

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Daedalus Analytics Incorporated

Written by David Baxter

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I. Introduction. Which is most important in the analysis of consumer markets – the individual or the household? The answer depends upon which markets are being considered: if they are markets for personal goods and services such as haircuts, clothes, deodorant, cell phones, or pizza by the slice, the focus will be on individuals. But if they are markets for big-ticket items such as homes (be they for owner occupancy or rental), furniture, entertainment centers, appliances, or burgers for the barbeque, the focus will be on households.

In this technical document the focus is on households, a person or group of persons who occupy a private residence, and the incomes the household has to purchase goods and services as a single entity. While a wide range of characteristics determines the specific products and services households seek, three factors establish the foundations of markets: age of household maintainer (to reflect life cycle purchasing patterns), household income (to reflect purchasing ability), and tenure (to reflect accommodation specific purchases).

This document provides annual estimates and projections of these three factors in the context of market analysis for the Vancouver Census Metropolitan Area for the period 2010 to 2021. In the spirit of the scientific method, data sources are provided so that readers can replicate the results presented here or develop their own.

II. The 2010 Estimate Base. The root data for producing annual estimates of household age and income are found in a data table from Statistics Canada's 2011 National Household Survey (NHS) which shows the number of households in 2011 by the 2011 age of primary household maintainer, the 2011 tenure of the household, and the 2010 total money income for the household as reported by the respondents (Table 1)¹.

¹ Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028, Age Groups of Primary Household Maintainer (13), Household Total Income Groups in 2010 (11), Housing Tenure (4), Shelter-cost-to-income Ratio (5), Housing Suitability (3), Condition of Dwelling (3) and Household Type (17) for Private Households of Canada, Provinces, Territories, Census Metropolitan Areas and Census Agglomerations

Note: Errors and omissions excepted. The data, analysis, estimates, projections and conclusions presented in this report are to provide information for readers interested in approaches to estimation and projection, and are neither professional opinion or professional advice. While the data used here are from reliable sources, and the logic and nature of the assumptions made in the use of the data are documented, no representations or warranties are made with respect to their applicability in any specific circumstance. Decisions should not be made using information contained in this report without professional advice from an independent adviser.

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Table 1. Number of Households in 2011 by Age of Primary Household Maintainer, 2010 Household Income Group and Tenure

Total - Age groups of primary household maintainer	Total - Age groups of primary household maintainer											
	Under 25 years	25 to 29 years	30 to 34 years	35 to 39 years	40 to 44 years	45 to 49 years	50 to 54 years	55 to 59 years	60 to 64 years	65 to 69 years	70 to 74 years	75 years and over
All Households												
Total - Household total income groups in 2010	891,305	58,980	71,185	79,545	95,715	106,440	103,185	90,815	77,895	54,815	41,175	82,765
Under \$10,000	8,380	6,325	4,835	4,350	5,670	7,310	6,575	5,995	5,060	875	410	550
\$10,000 to \$19,999	4,335	4,895	4,215	4,565	5,815	6,385	6,160	5,965	6,420	6,620	5,420	14,365
\$20,000 to \$29,999	3,740	5,395	4,095	4,545	5,410	6,820	5,750	4,720	5,125	6,045	5,640	15,175
\$30,000 to \$39,999	2,980	6,240	5,590	5,605	6,835	7,370	6,645	5,545	5,790	5,635	5,620	11,995
\$40,000 to \$59,999	4,105	11,670	12,835	12,415	14,980	16,090	14,365	12,300	11,930	9,345	7,660	15,165
\$60,000 to \$79,999	2,515	9,470	10,955	11,685	13,530	14,130	13,285	11,430	10,265	7,940	5,640	9,540
\$80,000 to \$99,999	1,200	5,855	8,885	10,540	11,650	12,075	11,105	10,505	8,480	5,380	3,790	5,520
\$100,000 and over	1,535	9,135	19,785	25,835	31,820	36,760	39,295	34,360	24,845	12,975	7,000	10,460
Median household income \$	\$63,347	\$50,743	\$66,817	\$74,518	\$72,979	\$73,136	\$78,163	\$79,102	\$68,571	\$57,516	\$48,553	\$39,269
Average household income \$	\$83,666	\$59,030	\$76,794	\$87,384	\$91,648	\$92,163	\$101,556	\$102,047	\$91,719	\$80,393	\$72,759	\$57,944
Owner-occupier households												
Total - Household total income groups in 2010	583,420	7,570	21,855	46,935	62,005	72,550	74,080	67,460	59,000	41,525	31,905	63,485
Under \$10,000	23,690	1,465	1,380	1,595	2,540	3,700	3,750	3,475	2,845	510	225	305
\$10,000 to \$19,999	29,735	870	925	1,450	2,455	2,595	2,560	2,440	3,055	2,690	2,305	7,430
\$20,000 to \$29,999	36,655	805	775	1,495	2,260	3,430	2,980	2,665	3,215	3,865	3,860	10,145
\$30,000 to \$39,999	40,825	710	1,585	2,070	3,215	3,795	3,370	3,170	3,730	3,725	4,400	9,400
\$40,000 to \$59,999	85,320	1,110	4,150	5,810	7,825	9,320	8,995	7,975	8,460	7,445	6,350	12,905
\$60,000 to \$79,999	81,655	795	4,120	6,710	8,345	9,440	9,360	8,610	8,180	6,680	5,010	8,600
\$80,000 to \$99,999	71,165	530	2,960	7,210	8,590	9,075	8,725	8,495	7,085	4,770	3,345	5,020
\$100,000 and over	214,385	770	5,560	20,585	26,770	31,195	34,340	30,630	22,430	11,830	6,405	9,680
Median household income \$	\$78,396	\$31,074	\$67,733	\$91,760	\$90,232	\$88,157	\$93,193	\$92,386	\$79,971	\$66,628	\$55,338	\$45,619
Average household income \$	\$99,453	\$45,921	\$75,624	\$104,321	\$109,043	\$107,237	\$117,594	\$116,874	\$103,928	\$90,846	\$81,860	\$65,076
Tenant Households												
Total - Household total income groups in 2010	307,555	21,215	37,115	32,585	33,670	33,830	29,050	23,320	18,875	13,265	9,255	19,265
Under \$10,000	32,590	6,475	4,855	2,755	3,120	3,590	2,820	2,520	2,205	360	185	250
\$10,000 to \$19,999	45,380	3,385	4,030	3,115	3,365	3,790	3,585	3,520	3,350	3,930	3,105	6,925
\$20,000 to \$29,999	35,765	2,930	4,245	3,050	3,145	3,390	2,760	2,050	1,915	2,175	1,770	5,025
\$30,000 to \$39,999	34,975	2,275	4,650	3,320	3,620	3,555	3,270	2,365	2,060	1,910	1,215	2,590
\$40,000 to \$59,999	57,490	2,995	7,515	6,600	7,145	6,765	5,365	4,310	3,465	1,900	1,310	2,260
\$60,000 to \$79,999	38,695	1,720	5,350	4,975	5,180	4,675	3,915	2,820	2,080	1,255	625	940
\$80,000 to \$99,999	23,780	665	2,890	3,325	3,050	2,995	2,375	2,005	1,385	600	445	495
\$100,000 and over	38,885	765	3,575	5,585	5,045	5,060	4,955	3,730	2,410	1,130	595	780
Median household income \$	\$41,307	\$21,924	\$41,719	\$50,504	\$48,848	\$46,344	\$47,014	\$44,820	\$39,586	\$30,844	\$26,137	\$24,042
Average household income \$	\$53,758	\$30,849	\$49,260	\$63,006	\$59,658	\$59,923	\$60,773	\$59,230	\$53,618	\$47,690	\$41,444	\$34,461

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While providing a base, Table 1 has a number of characteristics that limit its usefulness as an estimate of the distribution of household income. The following points consider these characteristics and the steps taken to adjust them to produce a more useful base table of estimated number of households by income (Table 2).

a. The NHS table is for 2011 households but 2010 income, and hence leaves out households who were here in 2010 but not in 2011, and includes households who were not here in 2010 but were in 2011: having noted this, this is not likely to have any noticeable impact on estimates of household income groups. More significantly, there were more households in the region in 2011 than in 2010, and the NHS table does not include households that were missed in the Census and NHS surveys (i.e., it is subject to the Census undercount). To adjust for these characteristics, the data were scaled to estimates of the total number of households by age of household maintainer by tenure for 2010 that is adjusted for the undercount that were produced by the Urban Futures Institute (UFI)². The UFI estimates of the number of households by tenure and age of maintainer are shown in the Total rows on Table 2; the distributions by income group are the estimates that are the subject of this report.

b. The NHS table uses four \$10,000 household income steps for incomes under \$40,000; three \$20,000 household income steps for incomes from \$40,000 up to \$99,999 and one open-ended income group for incomes of \$100,000 or more. It would be more useful to have uniform increments for income groups under \$100,000 and estimates of the distribution above \$100,000, particularly as the average income for some age groups in owner-occupancy (from age 35 to 64, Table 1) lie above the \$100,000 threshold for the open-ended upper income category.

Adjustments for these limitations can be made using data from Revenue Canada, which provides total 2010 income for income tax purposes³ by family type, age of oldest person in the family, and income group. These data are not for households, but rather for people grouped by relationships (couple families, lone parent families, and persons not in families) without consideration of household living arrangements. Ninety four percent of couple families and 74 percent of lone parent families live as households, so there is a general correspondence between relationship groupings and households⁴. For persons not in families, however, a general correspondence does not prevail, as only 60 percent of persons not in families live alone as households: the other 40 percent are in households with other people (relatives or non-relatives). Thus the Income Tax data cannot be directly used for estimates of household income; they are, however, appropriate for use in establishing standard income groups and distributing households by income group in open ended income categories.

² <http://www.urbanfutures.com/housing-overview>

³ Annual Income Estimates for Census Families and Individuals (T1 Family File) Family data - User guide http://www23.statcan.gc.ca/imdb-bmdi/document/4105_D5_T1_V13-eng.htm; Statistics Canada. Table 111-0012 - Family characteristics, by family type, age of older adult, and family income, annual

⁴ Statistics Canada - 2011 Census. Catalogue Number 98-312-XCB2011030, Household Living Arrangements, Age Groups and Sex for the Population in Private Households and 99-014-X2011047, Household Income in 2010, Household Type and Household Characteristics for Private Households, NHS..

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Table 2: 2010 **Estimated Household Income Distribution By Tenure, Vancouver Census Metropolitan Area**
Number of Households by age of primary household maintainer

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer										Total	Mid-point or Average Income	
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69			70..74
Under \$10,000	\$5,000	9,030	6,980	5,160	4,670	5,820	7,440	6,430	5,740	4,760	830	400	898,860	\$5,000
\$10,000-\$20,000	\$15,000	4,670	4,490	4,490	4,910	5,980	6,500	6,010	5,690	6,010	6,250	5,210	75,290	\$15,000
\$20,000-\$30,000	\$25,000	4,030	5,950	4,360	4,880	5,550	6,940	5,620	4,520	4,830	5,750	5,440	72,740	\$25,000
\$30,000-\$40,000	\$35,000	2,890	6,880	5,970	6,020	7,030	7,510	6,500	5,320	5,450	5,350	5,430	76,340	\$35,000
\$40,000-\$50,000	\$45,000	1,520	5,760	6,140	7,060	8,170	8,740	7,500	6,350	6,030	4,910	4,070	65,720	\$45,000
\$50,000-\$60,000	\$55,000	1,640	5,700	6,390	7,270	7,650	7,230	6,560	5,460	5,200	4,010	3,320	65,020	\$55,000
\$60,000-\$70,000	\$65,000	1,050	4,720	5,310	5,980	6,630	6,840	6,190	5,290	4,660	3,380	2,430	56,630	\$65,000
\$70,000-\$80,000	\$75,000	750	3,430	5,070	5,850	6,210	6,410	5,660	5,170	4,090	2,810	2,000	50,360	\$75,000
\$80,000-\$90,000	\$85,000	520	3,010	4,440	5,440	5,770	5,920	5,240	4,950	3,910	2,340	1,660	45,630	\$85,000
\$90,000-\$100,000	\$95,000	1,490	7,580	16,030	16,660	19,720	19,550	20,370	16,290	11,510	7,200	3,930	146,210	\$95,000
\$100,000-\$150,000	\$125,000	1,820	3,840	3,840	6,560	7,770	9,740	10,140	8,900	6,290	2,890	1,570	62,050	\$125,000
\$150,000-\$200,000	\$175,000	0	360	760	2,090	2,470	3,460	3,610	3,610	2,560	970	520	21,240	\$175,000
\$200,000-\$250,000	\$225,000	0	260	560	2,330	2,750	4,310	4,480	4,370	3,090	1,350	730	25,320	\$225,000
\$250,000+	\$460,310	\$34,010	\$59,800	\$76,390	\$89,860	\$90,960	\$95,820	\$102,790	\$105,730	\$95,270	\$79,430	\$69,560	\$84,540	\$460,310
Average Income per Household	\$75,988													\$75,988
Total Household Income (million)														\$58,402
Owner-occupiers														
Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	
Under \$10,000	\$5,000	1,960	1,600	1,480	1,700	2,610	3,790	3,690	3,360	2,690	490	220	23,890	\$5,000
\$10,000-\$20,000	\$15,000	990	950	990	1,550	2,530	2,660	2,520	2,360	2,880	2,580	2,230	29,420	\$15,000
\$20,000-\$30,000	\$25,000	830	1,250	830	1,600	2,320	3,510	2,930	2,580	3,040	3,710	3,740	36,140	\$25,000
\$30,000-\$40,000	\$35,000	730	1,730	1,790	2,210	3,310	3,890	3,320	3,070	3,520	3,570	4,260	40,480	\$35,000
\$40,000-\$50,000	\$45,000	750	2,500	2,940	3,290	4,270	5,090	4,720	4,150	4,290	3,930	3,380	46,190	\$45,000
\$50,000-\$60,000	\$55,000	400	2,030	2,910	2,910	3,780	4,450	4,130	3,570	3,700	3,210	2,760	38,930	\$55,000
\$60,000-\$70,000	\$65,000	500	2,460	3,390	3,750	4,840	5,070	4,840	4,320	4,000	3,550	2,690	43,660	\$65,000
\$70,000-\$80,000	\$75,000	320	2,040	2,820	3,420	4,090	4,590	4,380	4,010	3,720	2,860	2,160	38,120	\$75,000
\$80,000-\$90,000	\$85,000	320	1,720	3,060	3,990	4,580	4,830	4,460	4,200	3,420	2,500	1,770	37,490	\$85,000
\$90,000-\$100,000	\$95,000	220	1,510	2,680	3,710	4,260	4,660	4,130	4,020	3,270	2,080	1,470	34,020	\$95,000
\$100,000-\$150,000	\$125,000	730	4,590	11,520	13,250	16,600	16,850	17,830	14,560	10,400	6,580	3,600	121,930	\$125,000
\$150,000-\$200,000	\$175,000	60	1,100	2,760	5,220	6,540	8,390	8,880	7,950	5,680	2,640	1,440	52,880	\$175,000
\$200,000-\$250,000	\$225,000	0	220	550	1,660	2,080	2,980	3,160	3,230	2,310	890	480	18,310	\$225,000
\$250,000+	\$472,470	0	160	400	1,850	2,310	3,710	3,920	3,910	2,790	1,230	670	21,970	\$472,470
Average Income per Household	\$58,402													\$58,402
Total Household Income (million)														\$100,100
Renters														
Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	
Under \$10,000	\$5,000	7,070	5,380	3,680	2,970	3,210	3,650	2,740	2,380	2,070	340	180	33,910	\$5,000
\$10,000-\$20,000	\$15,000	3,680	4,450	3,500	3,360	3,450	3,840	3,490	3,330	3,130	3,670	2,980	45,870	\$15,000
\$20,000-\$30,000	\$25,000	3,200	4,700	3,530	3,280	3,230	3,430	2,690	1,940	1,790	2,040	1,700	36,600	\$25,000
\$30,000-\$40,000	\$35,000	2,470	5,150	4,180	3,810	3,720	3,620	3,180	2,250	1,930	1,780	1,170	35,860	\$35,000
\$40,000-\$50,000	\$45,000	2,140	4,590	4,620	3,770	3,900	3,650	2,780	2,200	1,740	980	690	32,320	\$45,000
\$50,000-\$60,000	\$55,000	1,120	3,730	3,750	3,340	3,450	3,200	2,430	1,890	1,500	800	560	26,790	\$55,000
\$60,000-\$70,000	\$65,000	1,140	3,240	3,000	2,800	2,780	2,490	2,000	1,380	1,010	650	330	21,360	\$65,000
\$70,000-\$80,000	\$75,000	730	2,680	2,490	2,560	2,540	2,250	1,810	1,280	940	520	270	18,510	\$75,000
\$80,000-\$90,000	\$85,000	430	1,710	2,010	1,860	1,630	1,580	1,200	970	310	230	270	12,870	\$85,000
\$90,000-\$100,000	\$95,000	300	1,500	1,760	1,730	1,510	1,460	1,110	930	640	260	190	11,610	\$95,000
\$100,000-\$150,000	\$125,000	760	2,990	4,510	3,410	3,120	2,700	2,540	1,730	1,110	620	330	24,280	\$125,000
\$150,000-\$200,000	\$175,000	70	720	1,080	1,340	1,230	1,350	1,260	950	610	250	130	9,170	\$175,000
\$200,000-\$250,000	\$225,000	0	140	210	430	390	480	450	380	250	80	60	2,930	\$225,000
\$250,000+	\$393,380	0	100	160	480	600	600	560	460	300	120	40	3,350	\$393,380
Average Income per Household	\$17,586													\$17,586
Total Household Income (million)														\$55,750

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The income tax data can be aggregated into uniform \$10,000 increments for incomes under \$100,000 and, for couple families, \$50,000 increments from \$100,000 to \$250,000 and an opened ended upper income group of \$250,000 plus. Using the couples families' distribution, the number of single parent families and persons not in families with incomes of \$100,000 plus were distributed into \$50,000 increments to \$250,000 and a \$250,000 and more income group. These data distributions were combined to produce a table ("tax table") of the number of relationship groupings by total income in \$10,000 increments to \$100,000; \$50,000 increments following the increments up to \$250,000 and over; and the average income for those with incomes in the last category. This table is for ten year age groups from under 25 to 65 plus, where the age is of the oldest person in the family grouping.

The information on the "tax table" is applied to the base data of household by tenure, age of household maintainer and income group from the NHS adjusted for the Census undercount as described in Section II.a. It is used, for each tenure type, to:

- distribute the number of households in \$20,000 income categories in the NHS based data to \$10,000 increments between \$40,000 and \$100,000;
- distribute the number of households in the \$100,000 plus group in the NHS based data into \$50,000 increments to \$250,000 and to a \$250,000 plus income group; and,
- estimate the average income in this highest group.

The final step is to assume that the distribution by income group for each 5 year age group in the household data corresponds to the distribution within the parent age group in the "tax table".

While this process involves a lot of steps, it is only done to increase the detail available in the estimates: the process preserves the data from the NHS household table (adjusted for the undercount), and, should the greater detail not be required, the categories from the NHS table can be attained by collapsing the added detail.

The result, Table 2, is an estimate of the number of households by age of household maintainer, income group and tenure for 2010. It assumes that the within category distributions by income, age of maintainer and tenure in the household table correspond to the distributions in the more detailed "tax table" but retains the distributions from the household table at higher levels of aggregation.

III. Estimates to 2014. Currently the total income for income tax purposes by family type, age of oldest person in the family, and income group from Revenue Canada is available for each taxation year up to 2014. These data were tabulated in the same format as the table described in section II.b to produce a "tax table" for each of the five years for 2010 to 2014. The annual percentage change in each age/income cell in the annual tax tables was applied to the corresponding cell in the household income table to produce annual estimates of the number of households by age of household maintainer, tenure, and income group for each year from 2010 to 2014. Note that there are no data to estimate differences in growth rates for owner-occupier and tenant households; the same rate derived from the "tax tables" is applied to each cell in the tenure specific tables.

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Table 3: Household Income Measures, British Columbia and Metropolitan Vancouver

British Columbia	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	National Accounts Total	Annual Increase	Number of Households	Average Household Income	Annual Increase	Average Household Income	Annual Increase
	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected							
National Accounts Total	\$120,270	\$123,870	\$127,570	\$134,570	\$142,810	\$156,710	\$168,410	\$174,620	\$173,460	\$178,910	\$187,040	\$194,050	\$203,640	\$210,220	\$218,840	\$228,250	\$238,520	\$249,010	\$259,720	\$270,890	\$282,540	4.3%	2,091,000	\$135,120	2.7%	2.6%	2.6%	
Household Income (Millions)	3.0%	3.0%	3.0%	5.5%	6.1%	9.7%	7.5%	3.7%	-0.7%	3.1%	4.5%	3.7%	4.9%	3.2%	4.1%	4.3%	4.4%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%		
Annual Increase	1,551,780	1,571,610	1,591,560	1,613,930	1,639,550	1,666,860	1,692,140	1,720,920	1,750,320	1,777,010	1,795,570	1,843,550	1,870,930	1,900,220	1,930,430	1,961,340	1,993,180	2,025,660	2,058,270	2,091,000	2,131,610	2,173,120	2,215,120	2,257,120	2,300,120	2,343,120		
Number of Households	\$77,500	\$78,820	\$80,160	\$83,380	\$87,100	\$94,010	\$99,520	\$101,470	\$99,100	\$100,660	\$104,190	\$106,620	\$110,460	\$112,360	\$115,160	\$118,240	\$121,610	\$124,930	\$128,210	\$131,610	\$135,120	\$138,630	\$142,140	\$145,650	\$149,160	\$152,670		
Average Household Income	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Annual Increase	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Average Increase from 2010																												
Vancouver CMA																												
Income Tax - Total Income	\$47,800	\$49,100	\$50,810	\$54,070	\$57,810	\$63,420	\$67,870	\$70,700	\$70,200	\$71,520	\$74,940	\$77,090	\$81,060	\$83,650	\$89,063	\$97,389	\$101,976	\$106,682	\$111,507	\$116,482	\$121,492	17%	36%	17%	17%	17%		
Families and Non-Families	2.7%	2.7%	3.5%	6.4%	6.9%	9.7%	7.0%	4.2%	-0.7%	1.9%	4.8%	2.9%	5.1%	3.2%	4.3%	4.6%	4.7%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	
Individuals (Millions)	790,320	800,570	808,850	817,130	828,090	841,780	852,920	866,470	883,590	898,840	909,430	928,130	946,000	965,750	983,170	1,002,360	1,022,650	1,042,490	1,062,780	1,083,390	1,104,000	7%	14%	7%	7%	7%		
Annual Increase	\$60,490	\$61,330	\$62,820	\$66,170	\$69,780	\$75,240	\$79,570	\$82,400	\$83,060	\$85,680	\$86,610	\$88,610	\$89,610	\$92,400	\$94,660	\$97,160	\$99,720	\$102,330	\$104,920	\$107,520	\$110,050	9%	19%	9%	9%	9%		
Number of Households	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Average Household Income	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Annual Increase	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Average Increase from 2010																												
Vancouver CMA - Estimated																												
Estimated Total Household Income (Millions)	\$75,988	\$79,460	\$82,210	\$86,705	\$89,239	\$93,063	\$97,389	\$101,976	\$106,682	\$111,507	\$116,482	\$121,492	\$126,500	\$131,510	\$136,520	\$141,530	\$146,540	\$151,550	\$156,560	\$161,570	\$166,580	17%	36%	17%	17%	17%		
Annual Increase	898,840	909,420	928,130	946,000	965,750	983,170	1,002,360	1,022,650	1,042,490	1,062,780	1,083,390	1,104,000	1,124,610	1,145,220	1,165,830	1,186,440	1,207,050	1,227,660	1,248,270	1,268,880	1,289,490	7%	14%	7%	7%	7%		
Number of Households	\$84,540	\$87,370	\$88,580	\$91,340	\$92,400	\$94,660	\$97,160	\$99,720	\$102,330	\$104,920	\$107,520	\$110,050	\$112,580	\$115,110	\$117,640	\$120,170	\$122,700	\$125,230	\$127,760	\$130,290	\$132,820	9%	19%	9%	9%	9%		
Average Household Income	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Annual Increase	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Average Increase from 2010																												
Number of Households																												
<\$50,000	360,680	357,150	354,680	349,170	345,950	343,190	340,470	337,320	333,930	330,310	326,560	322,770	318,920	315,070	311,220	307,370	303,520	299,670	295,820	291,970	288,120	-3%	7%	3%	3%	3%		
\$50,000-\$100,000	283,360	284,620	290,240	294,460	297,860	301,110	304,520	307,970	310,850	313,430	315,670	317,420	319,170	320,920	322,670	324,420	326,170	327,920	329,670	331,420	333,170	5%	7%	5%	5%	5%		
\$100,000-\$150,000	146,210	150,730	157,590	163,790	170,440	176,430	182,670	189,070	195,320	201,670	208,020	214,210	220,400	226,590	232,780	238,970	245,160	251,350	257,540	263,730	269,920	17%	26%	17%	17%	17%		
\$150,000-\$200,000	62,040	66,410	71,020	77,210	83,930	90,420	97,120	104,480	112,220	120,480	129,240	138,440	147,640	156,840	166,040	175,240	184,440	193,640	202,840	212,040	221,240	35%	65%	35%	35%	35%		
\$200,000+	46,550	50,510	54,600	59,550	64,350	69,420	74,870	80,670	86,780	93,270	100,150	107,370	114,590	121,810	129,030	136,250	143,470	150,690	157,910	165,130	172,350	38%	67%	38%	38%	38%		
Total	898,840	909,420	928,130	946,000	965,750	983,170	1,002,360	1,022,650	1,042,490	1,062,780	1,083,390	1,104,000	1,124,610	1,145,220	1,165,830	1,186,440	1,207,050	1,227,660	1,248,270	1,268,880	1,289,490	7%	14%	7%	7%	7%		
Under the Age of 50																												
<\$50,000	180,900	175,270	171,230	166,860	162,040	157,320	153,180	149,290	144,860	140,210	135,480	130,700	125,920	121,140	116,360	111,580	106,800	102,020	97,240	92,460	87,680	-19%	0%	1%	1%	1%		
\$50,000-\$100,000	153,010	151,160	152,340	151,770	151,840	151,680	151,970	152,590	152,610	152,340	151,870	151,090	150,310	149,530	148,750	148,480	148,210	147,940	147,670	147,400	147,130	-1%	0%	1%	1%	1%		
\$100,000-\$150,000	81,030	83,000	85,990	88,850	91,950	94,900	98,200	101,860	105,280	108,670	112,010	115,240	118,470	121,670	124,870	128,070	131,270	134,470	137,670	140,870	144,070	13%	25%	13%	13%	13%		
\$150,000-\$200,000	29,880	32,030	34,330	37,210	40,710	44,140	48,040	52,440	57,060	62,020	67,370	73,070	79,070	85,070	91,070	97,070	103,070	109,070	115,070	121,070	127,070	79%	79%	79%	79%	79%		
\$200,000+	19,350	20,510	21,930	23,460	25,560	27,600	29,940	32,570	35,300	38,190	41,330	44,680	48,130	51,680	55,230	58,780	62,330	65,880	69,430	72,980	76,530	32%	75%	32%	32%	32%		
Total	464,160	461,970	465,830	468,150	472,100	475,630	481,330	488,750	495,110	501,430	508,060	514,780	521,410	528,040	534,670	541,290	547,920	554,550	561,180	567,810	574,440	2%	9%	2%	2%	2%		
50 Years of age and older																												
<\$50,000	179,780	181,880	183,450	187,390	187,130	188,630	190,010	191,180	192,460	193,720	194,830	195,860	196,920	197,980	199,040	200,100	201,160	202,220	203,280	204,340	205,400	4%	5%	4%	4%	4%		
\$50,000-\$100,000	130,350	133,460	137,900	142,690	146,020	149,430	152,550	155,380	158,240	161,080	163,810	166,340	168,870	171,400	173,930	176,460	178,990	181,520	184,050	186,580	189,110	12%	14%	12%	12%	12%		
\$100,000-\$150,000	65,180	67,740	71,610	74,940	78,500	81,530	84,470	87,210	90,040	92,870	95,700	98,530	101,360	104,190	107,020	109,850	112,680	115,510	118,340	121,170	124,000	20%	26%	20%	20%	20%		
\$150,000-\$200,000	32,170	34,370	36,680	40,000	43,220	46,120	49,080	52,040	55,160	58,460	61,880	65,370	68,860	72,350	75,840	79,330	82,820	86,310	89,800	93,290	96,780	34%	51%	34%	34%	34%		
\$200,000+	27,200	30,000	32,660	36,090	38,790	41,820	44,900	48,100	51,480	55,070	58,810	62,690	66,610	70,530	74,450	78,370	82,290	86,210	90,130	94,050	97,970	43%	62%	43%	43%	43%		
Total	434,680	447,450	462,300	481,120	493,650	507,540	521,030	533,900	547,380	561,340	575,340	589,220	603,100	616,9														

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These estimates are subjected to a constraint to ensure that they reflect the annual pattern of total household income growth as shown in published income statistics and projections from Statistics Canada's National Income and Accounts Data⁵ for British Columbia. This measure of household income does not rely on a survey of households, as does the NHS data, nor does it rely on compulsory income disclosure as does the Income Tax data: rather, the National Accounts measure of household income is constructed from a range of administrative data sources, and includes not only dollar income but also imputed income from such things as the value of produce grown in home gardens, the value of own work done in home activities such as renovations, bartering, and also the imputed value of housing services received by owner occupiers.

These data are available for the time period 2001 to 2014 at the provincial level (Table 3). To estimate average household income, these total income data were divided by the estimated total number of households for the province of British Columbia produced by the Urban Futures Institute⁶. Using this estimating approach, the average household income in British Columbia grew by an average of 2.5 percent per year between 2010 and 2014 (and 2.9 percent from 2001)⁷.

The constraint on the estimates produced here is that the annual increase in household incomes for the Vancouver CMA produced using the NHS based data and the "tax tables" cannot exceed the annual increase in household income at the provincial level. This constraint is not particularly relevant in the 2010 to 2014 period, as income tax data by age and income group are used as the input to household income growth for this period, but it is relevant for the post 2014 projections where there are no income tax data to key off of.

The result of the estimates based on the data and assumptions stated above for the 2010 to 2014 period, shown in detail in the Appendix Tables, can be summarized as:

- the total dollar household income in the Vancouver CMA increased by 17 percent (\$13.3 billion), the result of a 7 percent increase in the number of households and a 9 percent increase in average household income;
- the average household income in the region increased from an estimated \$84,540 to \$92,400;
- the annual growth in average household incomes in the CMA was in the 1.2 to 3.4 percent range, averaging 2.3 percent over the period;
- the number of households with incomes under \$100,000 increased slightly from 644,000 to 647,000, the result of a 3 percent decline in the number of

⁵ Statistics Canada, Selected Indicators – Households, Annual, Statistics Canada, CANSIM table 384-0042, data released November 10, 2015.

⁶ <http://www.urbanfutures.com/housing-overview>

⁷ Alternatively, using the income taxation measure of total income for families and persons not in families, in the metropolitan region and dividing it by the estimated number of households in the region results in an average annual increase in household income of 1.8 percent over the 2010 to 2014 period, and 2.8 percent over the 2001 to 2014 period.

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households within incomes less than \$50,000 and a 5 percent increase in the number with incomes in the \$50,000 to \$99,999 range;

- the number of households with incomes of \$150,000 or more increased by 35 percent (from 108,600 to 148,300);
- the average income of tenant households increased by 10 percent, from \$55,750 to \$61,320, while the average for owner-occupiers increased by 8 percent⁸, from \$100,100 to \$108,280; and
- the number of tenant households increased by 4 percent compared to a 10 percent increase for owner-occupier households.

Further conclusions can be drawn by inspection and comparison of the projection tables in the Appendix.

IV. Projected Household Income 2014 to 2021. The importance of the National Accounts Total Household Income is that there is a projection of future levels of this measure that can be used as a constraint on the projection of household incomes in the Vancouver CMA. In the Provincial Budget of 2015 the annual growth of household income in British Columbia for the period 2016 to 2020⁹ is presented as an average of the projections of the Provincial Economic Forecast Council, with annual increase in total household income in the 4.1 to 4.5 percent range¹⁰. Combining this projection with the projected number of households in the province for the Urban Futures Institute, the average annual income for households in the province is estimated to have annual growth rates in the 2.5 to 2.9 percent range (Table 3).

The projections of household income by age of household maintainer, income group and tenure for the Vancouver CMA were made by applying the average annual growth for each families by age and income group cell in the “tax tables” over the 2010 to 2014 period to the corresponding cell in the estimated/projected household income by age of maintainer and tenure for each successive year in the 2014 to 2021 period subject to the constraint that the growth rate in average household income in the CMA could not exceed that in the province.

The results of the projections based on the data and assumptions stated above for 2014 to 2021 period, shown in detail in the Appendix Tables, can be summarized as:

- the total dollar household income in the Vancouver CMA will increase by 36 percent (\$32.3 billion), the result of a 14 percent increase in the number of households and a 19 percent increase in average household income;

⁸ The reason for the lower percentage increase for owner-occupiers lies with the aging of their population into the declining income stage of the life cycle, with a 17 percent increase in the 60 plus age group for owner occupiers compared to 14 percent for tenant households.

⁹ The 4.3 percent growth for the 2018 to 2020 period was assumed to prevail in 2021.

¹⁰ Ministry of Finance, Province of British Columbia, Budget and Fiscal Plan- 2016/17 to 2018/19, British Columbia Economic Review and Outlook, Page 89.

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- the average household income in the region will increase from an estimated \$92,400 in 2014 to \$110,050 in 2021;
- the annual growth in average household incomes in the CMA will be in the 2.4 to 2.6 percent range;
- the number of households with incomes under \$100,000 will decline slightly from 647,000 to 644,000, the result of a 6 percent decline in the number of households within incomes less than \$50,000 and a 7 percent increase in the number with incomes in the \$50,000 to \$99,999 range;
- the number of households with incomes of \$150,000 or more will increase by 66 percent (from 148,280 to 245,810);
- the average income of tenant households will increase by 22 percent, from \$61,320 to \$74,710, while the average for owner-occupiers will increase by 16 percent¹¹, from \$108,280 to \$126,110; and
- the number of tenant households will increase by 6 percent compared to a 19 percent increase for owner-occupier households.

Further conclusions can be drawn by inspection and comparison of the projection tables in the Appendix.

V. Stay Tuned. Later this year, the 2015 Income Tax data and 2015 National Accounts data will be released, which will permit calibrating the 2015 Household Income in the Vancouver CMA as an estimate rather than a projection and provide enough time periods to trend changes in income groups rather than using a four year average. In February 2017, the BC budget will be released, providing the Economic Forecast Council's projections of Total Household Income for British Columbia, facilitating an extension of the projection period. A year from now, the 2015 Household Income data from the 2016 Census will be released, allowing calibration of the projection model for income, tenure and household count groupings. Thus two updates to these projections may be anticipated, one in early 2017 and one in late 2017, which will provide both more robust calibration and longer time period projections.

In the mean time, watch for a publication coming soon that uses these projections of household income by tenure to evaluate the role that changing incomes have played in the housing market in the Vancouver CMA.

¹¹ The reason for the lower percentage increase for owner-occupiers lies with the aging of their population into the declining income stage of the life cycle, with a 31percent increase in the 60 plus age group for owner occupiers compared to 26 percent for tenant households.

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**Appendix: Number of Households By Income, Age Group and Tenure
2010 to 2014 Estimates, 2015 to 2021 Projections**

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Appendix Table 1: 2010 Estimated Household Income Distribution By Tenure, Vancouver Census Metropolitan Area

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer												
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	
Total		898,860	30,920	64,940	76,080	85,250	98,370	108,570	101,150	87,360	73,400	52,240	39,730	80,740
Under \$10,000	\$5,000	57,800	9,030	6,980	5,160	4,670	5,820	7,440	6,430	5,740	4,760	830	400	540
\$10,000-\$20,000	\$15,000	75,290	4,670	5,400	4,990	4,910	5,980	6,500	6,010	5,690	6,010	6,250	5,210	14,160
\$20,000-\$30,000	\$25,000	72,740	4,030	5,950	4,360	4,880	5,550	6,940	5,620	4,520	4,830	5,750	5,440	14,860
\$30,000-\$40,000	\$35,000	76,340	3,200	6,880	5,970	6,020	7,030	7,510	6,500	5,320	5,450	5,350	5,430	11,690
\$40,000-\$50,000	\$45,000	78,510	2,890	7,090	7,660	8,170	8,740	8,740	7,500	6,320	6,030	4,910	4,070	8,120
\$50,000-\$60,000	\$55,000	65,720	1,520	6,650	6,140	6,250	7,230	7,760	6,560	5,460	5,200	4,010	3,320	6,620
\$60,000-\$70,000	\$65,000	65,020	1,640	5,700	6,390	6,550	7,270	7,560	6,840	5,700	5,010	4,200	3,020	5,120
\$70,000-\$80,000	\$75,000	56,630	1,050	4,720	5,310	5,980	6,630	6,840	6,190	5,290	4,660	3,380	2,430	4,130
\$80,000-\$90,000	\$85,000	50,360	750	3,430	5,070	5,850	6,210	6,410	5,660	5,170	4,090	2,810	2,000	2,920
\$90,000-\$100,000	\$95,000	45,630	520	3,010	4,440	5,440	5,770	5,920	5,240	4,950	3,910	2,340	1,660	2,430
\$100,000-\$150,000	\$125,000	146,210	1,490	7,580	16,030	16,660	19,720	19,550	20,370	16,290	11,510	7,200	3,930	5,890
\$150,000-\$200,000	\$175,000	62,050	130	1,820	3,840	6,560	7,770	9,740	10,140	8,900	6,290	2,890	1,570	2,360
\$200,000-\$250,000	\$225,000	21,240	0	360	760	2,090	2,470	3,460	3,610	3,610	2,560	970	520	790
\$250,000+	\$460,310	25,320	0	260	560	2,330	2,750	4,310	4,480	4,370	3,090	1,350	730	1,110
Average Income per Household		\$84,540	\$34,010	\$59,800	\$76,390	\$89,860	\$90,960	\$95,820	\$102,790	\$105,730	\$95,270	\$79,430	\$69,560	\$58,030
Total Household Income (million)	\$75,988													
Owner-occupiers														
Total		583,410	7,830	23,840	37,600	50,110	63,780	74,290	72,920	65,310	55,710	39,810	30,870	61,360
Under \$10,000	\$5,000	23,890	1,960	1,600	1,480	1,700	2,610	3,790	3,690	3,360	2,690	490	220	290
\$10,000-\$20,000	\$15,000	29,420	990	950	990	1,550	2,530	2,660	2,520	2,360	2,880	2,580	2,230	7,180
\$20,000-\$30,000	\$25,000	36,140	830	1,250	830	1,600	2,320	3,510	2,930	2,580	3,040	3,710	3,740	9,800
\$30,000-\$40,000	\$35,000	40,480	730	1,790	1,790	2,210	3,310	3,890	3,320	3,070	3,520	3,570	4,260	9,080
\$40,000-\$50,000	\$45,000	46,190	750	2,500	2,940	3,290	4,270	5,090	4,120	4,150	4,290	3,930	3,380	6,670
\$50,000-\$60,000	\$55,000	38,930	400	2,030	2,910	3,780	4,780	4,130	4,350	3,700	3,700	3,210	2,760	5,600
\$60,000-\$70,000	\$65,000	43,660	500	2,460	3,390	3,750	4,490	5,070	4,840	4,320	4,000	3,550	2,690	4,600
\$70,000-\$80,000	\$75,000	38,120	320	2,040	2,820	3,420	4,090	4,590	4,380	4,010	3,720	2,860	2,160	3,710
\$80,000-\$90,000	\$85,000	37,490	320	1,720	3,060	3,990	4,580	4,580	4,460	4,200	3,420	2,500	1,770	2,650
\$90,000-\$100,000	\$95,000	34,020	220	1,510	2,680	3,710	4,260	4,460	4,130	4,020	3,270	2,080	1,470	2,200
\$100,000-\$150,000	\$125,000	121,930	730	4,590	11,520	13,250	16,600	16,850	17,830	14,560	10,400	6,580	3,600	5,430
\$150,000-\$200,000	\$175,000	52,880	60	1,100	2,760	5,220	6,540	8,390	8,880	7,950	5,680	2,640	1,440	2,180
\$200,000-\$250,000	\$225,000	18,310	0	220	550	1,660	2,080	2,980	3,160	3,230	2,310	890	480	730
\$250,000+	\$472,470	21,970	0	160	400	1,850	2,310	3,710	3,920	3,910	2,290	1,230	670	1,020
Average Income per Household		\$100,100	\$42,840	\$76,070	\$93,520	\$107,340	\$106,460	\$110,940	\$117,370	\$119,910	\$107,370	\$89,430	\$77,490	\$65,240
Total Household Income (million)	\$58,402													
Renters														
Total		315,430	23,120	41,090	38,480	35,130	34,600	34,300	28,230	22,100	17,660	12,420	8,880	19,420
Under \$10,000	\$5,000	33,910	7,070	5,380	3,680	2,970	3,210	3,650	2,740	2,380	2,070	340	180	250
\$10,000-\$20,000	\$15,000	45,870	3,680	4,450	3,500	3,360	3,450	3,840	3,490	3,330	3,130	3,670	2,980	6,980
\$20,000-\$30,000	\$25,000	36,600	3,200	4,700	3,530	3,280	3,230	3,430	2,690	1,940	1,790	2,040	1,700	5,060
\$30,000-\$40,000	\$35,000	35,860	2,470	5,150	4,180	3,810	3,720	3,620	3,180	2,250	1,930	1,780	1,170	2,610
\$40,000-\$50,000	\$45,000	32,320	2,140	4,590	4,620	3,900	3,770	3,650	2,780	2,200	1,740	980	690	1,250
\$50,000-\$60,000	\$55,000	26,790	1,120	3,730	3,750	3,340	3,450	3,200	2,430	1,890	1,500	800	560	1,020
\$60,000-\$70,000	\$65,000	21,360	1,140	3,240	3,000	2,800	2,780	2,490	2,000	1,380	1,010	650	330	520
\$70,000-\$80,000	\$75,000	18,510	730	2,680	2,490	2,560	2,540	2,250	1,810	1,280	940	520	270	420
\$80,000-\$90,000	\$85,000	12,870	430	1,710	2,010	1,860	1,630	1,580	1,200	970	670	310	230	270
\$90,000-\$100,000	\$95,000	11,610	300	1,500	1,760	1,510	1,500	1,460	1,110	730	640	260	190	230
\$100,000-\$150,000	\$125,000	24,280	760	2,990	4,510	3,410	3,120	2,700	2,540	1,730	1,110	620	330	460
\$150,000-\$200,000	\$175,000	9,170	70	720	1,080	1,340	1,230	1,350	1,260	950	610	250	130	180
\$200,000-\$250,000	\$225,000	2,930	0	140	210	430	390	480	450	380	250	80	40	60
\$250,000+	\$393,380	3,350	0	100	160	480	440	600	560	460	300	120	60	90
Average Income per Household		\$55,750	\$31,020	\$50,330	\$59,650	\$64,920	\$62,400	\$63,050	\$65,130	\$63,800	\$57,080	\$47,350	\$41,980	\$35,250
Total Household Income (million)	\$17,586													

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 2: 2011 Estimated Household Income Distribution By Tenure, Vancouver Census Metropolitan Area

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer											
		<25	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
Total		30,970	64,660	77,310	83,490	98,510	107,050	102,870	89,630	76,810	55,020	41,050	82,110
Average Income per Household		\$34,520	\$61,340	\$78,280	\$93,240	\$94,460	\$98,680	\$105,920	\$109,070	\$98,250	\$82,770	\$72,490	\$60,580
Total Household Income (million)		\$87,370	\$87,370	\$87,370	\$87,370	\$87,370	\$87,370	\$87,370	\$87,370	\$87,370	\$87,370	\$87,370	\$87,370
Owner-occupiers													
Total		8,120	23,960	38,070	49,280	63,860	73,040	73,900	66,610	58,190	41,700	31,850	63,020
Average Income		\$25,000	\$50,000	\$60,000	\$70,000	\$75,000	\$80,000	\$85,000	\$90,000	\$95,000	\$100,000	\$105,000	\$110,000
Total Household Income (million)		\$203,450	\$437,660	\$78,020	\$95,860	\$111,120	\$114,440	\$121,160	\$124,240	\$111,060	\$93,360	\$80,790	\$67,870
Renters													
Total		22,840	40,690	39,210	34,200	34,660	34,030	28,970	23,010	18,620	13,300	9,210	19,070
Average Income		\$15,000	\$30,000	\$40,000	\$50,000	\$60,000	\$70,000	\$80,000	\$90,000	\$100,000	\$110,000	\$120,000	\$130,000
Total Household Income (million)		\$341,490	\$614,690	\$614,690	\$614,690	\$614,690	\$614,690	\$614,690	\$614,690	\$614,690	\$614,690	\$614,690	\$614,690

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 3: 2012 Estimated Household Income Distribution By Tenure, Vancouver Census Metropolitan Area

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer												
		Total	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+
Total		928,130	31,290	65,190	80,370	84,170	98,860	105,930	104,540	92,380	78,130	59,910	42,610	84,760
Under \$10,000	\$5,000	55,140	8,950	6,610	5,050	4,000	5,080	6,720	6,130	5,850	4,890	900	410	550
\$10,000-\$20,000	\$15,000	70,320	4,700	4,870	4,200	4,110	5,100	5,850	5,740	4,950	6,350	6,090	4,780	12,620
\$20,000-\$30,000	\$25,000	73,380	4,180	5,920	4,500	4,430	5,130	6,230	5,340	4,640	4,990	6,510	5,810	15,700
\$30,000-\$40,000	\$35,000	76,820	3,130	6,580	5,900	5,610	6,670	7,090	6,460	5,650	6,080	5,780	6,280	12,380
\$40,000-\$50,000	\$45,000	79,020	2,990	7,000	7,700	6,690	7,870	8,380	7,580	6,400	5,460	4,280	8,510	10,300
\$50,000-\$60,000	\$55,000	66,850	1,450	5,770	6,350	6,120	7,200	7,390	6,690	5,770	5,540	4,360	6,790	6,790
\$60,000-\$70,000	\$65,000	65,810	1,610	5,680	6,550	6,300	7,130	7,240	6,890	5,830	5,180	4,730	3,210	5,450
\$70,000-\$80,000	\$75,000	58,120	1,080	4,710	5,450	5,890	6,660	6,730	6,410	4,800	3,880	3,880	4,470	4,470
\$80,000-\$90,000	\$85,000	51,680	750	3,510	5,310	5,650	6,110	6,090	5,420	4,340	3,320	2,240	3,270	3,270
\$90,000-\$100,000	\$95,000	47,780	480	3,190	4,840	5,440	5,870	5,770	5,180	4,140	2,820	1,910	2,780	2,780
\$100,000-\$150,000	\$125,000	157,600	1,750	8,370	18,090	17,340	20,880	19,550	21,480	17,270	12,360	8,940	4,630	6,940
\$150,000-\$200,000	\$175,000	71,020	200	2,200	4,760	7,600	9,160	10,400	11,420	9,780	7,010	3,690	1,910	2,870
\$200,000-\$250,000	\$225,000	25,640	20	480	1,030	2,500	3,010	3,930	4,310	4,280	3,060	1,320	680	1,030
\$250,000+	\$459,940	28,950	0	300	640	2,490	2,990	4,560	5,010	5,150	3,690	1,810	930	1,400
Average Income per Household		\$88,580	\$35,050	\$62,690	\$79,860	\$94,850	\$96,140	\$99,950	\$107,130	\$109,730	\$98,990	\$84,400	\$73,960	\$62,010
Total Household Income (million)		\$82,210												
Owner-occupiers														
Total		607,310	8,320	24,450	40,090	50,070	64,570	72,570	75,330	68,880	59,330	45,520	33,050	65,130
Under \$10,000	\$5,000	22,600	2,030	1,510	1,420	1,430	2,230	3,360	3,460	3,380	2,740	510	220	300
\$10,000-\$20,000	\$15,000	27,010	1,040	850	910	1,270	2,110	2,350	2,350	2,420	3,010	2,390	1,960	6,360
\$20,000-\$30,000	\$25,000	36,530	900	1,240	840	1,420	2,100	3,100	3,120	2,610	3,900	4,070	3,900	10,310
\$30,000-\$40,000	\$35,000	40,830	750	1,650	1,730	2,020	3,080	3,610	3,250	3,110	3,630	3,940	4,460	9,590
\$40,000-\$50,000	\$45,000	46,320	810	2,460	2,940	3,070	4,040	4,810	4,700	4,140	4,350	4,300	3,510	7,180
\$50,000-\$60,000	\$55,000	39,360	390	2,030	2,430	2,810	3,700	4,240	4,150	3,730	3,920	2,800	5,730	5,730
\$60,000-\$70,000	\$65,000	44,070	510	2,450	3,430	3,560	4,340	4,800	4,820	4,380	4,120	3,940	2,830	4,890
\$70,000-\$80,000	\$75,000	39,000	340	2,030	2,850	3,330	4,050	4,460	4,480	4,060	3,820	3,230	2,320	4,010
\$80,000-\$90,000	\$85,000	38,370	330	1,760	3,170	3,820	4,460	4,550	4,430	4,380	3,620	2,920	2,920	2,920
\$90,000-\$100,000	\$95,000	35,480	210	1,600	2,890	3,680	4,290	4,310	4,200	4,180	3,480	1,670	2,560	2,560
\$100,000-\$150,000	\$125,000	130,740	880	5,060	12,900	13,710	17,470	16,770	18,710	15,380	11,150	8,110	4,210	6,400
\$150,000-\$200,000	\$175,000	60,140	100	1,330	3,390	6,010	7,660	8,920	9,950	8,710	6,320	3,350	1,740	2,650
\$200,000-\$250,000	\$225,000	21,990	10	290	730	1,980	2,520	3,370	3,750	3,810	2,760	1,200	620	950
\$250,000+	\$472,090	25,060	0	180	460	1,970	2,500	3,910	4,360	4,590	3,330	1,640	850	1,290
Average Income per Household		\$104,420	\$44,460	\$79,430	\$97,230	\$112,370	\$111,900	\$115,530	\$122,150	\$124,650	\$111,660	\$94,910	\$82,270	\$69,380
Total Household Income (million)		\$63,416												
Renters														
Total		320,820	22,980	51,100	30,330	34,100	40,280	34,300	33,360	29,190	23,500	14,400	9,550	19,630
Under \$10,000	\$5,000	32,540	6,920	5,100	3,630	2,570	2,850	3,360	2,670	2,470	2,150	390	190	250
\$10,000-\$20,000	\$15,000	43,310	3,660	4,020	3,290	2,840	2,990	3,500	3,390	3,530	3,320	3,700	2,820	6,260
\$20,000-\$30,000	\$25,000	37,030	3,280	4,680	3,660	3,010	3,030	3,130	2,610	2,030	1,870	2,440	1,910	5,390
\$30,000-\$40,000	\$35,000	35,990	2,380	4,930	4,170	3,590	3,590	3,480	3,240	2,350	2,020	2,140	1,320	2,790
\$40,000-\$50,000	\$45,000	32,700	2,180	4,540	4,760	3,620	3,830	3,570	2,880	2,260	1,800	1,160	770	1,330
\$50,000-\$60,000	\$55,000	27,490	1,060	3,740	3,920	3,310	3,500	3,150	2,540	2,040	1,620	930	610	1,060
\$60,000-\$70,000	\$65,000	21,740	1,100	3,230	3,120	2,740	2,790	2,440	2,070	1,450	1,060	790	380	560
\$70,000-\$80,000	\$75,000	19,120	740	2,680	2,600	2,560	2,610	2,270	1,930	1,340	980	650	310	460
\$80,000-\$90,000	\$85,000	13,310	420	1,750	2,140	1,830	1,650	1,540	1,040	1,040	720	400	280	310
\$90,000-\$100,000	\$95,000	12,300	270	1,590	1,950	1,760	1,580	1,460	1,180	1,000	690	340	240	260
\$100,000-\$150,000	\$125,000	26,860	870	3,310	5,190	3,630	3,410	2,780	2,770	1,890	1,210	830	420	540
\$150,000-\$200,000	\$175,000	10,880	100	870	1,370	1,590	1,500	1,480	1,470	1,070	690	340	170	220
\$200,000-\$250,000	\$225,000	3,650	10	190	300	520	560	470	360	300	120	60	80	80
\$250,000+	\$393,060	3,890	0	120	180	520	490	650	560	560	360	170	80	110
Average Income per Household		\$58,580	\$31,640	\$52,640	\$62,570	\$69,120	\$66,460	\$66,070	\$65,990	\$65,990	\$58,940	\$51,200	\$45,220	\$37,560
Total Household Income (million)		\$17,586												

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 4: 2013 Estimated Household Income Distribution By Tenure, Vancouver Census Metropolitan Area

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer											
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+
Total	949,250	31,330	65,690	84,240	85,470	97,460	103,980	107,110	95,820	79,700	65,210	45,170	88,070
Under \$10,000	\$5,000	8,950	6,700	5,290	3,950	4,830	6,410	6,110	6,130	5,050	1,000	440	580
\$10,000-\$20,000	\$15,000	4,660	4,740	4,220	4,060	4,840	5,610	5,770	6,110	6,250	6,560	5,050	12,960
\$20,000-\$30,000	\$25,000	4,110	5,780	4,540	4,220	4,700	5,830	5,230	4,680	4,960	6,970	6,090	16,170
\$30,000-\$40,000	\$35,000	3,080	6,550	6,070	5,410	6,170	6,600	6,320	5,520	5,610	6,370	5,890	12,440
\$40,000-\$50,000	\$45,000	2,970	7,850	7,800	6,500	7,400	8,000	7,560	6,490	7,350	4,400	8,620	8,620
\$50,000-\$60,000	\$55,000	1,570	5,670	6,430	6,010	6,830	7,090	6,700	5,850	5,540	4,670	3,800	7,010
\$60,000-\$70,000	\$65,000	1,630	5,650	6,730	6,370	6,970	7,040	7,000	5,940	5,210	5,080	3,370	5,670
\$70,000-\$80,000	\$75,000	950	4,830	5,750	5,810	6,370	6,620	6,580	5,520	4,250	2,820	4,740	4,740
\$80,000-\$90,000	\$85,000	760	3,610	5,620	5,740	6,030	5,730	5,530	4,640	3,640	3,480	2,420	3,480
\$90,000-\$100,000	\$95,000	490	3,190	4,980	5,530	5,820	5,740	5,560	4,210	3,060	2,030	2,930	2,930
\$100,000-\$150,000	\$125,000	1,880	8,760	19,400	18,120	21,320	19,390	22,080	17,810	12,580	9,940	5,040	7,490
\$150,000-\$200,000	\$175,000	260	2,520	5,600	8,330	10,710	12,190	10,590	7,490	4,310	2,190	3,240	3,240
\$200,000-\$250,000	\$225,000	20	520	1,150	2,730	3,220	4,190	4,770	4,620	3,270	1,560	800	1,180
\$250,000+	\$477,960	0	300	660	2,690	3,160	4,820	5,490	5,690	4,020	2,070	1,050	1,560
Average Income per Household		\$35,670	\$63,970	\$81,460	\$97,980	\$99,870	\$103,720	\$110,970	\$113,280	\$102,140	\$87,030	\$76,240	\$63,910
Total Household Income (million)		\$91,340	\$63,970	\$81,460	\$97,980	\$99,870	\$103,720	\$110,970	\$113,280	\$102,140	\$87,030	\$76,240	\$63,910
Owner-occupiers													
Total	622,770	8,440	24,830	42,100	50,970	64,640	71,820	77,200	71,360	60,450	49,020	34,630	67,310
Under \$10,000	\$5,000	2,050	1,530	1,470	1,390	2,140	3,220	3,410	3,500	2,810	550	230	310
\$10,000-\$20,000	\$15,000	1,040	830	900	1,240	2,020	2,260	2,330	2,470	3,020	2,470	1,990	6,400
\$20,000-\$30,000	\$25,000	900	1,210	830	1,330	1,940	2,910	2,650	2,610	3,080	4,250	3,990	10,470
\$30,000-\$40,000	\$35,000	40,200	740	1,640	1,760	3,370	3,370	3,130	3,120	3,580	4,030	4,480	9,550
\$40,000-\$50,000	\$45,000	810	2,410	2,950	2,940	3,830	4,600	4,650	4,330	4,440	4,450	3,660	7,230
\$50,000-\$60,000	\$55,000	39,370	430	1,990	2,720	3,530	4,080	4,120	3,760	3,900	3,620	2,900	5,880
\$60,000-\$70,000	\$65,000	44,580	520	2,430	3,490	4,270	4,680	4,480	4,450	4,130	4,190	2,950	5,060
\$70,000-\$80,000	\$75,000	39,650	300	2,080	2,980	3,320	3,500	4,130	3,500	3,500	3,500	2,470	4,230
\$80,000-\$90,000	\$85,000	39,160	340	1,810	3,330	3,850	4,420	4,440	3,380	3,630	3,180	2,100	3,140
\$90,000-\$100,000	\$95,000	36,230	220	1,600	2,950	3,710	4,300	4,320	4,300	3,500	2,670	1,760	6,880
\$100,000-\$150,000	\$125,000	135,500	950	5,290	13,760	17,880	16,640	19,180	15,850	11,330	8,960	4,560	6,880
\$150,000-\$200,000	\$175,000	65,160	130	1,520	3,970	6,550	8,220	9,190	10,590	6,740	3,880	1,980	2,980
\$200,000-\$250,000	\$225,000	23,990	10	310	820	2,150	3,600	4,140	4,110	2,940	1,410	720	1,080
\$250,000+	\$490,580	27,250	0	180	470	2,120	2,650	4,140	4,770	3,620	1,870	950	1,430
Average Income per Household		\$107,750	\$45,510	\$81,040	\$99,040	\$115,900	\$119,640	\$126,610	\$128,930	\$115,490	\$98,290	\$85,280	\$71,780
Total Household Income (million)		\$67,103	\$67,103	\$81,040	\$99,040	\$115,900	\$119,640	\$126,610	\$128,930	\$115,490	\$98,290	\$85,280	\$71,780
Renters													
Total	326,500	22,890	40,850	42,150	34,500	32,810	32,150	29,920	24,460	19,280	16,180	10,540	20,780
Under \$10,000	\$5,000	6,900	5,170	3,820	2,560	2,690	3,190	2,700	2,610	2,240	450	210	270
\$10,000-\$20,000	\$15,000	44,050	3,910	3,320	2,820	2,820	3,350	3,440	3,660	3,400	4,090	3,060	6,560
\$20,000-\$30,000	\$25,000	37,100	3,210	4,570	3,710	2,890	2,760	2,880	2,070	1,880	2,720	2,100	5,700
\$30,000-\$40,000	\$35,000	35,850	2,340	4,910	3,490	3,300	3,230	3,190	2,400	2,030	2,340	1,410	2,890
\$40,000-\$50,000	\$45,000	32,570	2,160	4,460	4,850	3,570	3,400	2,910	2,320	1,820	1,290	840	1,990
\$50,000-\$60,000	\$55,000	27,590	1,140	3,680	4,000	3,320	3,010	2,580	2,090	1,640	1,050	680	1,130
\$60,000-\$70,000	\$65,000	22,080	1,110	3,220	3,240	2,700	2,360	2,140	1,490	1,080	890	420	1,130
\$70,000-\$80,000	\$75,000	19,440	650	2,750	2,770	2,560	2,220	2,010	1,390	1,000	750	350	510
\$80,000-\$90,000	\$85,000	13,720	420	1,800	2,290	1,890	1,610	1,490	1,080	730	460	320	340
\$90,000-\$100,000	\$95,000	12,640	270	1,590	2,030	1,820	1,550	1,440	1,040	710	390	270	290
\$100,000-\$150,000	\$125,000	28,290	930	3,470	5,640	3,870	3,440	2,900	1,980	1,250	980	480	610
\$150,000-\$200,000	\$175,000	12,050	130	1,000	1,630	1,180	1,580	1,600	1,180	750	430	210	260
\$200,000-\$250,000	\$225,000	4,040	10	210	330	580	520	590	510	330	150	80	100
\$250,000+	\$406,780	4,260	0	120	190	510	680	720	630	400	200	100	130
Average Income per Household		\$60,040	\$32,040	\$53,600	\$63,890	\$71,480	\$68,680	\$70,630	\$67,640	\$60,310	\$52,890	\$46,520	\$38,410
Total Household Income (million)		\$17,586	\$17,586	\$53,600	\$63,890	\$71,480	\$68,680	\$70,630	\$67,640	\$60,310	\$52,890	\$46,520	\$38,410

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 5: 2014 Estimated Household Income Distribution By Tenure, Vancouver Census Metropolitan Area

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer											
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+
Total	965,740	31,470	66,280	86,230	87,070	97,150	103,890	108,820	97,860	81,460	68,190	47,030	90,300
Under \$10,000	\$5,000	8,480	6,540	5,160	3,800	4,580	6,120	5,890	4,810	4,810	980	440	560
\$10,000-\$20,000	\$15,000	4,540	4,620	4,110	3,880	4,570	5,380	5,580	6,080	6,410	6,570	5,080	13,270
\$20,000-\$30,000	\$25,000	4,120	5,680	4,450	4,050	4,450	5,650	5,110	4,600	4,890	6,920	6,060	16,190
\$30,000-\$40,000	\$35,000	3,220	6,470	5,980	5,190	5,980	6,060	5,520	5,880	6,430	5,980	5,880	12,960
\$40,000-\$50,000	\$45,000	3,030	6,990	7,820	6,360	7,110	7,680	7,340	6,440	6,130	5,860	4,510	8,970
\$50,000-\$60,000	\$55,000	1,580	5,640	6,400	5,940	6,640	7,050	5,960	5,660	5,660	4,760	3,660	7,140
\$60,000-\$70,000	\$65,000	1,670	6,820	6,820	6,470	7,020	7,070	5,970	5,250	5,250	5,260	3,510	5,820
\$70,000-\$80,000	\$75,000	1,060	4,770	5,690	5,970	6,410	6,480	5,640	4,960	4,960	4,440	2,960	4,800
\$80,000-\$90,000	\$85,000	840	3,640	5,690	5,720	5,860	5,950	5,670	4,490	3,910	3,620	2,600	3,620
\$90,000-\$100,000	\$95,000	520	3,290	5,140	5,570	5,710	5,640	5,550	5,420	4,300	3,300	2,190	3,090
\$100,000-\$150,000	\$125,000	2,090	9,150	20,380	18,990	21,730	19,610	22,730	18,430	13,070	10,900	5,540	7,820
\$150,000-\$200,000	\$175,000	300	2,920	6,500	9,140	10,450	11,400	13,220	11,370	8,070	4,820	2,450	3,300
\$200,000-\$250,000	\$225,000	20	600	1,330	3,040	3,480	4,520	5,240	4,960	3,520	1,750	880	1,170
\$250,000+	\$439,240	0	350	760	2,950	3,370	5,160	5,970	5,990	4,250	2,290	1,170	1,590
Average Income per Household		\$37,450	\$65,600	\$83,660	\$99,880	\$101,430	\$104,990	\$112,390	\$113,220	\$102,360	\$88,380	\$77,540	\$63,310
Total Household Income (million)		\$92,400	\$37,450	\$65,600	\$83,660	\$99,880	\$101,430	\$104,990	\$112,390	\$113,220	\$88,380	\$77,540	\$63,310
Owner-occupiers													
Total	639,260	8,600	25,440	44,050	52,570	64,350	71,750	78,910	73,410	62,180	52,000	36,490	69,500
Under \$10,000	\$5,000	1,940	1,500	1,450	1,340	1,990	3,030	3,280	3,340	2,680	550	230	300
\$10,000-\$20,000	\$15,000	1,010	810	890	1,180	1,870	2,130	2,250	2,460	3,030	2,530	2,040	6,660
\$20,000-\$30,000	\$25,000	900	1,190	830	1,280	1,800	2,780	2,580	2,580	3,050	4,280	4,020	10,600
\$30,000-\$40,000	\$35,000	780	1,630	1,760	1,840	2,670	3,160	2,990	3,130	3,620	4,120	4,580	10,020
\$40,000-\$50,000	\$45,000	830	2,430	2,990	2,880	3,620	4,370	4,500	4,130	4,320	4,580	3,670	7,560
\$50,000-\$60,000	\$55,000	430	1,990	2,450	2,690	3,380	4,010	4,130	3,840	3,990	3,720	2,980	6,020
\$60,000-\$70,000	\$65,000	530	2,470	3,570	3,620	4,200	4,620	4,900	4,480	4,170	4,360	3,080	5,210
\$70,000-\$80,000	\$75,000	400	2,060	3,400	3,340	3,870	4,240	4,490	4,320	3,940	3,680	2,800	4,300
\$80,000-\$90,000	\$85,000	370	1,830	3,400	3,840	4,260	4,420	4,540	4,570	3,740	3,430	2,270	3,270
\$90,000-\$100,000	\$95,000	230	1,650	3,070	3,740	4,150	4,190	4,310	4,370	3,580	2,890	1,910	2,790
\$100,000-\$150,000	\$125,000	1,060	5,540	14,540	14,940	18,120	16,770	19,730	16,400	11,780	9,860	5,030	7,200
\$150,000-\$200,000	\$175,000	150	1,770	4,640	7,190	8,710	9,750	11,470	10,120	7,270	4,360	2,220	3,040
\$200,000-\$250,000	\$225,000	10	360	950	2,390	2,900	3,860	4,550	4,410	3,170	1,080	800	1,080
\$250,000+	\$450,840	0	210	540	2,320	2,810	4,410	5,180	5,330	3,830	2,070	1,060	1,460
Average Income per Household		\$47,900	\$82,900	\$101,060	\$117,330	\$117,230	\$120,830	\$127,630	\$128,160	\$115,170	\$99,130	\$86,250	\$70,820
Total Household Income (million)		\$108,280	\$47,900	\$82,900	\$101,060	\$117,330	\$117,230	\$120,830	\$127,630	\$115,170	\$99,130	\$86,250	\$70,820
Renters													
Total	326,500	22,890	40,850	42,150	34,500	32,810	32,150	29,920	24,460	19,280	16,180	10,540	20,780
Under \$10,000	\$5,000	6,540	5,040	3,710	2,460	2,590	3,090	2,610	2,470	2,130	430	210	260
\$10,000-\$20,000	\$15,000	3,530	3,810	3,220	2,700	2,700	3,250	3,330	3,620	3,380	4,040	3,040	6,610
\$20,000-\$30,000	\$25,000	3,220	4,490	3,620	2,770	2,650	2,870	2,530	2,020	1,840	2,640	2,040	5,590
\$30,000-\$40,000	\$35,000	2,440	4,840	4,220	3,350	3,170	3,110	3,070	2,390	2,030	2,310	1,400	2,940
\$40,000-\$50,000	\$45,000	2,200	4,460	4,830	3,480	3,490	3,310	2,840	2,290	1,810	1,280	840	1,410
\$50,000-\$60,000	\$55,000	1,150	3,650	3,950	3,250	3,260	3,040	2,600	2,120	1,670	1,040	680	1,120
\$60,000-\$70,000	\$65,000	1,140	3,250	3,250	2,850	2,540	2,400	2,170	1,490	1,020	900	430	610
\$70,000-\$80,000	\$75,000	720	2,710	2,710	2,630	2,540	2,200	1,990	1,410	1,080	760	360	500
\$80,000-\$90,000	\$85,000	470	1,810	2,290	1,880	1,600	1,530	1,100	1,100	750	480	330	350
\$90,000-\$100,000	\$95,000	290	1,640	2,070	1,830	1,560	1,450	1,240	1,050	720	410	280	300
\$100,000-\$150,000	\$125,000	1,030	3,610	5,840	4,050	3,610	2,840	3,000	2,030	1,290	1,040	510	620
\$150,000-\$200,000	\$175,000	150	1,150	1,860	1,950	1,750	1,740	1,250	1,650	800	460	230	260
\$200,000-\$250,000	\$225,000	10	240	380	650	580	660	690	550	350	170	80	90
\$250,000+	\$373,820	0	140	220	630	560	750	790	660	420	220	110	130
Average Income per Household		\$33,520	\$54,830	\$65,490	\$73,290	\$70,450	\$69,630	\$72,200	\$68,380	\$61,050	\$53,850	\$47,370	\$38,210
Total Household Income (million)		\$61,320	\$33,520	\$54,830	\$65,490	\$70,450	\$69,630	\$72,200	\$68,380	\$61,050	\$53,850	\$47,370	\$38,210

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 6: 2015 Projected Household Income Distribution By Tenure, Vancouver Census Metropolitan Area
Number of Households by age of primary household maintainer

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer										Total	Mid-point or Average Income		
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69			70..74	75+
Under \$10,000	\$5,000	31,270	66,480	88,120	89,230	96,130	104,360	109,160	99,800	84,010	72,210	49,220	93,220	983,180	\$17,586
\$10,000-\$20,000	\$15,000	8,190	6,420	5,090	3,690	4,300	5,910	5,660	5,730	4,810	1,010	450	590	51,850	\$15,000
\$20,000-\$30,000	\$25,000	4,100	4,400	3,940	3,710	4,210	5,170	5,340	6,070	6,480	5,100	6,200	13,350	68,840	\$25,000
\$30,000-\$40,000	\$35,000	3,180	6,330	5,890	5,040	5,480	6,020	5,810	5,490	5,700	6,620	6,110	13,400	75,040	\$35,000
\$40,000-\$50,000	\$45,000	3,050	6,840	7,810	6,270	7,470	7,110	6,430	6,230	6,200	6,430	7,390	13,400	77,830	\$45,000
\$50,000-\$60,000	\$55,000	1,600	5,570	6,350	5,950	6,420	7,030	6,690	5,990	5,770	4,910	3,760	7,390	67,420	\$55,000
\$60,000-\$70,000	\$65,000	1,650	5,700	6,830	6,540	6,780	6,970	6,990	5,980	5,350	5,500	3,640	6,030	67,960	\$65,000
\$70,000-\$80,000	\$75,000	1,100	4,790	5,740	6,060	6,270	6,390	6,400	5,710	5,110	4,700	3,110	4,990	60,380	\$75,000
\$80,000-\$90,000	\$85,000	830	3,670	5,770	5,810	5,740	5,990	5,880	5,720	4,990	4,190	2,770	3,720	54,690	\$85,000
\$90,000-\$100,000	\$95,000	520	3,350	5,270	5,720	5,660	5,600	5,490	5,540	4,450	3,570	2,360	3,170	50,670	\$95,000
\$100,000-\$150,000	\$125,000	2,230	9,530	21,390	19,880	21,960	19,900	22,970	18,870	13,580	11,990	6,070	8,070	176,440	\$125,000
\$150,000-\$200,000	\$175,000	360	3,260	7,320	10,050	11,100	12,040	13,900	12,040	8,660	5,400	2,730	3,400	90,260	\$175,000
\$200,000-\$250,000	\$225,000	40	670	1,500	3,400	3,760	4,900	5,640	5,300	3,810	1,990	1,010	1,240	33,260	\$225,000
\$250,000+	\$441,640	0	360	810	3,160	3,500	5,500	6,350	6,390	4,600	2,560	1,290	1,650	36,160	\$441,640
Average Income per Household		\$38,580	\$67,240	\$85,710	\$102,670	\$104,370	\$107,980	\$115,570	\$115,730	\$104,700	\$90,910	\$79,800	\$63,480	\$94,660	
Total Household Income (million)		\$93,063													
Owner-occupiers															
Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	Total	Mid-point or Average Income
Under \$10,000	\$5,000	1,880	1,470	1,430	1,290	1,860	2,910	3,130	3,290	2,680	560	230	320	21,060	\$5,000
\$10,000-\$20,000	\$15,000	990	770	850	1,120	1,710	2,030	2,130	2,450	3,050	2,520	2,020	6,700	26,360	\$15,000
\$20,000-\$30,000	\$25,000	1,190	1,770	1,730	1,780	2,490	2,680	2,470	2,540	3,050	4,360	4,080	11,120	36,110	\$25,000
\$30,000-\$40,000	\$35,000	770	1,590	2,990	2,820	3,430	4,230	4,340	4,140	4,370	4,690	3,750	7,780	40,180	\$35,000
\$40,000-\$50,000	\$45,000	840	2,410	2,990	2,820	3,430	4,230	4,340	4,140	4,370	4,690	3,750	7,780	45,780	\$45,000
\$50,000-\$60,000	\$55,000	440	1,960	2,430	2,680	3,250	3,980	4,080	3,850	4,060	3,820	3,050	6,230	39,830	\$55,000
\$60,000-\$70,000	\$65,000	530	2,460	3,580	3,640	4,450	4,830	4,420	4,280	4,420	4,450	3,190	5,400	45,540	\$65,000
\$70,000-\$80,000	\$75,000	350	2,070	3,010	3,370	3,770	4,190	4,420	4,280	4,050	3,880	2,720	4,470	40,590	\$75,000
\$80,000-\$90,000	\$85,000	370	1,840	3,450	3,880	4,160	4,440	4,550	4,610	3,820	3,670	2,410	3,360	40,560	\$85,000
\$90,000-\$100,000	\$95,000	230	1,680	3,150	3,820	4,400	4,150	4,250	4,250	3,700	3,120	2,050	2,870	37,570	\$95,000
\$100,000-\$150,000	\$125,000	1,130	5,770	15,260	15,600	18,280	16,990	19,900	16,780	12,230	10,820	5,490	7,430	145,680	\$125,000
\$150,000-\$200,000	\$175,000	180	1,970	5,220	7,890	9,240	10,280	12,040	10,710	7,800	4,870	2,470	3,130	75,800	\$175,000
\$200,000-\$250,000	\$225,000	20	410	1,070	2,670	3,130	4,180	4,890	4,710	3,430	1,800	910	1,140	28,360	\$225,000
\$250,000+	\$453,310	0	220	580	2,480	2,910	4,690	5,500	5,680	4,140	2,310	1,170	1,520	31,200	\$453,310
Average Income per Household		\$49,510	\$84,770	\$103,060	\$120,080	\$120,190	\$124,040	\$131,000	\$130,820	\$117,680	\$101,800	\$88,730	\$70,960	\$110,580	
Total Household Income (million)		\$72,389													
Renters															
Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	Total	Mid-point or Average Income
Under \$10,000	\$5,000	6,310	4,950	3,660	2,400	2,440	3,000	2,530	2,440	2,130	450	220	270	30,790	\$5,000
\$10,000-\$20,000	\$15,000	3,430	3,630	3,090	2,590	3,140	3,210	3,210	3,620	3,430	4,110	3,080	6,650	42,480	\$15,000
\$20,000-\$30,000	\$25,000	3,200	4,420	3,590	2,710	2,500	2,790	2,460	2,000	1,850	2,750	2,120	5,870	36,270	\$25,000
\$30,000-\$40,000	\$35,000	2,410	4,740	4,160	3,260	2,990	3,000	2,960	2,380	2,060	2,410	1,460	3,040	34,860	\$35,000
\$40,000-\$50,000	\$45,000	2,210	4,430	4,820	3,340	3,340	3,240	2,770	2,290	1,830	2,140	1,460	1,450	32,050	\$45,000
\$50,000-\$60,000	\$55,000	1,160	3,610	3,920	3,270	3,170	3,050	2,610	2,140	1,090	1,090	710	1,160	27,590	\$55,000
\$60,000-\$70,000	\$65,000	1,120	3,240	3,250	2,900	2,700	2,400	2,160	1,500	1,110	960	450	630	22,420	\$65,000
\$70,000-\$80,000	\$75,000	750	2,720	2,730	2,690	2,500	2,200	1,980	1,430	1,060	820	390	520	19,790	\$75,000
\$80,000-\$90,000	\$85,000	460	1,830	2,320	1,930	1,580	1,550	1,330	1,110	770	520	360	360	14,130	\$85,000
\$90,000-\$100,000	\$95,000	290	1,670	2,120	1,900	1,450	1,450	1,240	1,080	750	450	310	300	13,100	\$95,000
\$100,000-\$150,000	\$125,000	1,100	3,760	6,130	4,280	3,680	2,910	3,070	2,090	1,350	1,170	580	640	30,760	\$125,000
\$150,000-\$200,000	\$175,000	180	1,290	2,100	2,160	1,760	1,860	1,600	1,380	860	530	260	270	14,460	\$175,000
\$200,000-\$250,000	\$225,000	20	260	430	730	630	720	750	590	380	190	100	100	4,900	\$225,000
\$250,000+	\$375,870	0	140	230	680	590	810	850	710	460	250	120	130	4,960	\$375,870
Average Income per Household		\$34,410	\$56,110	\$67,130	\$75,650	\$72,720	\$71,720	\$74,450	\$69,930	\$62,410	\$55,650	\$48,850	\$38,370	\$62,920	
Total Household Income (million)		\$17,586													

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 7: 2016 Projected Household Income Distributions By Tenure, Vancouver Census Metropolitan Area
Number of Households by age of primary household maintainer

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer											Total	Mid-point or Average Income			
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74			75+		
Under \$10,000	\$5,000	3,110	6,150	89,550	92,300	95,610	105,620	108,500	102,050	86,700	75,610	55,350	60,640	65,690	70,740	75+	96,480
\$10,000-\$20,000	\$15,000	4,300	4,230	5,000	3,630	4,050	5,720	5,380	5,660	4,810	1,030	470	6,560	6,600	5,150	13,800	13,800
\$20,000-\$30,000	\$25,000	4,090	5,540	3,760	3,570	3,890	5,000	5,070	6,070	6,560	6,600	6,600	4,920	7,220	6,360	17,580	13,870
\$30,000-\$40,000	\$35,000	3,140	6,220	4,350	3,890	3,950	5,320	4,700	4,500	5,740	6,720	5,460	5,740	6,260	6,360	13,870	9,570
\$40,000-\$50,000	\$45,000	3,080	6,820	7,740	6,220	6,450	7,320	6,820	6,420	6,270	6,130	6,420	6,270	6,130	4,740	9,570	7,650
\$50,000-\$60,000	\$55,000	1,630	5,530	6,270	6,000	6,220	7,050	6,570	6,030	5,890	5,010	6,030	5,890	5,010	3,880	7,650	6,240
\$60,000-\$70,000	\$65,000	1,620	5,700	6,780	6,670	6,670	6,980	6,850	6,020	5,440	5,690	6,020	5,440	5,690	3,800	6,240	5,170
\$70,000-\$80,000	\$75,000	1,140	4,820	5,750	6,180	6,160	6,380	6,260	5,810	5,250	4,910	5,250	4,910	3,290	5,170	3,850	3,850
\$80,000-\$90,000	\$85,000	830	3,720	5,810	5,940	5,650	6,080	5,830	5,780	4,700	4,450	5,780	4,700	4,450	2,980	3,850	3,280
\$90,000-\$100,000	\$95,000	520	3,430	5,360	5,910	5,620	5,600	5,370	5,660	4,600	3,800	5,660	4,600	3,800	2,540	3,280	3,520
\$100,000-\$150,000	\$125,000	2,380	10,000	22,280	20,950	22,260	20,330	22,970	19,370	14,110	13,020	19,370	14,110	13,020	6,660	8,350	3,520
\$150,000-\$200,000	\$175,000	430	3,670	8,170	11,140	11,830	12,790	14,470	12,780	9,310	9,310	12,780	9,310	9,310	3,050	3,520	1,280
\$200,000-\$250,000	\$225,000	40	760	1,690	3,840	4,080	5,330	6,030	5,670	4,130	2,250	5,670	4,130	2,250	1,150	1,280	1,440
\$250,000+	\$449,800	0	380	840	3,420	3,650	5,900	6,670	6,820	4,970	2,820	6,670	4,970	2,820	1,440	1,710	\$63,650
Average Income per Household		\$39,810	\$68,970	\$87,860	\$105,710	\$107,570	\$111,380	\$119,210	\$118,700	\$107,440	\$93,730	\$118,700	\$107,440	\$93,730	\$82,330	\$63,650	
Total Household Income (million)	\$97,389																
Owner-occupiers Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+				
Under \$10,000	\$5,000	1,830	1,450	1,410	1,260	1,740	2,800	2,960	2,440	2,670	570	240	330				
\$10,000-\$20,000	\$15,000	970	740	810	1,070	1,570	1,950	2,010	2,440	3,080	2,480	2,010	6,940				
\$20,000-\$30,000	\$25,000	900	1,160	810	1,210	1,580	2,320	2,340	2,510	3,490	4,390	4,150	11,530				
\$30,000-\$40,000	\$35,000	760	1,560	1,690	1,730	2,330	2,900	2,680	3,050	3,660	4,240	4,740	10,730				
\$40,000-\$50,000	\$45,000	850	2,400	2,960	2,780	3,250	4,120	4,140	4,120	4,410	4,750	3,830	8,070				
\$50,000-\$60,000	\$55,000	450	1,950	2,400	2,680	3,130	3,970	3,990	3,870	4,140	3,880	3,130	6,450				
\$60,000-\$70,000	\$65,000	520	2,460	3,550	3,690	3,980	4,560	4,710	4,500	4,310	4,680	3,320	5,590				
\$70,000-\$80,000	\$75,000	370	2,080	3,010	3,420	3,690	4,170	4,300	4,350	4,160	4,040	2,870	4,630				
\$80,000-\$90,000	\$85,000	370	1,870	3,470	3,950	4,080	4,490	4,500	4,650	3,910	3,880	2,580	3,480				
\$90,000-\$100,000	\$95,000	330	1,720	3,200	3,930	4,060	4,140	4,140	4,450	3,820	3,320	2,200	2,970				
\$100,000-\$150,000	\$125,000	1,210	6,050	15,890	16,400	18,500	17,320	19,860	17,210	12,700	11,730	6,010	7,690				
\$150,000-\$200,000	\$175,000	220	2,220	5,830	8,720	9,830	10,900	12,510	11,360	8,380	5,370	2,750	3,240				
\$200,000-\$250,000	\$225,000	20	460	1,210	3,010	3,390	4,540	5,210	5,040	3,720	2,030	1,040	1,180				
\$250,000+	\$461,680	0	230	600	2,680	3,030	5,030	5,770	6,060	4,470	2,540	1,300	1,580				
Average Income per Household		\$51,250	\$86,760	\$105,180	\$123,100	\$123,450	\$127,700	\$134,890	\$134,010	\$120,670	\$104,780	\$91,510	\$71,130				
Total Household Income (million)	\$75,964																
Renters Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+				
Under \$10,000	\$5,000	6,080	4,880	3,590	2,370	2,310	2,920	2,420	2,420	2,140	460	230	280				
\$10,000-\$20,000	\$15,000	3,330	3,490	2,950	2,500	2,320	3,050	3,060	3,630	3,480	4,120	3,140	6,860				
\$20,000-\$30,000	\$25,000	3,190	4,380	3,540	2,680	2,370	2,730	2,360	1,990	1,870	2,830	2,210	6,050				
\$30,000-\$40,000	\$35,000	2,380	4,660	4,060	3,210	2,820	2,920	2,830	2,380	2,080	2,480	1,520	3,140				
\$40,000-\$50,000	\$45,000	3,190	2,230	4,420	3,440	3,200	3,200	3,200	2,680	1,860	1,380	910	1,500				
\$50,000-\$60,000	\$55,000	1,180	3,580	3,870	3,320	3,090	3,080	2,580	2,160	1,750	1,580	750	1,200				
\$60,000-\$70,000	\$65,000	1,100	3,240	3,230	2,980	2,670	2,420	2,140	1,520	1,130	1,010	480	650				
\$70,000-\$80,000	\$75,000	770	2,740	2,740	2,760	2,470	2,210	1,960	1,460	1,090	870	420	540				
\$80,000-\$90,000	\$85,000	460	1,850	2,340	1,990	1,570	1,330	1,130	790	790	570	340	370				
\$90,000-\$100,000	\$95,000	290	1,710	2,160	1,980	1,460	1,230	1,110	780	480	400	310	310				
\$100,000-\$150,000	\$125,000	1,170	3,950	6,390	4,550	3,760	3,010	3,110	2,160	1,410	1,290	650	660				
\$150,000-\$200,000	\$175,000	210	1,450	2,340	2,420	2,000	1,890	1,960	1,420	930	590	300	280				
\$200,000-\$250,000	\$225,000	20	300	480	830	690	820	630	410	220	110	100	100				
\$250,000+	\$382,810	0	150	240	740	620	870	900	760	500	280	140	130				
Average Income per Household		\$35,360	\$57,480	\$68,890	\$78,220	\$75,180	\$74,050	\$76,960	\$71,690	\$63,950	\$57,640	\$50,480	\$38,410				
Total Household Income (million)	\$17,586																

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 8: 2017 Projected Household Income Distribution By Tenure, Vancouver Census Metropolitan Area
Number of Households by age of primary household maintainer

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer												
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	
Total	1,022,660	30,790	68,000	90,770	96,190	106,230	107,540	103,850	89,480	76,990	56,360	99,670		
Under \$10,000	\$5,000	7,990	6,260	4,880	3,570	5,510	5,100	5,770	4,820	1,030	490	630		
\$10,000-\$20,000	\$15,000	4,150	4,070	3,760	3,660	4,800	4,780	6,040	6,640	6,380	5,360	14,240		
\$20,000-\$30,000	\$25,000	4,060	4,340	4,260	3,840	3,600	5,140	4,430	4,930	7,120	6,760	18,150		
\$30,000-\$40,000	\$35,000	3,080	6,130	5,990	4,860	4,920	5,990	5,210	5,780	6,630	6,640	14,330		
\$40,000-\$50,000	\$45,000	3,090	6,810	7,640	6,220	6,250	7,120	6,390	6,340	6,050	5,040	9,880		
\$50,000-\$60,000	\$55,000	1,640	5,490	6,160	6,080	6,110	7,020	6,040	6,460	4,960	4,130	7,910		
\$60,000-\$70,000	\$65,000	1,580	5,710	6,710	6,830	6,610	6,920	6,680	6,010	5,250	4,110	6,450		
\$70,000-\$80,000	\$75,000	1,180	4,870	5,740	6,360	6,150	6,320	6,100	5,400	4,980	3,590	5,340		
\$80,000-\$90,000	\$85,000	820	3,770	5,830	6,110	5,640	6,110	5,760	4,800	4,570	3,300	3,980		
\$90,000-\$100,000	\$95,000	510	3,510	5,430	6,140	5,670	5,550	5,230	4,760	3,940	2,840	3,400		
\$100,000-\$150,000	\$125,000	2,530	10,500	23,110	22,220	22,910	20,600	22,880	19,760	13,730	7,560	8,640		
\$150,000-\$200,000	\$175,000	510	4,130	9,080	12,410	12,800	13,500	14,980	10,000	6,400	3,530	3,630		
\$200,000-\$250,000	\$225,000	0	860	1,890	4,360	4,500	5,760	6,400	4,470	2,470	1,350	1,320		
\$250,000+	\$458,010	0	400	880	3,730	3,850	6,990	7,240	3,020	3,020	1,660	1,770		
Average Income per Household		\$70,790	\$90,090	\$108,810	\$110,830	\$114,890	\$122,960	\$121,770	\$110,280	\$96,630	\$84,950	\$63,830		
Total Household Income (million)		\$41,140	\$70,790	\$90,090	\$108,810	\$110,830	\$122,960	\$121,770	\$110,280	\$96,630	\$84,950	\$63,830		
Owner-occupiers														
Total	688,280	8,740	26,990	48,010	59,320	65,310	74,170	78,630	68,780	59,050	43,760	76,980		
Under \$10,000	\$5,000	1,760	1,430	1,370	1,230	1,650	2,680	2,790	2,670	560	250	340		
\$10,000-\$20,000	\$15,000	940	710	770	1,030	1,470	1,860	1,880	3,110	2,360	2,060	7,180		
\$20,000-\$30,000	\$25,000	36,330	1,150	790	1,180	1,510	2,480	2,210	3,050	4,300	4,370	11,920		
\$30,000-\$40,000	\$35,000	40,090	750	1,640	1,690	2,210	2,770	2,520	3,680	4,150	5,000	11,100		
\$40,000-\$50,000	\$45,000	45,590	860	2,400	2,760	3,130	3,990	3,940	4,450	4,660	4,050	8,340		
\$50,000-\$60,000	\$55,000	40,210	1,930	2,350	2,700	3,060	3,930	3,880	4,210	3,820	3,320	6,680		
\$60,000-\$70,000	\$65,000	46,160	2,460	3,510	3,760	3,940	4,470	4,490	4,370	4,680	3,580	5,780		
\$70,000-\$80,000	\$75,000	41,600	2,100	3,000	3,500	3,670	4,110	4,170	4,270	4,080	3,120	4,790		
\$80,000-\$90,000	\$85,000	41,870	370	1,890	3,480	4,060	4,500	4,430	4,670	3,980	2,850	3,600		
\$90,000-\$100,000	\$95,000	39,020	230	1,760	3,240	4,080	4,090	4,020	3,950	3,430	2,450	3,080		
\$100,000-\$150,000	\$125,000	155,560	1,290	6,350	16,470	17,350	19,000	17,520	13,180	12,340	6,810	7,960		
\$150,000-\$200,000	\$175,000	87,210	260	2,500	6,470	9,690	10,620	11,480	9,000	5,750	3,180	3,350		
\$200,000-\$250,000	\$225,000	33,480	30	1,350	3,400	3,730	4,900	5,520	4,020	2,220	1,220	1,220		
\$250,000+	\$470,100	0	240	630	2,910	3,190	5,350	6,030	4,830	2,710	1,500	1,630		
Average Income per Household		\$88,820	\$107,340	\$126,150	\$126,740	\$131,480	\$138,900	\$137,300	\$123,750	\$107,830	\$94,390	\$71,310		
Total Household Income (million)		\$53,120	\$88,820	\$107,340	\$126,150	\$126,740	\$131,480	\$138,900	\$123,750	\$107,830	\$94,390	\$71,310		
Renters														
Total	334,370	22,070	41,030	42,770	36,850	31,410	32,070	28,910	25,290	17,930	12,610	22,710		
Under \$10,000	\$5,000	5,830	4,830	3,510	2,340	2,220	2,830	2,310	2,150	470	240	290		
\$10,000-\$20,000	\$15,000	41,380	3,360	2,800	2,430	2,190	2,940	2,900	3,530	4,020	3,300	7,060		
\$20,000-\$30,000	\$25,000	36,110	3,160	3,470	2,660	2,290	2,660	2,260	1,880	2,820	2,390	6,230		
\$30,000-\$40,000	\$35,000	34,090	2,330	4,590	3,170	2,710	2,820	2,690	2,100	2,480	1,640	3,230		
\$40,000-\$50,000	\$45,000	31,770	2,230	4,410	4,720	3,120	3,130	2,990	1,890	1,390	990	1,540		
\$50,000-\$60,000	\$55,000	27,770	1,190	3,560	3,810	3,050	3,090	2,550	1,790	1,140	810	1,230		
\$60,000-\$70,000	\$65,000	22,690	1,070	3,250	3,070	2,670	2,420	2,110	1,500	1,030	530	670		
\$70,000-\$80,000	\$75,000	20,310	800	2,770	2,480	2,210	2,190	1,930	1,130	900	470	550		
\$80,000-\$90,000	\$85,000	14,630	450	1,880	2,060	1,610	1,580	1,330	810	590	450	380		
\$90,000-\$100,000	\$95,000	13,710	280	1,750	2,190	1,460	1,460	1,130	810	390	320	320		
\$100,000-\$150,000	\$125,000	33,510	1,240	4,150	6,640	4,870	3,910	3,080	1,470	1,390	750	680		
\$150,000-\$200,000	\$175,000	17,270	250	1,630	2,610	2,180	2,020	2,150	1,000	650	350	280		
\$200,000-\$250,000	\$225,000	5,980	20	340	580	770	860	880	450	250	130	100		
\$250,000+	\$389,800	0	160	250	820	660	940	960	540	310	160	140		
Average Income per Household		\$66,530	\$58,930	\$70,730	\$80,890	\$77,760	\$76,510	\$79,600	\$65,570	\$59,750	\$52,200	\$38,450		
Total Household Income (million)		\$36,400	\$58,930	\$70,730	\$80,890	\$77,760	\$76,510	\$79,600	\$65,570	\$59,750	\$52,200	\$38,450		

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 9: 2018 Projected Household Income Distribution By Tenure, Vancouver Census Metropolitan Area

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer												
		<25	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+	
Total		1,042,490	68,600	91,870	100,100	98,250	105,980	106,230	106,210	92,590	78,340	60,630	103,420	
Under \$10,000	\$5,000	47,960	7,240	4,750	3,510	3,710	5,270	4,810	5,500	4,840	1,020	520	660	
\$10,000-\$20,000	\$15,000	66,310	3,990	3,390	3,350	3,440	4,560	4,500	6,030	6,730	6,160	5,520	14,760	
\$20,000-\$30,000	\$25,000	72,390	4,000	4,160	3,790	3,650	4,920	4,220	4,380	4,940	7,000	7,080	18,820	
\$30,000-\$40,000	\$35,000	73,680	3,010	6,000	5,430	4,710	5,320	4,900	5,380	6,330	6,530	6,950	14,870	
\$40,000-\$50,000	\$45,000	76,980	3,080	6,770	7,510	6,070	6,860	6,200	6,960	6,120	5,960	5,290	10,260	
\$50,000-\$60,000	\$55,000	68,120	1,650	6,030	6,140	6,030	6,920	6,270	6,090	6,430	4,900	4,350	8,200	
\$60,000-\$70,000	\$65,000	69,140	1,540	5,680	6,620	6,970	6,810	6,490	6,030	5,630	5,720	4,380	6,700	
\$70,000-\$80,000	\$75,000	62,570	1,200	4,900	5,700	6,500	6,150	5,920	5,970	5,040	5,040	3,860	5,550	
\$80,000-\$90,000	\$85,000	57,300	820	3,810	5,820	6,260	6,090	5,670	5,860	4,920	4,700	3,600	4,130	
\$90,000-\$100,000	\$95,000	53,710	510	3,590	5,480	6,360	5,730	5,450	5,080	4,920	4,070	3,120	3,520	
\$100,000-\$150,000	\$125,000	193,320	2,660	10,950	23,880	23,490	20,670	20,260	15,240	14,450	8,470	8,970	3,770	
\$150,000-\$200,000	\$175,000	112,220	610	4,620	10,060	13,790	14,100	15,460	14,300	10,760	6,860	4,020	3,770	
\$200,000-\$250,000	\$225,000	42,910	60	960	2,110	4,930	4,960	6,160	6,450	4,850	2,700	1,580	1,380	
\$250,000+	\$465,820	43,880	0	430	930	4,050	4,070	6,640	7,280	5,810	3,230	1,890	1,830	
Average Income per Household		\$102,330	\$42,590	\$72,700	\$92,380	\$111,950	\$114,120	\$118,490	\$126,790	\$124,890	\$99,590	\$87,650	\$63,990	
Total Household Income (million)		\$106,682												
Owner-occupiers														
Income range	Mid-point or Average Income	Total	<25	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
Under \$10,000	\$5,000	705,430	8,730	27,510	49,100	62,160	66,730	74,260	77,870	80,540	71,290	60,210	47,070	79,950
\$10,000-\$20,000	\$15,000	19,320	1,690	1,410	1,330	1,200	1,570	2,550	2,610	3,130	2,670	550	260	360
\$20,000-\$30,000	\$25,000	25,520	910	680	730	990	1,370	1,750	1,750	2,410	3,140	2,250	2,090	7,460
\$30,000-\$40,000	\$35,000	36,420	890	1,130	770	1,160	1,440	2,360	2,070	2,430	3,050	4,190	4,540	12,380
\$40,000-\$50,000	\$45,000	40,040	740	1,500	1,590	1,640	2,100	2,620	2,350	3,020	3,700	4,060	5,200	11,530
\$50,000-\$60,000	\$55,000	45,430	860	2,380	2,870	2,730	3,020	3,820	3,720	4,070	4,500	4,570	4,230	8,670
\$60,000-\$70,000	\$65,000	40,330	460	1,910	2,300	2,710	3,000	3,850	3,760	3,890	4,290	3,760	3,480	6,930
\$70,000-\$80,000	\$75,000	46,370	500	2,450	3,460	3,820	4,410	4,410	4,420	4,500	4,450	4,670	3,800	6,010
\$80,000-\$90,000	\$85,000	42,030	390	2,110	2,980	3,560	3,650	4,020	4,030	4,450	4,400	4,120	3,350	4,980
\$90,000-\$100,000	\$95,000	42,440	370	1,910	3,470	4,130	4,050	4,470	4,350	4,700	4,080	3,100	3,740	4,980
\$100,000-\$150,000	\$125,000	39,710	230	1,800	3,270	4,200	4,110	4,000	3,890	4,710	4,080	3,530	2,690	3,190
\$150,000-\$200,000	\$175,000	160,410	1,360	6,620	17,010	18,290	19,550	17,550	19,520	17,980	13,700	12,960	7,610	8,270
\$200,000-\$250,000	\$225,000	93,380	310	2,790	7,170	10,740	11,490	11,970	13,310	12,690	9,670	6,150	3,610	3,480
\$250,000+	\$478,120	36,310	30	580	1,500	3,840	4,110	5,230	5,820	5,720	4,460	2,420	1,270	1,690
Average Income per Household		\$118,510	\$55,150	\$90,960	\$109,530	\$129,200	\$130,020	\$135,340	\$142,970	\$140,640	\$126,890	\$110,920	\$97,340	\$71,480
Total Household Income (million)		\$83,602												
Renters														
Income range	Mid-point or Average Income	Total	<25	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
Under \$10,000	\$5,000	337,070	21,630	41,060	42,740	37,940	31,490	31,750	28,350	25,660	21,270	18,140	13,560	23,480
\$10,000-\$20,000	\$15,000	28,640	5,550	4,750	3,420	2,310	2,140	2,720	2,200	2,370	2,170	470	260	300
\$20,000-\$30,000	\$25,000	40,790	3,080	3,210	2,660	2,360	2,070	2,810	2,750	3,620	3,590	3,910	3,430	7,300
\$30,000-\$40,000	\$35,000	35,970	3,110	4,280	3,390	2,630	2,210	2,560	2,150	1,950	1,890	2,810	2,540	6,440
\$40,000-\$50,000	\$45,000	33,640	2,270	4,500	3,840	3,130	2,610	2,700	2,580	2,360	2,130	2,470	1,750	3,340
\$50,000-\$60,000	\$55,000	31,550	2,220	4,390	4,640	3,460	3,050	3,040	2,480	2,520	1,920	1,390	1,060	1,590
\$60,000-\$70,000	\$65,000	27,790	1,190	3,520	3,730	3,430	3,030	3,070	2,510	2,200	1,840	1,140	870	1,270
\$70,000-\$80,000	\$75,000	22,770	1,040	3,230	3,160	3,150	2,680	2,400	2,070	1,530	1,180	1,050	580	690
\$80,000-\$90,000	\$85,000	20,540	810	2,790	2,720	2,940	2,500	2,190	1,890	1,520	1,170	920	510	570
\$90,000-\$100,000	\$95,000	14,860	450	1,900	2,350	2,130	1,590	1,620	1,320	1,160	840	620	400	390
\$100,000-\$150,000	\$125,000	14,000	280	1,790	2,210	2,160	1,620	1,450	1,190	1,160	840	540	330	330
\$150,000-\$200,000	\$175,000	34,910	1,300	4,330	6,870	5,200	4,070	3,120	3,150	2,280	1,540	1,490	860	700
\$200,000-\$250,000	\$225,000	18,840	300	1,830	2,890	2,130	2,390	2,130	2,150	1,610	1,090	710	410	290
\$250,000+	\$396,440	6,600	30	380	610	1,090	850	930	940	730	490	280	160	110
Average Income per Household		\$68,470	\$37,520	\$60,460	\$72,670	\$83,670	\$80,430	\$79,090	\$82,360	\$75,450	\$67,260	\$61,960	\$54,020	\$38,500
Total Household Income (million)		\$17,586												

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 11: 2020 Projected Household Income Distribution By Tenure, Vancouver Census Metropolitan Area
Number of Households by age of primary household maintainer

All Households Income range	Mid-point or Average Income	Number of Households by age of primary household maintainer										Total	Mid-point or Average Income			
		<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69			70..74	75+	
Under \$10,000	\$5,000	29,200	69,040	94,500	106,670	103,900	104,700	106,600	108,860	97,030	83,070	68,000	111,730	45,030	1,083,430	1,083,430
\$10,000-\$20,000	\$15,000	6,480	5,860	4,500	3,320	3,470	4,750	4,370	5,250	4,750	1,020	560	710	64,550	15,000	15,000
\$20,000-\$30,000	\$25,000	3,630	3,510	3,040	3,050	3,110	4,070	4,060	5,890	6,760	5,860	5,660	15,900	72,570	30,310	30,310
\$30,000-\$40,000	\$35,000	2,820	5,670	5,100	4,490	4,390	4,760	4,440	5,210	5,800	6,460	7,340	16,060	76,000	76,000	76,000
\$40,000-\$50,000	\$45,000	3,010	6,570	7,260	6,000	5,840	6,290	5,760	6,220	6,440	5,900	5,620	11,090	68,180	68,180	68,180
\$50,000-\$60,000	\$55,000	1,630	5,230	5,780	6,140	6,660	6,660	6,090	6,030	6,240	4,880	4,650	8,870	69,520	69,520	69,520
\$60,000-\$70,000	\$65,000	1,430	5,550	6,430	7,110	6,660	6,520	5,700	5,940	5,700	5,850	4,790	7,240	63,700	63,700	63,700
\$70,000-\$80,000	\$75,000	1,250	4,870	5,640	6,680	6,260	5,920	5,700	6,020	5,780	5,280	4,330	6,000	58,760	58,760	58,760
\$80,000-\$90,000	\$85,000	770	3,810	5,840	6,430	5,750	5,980	5,630	5,840	5,060	4,460	4,460	4,460	55,530	55,530	55,530
\$90,000-\$100,000	\$95,000	480	3,670	5,580	6,680	5,960	5,200	4,890	5,980	5,160	4,440	3,650	3,820	208,020	208,020	208,020
\$100,000-\$150,000	\$125,000	2,920	11,750	25,460	25,670	25,610	20,590	22,820	20,800	16,110	16,320	10,260	9,700	129,240	129,240	129,240
\$150,000-\$200,000	\$175,000	850	5,690	12,330	16,670	16,620	15,200	16,850	15,710	12,160	8,030	5,040	4,090	50,610	50,610	50,610
\$200,000-\$250,000	\$225,000	100	1,210	2,620	6,170	6,160	6,990	7,740	7,190	3,290	3,290	2,070	1,500	49,550	49,550	49,550
\$250,000+	\$475,760	0	460	1,000	4,660	4,650	7,310	8,110	8,580	6,640	3,760	2,360	1,980	\$107,520	\$107,520	\$107,520
Average Income per Household	\$116,482	\$45,880	\$76,750	\$97,100	\$118,140	\$120,580	\$125,640	\$134,340	\$130,900	\$118,870	\$105,440	\$93,100	\$64,220	\$116,482	\$116,482	\$116,482
Total Household Income (million)		\$45,880	\$76,750	\$97,100	\$118,140	\$120,580	\$125,640	\$134,340	\$130,900	\$118,870	\$105,440	\$93,100	\$64,220	\$116,482	\$116,482	\$116,482
Owner-occupiers Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	Total	Mid-point or Average Income	
Under \$10,000	\$5,000	18,050	1,330	1,260	1,120	1,450	2,260	2,340	2,970	2,600	540	270	390	740,940	740,940	
\$10,000-\$20,000	\$15,000	24,980	610	650	880	1,220	1,540	1,550	2,330	3,130	2,080	2,080	8,070	24,980	24,980	
\$20,000-\$30,000	\$25,000	36,570	1,080	730	1,080	1,340	2,110	1,870	2,310	2,990	4,070	4,730	13,400	36,570	36,570	
\$30,000-\$40,000	\$35,000	39,890	1,410	1,490	2,100	2,870	2,310	2,090	2,910	3,660	3,950	5,420	12,480	39,890	39,890	
\$40,000-\$50,000	\$45,000	45,010	2,400	2,760	2,610	2,870	3,460	3,410	3,950	4,480	4,480	4,450	9,380	45,010	45,010	
\$50,000-\$60,000	\$55,000	40,440	1,830	2,200	2,670	2,940	3,660	3,610	3,830	4,350	3,710	3,680	7,500	40,440	40,440	
\$60,000-\$70,000	\$65,000	46,660	470	3,350	3,850	3,910	4,180	4,230	4,410	4,490	4,740	4,130	6,500	46,660	46,660	
\$70,000-\$80,000	\$75,000	42,780	2,090	2,940	3,620	3,680	3,800	3,840	4,470	4,550	4,280	3,730	5,390	42,780	42,780	
\$80,000-\$90,000	\$85,000	43,480	350	3,450	4,210	4,100	4,360	4,280	4,670	4,180	4,370	3,560	4,040	43,480	43,480	
\$90,000-\$100,000	\$95,000	40,980	220	1,830	3,320	3,470	3,790	3,720	4,780	4,270	3,830	3,120	3,460	40,980	40,980	
\$100,000-\$150,000	\$125,000	170,240	7,080	18,110	19,880	21,110	17,410	19,570	18,430	14,460	14,570	9,170	8,950	170,240	170,240	
\$150,000-\$200,000	\$175,000	106,830	440	3,430	8,770	12,910	13,700	12,850	14,450	10,920	7,170	4,510	3,770	106,830	106,830	
\$200,000-\$250,000	\$225,000	42,590	50	730	1,860	4,780	5,080	6,640	6,370	5,000	2,940	1,850	1,380	42,590	42,590	
\$250,000+	\$488,320	0	280	710	3,610	3,830	6,180	6,950	7,600	5,960	3,360	2,110	1,830	42,450	42,450	
Average Income per Household	\$91,627	\$59,720	\$95,410	\$113,980	\$135,060	\$136,320	\$142,860	\$150,860	\$147,000	\$132,970	\$116,950	\$103,240	\$71,690	\$123,660	\$123,660	
Total Household Income (million)		\$59,720	\$95,410	\$113,980	\$135,060	\$136,320	\$142,860	\$150,860	\$147,000	\$132,970	\$116,950	\$103,240	\$71,690	\$123,660	\$123,660	
Renters Income range	Mid-point or Average Income	<25	25..29	30..34	35..39	40..44	45..49	50..54	55..59	60..64	65..69	70..74	75+	Total	Mid-point or Average Income	
Under \$10,000	\$5,000	342,460	40,760	42,900	39,550	32,500	30,880	28,070	25,890	21,980	19,000	15,200	25,180	342,460	342,460	
\$10,000-\$20,000	\$15,000	26,980	4,530	3,240	2,200	2,020	2,490	2,030	2,280	2,150	480	290	320	26,980	26,980	
\$20,000-\$30,000	\$25,000	39,570	2,900	2,390	2,170	1,890	2,530	2,510	3,560	3,630	3,780	3,580	7,830	39,570	39,570	
\$30,000-\$40,000	\$35,000	32,680	4,260	3,610	2,970	2,460	2,450	2,350	2,300	2,140	2,510	1,920	3,580	32,680	32,680	
\$40,000-\$50,000	\$45,000	30,990	4,270	4,500	3,390	2,970	2,830	2,350	2,270	1,950	1,420	1,170	1,710	30,990	30,990	
\$50,000-\$60,000	\$55,000	27,740	3,400	3,580	3,470	3,040	3,000	2,480	2,200	1,890	1,170	970	1,370	27,740	27,740	
\$60,000-\$70,000	\$65,000	22,860	960	3,170	3,260	3,400	3,400	2,040	1,530	1,170	1,110	660	740	22,860	22,860	
\$70,000-\$80,000	\$75,000	20,920	840	2,700	3,060	2,580	2,120	1,860	1,550	1,230	1,000	600	610	20,920	20,920	
\$80,000-\$90,000	\$85,000	15,280	420	1,910	2,220	1,650	1,620	1,350	1,170	870	690	600	420	15,280	15,280	
\$90,000-\$100,000	\$95,000	14,550	260	2,260	2,310	1,710	1,410	1,170	1,200	890	610	530	360	14,550	14,550	
\$100,000-\$150,000	\$125,000	37,780	1,420	7,350	5,790	4,500	3,180	3,250	2,370	1,650	1,750	1,090	750	37,780	37,780	
\$150,000-\$200,000	\$175,000	22,410	410	2,260	3,760	2,920	2,350	2,400	1,790	1,240	860	530	320	22,410	22,410	
\$200,000-\$250,000	\$225,000	8,020	50	480	1,390	1,080	1,180	1,100	820	570	350	220	150	8,020	8,020	
\$250,000+	\$404,900	0	180	290	1,050	820	1,130	1,160	980	680	400	250	150	7,100	7,100	
Average Income per Household	\$17,586	\$40,080	\$63,780	\$76,800	\$89,420	\$86,000	\$84,470	\$88,090	\$79,340	\$70,720	\$66,610	\$57,890	\$38,550	\$72,580	\$72,580	
Total Household Income (million)		\$40,080	\$63,780	\$76,800	\$89,420	\$86,000	\$84,470	\$88,090	\$79,340	\$70,720	\$66,610	\$57,890	\$38,550	\$72,580	\$72,580	

The Distribution of Household Incomes in Metropolitan Vancouver: Estimates and Projections

Appendix Table 12: 2021 Projected Household Income Distribution By Tenure, Vancouver Census Metropolitan Area

All Households Income range	Total 1,104,010	Number of Households by age of primary household maintainer							Total 1,104,010	75+ 116,510			
		<25 28,600	25-29 69,050	30-34 95,890	35-39 108,920	40-44 107,710	45-49 104,600	50-54 108,120			55-59 108,260		
Under \$10,000	43,520	6,120	5,690	4,370	3,180	3,380	4,520	5,030	4,700	1,010	580	740	
\$10,000-\$20,000	63,670	3,450	3,320	2,870	2,970	3,870	3,910	5,710	6,760	5,730	5,650	16,560	
\$20,000-\$30,000	72,030	3,740	3,060	3,860	3,460	3,350	4,260	3,740	4,820	6,890	7,650	21,170	
\$30,000-\$40,000	71,950	2,720	5,480	4,940	4,310	4,260	4,520	5,030	5,790	6,440	7,460	16,750	
\$40,000-\$50,000	73,390	2,960	6,440	7,120	5,830	6,050	5,610	6,030	6,440	5,880	5,720	11,560	
\$50,000-\$60,000	68,070	1,610	5,100	5,640	6,060	5,980	6,070	5,890	6,280	4,880	4,740	9,250	
\$60,000-\$70,000	69,560	1,380	5,460	6,320	7,090	6,740	6,390	6,230	5,790	5,740	4,960	7,560	
\$70,000-\$80,000	64,130	1,260	4,820	5,590	6,680	6,350	5,800	5,650	5,920	5,610	4,530	6,270	
\$80,000-\$90,000	59,350	750	3,790	5,770	6,430	5,830	5,950	5,660	5,720	5,100	5,250	4,420	
\$90,000-\$100,000	56,330	460	3,690	5,620	6,750	5,100	4,860	5,920	5,280	4,640	3,910	3,980	
\$100,000-\$150,000	214,210	3,040	12,100	26,230	26,460	20,600	23,120	20,690	16,520	17,360	11,150	10,120	
\$150,000-\$200,000	138,440	990	6,280	13,610	18,060	18,290	15,840	17,770	16,160	12,910	8,690	4,260	
\$200,000-\$250,000	54,860	120	1,340	2,910	6,810	6,890	7,460	8,370	7,460	5,960	3,650	1,560	
\$250,000+	52,500	0	480	1,040	4,930	5,000	7,690	8,880	7,090	8,880	2,610	2,070	
Average Income per Household	\$110,050	\$47,760	\$78,890	\$99,540	\$121,180	\$123,730	\$129,160	\$138,030	\$133,800	\$121,630	\$108,320	\$95,840	
Total Household Income (million)	\$110,050	\$47,760	\$78,890	\$99,540	\$121,180	\$123,730	\$129,160	\$138,030	\$133,800	\$121,630	\$108,320	\$95,840	
Owner-occupiers Income range	Total 758,940	<25 8,570	25-29 28,600	30-34 52,900	35-39 68,970	40-44 74,450	45-49 73,970	50-54 79,850	55-59 82,700	60-64 76,930	65-69 66,310	70-74 55,370	75+ 90,330
Under \$10,000	17,400	1,440	1,290	1,220	1,060	1,400	2,140	2,240	2,840	2,570	530	280	
\$10,000-\$20,000	24,730	790	580	610	820	1,160	1,450	1,480	2,250	3,110	2,010	2,040	
\$20,000-\$30,000	36,650	840	1,050	710	1,030	1,290	2,000	1,790	2,210	2,950	4,020	4,770	
\$30,000-\$40,000	39,790	670	1,360	1,440	1,450	1,860	2,180	2,800	2,800	3,640	3,900	13,990	
\$40,000-\$50,000	44,750	830	2,250	2,700	2,520	2,810	3,310	3,300	3,820	4,480	4,440	13,030	
\$50,000-\$60,000	40,430	450	1,780	2,140	2,620	2,920	3,580	3,570	3,730	4,370	3,690	7,830	
\$60,000-\$70,000	46,710	450	2,340	3,290	3,820	4,080	4,180	4,290	4,510	4,780	4,260	6,790	
\$70,000-\$80,000	43,060	410	2,060	2,910	3,600	3,710	3,700	3,790	4,390	4,610	4,370	3,890	
\$80,000-\$90,000	43,900	340	1,890	3,430	4,190	4,140	4,320	4,290	4,570	4,210	4,520	4,220	
\$90,000-\$100,000	41,540	210	1,840	3,340	4,400	4,350	3,700	3,680	4,730	4,360	3,990	3,610	
\$100,000-\$150,000	175,010	1,560	7,280	18,640	20,440	22,040	17,380	19,780	18,310	14,820	15,460	9,340	
\$150,000-\$200,000	114,040	510	3,780	9,670	13,950	15,040	13,360	15,200	14,300	11,580	7,740	4,980	
\$200,000-\$250,000	46,030	60	810	2,070	5,260	5,670	6,290	7,160	6,600	5,350	3,250	2,090	
\$250,000+	44,910	0	290	740	3,810	4,110	6,490	7,390	7,860	6,360	3,620	2,330	
Average Income per Household	\$126,110	\$62,300	\$97,730	\$116,230	\$137,850	\$139,310	\$146,510	\$154,660	\$150,010	\$135,900	\$119,870	\$106,170	
Total Household Income (million)	\$126,110	\$62,300	\$97,730	\$116,230	\$137,850	\$139,310	\$146,510	\$154,660	\$150,010	\$135,900	\$119,870	\$106,170	
Renters Income range	Total 345,060	<25 20,040	25-29 40,460	30-34 42,990	35-39 39,930	40-44 33,280	45-49 30,620	50-54 28,260	55-59 25,550	60-64 22,330	65-69 19,500	70-74 15,920	75+ 26,170
Under \$10,000	26,120	4,680	4,400	3,150	2,120	1,980	2,380	1,980	2,190	2,130	480	340	
\$10,000-\$20,000	38,940	2,660	2,740	2,260	2,050	1,810	2,420	2,430	3,460	3,650	3,720	8,140	
\$20,000-\$30,000	35,380	2,900	4,010	3,150	2,430	2,060	2,260	1,950	1,820	1,870	2,870	7,180	
\$30,000-\$40,000	32,160	3,500	4,120	3,500	2,860	2,400	2,340	2,270	2,230	2,150	2,540	3,720	
\$40,000-\$50,000	30,640	2,130	4,190	4,420	3,310	2,940	2,740	2,310	2,210	1,960	1,440	1,770	
\$50,000-\$60,000	27,640	1,160	3,320	3,500	3,440	3,060	2,970	2,500	2,160	1,910	1,100	1,420	
\$60,000-\$70,000	22,850	930	3,120	3,030	3,270	2,800	2,310	2,050	1,500	1,140	700	770	
\$70,000-\$80,000	21,070	850	2,760	2,680	3,080	2,640	2,100	1,860	1,530	1,250	1,040	640	
\$80,000-\$90,000	15,450	410	1,900	2,340	2,240	1,690	1,630	1,370	1,150	890	730	440	
\$90,000-\$100,000	14,790	250	1,850	2,280	2,350	1,790	1,400	1,180	1,190	920	650	370	
\$100,000-\$150,000	39,200	1,480	4,820	7,590	6,020	4,760	3,220	3,340	2,380	1,700	1,900	780	
\$150,000-\$200,000	24,400	480	2,500	3,940	4,110	3,250	2,480	2,570	1,860	1,330	950	330	
\$200,000-\$250,000	8,830	60	530	840	1,150	1,170	1,170	1,210	860	610	400	120	
\$250,000+	7,590	0	190	300	1,120	890	1,200	1,250	1,020	730	440	160	
Average Income per Household	\$74,710	\$41,540	\$65,590	\$79,000	\$92,380	\$88,880	\$87,260	\$91,050	\$81,320	\$72,490	\$69,040	\$59,930	
Total Household Income (million)	\$74,710	\$41,540	\$65,590	\$79,000	\$92,380	\$88,880	\$87,260	\$91,050	\$81,320	\$72,490	\$69,040	\$59,930	