
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; Shoreline, Lake Forest Park, and North Highline

East - which includes the Eastside cities; and

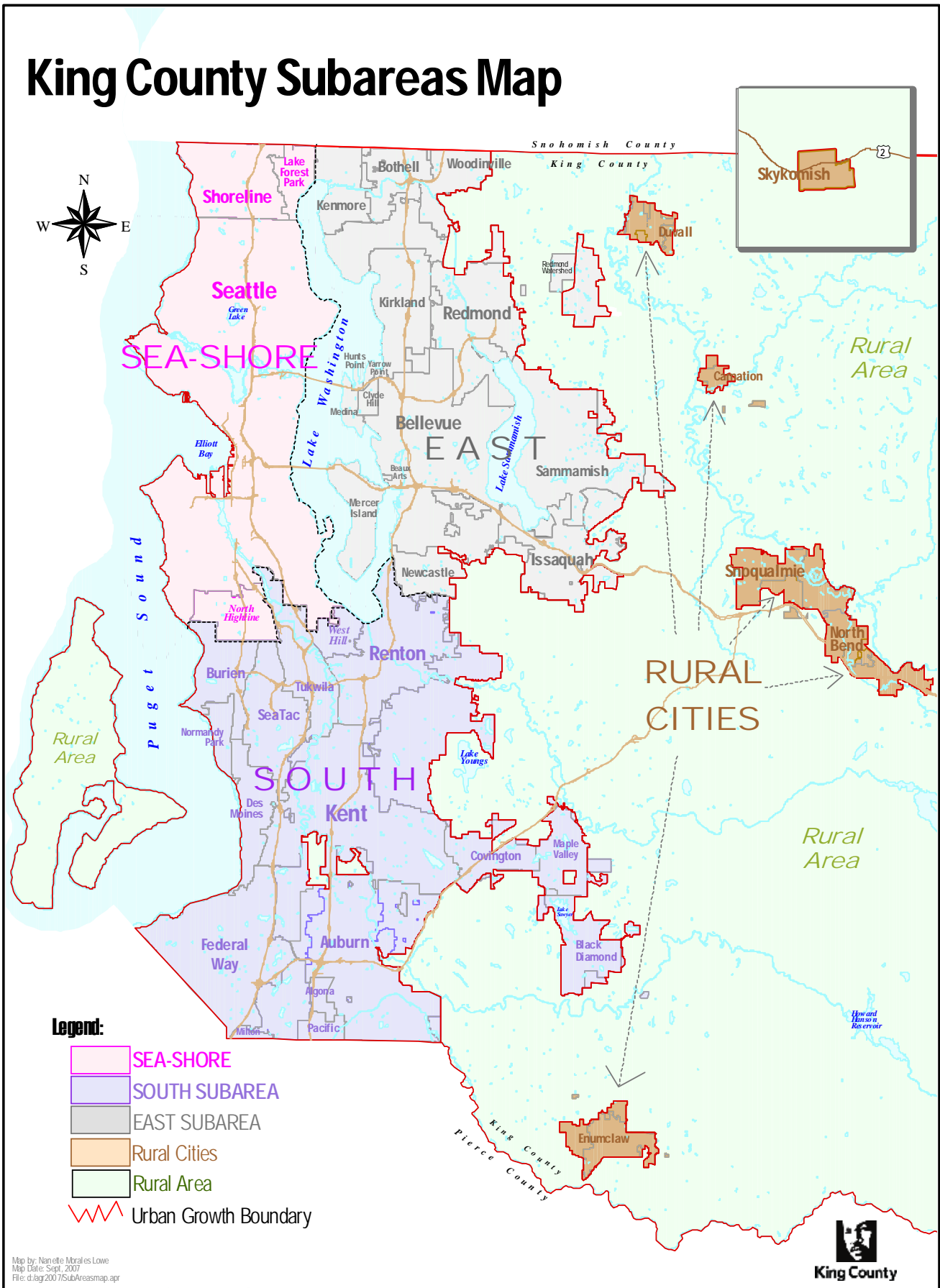
South - which includes the South King County cities.

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.

King County Subareas Map



Map by: Nanette Morales Lowe
 Map Date: Sept, 2007
 File: d:\reg2007\SubAreasmap.apr



King County Land Development Indicators 2000 - 2006

		New Recorded Lots*		New Residential Units		Existing Housing Units	
		Number	Percent	Number	Percent	Number	Percent
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	<i>Seattle</i>	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%
	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%
	**Urban Balance	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%
	**Urban Balance	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%
	**Urban Balance	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%
	**Urban Balance	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%
2005	Urban	4,106	99%	12,311	97%	742,200	93%
	<i>Seattle</i>	0	0%	3,670	29%	285,000	36%
	**Urban Balance	4,106	99%	8,641	68%	457,200	58%
	Rural	28	1%	412	3%	46,060	6%
	Resource Lands	0	0%	31	0.2%	5,740	1%
	KING COUNTY TOTAL	4,134	100%	12,754	100%	794,000	100%
2006	Urban	3,480	99%	10,903	96%	750,800	93%
	<i>Seattle</i>	262	7%	3,555	31%	288,000	36%
	**Urban Balance	3,218	90%	7,348	65%	462,800	58%
	Rural	76	2%	423	4%	46,430	6%
	Resource Lands	0	0%	20	0.2%	5,770	1%
	KING COUNTY TOTAL	3,556	100%	11,346	100%	803,000	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.

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>98,610</i>	103,250
South	<i>2,580</i>	<i>86,920</i>	89,500
Rural	N A	<i>5,250</i>	5,250
TOTAL	7,920	285,930	293,850

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.

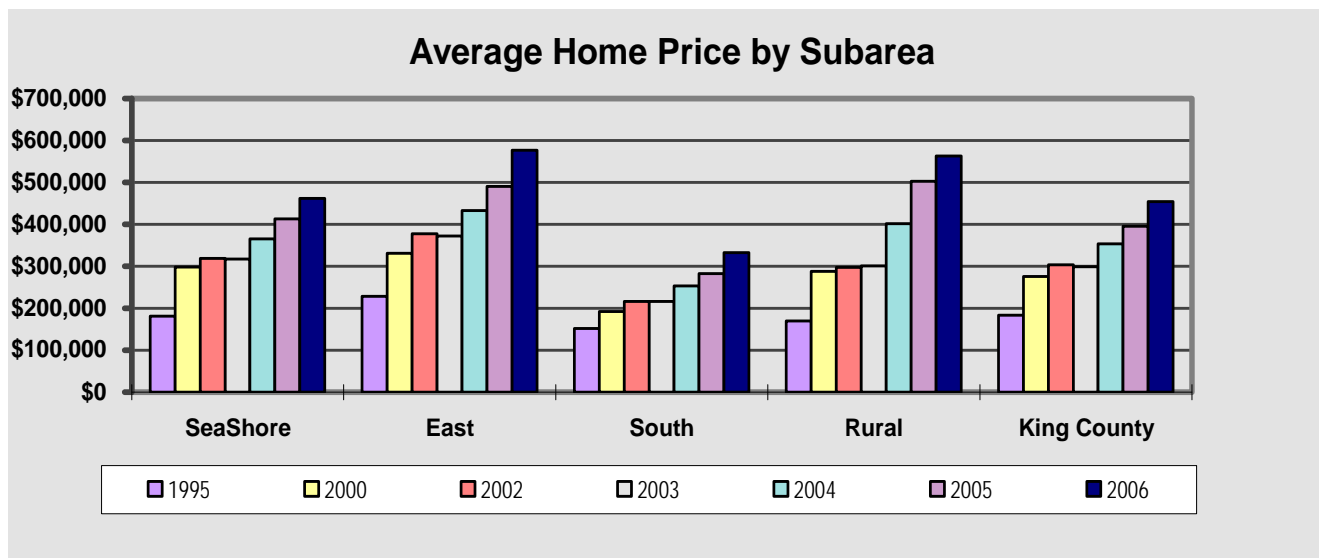
Notes: Urban-designated areas are *ITALICIZED*. Targets apply to Urban areas only. All numbers are rounded.

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.

Average Sale Price for Single Family Homes, 1990-2006 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	\$294,500
2002	\$319,000	\$377,700	\$216,600	\$297,000	\$303,400
2003	\$317,618	\$372,035	\$216,438	\$300,675	\$298,900
2004	\$365,600	\$432,900	\$253,500	\$401,700	\$353,700
2005	\$413,000	\$490,800	\$283,100	\$502,400	\$395,500
2006	\$462,440	\$576,598	\$332,639	\$562,598	\$453,914



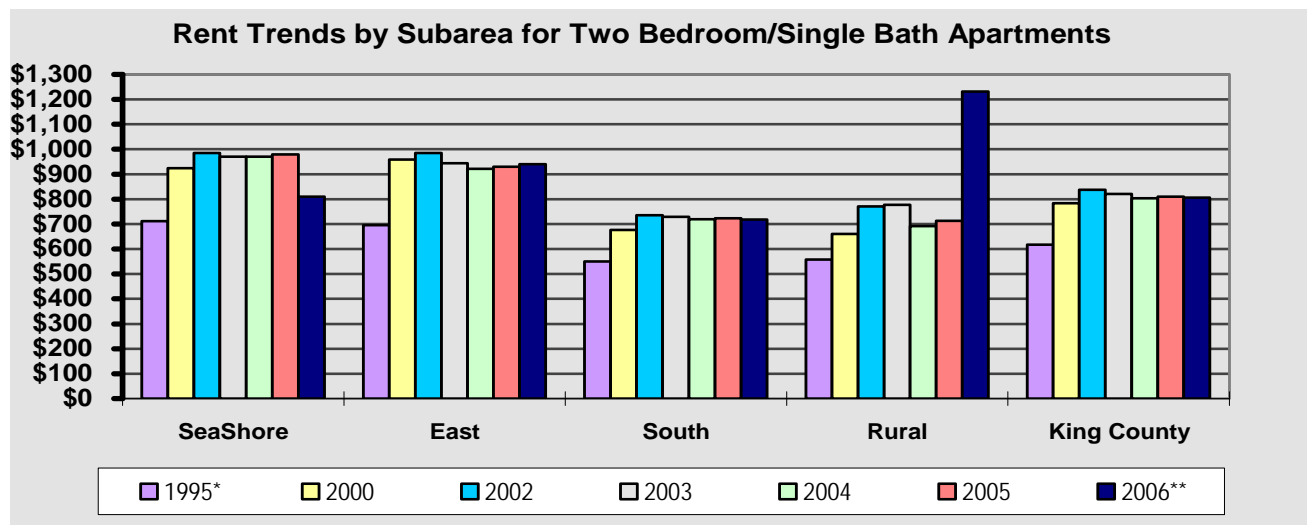
Background/Method:

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: Experian. 1996-1999: Northwest Multiple Listing Service. 2000-2004: Central Puget Sound Real Estate Research Report. Prices from 1996 to 2004 include condominiums but do not include most sales of new houses. 2005 data are from King County Recorders's Office and include all residential sales.

Rents for Two Bedroom/Single Bath Apartments, 1990-2006 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
2005	\$980	\$930	\$723	\$713	\$810
2006**	\$810	\$940	\$718	\$1,232	\$806



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.

** 2006 is the median rent, previous years are average rent.

Source: King County Housing Affordability Monitoring Report (1988 - 1996). Average Rent: Central Puget Sound Real Estate Research Report (CPSRERR). Median Rent: Dupre and Scott Apartment Advisors.

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