

III. King County in the Puget Sound Region

This chapter places King County within the context of the Puget Sound Region and gives an overview of the demographic, economic and development trends of King, Pierce, Snohomish, and Kitsap Counties. King County is the largest of the four counties in terms of both land area and population. King County influences and is affected by forces that have their origin beyond County borders. It is important to consider the role King County occupies and the forces which affect it across jurisdictional boundaries.

This chapter presents summary data for each county, and some tables provide detail on unincorporated areas and the largest city in each county.

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



Population 1980, 1990, 1995 through 2000 King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	<i>2002 OFM Estimates</i>
<u>King</u>	1,269,898	1,507,319	1,737,034	<i>1,774,300</i>
Seattle	493,846	516,259	563,374	<i>570,800</i>
Balance	776,052	991,060	1,173,660	<i>1,203,500</i>
<u>Kitsap</u>	147,152	189,731	231,969	<i>234,700</i>
Bremerton	36,208	38,142	37,259	<i>37,530</i>
Balance	110,944	151,589	194,710	<i>197,170</i>
<u>Pierce</u>	485,667	586,203	700,820	<i>725,000</i>
Tacoma	158,501	176,664	193,556	<i>194,900</i>
Balance	327,166	409,539	507,264	<i>530,100</i>
<u>Snohomish</u>	337,720	465,628	606,024	<i>628,000</i>
Everett	54,413	69,961	91,488	<i>96,070</i>
Balance	283,307	395,667	514,536	<i>531,930</i>
Puget Sound Region	2,240,437	2,748,881	3,275,847	<i>3,362,000</i>
Washington State	4,132,353	4,866,663	5,894,000	<i>5,757,400</i>

Source: Washington State Office of Financial Management and 2000 US Census.

Median Income, 1999

Counties in the Puget Sound Region

	Households in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons 2000	Per Capita Income 1999
King County	711,235	\$53,200	423,511	\$66,035	1,737,034	\$29,521
Seattle	258,499	\$45,736	115,498	\$62,195	563,374	\$30,306
Kitsap County	86,393	\$46,840	61,518	\$53,878	231,969	\$22,317
Bremerton	15,025	\$30,950	8,427	\$36,358	37,259	\$16,724
Pierce County	260,897	\$45,204	181,466	\$52,098	700,820	\$20,948
Tacoma	76,127	\$37,879	46,446	\$45,567	193,556	\$19,130
Snohomish County	224,966	\$53,060	158,994	\$60,726	606,024	\$23,417
Everett	36,255	\$40,100	21,937	\$46,743	91,488	\$20,577

Source: U.S. Census 2000.

Different Measures of Income In King County

Income refers to money coming in to individuals and families from all sources: wages, interest, dividends, rents, social security and pensions. The 1990 Census reported 1989 income for households and families in King County.

Household Income is income earned by each household, which often includes more than one wage earner. A household is the person or group of people who occupy a housing unit.

Family income is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 1990.

Per capita income divides the total income by the total number of people in King County whether or not they earn any income.

The **median** is the midpoint of all household or family incomes. Fifty percent of the households or families have incomes below the median, and fifty percent are above the median.

The **mean** or **average** (not reported here) divides total income by the number of households or families. It is higher than the median because of the elevating effect of a few very high incomes. For this reason, the median is more often used to represent typical household or family income.

Non-Agricultural Wage and Salary Jobs King, Kitsap, Pierce and Snohomish Counties 1997 through 2001

KING COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	154,700	162,000	153,100	145,600	141,900
-Trans. Equip.	69,300	73,900	67,000	59,800	59,000
-Other Mfg.	85,400	88,100	86,100	85,800	82,900
Mining and Misc.	500	500	500	600	500
Construction	52,100	57,100	62,000	66,400	63,000
Trans./Pub. Util.	70,700	72,800	77,200	81,400	80,900
Wholesale/Retail	256,000	266,100	273,400	282,600	271,900
Fin./Ins./Real Est.	68,300	71,200	74,500	73,400	76,400
Services	327,400	342,300	360,200	387,800	379,500
Government	144,300	147,400	151,000	154,100	157,400
TOTAL:	1,074,000	1,119,400	1,151,900	1,191,900	1,171,400

KITSAP COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	2,100	2,300	2,400	2,300	2,300
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	900	900	900	700	800
Construction	3,100	3,400	3,700	4,100	4,300
Trans./Pub. Util.	1,600	1,700	2,000	1,900	2,200
Wholesale/Retail	16,300	16,500	16,000	16,800	16,800
Fin./Ins./Real Est.	2,600	2,800	2,800	2,600	2,600
Services	17,300	18,300	18,800	19,700	19,400
Government	26,200	25,800	25,700	26,300	26,500
TOTAL:	70,100	71,700	72,300	74,400	75,000

PIERCE COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	25,600	25,600	24,500	23,300	22,400
-Trans. Equip.	2,600	2,800	2,500	2,300	2,300
-Other Mfg.	23,000	22,800	22,000	21,000	20,100
Mining and Misc.	200	200	200	200	200
Construction	12,600	13,300	14,900	16,000	15,800
Trans./Pub. Util.	9,600	9,200	9,500	10,600	10,800
Wholesale/Retail	57,000	58,500	58,800	59,700	59,200
Fin./Ins./Real Est.	11,900	12,500	12,800	13,300	13,100
Services	64,600	67,400	69,500	70,300	70,300
Government	47,300	48,400	49,100	50,000	52,600
TOTAL:	228,800	235,100	239,300	243,400	244,400

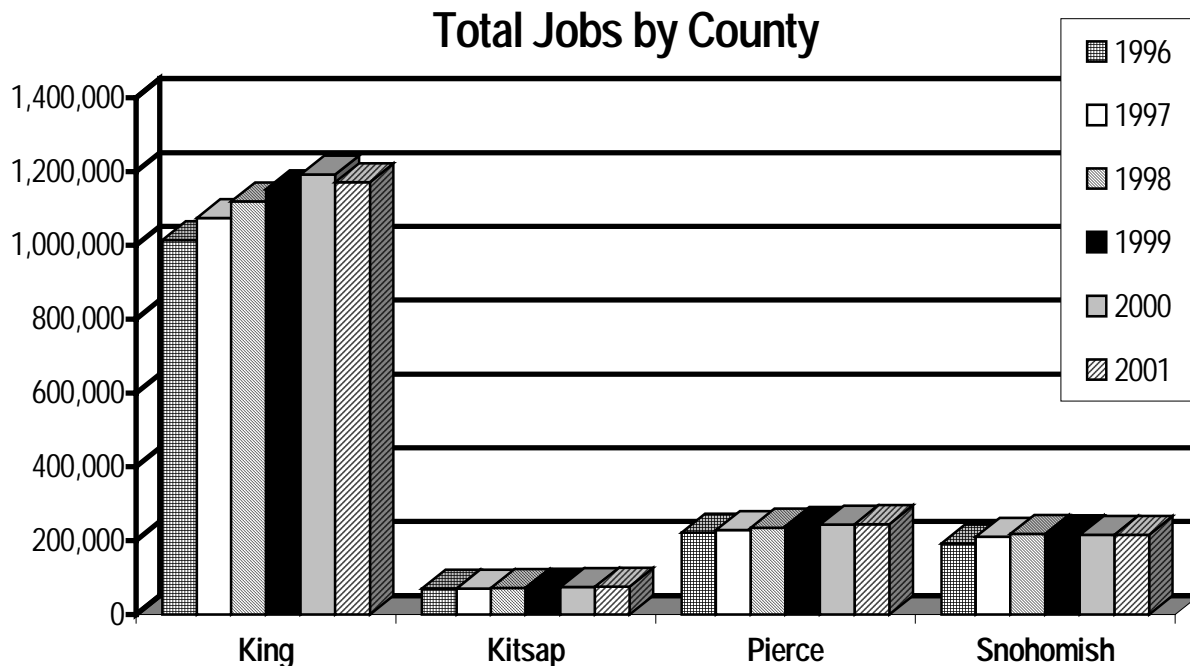
SNOHOMISH COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	62,000	65,800	60,300	54,400	52,900
-Trans. Equip.	38,000	43,100	37,600	31,600	31,200
-Other Mfg.	24,000	22,700	22,700	22,800	21,700
Mining and Misc.	200	200	200	500	500
Construction	13,700	14,400	15,700	16,900	16,200
Trans./Pub. Util.	6,000	7,100	6,400	6,200	5,800
Wholesale/Retail	46,000	47,000	48,100	49,300	48,900
Fin./Ins./Real Est.	9,150	9,200	9,300	9,600	10,100
Services	42,500	43,700	45,100	46,700	47,200
Government	30,500	30,700	31,700	31,800	34,000
TOTAL:	210,050	218,100	216,800	215,400	215,600

Source: Washington State Employment Security Department 1996 - 2001, 2002.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1997 through 2001

Industry	1997	1998	1999	2000	2001
Manufacturing	244,400	255,700	240,300	225,600	219,500
-Trans. Equip.	109,900	119,800	107,100	93,100	92,500
-Other Mfg.	132,400	133,600	130,800	130,200	124,700
Mining and Misc.	1,800	1,800	1,800	2,000	2,000
Construction	81,500	88,200	96,300	103,700	99,300
Trans./Pub. Util.	87,900	90,800	95,100	100,000	99,700
Wholesale/Retail	375,300	388,100	396,300	408,800	396,800
Fin./Ins./Real Est	91,950	95,700	99,400	99,100	102,200
Services	451,800	471,700	493,600	524,500	516,400
Government	248,300	252,300	257,500	262,500	270,500
TOTAL:	1,582,950	1,644,300	1,680,300	1,680,300	1,706,400



Source: Washington State Employment Security Department, 2001.

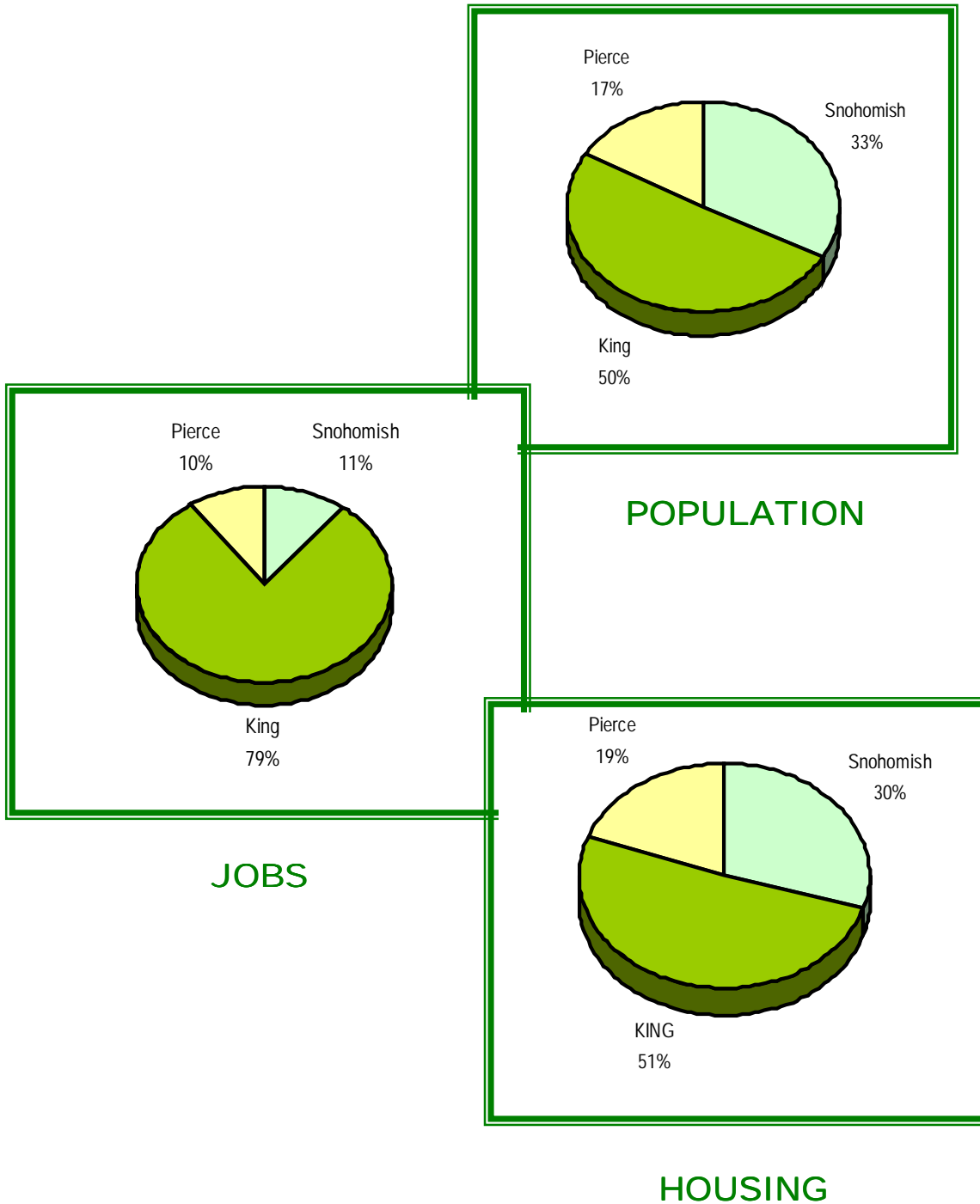
Jobs / Housing Balance: King County in the Puget Sound Region

	1995	2000	Percent of WA,2000	5 - Year Growth		Growth as Percent of WA growth
				#	%	
<u>King County</u>						
Jobs	979,900	1,192,000	44.0%	212,100	21.6%	58.1%
Housing Units	699,200	742,236	30.3%	43,036	6.2%	25.7%
Population	1,613,600	1,737,034	29.5%	123,434	7.6%	26.6%
<u>Snohomish</u>						
Jobs	187,200	215,400	7.9%	28,200	15.1%	7.7%
Housing Units	211,200	236,203	9.6%	25,003	11.8%	14.9%
Population	525,600	606,024	10.3%	80,424	15.3%	17.3%
<u>Pierce</u>						
Jobs	217,500	243,400	9.0%	25,900	11.9%	7.1%
Housing Units	260,700	277,060	11.3%	16,360	6.3%	9.8%
Population	660,200	700,820	11.9%	40,620	6.2%	8.8%
<u>Puget Sound (3 Co)</u>						
Jobs	1,384,600	1,650,800	60.9%	266,200	19.2%	73.0%
Housing Units	1,171,100	1,255,499	51.2%	84,399	7.2%	50.3%
Population	2,799,400	3,043,878	51.6%	244,478	8.7%	52.7%
<u>Washington State</u>						
Jobs	2,347,000	2,711,800	100%	364,800	15.5%	100%
Housing Units	2,284,000	2,451,734	100%	167,734	7.3%	100%
Population	5,430,000	5,894,000	100%	464,000	8.5%	100%

Source: Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2001.

Population and Housing units data are from Washington State Office of Financial Management, 1999. US Census 2001.

Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 2000



Housing Units by Structure Type

Counties in the Puget Sound Region, 1990 and 2000

	<u>1990</u>				<u>2000</u>			
	Total Units	1 unit	2/more units	Mobile Homes	Total Units	1 unit	2/more units	Mobile Homes
<u>King County:</u>								
<i>Unincorporated</i>	192,079	149,677	31,445	10,957	136,006	106,420	20,328	9,258
<i>Incorporated</i>	455,222	243,881	197,157	14,184	614,277	327,306	275,603	11,290
SEATTLE	249,032	132,330	113,146	3,556	270,134	134,761	134,959	414
Total:	647,301	393,558	228,602	25,141	739,138	429,453	295,931	20,266
<u>Kitsap County:</u>								
<i>Unincorporated</i>	52,512	39,001	5,522	7,989	64,971	45,488	6,811	12,672
<i>Incorporated</i>	21,526	12,169	8,437	920	31,729	19,661	10,682	1,386
BREMERTON	15,693	9,190	6,124	379	16,796	9,633	6,655	508
Total:	74,038	51,170	13,759	8,909	96,700	65,149	17,493	14,058
<u>Pierce County:</u>								
<i>Unincorporated</i>	125,448	80,478	24,962	20,008	126,709	81,723	15,859	29,127
<i>Incorporated</i>	103,419	67,515	33,824	2,080	162,546	101,076	56,691	4,779
TACOMA	75,147	49,278	25,154	715	80,187	52,572	26,900	715
Total:	228,867	147,993	58,786	22,088	289,255	182,799	72,550	33,906
<u>Snohomish County:</u>								
<i>Unincorporated</i>	97,573	67,715	12,927	16,931	116,935	78,401	18,644	19,890
<i>Incorporated</i>	86,362	49,474	33,129	3,759	124,828	72,374	47,002	5,452
EVERETT	30,799	15,682	13,794	1,323	38,057	17,878	18,823	1,356
Total:	183,935	117,189	46,056	20,690	241,763	150,775	65,646	25,342

Source: Washington State Office of Financial Management, "Population Trends", 2000. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1991 - 2001 Counties in the Puget Sound Region

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
King County:											
Single Family	4,518	5,242	4,688	5,478	4,480	4,789	5,434	5,818	5,423	5,010	4,600
Multifamily	2,814	3,759	3,081	2,983	5,118	6,398	6,897	8,435	9,262	9,685	7,345
TOTAL:	7,332	9,001	7,769	8,461	9,598	11,187	12,331	14,253	14,685	14,695	11,945
Kitsap County:											
Single Family	1,701	1,911	1,488	1,483	1,022	1,540	1,555	1,100	1,486	1,421	1,126
Multifamily	745	431	653	256	189	250	184	26	20	83	12
TOTAL:	2,446	2,342	2,141	1,739	1,211	1,790	1,739	1,126	1,506	1,504	1,138
Pierce County:											
Single Family	2,939	3,909	4,280	3,758	2,739	3,733	3,935	4,392	4,515	3,732	3,922
Multifamily	1,263	1,471	1,130	1,253	1,157	999	995	1,304	966	938	1,621
TOTAL:	4,202	5,380	5,410	5,011	3,896	4,732	4,930	5,696	5,481	4,670	5,543
Snohomish County:											
Single Family	2,288	3,024	3,361	3,870	2,765	3,968	4,162	4,314	4,384	3,962	3,785
Multifamily	604	902	1,058	1,340	739	960	1,401	3,553	3,015	2,387	1,612
TOTAL:	2,892	3,926	4,419	5,210	3,504	4,928	5,563	7,867	7,399	6,349	5,397

Notes: City data are not complete in Kitsap and Pierce Counties

In King County, single family includes mobile homes. Data for other counties exclude mobile homes.

Data for 1995 cover the period through November, 1995.

Source: C-40 Reports and King County Office of Regional Policy and Planning Building Permit Files. Department of Housing and Urban Development and Kitsap County Trends Report.

Number of Lots Applied For Counties in the Puget Sound Region, 1990 - 2001

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
King	7,215	1,497	1,408	1,564	2,322	2,991	2,979	3,672	5,275	2,871	3,980	1,912
Kitsap	864	865	556	1,242	1,069	675	676	393	*125	386	285	na
Pierce	5,530	2,462	3,374	5,863	8,344	2,430	2,718	8,535	*1,968	2,759	2,196	2,604
Snohomish	2,548	2,118	1,132	971	2,086	2,981	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410
Four County Total	16,157	6,912	6,470	9,640	13,821	9,077	10,443	16,326	9,099	9,616	7,990	5,926

Number of Lots Recorded Counties in the Puget Sound Region, 1990 - 2001

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
King	4,240	3,684	2,398	2,782	2,730	2,606	1,734	3,402	2,213	3,218	3,335	9,500
Kitsap	660	950	861	369	1,065	326	728	380	535	339	285	413
Pierce	2,174	2,464	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303
Snohomish	1,235	1,406	2,570	2,316	2,772	2,464	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391
Four County Total	8,309	8,504	8,397	7,693	9,294	7,774	6,983	12,968	8,151	9,302	9,119	14,607

Notes: These tables refer to formal plats and do not include short plats.

* county only data, no data for the cities.

" = only for first three quarters of the year

na = not available

Sources:

King County - King County Office of Regional Policy and Planning,

Snohomish County and Pierce County - Michael Britsch, New Home Trends

Kitsap County - Kitsap County Trends Report