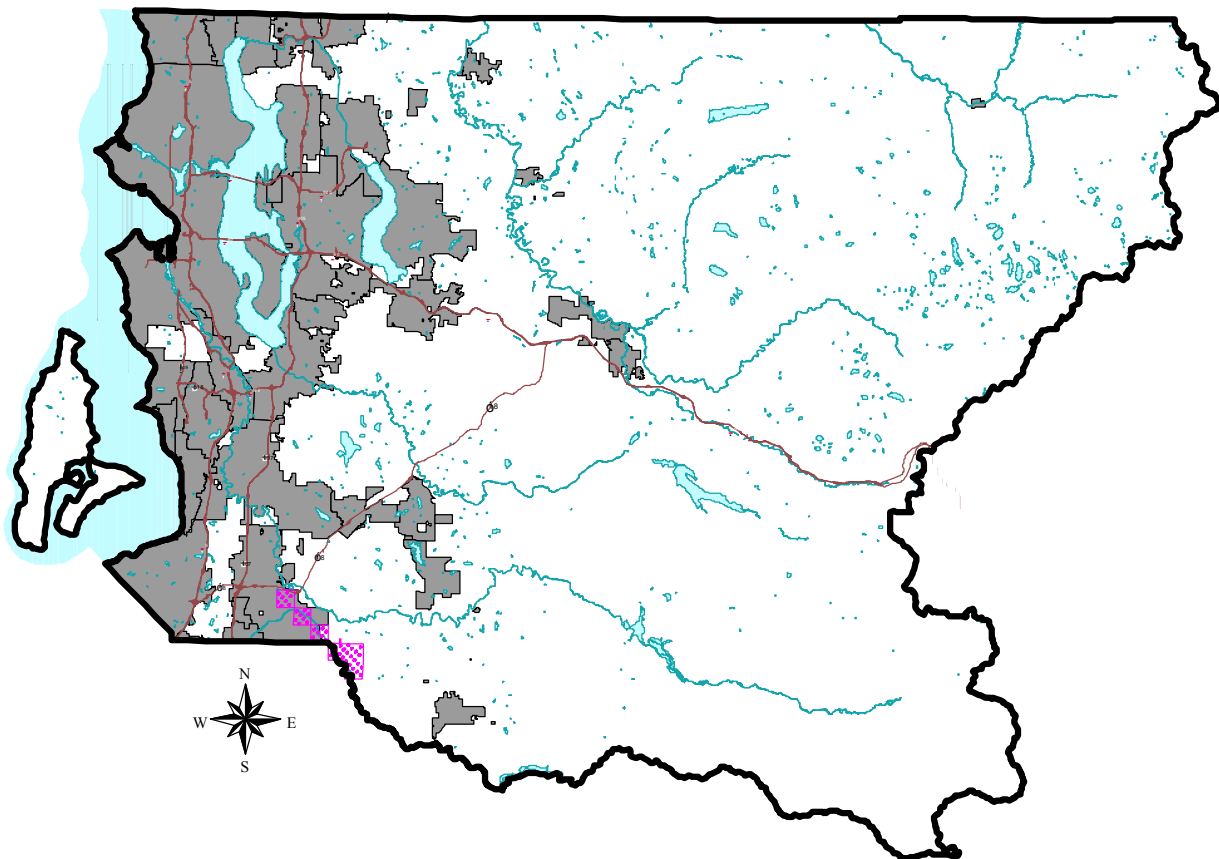


IV. King County At Large

This chapter provides tables covering King County as a whole. Several updated measures of King County's economic, demographic and housing status are available only on a countywide basis. Other information such as building permits, are available for cities as well as the county, and can be found in Chapter V, King County's Cities. Countywide indicators from the Benchmarks program are in Chapter II, Benchmarks.

Beginning on page 46, a five-page section breaks down selected countywide indicators into four subcounty areas: SeaShore, East, South and Rural. The map on page 47 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1980 - 2022

Population and Household Trend King County 1980-2005

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2005 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,431,500	1,443,802
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	356,800	364,498
King County	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800	1,737,034	1,788,300	1,808,300

Households:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2005 Estimate
Cities	324,145	431,744	441,800	463,000	507,000	537,000	584,974	607,000	612,000
Unincorporated	173,118	184,048	193,200	180,000	153,000	143,000	125,942	128,000	131,000
King County	497,263	615,792	635,000	643,000	660,000	680,000	710,916	735,000	743,000

Population and Household and Forecast King County 2000 - 2022

King County <u>POPULATION</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
Total Population	1,507,300	1,737,000	2,048,500	+ 311,500
Urban Population in Households	-----	1,562,600	1,844,600	+ 282,000

King County <u>HOUSEHOLDS</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
URBAN:	576,800	662,900	814,800	+ 151,900
Cities	431,700	584,900	723,400	+ 138,500
Unincorporated	145,100	78,000	91,400	+ 13,400
RURAL:	39,000	48,000	54,000	+ 6,000
KING COUNTY TOTAL	615,800	710,900	868,800	+ 157,900

Note: The term forecast refers to a prediction based on past trends. The year 2022 household forecast was derived from a population forecast prepared by OFM in 2002. That forecast predicted a Countywide increase of about 311,500 persons between 2000 and 2022. No official OFM population forecast is available for cities or other subcounty areas.

Source: U S Census 1980, 1990, 2000; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age

King County, 1990 and 2000

Age	<u>1990 Census</u>		<u>2000 Census</u>		<u>1990 - 2000</u>	
	Persons	%	Persons	%	Change	
0 - 4	104,924	7.0%	105,321	6.1%	397	0.4%
5 - 9	98,828	6.6%	111,162	6.4%	12,334	12.5%
10 - 14	87,519	5.8%	109,992	6.3%	22,473	25.7%
15 - 19	87,664	5.8%	108,261	6.2%	20,597	23.5%
20 - 24	113,613	7.5%	116,597	6.7%	2,984	2.6%
25 - 34	300,762	20.0%	294,443	17.0%	(6,319)	-2.1%
35 - 44	270,094	17.9%	308,823	17.8%	38,729	14.3%
45 - 54	162,636	10.8%	259,136	14.9%	96,500	59.3%
55 - 59	58,707	3.9%	83,442	4.8%	24,735	42.1%
60 - 64	55,480	3.7%	58,085	0.03	2,605	4.7%
65 - 74	97,622	6.5%	88,884	5.1%	(8,738)	-9.0%
75 - 84	52,420	3.5%	68,348	3.9%	15,928	30.4%
85+	17,050	1.1%	24,540	1.4%	7,490	43.9%
Total	1,507,319	100.0%	1,737,034	100.0%	229,715	15.2%

Source: US Census, 1990 and 2000.

Population by Race King County

	<u>2000 Census</u>	
	<u>Persons</u>	<u>%</u>
<u>Non-Hispanic</u>	1,641,792	94.5%
<i>White</i>	1,275,127	73.4%
<i>African American</i>	91,798	5.3%
<i>Asian</i>	186,615	10.7%
<i>Pacific Islander</i>	8,737	0.5%
<i>Native American</i>	14,278	0.8%
<i>Other</i>	4,577	0.3%
<u>Hispanic</u>	95,242	5.5%
<u>Two or More Race</u>	60,660	3.5%
<u>TOTAL POPULATION</u>	1,737,034	100%

Source: US Census 2000 (PL94-171 data).

** Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race. However, this table treats Hispanic and non-Hispanic persons separately, so that numbers do add to total population.

Estimated Change in Population by Race King County, 1990 and 2000

	<u>1990</u>		<u>2000</u>		<u>1990 - 2000 Change</u>	
	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>
<u>Non-Hispanic</u>						
White	1,256,345	83.3%	1,275,127	73.4%	18,782	1.5%
Black / African American	74,851	5.0%	91,798	5.3%	16,947	22.6%
Asian / Pacific Islander	115,822	7.7%	195,352	11.2%	79,530	68.7%
Native American	15,963	1.1%	14,278	0.8%	(1,685)	-10.6%
Other	16,409	1.1%	4,577	0.3%	(11,832)	-72.1%
<u>Hispanic</u>	44,337	2.9%	95,242	5.5%	50,905	114.8%
<u>Two or More Race</u>	na	na	60,660	3.5%		
TOTAL:	1,507,319	100.0%	1,737,034	100.0%	229,715	15.2%

Source: US Bureau of Census (PL 94-171 data for 1990 and 2000) and Washington State Office of Financial Management.

Median Household Income for King County and Per Capita Personal Income 1990 - 2004

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
**1995	\$43,071	1.523	\$28,280	1.69%	\$32,205	\$21,132	4.2%
**1996	\$44,344	1.575	\$28,155	-0.44%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$35,382	\$21,706	-0.7%
**1998	\$47,656	1.693	\$29,201	4.44%	\$39,335	\$23,234	7.0%
1999	\$53,200	1.728	\$30,787	5.43%	\$43,100	\$24,942	7.4%
2000	\$55,900	1.792	\$31,194	1.32%	\$44,437	\$24,797	-0.6%
2001	\$61,400	1.857	\$33,064	6.00%	\$43,842	\$23,609	-4.8%
2002	\$60,400	1.893	\$31,907	-3.50%	\$44,585	\$23,552	-0.2%
2003	\$60,400	1.923	\$31,409	-1.56%	\$45,334	\$23,575	0.1%
2004	\$61,300	1.947	\$31,484	0.24%	NA	NA	NA

NA = not available.

** Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

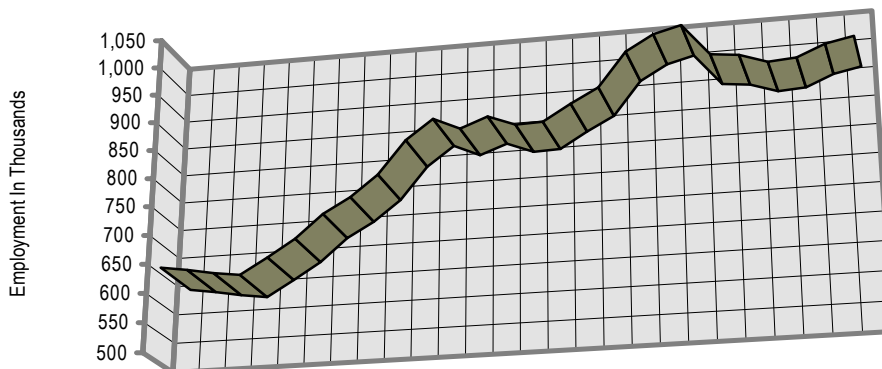
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates.

Source: For median household income, US Department of HUD annual estimate of median household income by county, as modified by King County Office of Management and Budget. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis (BEA) Website, as reported by Washington State Employment Security 2005.

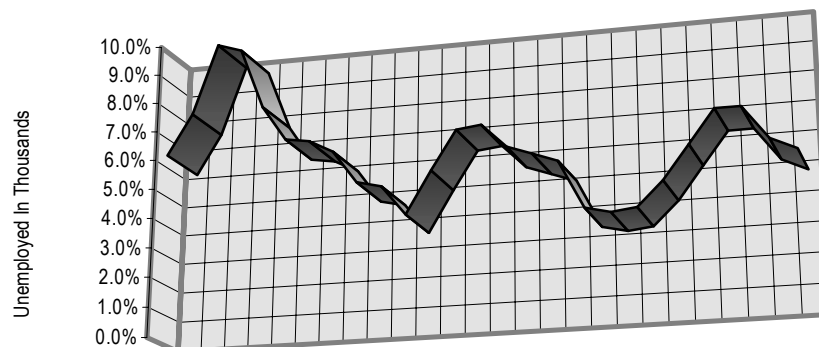
Resident Civilian Labor Force and Employment

King County, 1990-2005

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
1995	922,600	874,800	47,900	5.2%
1996	945,400	899,300	46,100	4.9%
1997	990,700	957,800	32,900	3.3%
1998	1,015,300	984,200	31,100	3.1%
1999	1,028,700	995,900	32,800	3.2%
*2000	980,900	941,400	39,500	4.0%
2001	986,100	936,100	50,000	5.1%
2002	980,600	920,100	60,500	6.2%
2003	984,700	923,300	61,400	6.2%
2004	993,400	942,600	50,800	5.1%
2005	998,200	951,600	46,700	4.7%



Percent Unemployed 1980 - 2005



* A new series began in 2000; previous data may not be comparable.

Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised and benchmarked in 2004.

Source: Washington State Employment Security Department, 2005.

Nonagricultural Wage and Salary Workers in King County
Average Annual Employment in King County by Sector
2000 - 2004, Using "NAICS" Reporting Scheme *

INDUSTRY	2000	2001	2002	2003	2004
GOODS PRODUCING	206,300	196,900	178,800	165,000	163,600
Natural Resource & Mining	1,300	1,300	1,100	1,200	800
Construction	66,900	63,700	58,900	57,300	59,300
Manufacturing	138,100	131,900	118,900	106,400	103,500
Durable Goods	105,000	101,600	90,500	79,000	76,600
Fabricated Metal Products	6,900	6,700	6,300	5,900	6,100
Computer & Electronic Products	13,300	12,500	11,300	9,600	9,100
Transportation Equipment	58,800	58,000	51,100	43,400	41,100
Aerospace Products & Parts	53,400	54,100	47,200	39,600	37,300
Non-Durable Goods	33,100	30,300	28,400	27,400	26,900
Food Products	12,300	11,400	10,400	10,500	10,500
SERVICES PRODUCING	985,000	973,400	948,000	942,600	955,100
Trade, Transportation & Utilities	242,300	236,600	225,400	221,000	222,600
Wholesale Trade	67,000	65,700	63,100	61,800	62,800
Retail Trade	122,500	119,600	115,000	113,400	113,500
Transportation, Warehousing, Utilities	52,800	51,400	47,400	45,800	46,300
Information	71,500	72,600	69,200	68,600	68,100
Software Publishers	31,400	34,500	34,800	35,700	37,800
Telecommunications	19,900	20,600	19,100	18,300	16,500
Financial Activities (Finance, Ins, Real Estate)	77,800	78,600	75,800	77,700	77,100
Professional & Business Services	187,800	174,700	162,800	161,400	163,300
Professional, Scientific & Technical Services	90,300	89,900	81,300	79,100	77,300
Management of Companies	21,000	20,500	20,900	22,200	22,700
Admin. Support, Waste Management	76,500	64,400	60,600	60,100	63,300
Employment Services and Temp's	40,200	28,400	25,100	25,100	27,500
Educational & Health Services	108,700	111,300	113,400	113,000	117,900
Educational Services (private) & Social Assistance	35,200	35,600	36,200	34,300	38,000
Hospitals, Health Care & Residential Care	73,400	75,700	77,200	78,700	79,900
Leisure & Hospitality	102,500	102,300	99,400	100,000	103,100
Food Service and Drinking Places	70,100	70,700	68,500	68,900	69,300
Other Services	39,900	39,300	40,000	40,100	40,300
Government & Education	154,600	158,000	162,100	160,900	162,700
Federal Government	22,000	21,400	21,900	22,700	22,500
State Government including Education	50,400	52,000	53,000	52,900	54,300
Local Government including Education	82,200	84,700	87,100	85,300	85,800
TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY	1,191,300	1,170,300	1,126,900	1,107,600	1,118,700

Note: *This table is reported under "NAICS", the new classification scheme for employment in the United States. NAICS (North American Industrial Coding System), replaced the Standard Industrial Code in 2000. Only NAICS coding will be available from now on. For earlier data trends of King County jobs using the SIC code, see next page. **This table reports on job locations in King County, not residents of King County.**

Source: Washington State Employment Security Department, 2005

Jobs and Wage Level by Industry

King County 1991 - 2004

By SIC Codes:

INDUSTRY	1991		1993		1995		1997		1999	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	9,600	\$32,400	8,500	\$29,300	8,000	\$31,800	8,631	\$29,632	9,539	\$30,564
Mining	400	\$31,700	400	\$39,500	550	\$38,600	510	\$42,414	527	\$42,884
Construction	46,200	\$29,000	44,100	\$31,200	43,500	\$33,700	49,530	\$37,180	57,485	\$40,805
Manufacturing	166,100	\$36,500	149,300	\$38,500	135,800	\$41,700	153,470	\$44,621	152,427	\$48,902
Trans. & Public Utilities	60,000	\$33,200	60,100	\$35,900	64,000	\$38,000	69,609	\$40,801	75,154	\$44,367
Wholesale Trade	67,500	\$33,000	68,100	\$35,300	72,900	\$38,000	76,402	\$42,197	79,419	\$46,420
Retail Trade	152,400	\$15,800	153,900	\$16,700	163,100	\$17,600	173,727	\$19,502	186,214	\$22,992
Finance, Insur., & Real Est.	64,300	\$30,900	65,200	\$36,000	63,800	\$37,500	65,940	\$45,022	72,219	\$47,988
Services	230,000	\$24,500	250,100	\$27,000	269,000	\$31,300	310,401	\$41,037	345,920	\$58,893
Government	121,500	\$28,900	127,600	\$31,800	130,900	\$33,300	136,179	\$35,462	141,487	\$37,716
TOTAL	918,000	\$27,800	927,300	\$29,900	951,550	\$32,200	1,044,399	\$180,639	1,120,391	\$45,154

By NAICS Classification:

INDUSTRY	2000		2001		2002		2003		2004	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Construction	63,231	\$43,200	60,118	\$44,500	55,665	\$45,600	54,497	\$45,000	55,839	\$46,500
Manufacturing	136,403	\$53,700	130,293	\$53,500	117,068	\$60,100	104,732	\$58,500	101,975	\$60,600
Transpnt and Warehousing	49,816	\$40,700	48,624	\$42,100	44,805	\$44,100	43,878	\$44,700	44,296	\$47,300
Wholesale Trade	65,050	\$54,100	63,763	\$54,700	61,069	\$55,600	60,047	\$56,300	60,687	\$60,900
Retail Trade	120,173	\$29,400	118,253	\$28,700	112,716	\$29,600	110,795	\$29,800	111,651	\$30,800
Food Services, Hotels	82,011	\$15,600	82,347	\$16,100	79,171	\$16,800	80,128	\$17,100	81,108	\$17,700
Finance, Ins, Real Est.	76,309	\$49,000	77,213	\$51,300	75,283	\$53,600	76,986	\$58,000	75,836	\$60,400
Information	71,058	\$161,700	72,130	\$136,600	68,739	\$124,300	67,855	\$141,400	67,978	\$104,900
Prof & Admin Services	202,182	\$45,200	188,639	\$49,500	176,970	\$50,600	175,580	\$51,000	180,639	\$54,600
Health, Educ and Other Serv.	147,827	\$29,400	152,628	\$30,400	154,613	\$31,600	156,001	\$32,100	156,711	\$34,300
Government	145,116	\$39,500	148,459	\$41,700	151,773	\$43,200	151,329	\$44,500	152,504	\$46,100
Other	5,236	\$50,600	4,913	\$52,400	4,808	\$55,100	4,484	\$58,500	4,137	\$60,900
TOTAL	1,164,412	\$47,338	1,147,380	\$47,183	1,102,680	\$47,917	1,086,312	\$49,343	1,093,361	\$49,094

Source: WA State Employment Security Dept, 2001 - 2005

Notes: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars.

The top table uses the Standard Industrial Classification (SIC) coding which is no longer in use. Sectors in the bottom table are described using the North American Industrial Classification System (NAICS), which differ in composition from SIC sectors, so they are not comparable.

Jobs and Wage Level by Industry

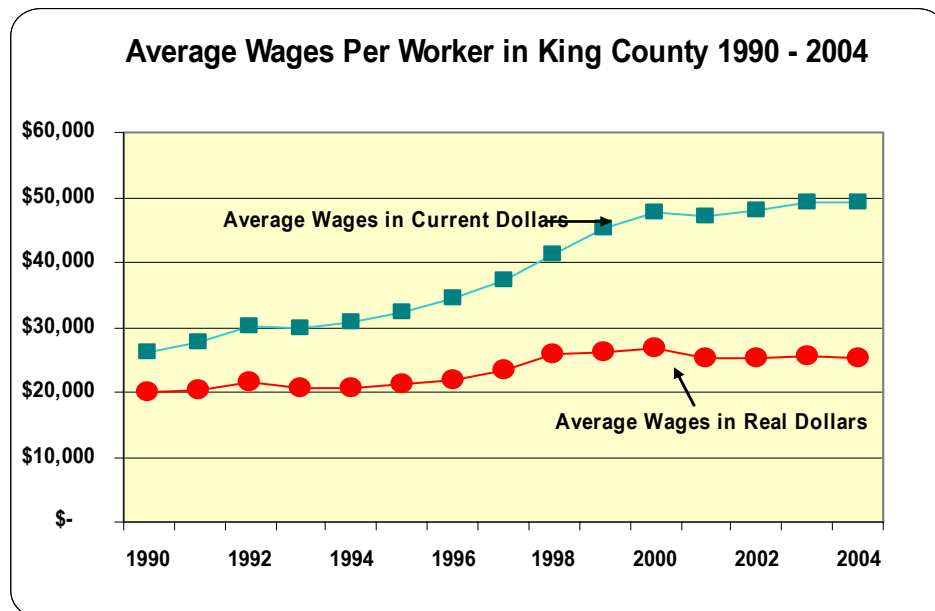
King County 1991 – 2004

Trend Analysis:

The two tables on the opposite page show the trend in average wages by job sector since 1991. In 2004, King County's average annual wage per worker remained stable at just over \$49,000, after increasing slightly in 2003. Following a decade of growth, wages reached a peak in 1999, declined slightly in 2000 - 2001, and are once again on the upswing. The overall average blends high wages in manufacturing, finance, and software products and services with lower wages in retail, non-professional services, education, agriculture, and government. The trend shows the effect of the recession from 2001 to 2003: Total payroll in 2004, \$53.7 billion, is still almost \$2 billion less than the year 2000 payroll of \$55 billion.

The average wage in the software publishing sector, at \$121,000 in 2004, is much higher than other sectors and dominates the "Information Services" industry. When the software sector is excluded, the average wage in King County was \$46,200 in 2004. The annual rise in average wages was 1.2%. These wages, however, reflect the situation of those who are working. They do not reflect the income of the 5.1% of the workforce who were unemployed during 2004.

A "living" or "family" wage in King County would have been about \$43,000 in 2003 for a household with one working adult and two dependents. This is equivalent to \$21.50 per hour, or three times the minimum hourly wage. A living wage has been defined as one which "allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead." (Northwest Policy Center, University of Washington). It is not a "poverty" wage. Some workers are not employed full-time year round. With a median annual earnings of about \$35,000 for all workers, and about \$45,000 for full-time, year-round workers, roughly half of King County's workers make less than the wage needed to support a family with one worker and two dependents. While many households have more than one worker, about 35% of all households in the County have total (combined) incomes less than the living wage.



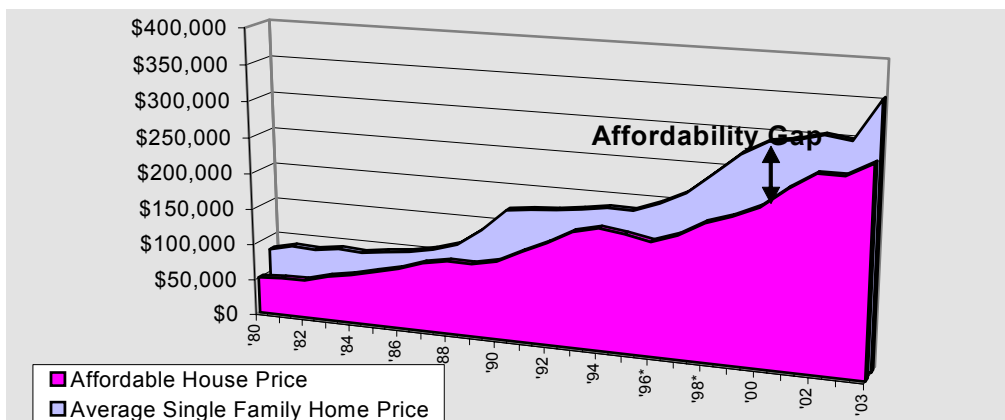
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2004

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1995*	7.40%	\$43,071	\$184,247	(\$22,247)
1996*	8.17%	\$44,344	\$197,352	(\$42,452)
1997*	7.60%	\$45,266	\$213,882	(\$46,882)
1998*	7.00%	\$47,656	\$241,734	(\$55,234)
1999*	7.50%	\$53,200	\$270,743	(\$72,643)
2000	7.25%	\$55,900	\$289,800	(\$76,500)
2001	7.00%	\$61,400	\$294,515	(\$54,215)
2002	6.00%	\$60,400	\$303,428	(\$41,128)
2003	6.00%	\$60,400	\$298,914	(\$36,614)
2004	5.50%	\$61,300	\$353,700	(\$72,600)

The Housing Affordability Gap, 1980 - 2004



Interest rate, house price data- Seattle Everett Real Estate Research Report.

Source:

King County Housing Affordability Monitoring Reports (1988 - 1996). Multiple Listing Service.

Method/Background:

Affordability is based on conventional lending assumptions: 25 percent income for principal and interest, 20 percent down payment, 30-yr. term at prevailing market interest rates. Interest rates are calculated by blending adjustable rate mortgages and fixed rate mortgages.

The monthly affordable payment assumes 25 percent of monthly median income. The affordable home price is determined using a present value formula based on interest rate, affordable monthly payment and term.

The affordability gap shows the difference between the average sale price and the affordable home price. When average sales price exceeds the affordable home price, the gap is portrayed with negative (parenthetical) values.

The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size and assumes conventional, not FHA, lending criteria.

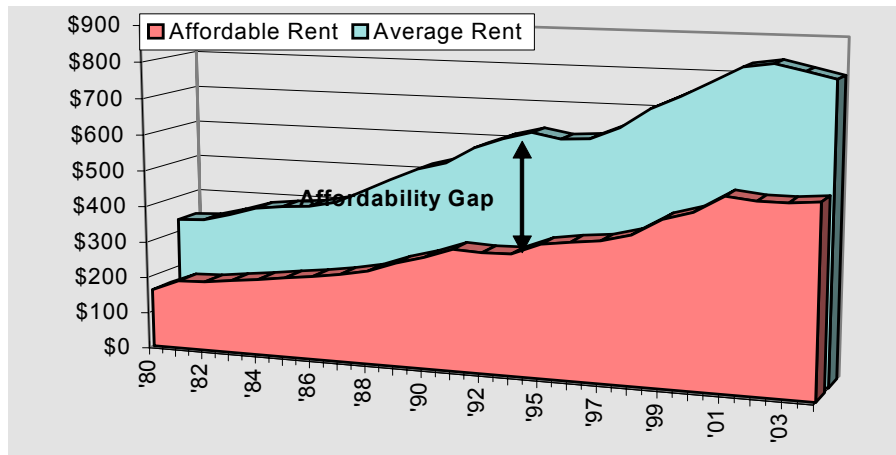
NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data since 1996 are from Northwest Multiple Listing Service.

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2004

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1990	\$24,458	\$12,229	\$537	(\$231)
1995*	\$28,896	\$14,448	\$617	(\$256)
1996*	\$29,750	\$14,875	\$622	(\$250)
1997*	\$30,369	\$15,184	\$655	(\$275)
1998*	\$31,972	\$15,986	\$708	(\$308)
1999*	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$41,193	\$20,597	\$826	(\$311)
2002	\$40,522	\$20,261	\$838	(\$331)
2003	\$40,522	\$20,261	\$821	(\$314)
2004	\$41,126	\$20,563	\$803	(\$289)

The Low Income Rental Affordability Gap 1980-2004



Median income - US Dept. of HUD, 1990 and 2000 U.S. Census.

Average rent - Dupre & Scott, Inc. in Central Puget Sound Real Estate Research Report (CPSRERR).

Sources:
King County Housing Affordability Monitoring Report (1988-1996).

Method/Background:

Median renter income is 67.1% of median household income, a ratio derived from the 1990 and 2000 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4%. The new ratio was phased in incrementally from '80-'89.

Rental affordability assumes that no more than 30% of income is spent on rent. The affordability gap is the difference between the average contract rent and 30 percent of monthly household income (annual income divided by 12). When the average rent price exceeds the affordable rent price, the gap is portrayed as negative (parenthetical) values.

Rental affordability for low income households is presented because, countywide, affordable rent for median renter households closely approximates or exceeds countywide average rent.

The 1992 Countywide Planning Policies established monitoring of housing trends including rental affordability. Rental affordability is defined for only two income categories, the median renter and 50 percent of median renter.

*Method of calculating average rent changed in 1995.

King County Subareas

The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 49 and 52 further divide the urban designated area into four subareas:

Sea-Shore - which includes Seattle;

East - which includes the Eastside cities; and

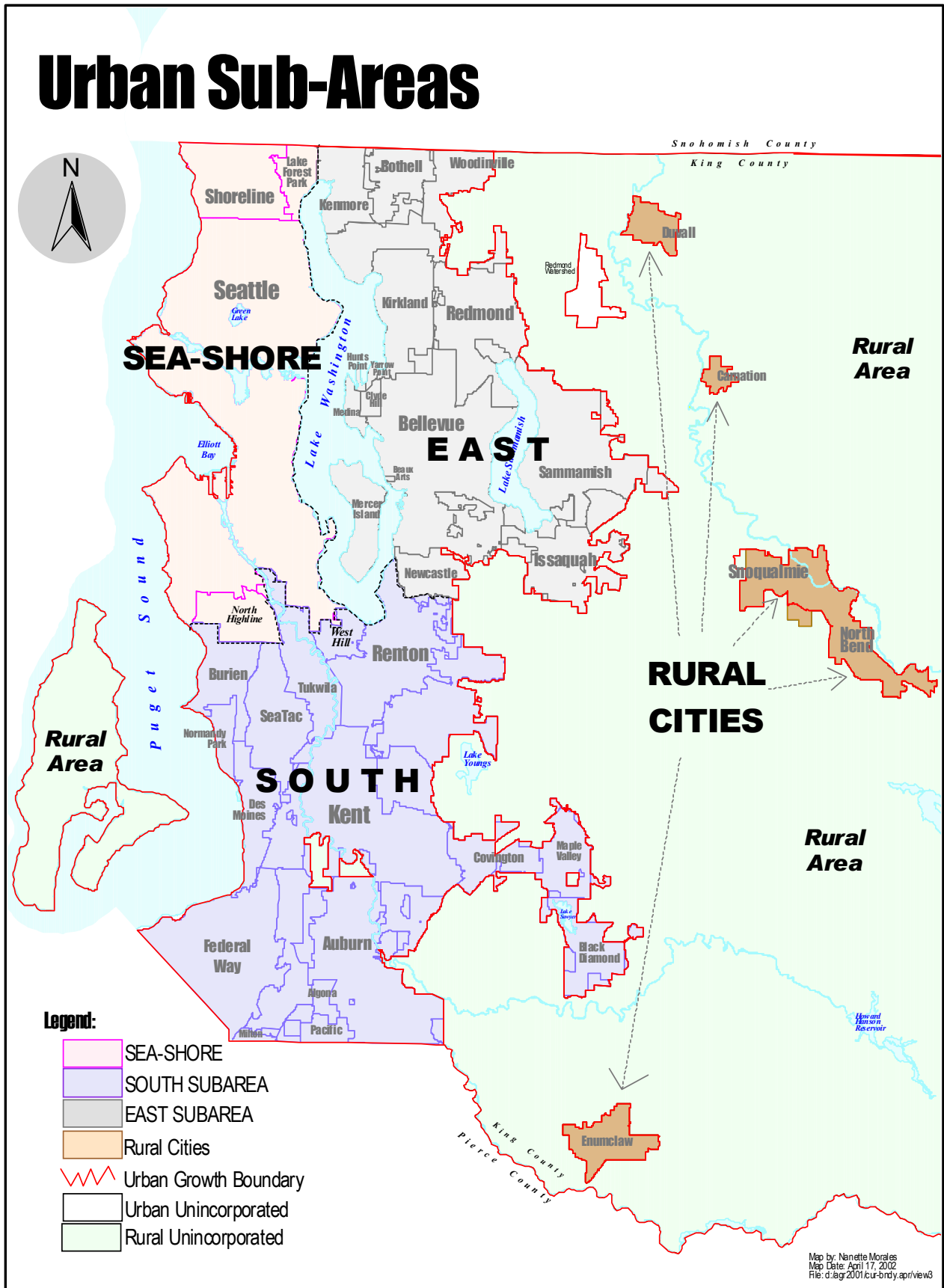
South - which includes the South King County cities.

Rural Cities – the cities of Carnation, Duvall, Enumclaw, North Bend, Skykomish, Snoqualmie and their immediate surroundings.

The Sea-Shore, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are six urban-designated cities within the Rural subarea.

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and 2000, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.

Urban Sub-Areas



King County Land Development Indicators

1997 - 2004

		New Recorded Lots*		New Residential Units		Existing Housing Units	
		Number	Percent	Number	Percent	Number	Percent
1997	Urban	3,240	95%	11,250	92%	658,200	93%
	<i>Seattle</i>	0	0%	2,587	21%	261,500	37%
	<i>**Urban Balance</i>	3,240	95%	8,792	72%	396,700	56%
	Rural	162	5%	886	7%	41,750	6%
	Resource Lands	0	0%	33	0%	5,520	1%
	KING COUNTY TOTAL	3,402	100%	12,169	100%	705,500	100%
1998	Urban	2,172	98%	13,386	94%	668,300	93%
	<i>Seattle</i>	51	2%	3,933	28%	264,300	37%
	<i>**Urban Balance</i>	2,121	96%	9,453	66%	404,000	56%
	Rural	41	2%	829	6%	42,550	6%
	Resource Lands	0	0%	38	0%	5,550	1%
	KING COUNTY TOTAL	2,213	100%	14,253	100%	716,400	100%
1999	Urban	3,074	96%	13,908	95%	680,300	93%
	<i>Seattle</i>	14	0%	5,287	36%	267,500	37%
	<i>**Urban Balance</i>	3,060	95%	8,621	59%	412,800	57%
	Rural	144	4%	705	5%	43,320	6%
	Resource Lands	0	0%	25	0%	5,580	1%
	KING COUNTY TOTAL	3,218	100%	14,638	100%	729,200	100%
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	<i>Seattle</i>	95	3%	6,536	44%	270,500	36%
	<i>**Urban Balance</i>	3,191	96%	7,581	52%	422,300	57%
	Rural	49	1%	549	4%	43,900	6%
	Resource Lands	0	0%	29	0%	5,600	1%
	KING COUNTY TOTAL	3,335	100%	14,695	100%	742,300	100%
2001	Urban	9,438	99%	11,432	96%	705,500	93%
	<i>Seattle</i>	0	0%	4,819	40%	274,000	36%
	<i>**Urban Balance</i>	9,438	99%	6,613	55%	431,500	57%
	Rural	66	1%	476	4%	44,400	6%
	Resource Lands	0	0%	37	0%	5,625	1%
	KING COUNTY TOTAL	9,504	100%	11,945	100%	755,500	100%
2002	Urban	4,149	97%	10,995	96%	716,000	93%
	<i>Seattle</i>	0	0%	3,459	30%	278,000	36%
	<i>**Urban Balance</i>	4,149	97%	7,536	66%	438,000	57%
	Rural	146	3%	453	4%	44,850	6%
	Resource Lands	0	0%	20	0%	5,650	1%
	KING COUNTY TOTAL	4,295	100%	11,468	100%	766,500	100%
2003	Urban	5,315	99%	8,057	70%	725,080	93%
	<i>Seattle</i>	1,116	21%	2,901	25%	281,000	36%
	<i>**Urban Balance</i>	4,199	79%	5,156	45%	444,080	57%
	Rural	19	0%	451	4%	45,250	6%
	Resource Lands	0	0%	30	0%	5,670	1%
	KING COUNTY TOTAL	5,334	100%	11,439	100%	776,000	100%
2004	Urban	4,009	99%	11,049	95%	733,500	93%
	<i>Seattle</i>	175	4%	3,035	26%	283,000	36%
	<i>**Urban Balance</i>	3,834	95%	8,014	69%	450,500	57%
	Rural	14	0%	484	4%	45,600	6%
	Resource Lands	0	0%	43	0.4%	5,700	1%
	KING COUNTY TOTAL	4,023	100%	11,576	100%	784,800	100%

Notes: **Urban balance includes six rural cities. All cities are designated urban growth area under the Growth Management Act.

Unincorporated urban-designated areas are also included. *Does not include Short Plats.

Source: King County Office of Management and Budget and Department of Development and Environmental Services.

Sub-Regional Jobs and Housing Data

2000

	<u>COVERED JOBS</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	532,500	46.3%	661,500	38.1%	309,500	41.7%	0.80	1.72	296,200
Greater Eastside	290,600	25.2%	387,200	22.3%	163,000	22.0%	0.75	1.78	155,300
South King County	301,200	26.2%	527,100	30.3%	209,200	28.2%	0.57	1.44	201,700
Rural Subarea	26,800	2.3%	161,200	9.3%	60,500	8.2%	0.17	0.44	57,700
KING COUNTY	1,151,100		1,737,000		742,200			1.55	710,900

1990

	<u>COVERED JOBS</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	443,100	49.5%	609,500	40.4%	287,000	44.3%	0.73	1.54	273,300
Greater Eastside	181,000	20.2%	337,000	22.4%	136,000	21.0%	0.54	1.33	129,700
South King County	253,600	28.3%	426,500	28.3%	176,000	27.2%	0.59	1.44	167,300
Rural Subarea	17,600	2.0%	134,300	8.9%	48,200	7.4%	0.13	0.37	45,600
KING COUNTY	895,300		1,507,300		647,200			1.38	615,900

1980

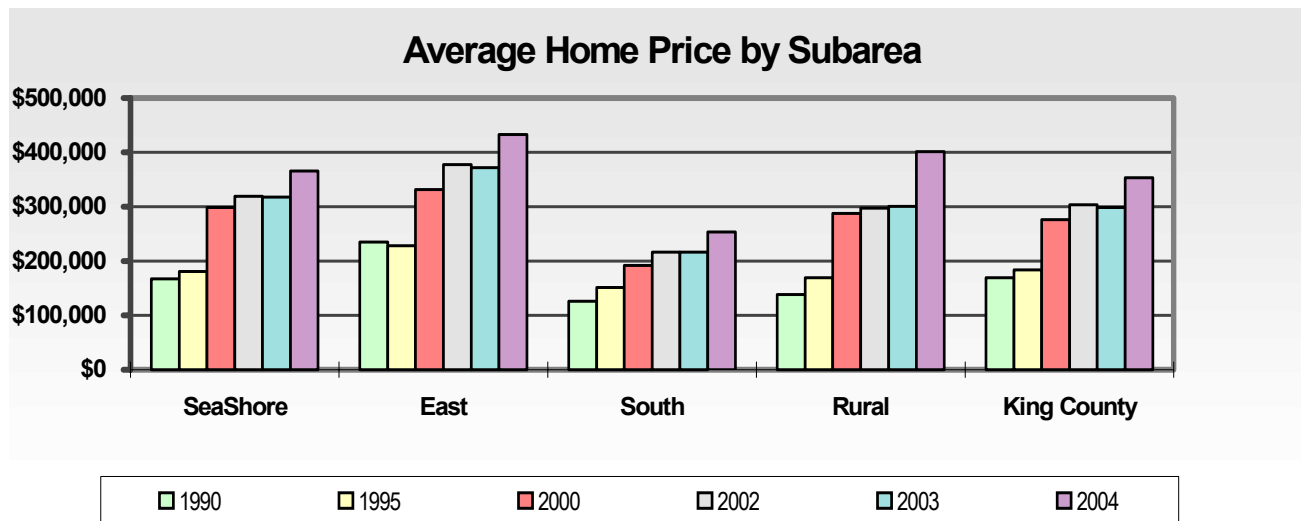
	<u>JOBS ESTIMATE</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	385,000	58.2%	582,000	45.8%	264,000	50.3%	0.66	1.46	273,300
Greater Eastside	87,000	13.1%	258,000	20.3%	97,000	18.5%	0.34	0.90	129,700
South King County	175,000	26.4%	320,000	25.2%	125,000	23.8%	0.55	1.40	167,300
Rural Subarea	15,000	2.3%	110,000	8.7%	39,000	7.4%	0.14	0.38	45,600
KING COUNTY	662,000		1,270,000		525,000			1.26	615,900

Sources: US Census, PSRC, WA-ESD, KC-ORPP. July 2002.

Note: 1980 data are rough estimates.

Average Sale Price for Single Family Homes, 1990-2004 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$166,854	\$234,608	\$125,895	\$138,163	\$169,202
1991	\$171,855	\$227,852	\$131,246	\$138,361	\$173,113
1992	\$172,404	\$227,964	\$135,861	\$145,470	\$175,631
1993	\$174,031	\$232,785	\$140,622	\$156,873	\$179,902
1994	\$181,580	\$243,490	\$141,200	\$163,967	\$185,359
1995	\$180,700	\$228,200	\$151,300	\$169,400	\$183,700
1996	\$191,754	\$248,513	\$148,138	\$185,130	\$197,352
1997	\$210,503	\$269,972	\$155,960	\$195,877	\$213,882
1998	\$248,560	\$286,533	\$189,001	\$207,360	\$241,734
1999	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743
2000	\$298,500	\$331,400	\$191,900	\$288,000	\$276,000
2001	na	na	na	na	na
2002	\$319,000	\$377,700	\$216,600	\$297,000	\$303,400
2003	\$317,618	\$372,035	\$216,438	\$300,675	\$298,914
2004	\$365,600	\$432,900	\$253,500	\$401,700	\$353,700



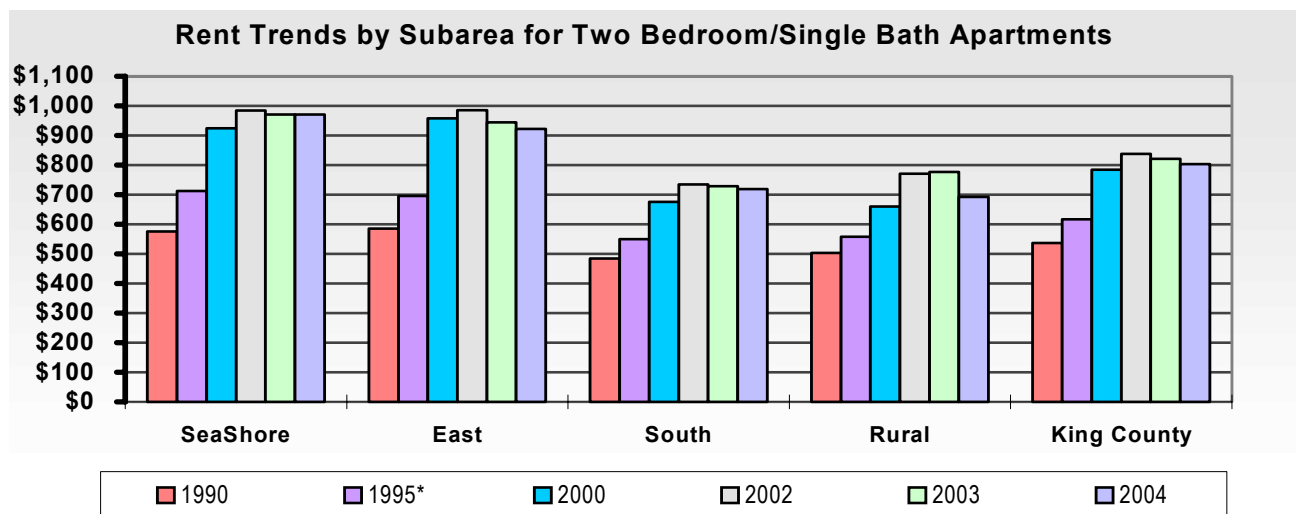
Background/Method:

This table displays the trends in average single family home prices from 1990 to 2004 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

NOTES: *Sources of data differ by year and may affect comparability. 1990-1994: King County Housing Affordability Bulletin. 1995: Experiar 1996-1999: Northwest Multiple Listing Service. 2000-2004: Central Puget Sound Real Estate Research Report. Prices from 1996 to present include comdominiums but do not include most sales of new houses.

Rents for Two Bedroom/Single Bath Apartments, 1990-2004 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$575	\$586	\$484	\$503	\$537
1991	\$623	\$621	\$507	\$532	\$582
1992	\$655	\$630	\$519	\$566	\$610
1993	\$677	\$656	\$532	\$578	\$631
1994	\$704	\$669	\$533	\$577	\$642
1995*	\$712	\$696	\$550	\$558	\$617
1996*	\$734	\$730	\$554	\$537	\$622
1997*	\$761	\$782	\$576	\$607	\$655
1998*	\$818	\$833	\$619	\$615	\$708
1999*	\$876	\$882	\$645	\$634	\$744
2000	\$925	\$958	\$676	\$660	\$784
2001	\$995	\$994	\$713	\$688	\$826
2002	\$985	\$985	\$735	\$771	\$838
2003	\$971	\$944	\$729	\$777	\$821
2004	\$971	\$922	\$719	\$692	\$803



Background/Method:

Average rent per subarea is a weighted average based on a twice yearly survey of apartment properties with more than 20 units. The survey is conducted by Dupre & Scott Apartment Advisors, Inc. and is reported by subarea. This table presents a modified format of subareas by north, south, east, and rural. Average rent figures report only occupied units and exclude new construction (units still leasing). All figures presented are in current dollars.

The 1992 Countywide Planning Policies established monitoring of housing trends in King County. The Affordable Housing and the Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

* The 1995 thru 1999 King County Total is the average of all of King County, unlike the previous years, which were the aggregate total of all the subareas.

Source: King County Housing Affordability Monitoring Report (1988 - 1996).
Average Rent: Central Puget Sound Real Estate Research Report (CPSRERR).

22-Year Household and Job Growth By Sub-area, 2000 - 2022

2000 Households by Sub-area

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	<i>12,000</i>	<i>284,200</i>	296,200
East	<i>22,600</i>	<i>133,200</i>	155,800
South	<i>43,400</i>	<i>158,400</i>	201,800
Rural	48,000	<i>9,100</i>	57,100
TOTAL	126,000	584,900	710,900

2000 Covered Jobs by Sub-area

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	<i>6,700</i>	<i>526,300</i>	533,000
East	<i>7,700</i>	<i>282,800</i>	290,500
South	<i>12,600</i>	<i>288,600</i>	301,200
Rural	18,100	<i>8,700</i>	26,800
TOTAL	45,100	1,106,400	1,151,500

22-Year Household Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<i>1,670</i>	<i>54,700</i>	56,370
East	<i>6,800</i>	<i>40,850</i>	47,650
South	<i>4,930</i>	<i>37,420</i>	42,350
Rural	N A	<i>5,560</i>	5,560
TOTAL	13,400	138,530	151,930

22-Year Job Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<i>700</i>	<i>95,150</i>	95,850
East	<i>4,640</i>	<i>93,890</i>	98,530
South	<i>2,580</i>	<i>86,920</i>	89,500
Rural	N A	<i>5,250</i>	5,250
TOTAL	7,920	281,210	289,130

1990 Population by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
SEA-SHORE	89,800	519,700	609,500
EAST	126,000	211,000	337,000
SOUTH	180,300	246,200	426,500
RURAL	117,200	17,100	134,300
TOTAL	513,300	994,000	1,507,300

2000 Population by Subarea

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
SEA-SHORE	32,000	629,500	661,500
EAST	61,900	326,600	388,500
SOUTH	122,000	404,000	526,000
RURAL	137,000	24,000	161,000
TOTAL	352,900	1,384,100	1,737,000

*City/Unincorporated distribution refers to 2000 city boundaries.

Notes: Urban-designated areas are *ITALICIZED*. Targets apply to Urban areas only. All numbers are rounded.

These targets were adopted in November 2002 by Growth Management Planning Council, and cover the 22 year period from 2001-2022.

Source: King County Office of Management and Budget, and Countywide Planning Policies as amended, 2002.