.3%
\$175,000 - \$199,999	11	0.4%	70	2.6%	87	3.4%
\$200,000 - \$249,999	69	2.5%	87	3.3%	109	4.2%
\$250,000 - \$299,999	17	0.6%	45	1.7%	63	2.4%
\$300,000 - \$399,999	21	0.8%	39	1.5%	63	2.4%
\$400,000 - \$499,999	5	0.2%	14	0.5%	26	1.0%
\$500,000 - \$749,999	2	0.1%	6	0.2%	13	0.5%
\$750,000 - \$999,999	4	0.1%	2	0.1%	4	0.2%
\$1,000,000+	7	0.3%	10	0.4%	10	0.4%
Median Value	\$67,653		\$86,240		\$104,413	
Average Value	\$79,963		\$101,802		\$122,133	

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 10.0 miles

Census 2000 Vacant Housing Units by Status

	Number	Percent
Total	319	100.0%
For Rent	62	19.4%
For Sale Only	54	16.9%
Rented/Sold, Unoccupied	32	10.0%
Seasonal/Recreational/Occasional Use	60	18.8%
For Migrant Workers	0	0.0%
Other Vacant	111	34.8%

Census 2000 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
		Number	Number	% of Occupied
Total	3,527	2,770	78.5%	
15 - 24	150	68	45.3%	
25 - 34	538	347	64.5%	
35 - 44	737	557	75.6%	
45 - 54	651	547	84.0%	
55 - 64	465	401	86.2%	
65 - 74	428	381	89.0%	
75 - 84	395	341	86.3%	
85+	163	128	78.5%	

Census 2000 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
		Number	Number	% of Occupied
Total	3,528	2,771	78.5%	
White Alone	3,484	2,746	78.8%	
Black Alone	3	2	66.7%	
American Indian Alone	2	1	50.0%	
Asian Alone	2	1	50.0%	
Pacific Islander Alone	1	0	0.0%	
Some Other Race Alone	26	15	57.7%	
Two or More Races	10	6	60.0%	
Hispanic Origin	83	48	57.8%	

Census 2000 Housing Units by Units in Structure and Occupancy

	Housing Units		Occupied Units	
	Number	Percent	Number	Percent
Total	3,857	100.0%	3,540	100.0%
1, Detached	3,159	81.9%	2,931	82.8%
1, Attached	27	0.7%	23	0.6%
2	94	2.4%	72	2.0%
3 to 4	137	3.6%	124	3.5%
5 to 9	48	1.2%	44	1.2%
10 to 19	15	0.4%	9	0.3%
20 to 49	9	0.2%	9	0.3%
50 or More	0	0.0%	0	0.0%
Mobile Home	368	9.5%	328	9.3%
Other	0	0.0%	0	0.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 10.0 miles

Census 2000 Specified Owner Occupied Housing Units by Selected Monthly Owner Cost

	Number	Percent
Total	2,056	100.0%
With Mortgage	1,197	58.2%
<\$200	2	0.1%
\$200 - \$299	24	1.2%
\$300 - \$399	59	2.9%
\$400 - \$499	128	6.2%
\$500 - \$599	161	7.8%
\$600 - \$699	231	11.2%
\$700 - \$799	191	9.3%
\$800 - \$899	132	6.4%
\$900 - \$999	87	4.2%
\$1000 - \$1249	88	4.3%
\$1250 - \$1499	58	2.8%
\$1500 - \$1999	28	1.4%
\$2000 - \$2499	2	0.1%
\$2500 - \$2999	4	0.2%
\$3000+	2	0.1%
With No Mortgage	859	41.8%
Median Monthly Owner Costs for Units with Mortgage	\$697	
Average Monthly Owner Costs for Units with Mortgage	\$759	

Census 2000 Specified Renter Occupied Housing Units by Contract Rent

	Number	Percent
Total	667	100.0%
Paying Cash Rent	590	88.5%
< \$100	18	2.7%
\$100 - \$149	54	8.1%
\$150 - \$199	51	7.6%
\$200 - \$249	53	7.9%
\$250 - \$299	117	17.5%
\$300 - \$349	87	13.0%
\$350 - \$399	78	11.7%
\$400 - \$449	99	14.8%
\$450 - \$499	23	3.4%
\$500 - \$549	2	0.3%
\$550 - \$599	7	1.0%
\$600 - \$649	0	0.0%
\$650 - \$699	1	0.1%
\$700 - \$749	0	0.0%
\$750 - \$799	0	0.0%
\$800 - \$899	0	0.0%
\$900 - \$999	0	0.0%
\$1000 - \$1249	0	0.0%
\$1250 - \$1499	0	0.0%
\$1500 - \$1999	0	0.0%
\$2000+	0	0.0%
No Cash Rent	77	11.5%
Median Rent	\$301	
Average Rent	\$287	
Average Gross Rent (with Utilities)	\$400	

Data Note: Specified Owner Occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Contract Rent and Average Gross Rent exclude units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 15.0 miles

2000 Total Population	20,290	2000 Median HH Income	\$40,080
2005 Total Population	19,576	2005 Median HH Income	\$46,349
2010 Total Population	19,017	2010 Median HH Income	\$52,885
2005 - 2010 Annual Rate	-0.58%	2005 - 2010 Annual Rate	2.67%

Housing Units by Occupancy Status and Tenure

	Census 2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	8,534	100.0%	8,403	100.0%	8,242	100.0%
Occupied	7,727	90.5%	7,532	89.6%	7,341	89.1%
Owner	6,043	70.8%	5,979	71.2%	5,852	71.0%
Renter	1,684	19.7%	1,553	18.5%	1,489	18.1%
Vacant	807	9.5%	871	10.4%	901	10.9%

Owner Occupied Housing Units by Value

	Census 2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
Total	6,010	100.0%	5,978	100.0%	5,853	100.0%
< \$10,000	231	3.8%	173	2.9%	134	2.3%
\$10,000 - \$14,999	134	2.2%	110	1.8%	76	1.3%
\$15,000 - \$19,999	120	2.0%	111	1.9%	101	1.7%
\$20,000 - \$24,999	171	2.8%	93	1.6%	86	1.5%
\$25,000 - \$29,999	202	3.4%	130	2.2%	73	1.2%
\$30,000 - \$34,999	268	4.5%	144	2.4%	103	1.8%
\$35,000 - \$39,999	275	4.6%	179	3.0%	116	2.0%
\$40,000 - \$49,999	521	8.7%	431	7.2%	283	4.8%
\$50,000 - \$59,999	491	8.2%	453	7.6%	345	5.9%
\$60,000 - \$69,999	630	10.5%	346	5.8%	378	6.5%
\$70,000 - \$79,999	639	10.6%	407	6.8%	307	5.2%
\$80,000 - \$89,999	534	8.9%	482	8.1%	295	5.0%
\$90,000 - \$99,999	438	7.3%	502	8.4%	338	5.8%
\$100,000 - \$124,999	526	8.8%	1,006	16.8%	1,009	17.2%
\$125,000 - \$149,999	252	4.2%	474	7.9%	779	13.3%
\$150,000 - \$174,999	223	3.7%	240	4.0%	435	7.4%
\$175,000 - \$199,999	81	1.3%	193	3.2%	244	4.2%
\$200,000 - \$249,999	142	2.4%	238	4.0%	311	5.3%
\$250,000 - \$299,999	37	0.6%	102	1.7%	173	3.0%
\$300,000 - \$399,999	47	0.8%	85	1.4%	142	2.4%
\$400,000 - \$499,999	10	0.2%	32	0.5%	59	1.0%
\$500,000 - \$749,999	12	0.2%	14	0.2%	29	0.5%
\$750,000 - \$999,999	10	0.2%	10	0.2%	10	0.2%
\$1,000,000+	16	0.3%	23	0.4%	27	0.5%
Median Value	\$69,397		\$88,548		\$107,222	
Average Value	\$83,821		\$105,849		\$126,944	

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 15.0 miles

Census 2000 Vacant Housing Units by Status

	Number	Percent
Total	807	100.0%
For Rent	129	16.0%
For Sale Only	105	13.0%
Rented/Sold, Unoccupied	75	9.3%
Seasonal/Recreational/Occasional Use	271	33.6%
For Migrant Workers	0	0.0%
Other Vacant	227	28.1%

Census 2000 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
	Number	Percent	Number	% of Occupied
Total	7,729	100.0%	6,043	78.2%
15 - 24	319	4.1%	126	39.5%
25 - 34	1,195	15.5%	743	62.2%
35 - 44	1,660	21.5%	1,257	75.7%
45 - 54	1,512	19.6%	1,293	85.5%
55 - 64	1,091	14.1%	937	85.9%
65 - 74	900	11.7%	805	89.4%
75 - 84	769	9.9%	659	85.7%
85+	283	3.7%	223	78.8%

Census 2000 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
	Number	Percent	Number	% of Occupied
Total	7,728	100.0%	6,043	78.2%
White Alone	7,548	97.8%	5,932	78.6%
Black Alone	12	0.2%	5	41.7%
American Indian Alone	6	0.1%	4	66.7%
Asian Alone	9	0.1%	5	55.6%
Pacific Islander Alone	2	0.0%	1	50.0%
Some Other Race Alone	117	1.5%	78	66.7%
Two or More Races	34	0.4%	18	52.9%
Hispanic Origin	351	4.5%	183	52.1%

Census 2000 Housing Units by Units in Structure and Occupancy

	Housing Units		Occupied Units	
	Number	Percent	Number	Percent
Total	8,547	100.0%	7,737	100.0%
1, Detached	6,812	79.7%	6,251	80.8%
1, Attached	67	0.8%	58	0.7%
2	211	2.5%	174	2.2%
3 to 4	265	3.1%	236	3.1%
5 to 9	126	1.5%	111	1.4%
10 to 19	43	0.5%	37	0.5%
20 to 49	23	0.3%	22	0.3%
50 or More	0	0.0%	0	0.0%
Mobile Home	984	11.5%	844	10.9%
Other	16	0.2%	4	0.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

PO Box 100
Morning Sun, IA 52640

Site Type: Radius

Latitude: 41.0964
Longitude: -91.2685
Radius: 15.0 miles

Census 2000 Specified Owner Occupied Housing Units by Selected Monthly Owner Cost

	Number	Percent
Total	4,201	100.0%
With Mortgage	2,508	59.7%
<\$200	2	0.0%
\$200 - \$299	40	1.0%
\$300 - \$399	136	3.2%
\$400 - \$499	291	6.9%
\$500 - \$599	354	8.4%
\$600 - \$699	465	11.1%
\$700 - \$799	397	9.5%
\$800 - \$899	231	5.5%
\$900 - \$999	179	4.3%
\$1000 - \$1249	232	5.5%
\$1250 - \$1499	99	2.4%
\$1500 - \$1999	66	1.6%
\$2000 - \$2499	3	0.1%
\$2500 - \$2999	8	0.2%
\$3000+	5	0.1%
With No Mortgage	1,693	40.3%
Median Monthly Owner Costs for Units with Mortgage	\$693	
Average Monthly Owner Costs for Units with Mortgage	\$758	

Census 2000 Specified Renter Occupied Housing Units by Contract Rent

	Number	Percent
Total	1,539	100.0%
Paying Cash Rent	1,336	86.8%
< \$100	76	4.9%
\$100 - \$149	74	4.8%
\$150 - \$199	86	5.6%
\$200 - \$249	141	9.2%
\$250 - \$299	225	14.6%
\$300 - \$349	214	13.9%
\$350 - \$399	226	14.7%
\$400 - \$449	171	11.1%
\$450 - \$499	68	4.4%
\$500 - \$549	28	1.8%
\$550 - \$599	15	1.0%
\$600 - \$649	2	0.1%
\$650 - \$699	3	0.2%
\$700 - \$749	5	0.3%
\$750 - \$799	0	0.0%
\$800 - \$899	0	0.0%
\$900 - \$999	0	0.0%
\$1000 - \$1249	0	0.0%
\$1250 - \$1499	0	0.0%
\$1500 - \$1999	0	0.0%
\$2000+	2	0.1%
No Cash Rent	203	13.2%
Median Rent	\$315	
Average Rent	\$299	
Average Gross Rent (with Utilities)	\$414	

Data Note: Specified Owner Occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Contract Rent and Average Gross Rent exclude units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.