
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

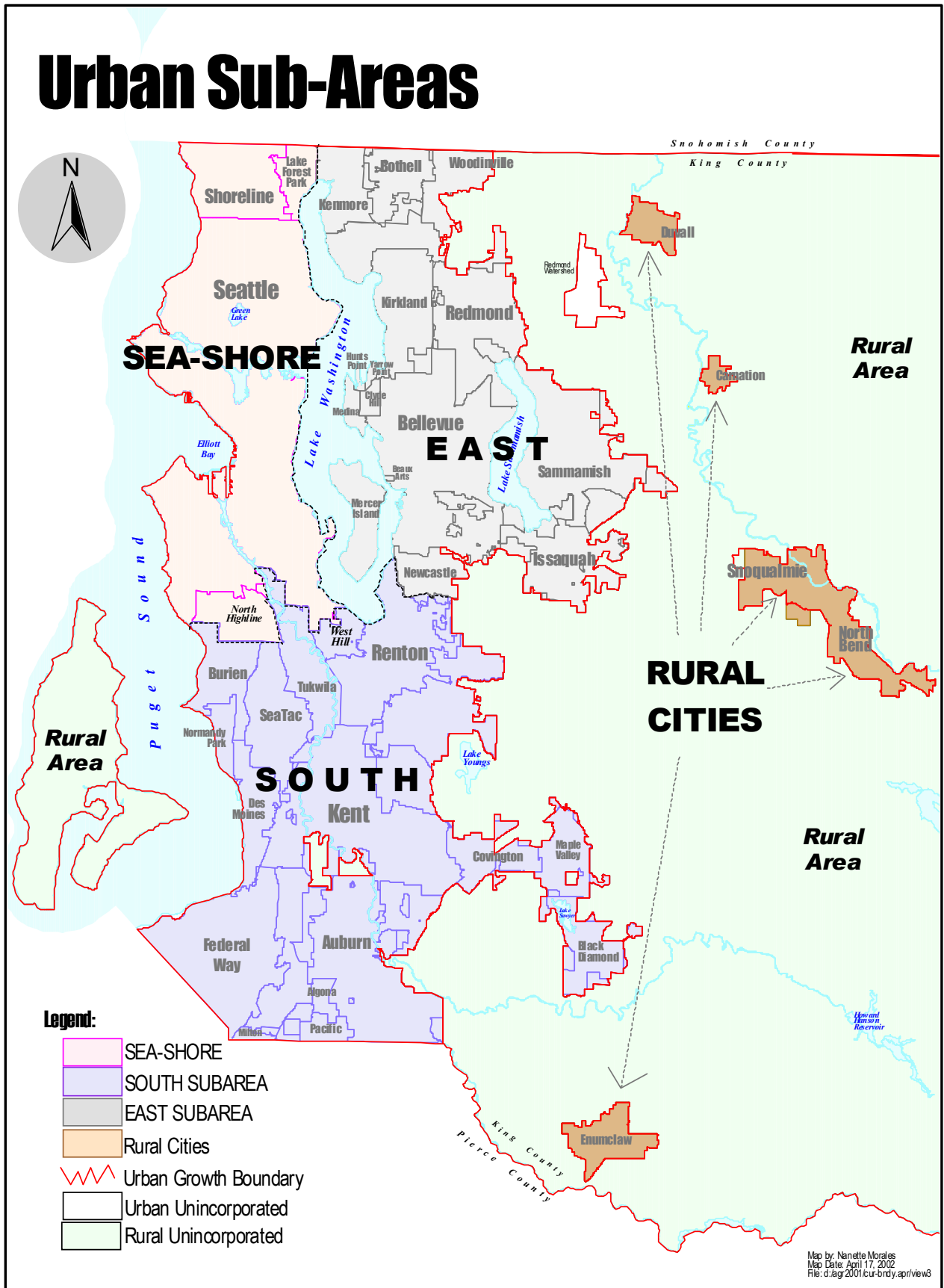
South - which includes the South King County cities.

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

1996 - 2003

		New Recorded Lots*		New Residential Units		Existing Housing Units	
		Number	Percent	Number	Percent	Number	Percent
1996	Urban	1,524	88%	10,550	92%	648,500	93%
	Seattle	0	0%	2,649	23%	259,000	37%
	**Urban Balance	1,524	88%	7,901	69%	389,600	56%
	Rural	210	12%	878	8%	40,900	6%
1997	Urban	3,240	95%	11,250	92%	658,200	93%
	Seattle	0	0%	2,587	21%	261,500	37%
	**Urban Balance	3,240	95%	8,792	72%	396,700	56%
	Rural	162	5%	886	7%	41,750	6%
1998	Urban	2,172	98%	13,386	94%	668,300	93%
	Seattle	51	2%	3,933	28%	264,300	37%
	**Urban Balance	2,121	96%	9,453	66%	404,000	56%
	Rural	41	2%	829	6%	42,550	6%
1999	Urban	3,074	96%	13,908	95%	680,300	93%
	Seattle	14	0%	5,287	36%	267,500	37%
	**Urban Balance	3,060	95%	8,621	59%	412,800	57%
	Rural	144	4%	705	5%	43,320	6%
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	Seattle	95	3%	6,536	44%	270,500	36%
	**Urban Balance	3,191	96%	7,581	52%	422,300	57%
	Rural	49	1%	549	4%	43,900	6%
2001	Urban	9,438	99%	11,432	96%	705,500	93%
	Seattle	0	0%	4,819	40%	274,000	36%
	**Urban Balance	9,438	99%	6,613	55%	431,500	57%
	Rural	66	1%	476	4%	44,400	6%
2002	Urban	4,149	97%	10,995	96%	716,000	93%
	Seattle	0	0%	3,459	30%	278,000	36%
	**Urban Balance	4,149	97%	7,536	66%	438,000	57%
	Rural	146	3%	453	4%	44,850	6%
2003	Urban	5,315	99%	8,057	70%	725,080	93%
	Seattle	1,116	21%	2,901	25%	281,000	36%
	**Urban Balance	4,199	79%	5,156	45%	444,080	57%
	Rural	19	0%	451	4%	45,250	6%
KING COUNTY TOTAL		1,734	100%	11,465	100%	695,000	100%
KING COUNTY TOTAL		3,402	100%	12,169	100%	705,500	100%
KING COUNTY TOTAL		2,213	100%	14,253	100%	716,400	100%
KING COUNTY TOTAL		3,218	100%	14,638	100%	729,200	100%
KING COUNTY TOTAL		3,335	100%	14,695	100%	742,300	100%
KING COUNTY TOTAL		9,504	100%	11,945	100%	755,500	100%
KING COUNTY TOTAL		4,295	100%	11,468	100%	766,500	100%
KING COUNTY TOTAL		5,334	100%	11,439	100%	776,000	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

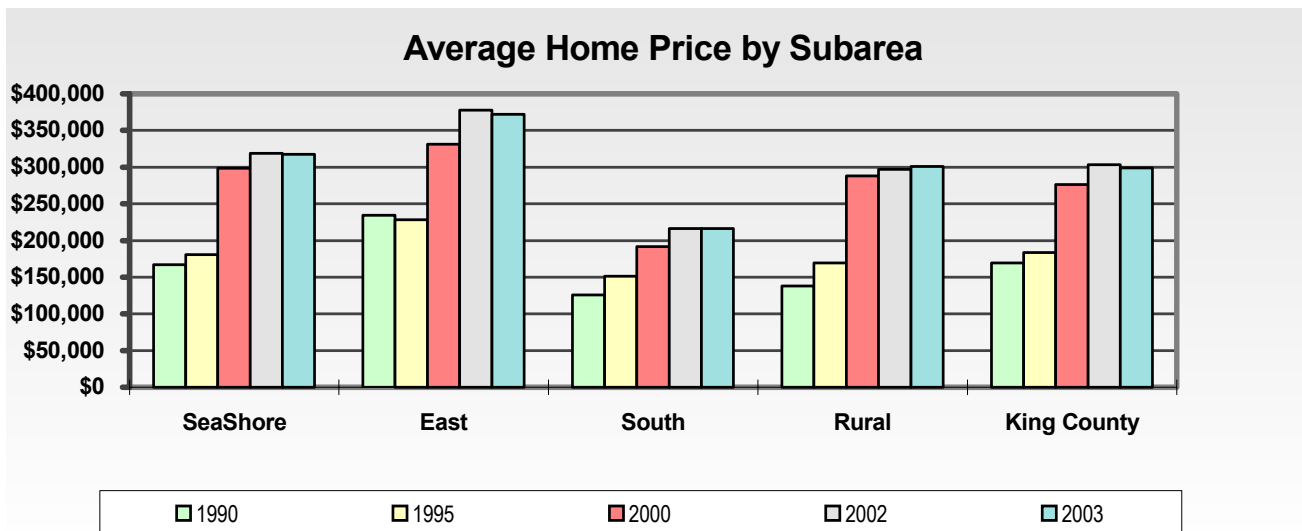
	<u>JOBS ESTIMATE</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	385,000	58.2%	582,000	45.8%	264,000	50.3%	0.66	1.46	273,300
Greater Eastside	87,000	13.1%	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, 1990-2003 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



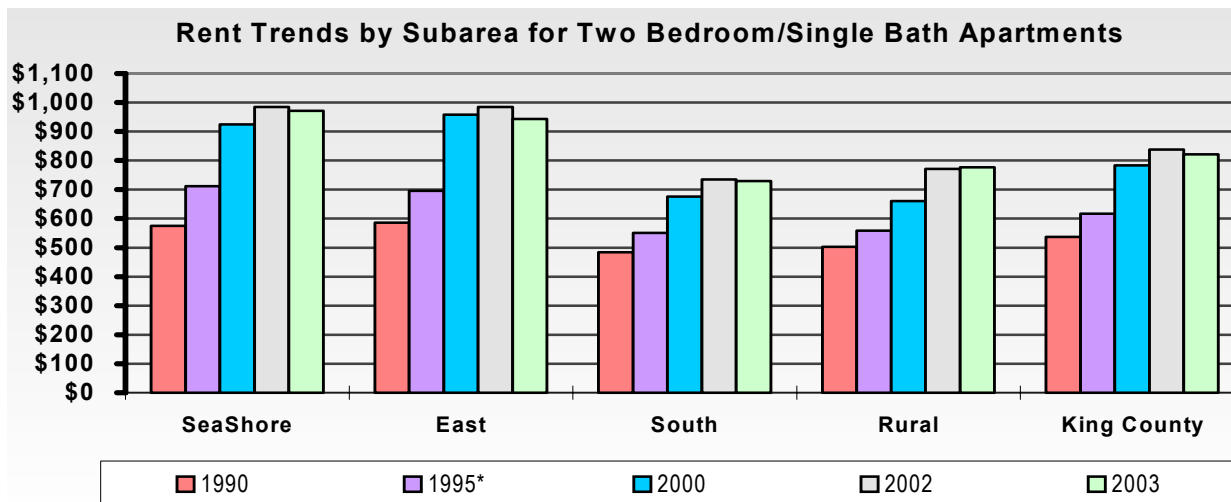
Background/Method:

This table displays the trends in average single family home prices from 1990 to 2003 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: Experian 1996-1999: Northwest Multiple Listing Service. 2000-2003: Central Puget Sound Real Estate Research Report. Prices from 1996 to present include condominiums but do not include most sales of new houses.

Rents for Two Bedroom/Single Bath Apartments, 1990-2003 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



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	12,000	284,200	296,200
East	22,600	133,200	155,800
South	43,400	158,400	201,800
Rural	48,000	9,100	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	6,700	526,300	533,000
East	7,700	282,800	290,500
South	12,600	288,600	301,200
Rural	18,100	8,700	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	1,670	54,700	56,370
East	6,800	40,850	47,650
South	4,930	37,420	42,350
Rural	N A	5,560	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	700	95,150	95,850
East	4,640	93,890	98,530
South	2,580	86,920	89,500
Rural	N A	5,250	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.