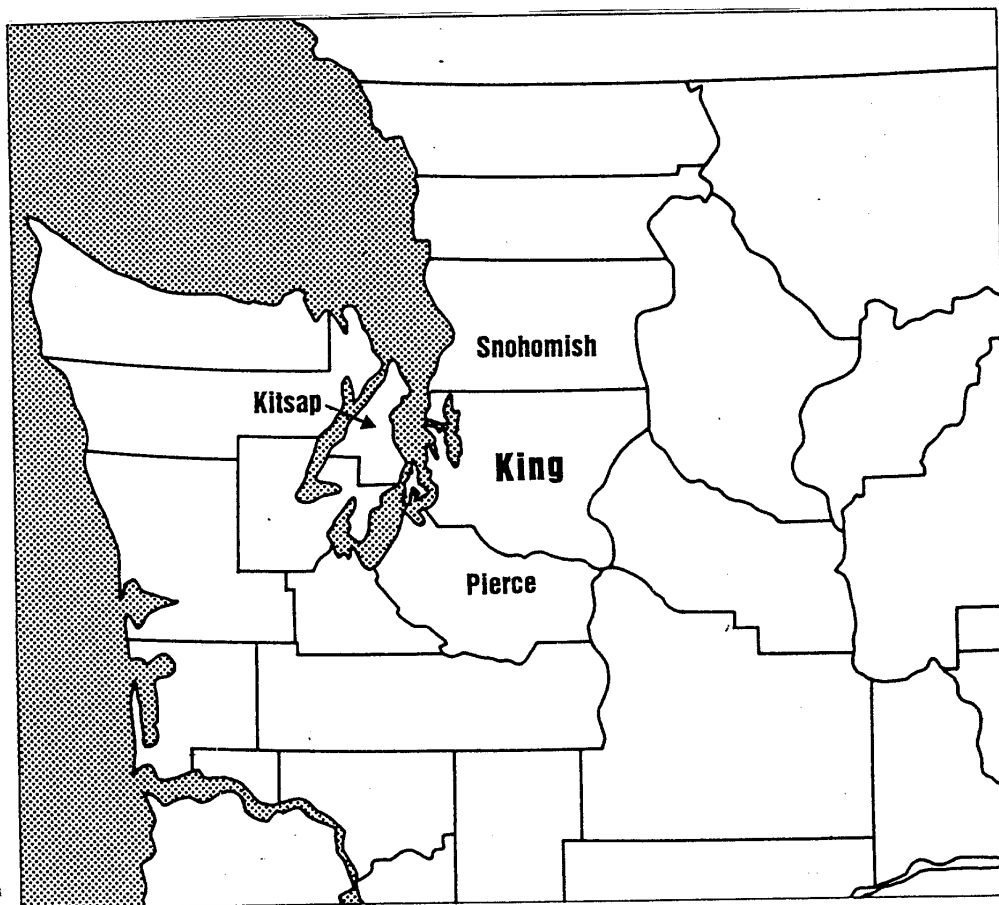


III. King County in the Puget Sound Region

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 1970, 1980, 1990, 1995, 1997 & 1998
King County and the Puget Sound Region

	1970	1980	1990	1995	1997	1998
King	1,159,375	1,269,898	1,507,319	1,613,600	1,646,200	1,665,800
Seattle	530,831	493,846	516,259	532,900	536,600	539,700
Balance	628,544	776,052	991,060	1,080,700	1,109,600	1,126,100
Kitsap	101,732	147,152	189,731	220,600	229,400	229,000
Bremerton	35,307	36,208	38,142	39,610	38,600	37,260
Balance	66,425	110,944	151,589	180,990	190,800	191,740
Pierce	412,344	485,667	586,203	660,200	674,300	686,800
Tacoma	154,407	158,501	176,664	184,500	185,600	186,000
Balance	257,937	327,166	409,539	475,700	488,700	500,800
Snohomish	265,236	337,720	465,628	525,600	551,200	568,100
Everett	53,622	54,413	69,961	79,180	84,130	84,330
Balance	211,614	283,307	395,667	446,420	467,070	483,770
Puget Sound Region Total	1,938,687	2,240,437	2,748,881	3,020,000	3,101,100	3,149,700
Washington State Total	3,413,250	4,132,353	4,866,663	5,515,500	5,605,300	5,685,200

Source: Washington State Office of Financial Management.

Median Income, 1989 Counties in the Puget Sound Region

	Households in 1990	Median Household Income 1989	Families in 1990	Median Family Income 1989	Non- Families in 1990	Median Non-Family Income 1989	Total Persons 1990	Per Capita Income 1989
King County	616,691	\$36,179	381,807	\$44,555	234,884	\$23,236	1,507,319	\$18,587
Seattle	236,702	\$29,353	112,969	\$39,860	123,733	\$20,976	516,259	\$18,308
Kitsap County	69,488	\$32,043	50,802	\$36,388	18,686	\$20,289	189,731	\$14,311
Bremerton	14,749	\$22,610	8,985	\$26,423	5,764	\$17,676	38,142	\$11,418
Pierce County	214,795	\$30,412	152,728	\$35,108	62,067	\$18,209	586,203	\$13,439
Tacoma	69,752	\$25,333	43,167	\$31,203	26,585	\$15,550	176,664	\$12,272
Snohomish County	171,851	\$36,847	125,196	\$41,092	46,655	\$23,004	465,642	\$15,769
Everett	28,614	\$28,415	17,658	\$33,493	10,956	\$20,065	69,974	\$13,829

Source: U.S. Census 1990. Summary Tape File 3A, Tables P80A, P107A, P110A, P114A.

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 1981, 1991, 1996 and 1997

KING COUNTY

Industry	1981	1991	1996	1997
Manufacturing	136,000	166,500	141,400	154,700
-Trans. Equip.	73,700	91,900	59,700	69,300
-Other Mfg.	62,300	74,600	81,700	85,400
Mining and Misc.	300	400	500	500
Construction	31,800	48,600	47,400	52,100
Trans./Pub. Util.	46,200	62,400	68,300	70,700
Wholesale/Retail	163,400	224,400	247,000	256,000
Fin./Ins./Real Est.	53,900	65,200	65,300	68,300
Services	139,700	245,700	301,900	327,400
Government	101,600	129,400	142,100	144,300
TOTAL:	672,900	942,600	1,013,900	1,074,000

KITSAP COUNTY

Industry	1981	1991	1996	1997
Manufacturing	1,850	1,700	2,000	2,100
-Trans. Equip.	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA
Mining and Misc.	250	500	900	900
Construction	1,670	3,100	3,300	3,100
Trans./Pub. Util.	1,300	1,700	1,700	1,600
Wholesale/Retail	8,270	14,100	16,000	16,300
Fin./Ins./Real Est.	1,680	2,400	2,600	2,600
Services	8,710	13,500	17,000	17,300
Government	22,900	29,300	26,300	26,200
TOTAL:	46,630	66,300	69,800	70,100

PIERCE COUNTY

Industry	1981	1991	1996	1997
Manufacturing	22,400	20,300	24,200	25,600
-Trans. Equip.	3,300	1,600	2,100	2,600
-Other Mfg.	19,100	18,700	22,100	23,000
Mining and Misc.	700	100	200	200
Construction	6,700	11,200	12,300	12,600
Trans./Pub. Util.	6,800	9,400	10,000	9,600
Wholesale/Retail	33,600	47,900	54,900	57,000
Fin./Ins./Real Est.	6,900	10,400	11,300	11,900
Services	31,100	51,700	61,500	64,600
Government	33,300	44,000	46,900	47,300
TOTAL:	141,500	195,000	221,300	228,800

SNOHOMISH COUNTY

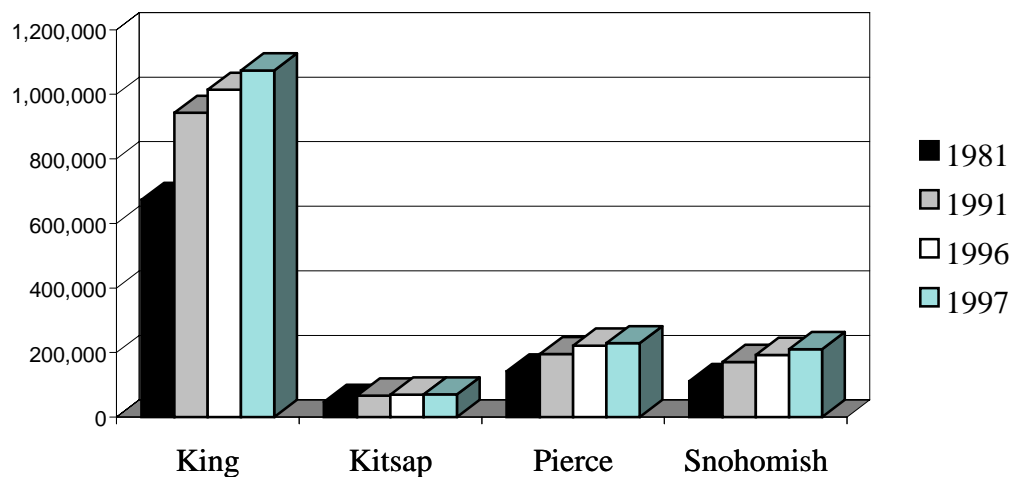
Industry	1981	1991	1996	1997
Manufacturing	34,100	50,300	53,200	62,000
-Trans. Equip.	17,300	29,500	32,100	38,000
-Other Mfg.	16,800	20,800	21,100	24,000
Mining and Misc.	NA	200	200	200
Construction	5,400	11,200	12,000	13,700
Trans./Pub. Util.	6,100	6,400	5,600	6,000
Wholesale/Retail	27,400	39,300	44,100	46,000
Fin./Ins./Real Est.	3,600	7,300	8,400	9,150
Services	17,300	32,300	40,200	42,500
Government	17,200	23,900	28,900	30,500
TOTAL:	111,100	170,900	192,600	210,050

Source: Washington State Employment Security Department, 1995, 1996, 1997, 1998.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1981, 1991, 1996 and 1997

Industry	1981	1991	1996	1997
Manufacturing	194,350	238,800	220,800	244,400
-Trans. Equip.	94,300	123,000	93,900	109,900
-Other Mfg.	98,200	114,100	124,900	132,400
Mining and Misc.	1,250	1,200	1,800	1,800
Construction	45,570	74,100	75,000	81,500
Trans./Pub. Util.	60,400	79,900	85,600	87,900
Wholesale/Retail	232,670	325,700	362,000	375,300
Fin./Ins./Real Est.	66,080	85,300	87,600	91,950
Services	196,810	343,200	420,600	451,800
Government	175,000	226,600	244,200	248,300
TOTAL:	972,130	1,374,800	1,497,600	1,582,950

Total Jobs by County



Source: Washington State Employment Security Department, 1998.

Housing Units by Structure Type, 1990 and 1997

Counties in the Puget Sound Region

	<u>1990</u>				<u>1997</u>			
	Total Units	1 unit	2/more units	Mobile Homes	Total Units	1 unit	2/more units	Mobile Homes
King County:								
Unincorporated	192,079	149,677	31,445	10,957	161,643	128,041	21,480	12,122
Seattle	249,032	132,330	113,146	3,556	261,979	134,223	124,200	3,556
King County Total:	647,301	393,558	228,602	25,141	713,773	425,625	260,282	27,866
Kitsap:								
Unincorporated	52,512	39,001	5,522	7,989	62,397	43,777	7,027	11,593
Bremerton	15,693	9,190	6,124	379	16,636	9,577	6,603	456
Kitsap County Total:	74,038	51,170	13,759	8,909	92,775	62,470	17,400	12,905
Pierce:								
Unincorporated	125,448	80,478	24,962	20,008	114,415	73,843	14,561	26,011
Tacoma	75,147	49,278	25,154	715	78,907	51,592	26,600	715
Pierce County Total:	228,867	147,993	58,786	22,088	270,615	170,838	69,347	30,430
Snohomish:								
Unincorporated	97,573	67,715	12,927	16,931	107,252	72,631	15,326	19,295
Everett	30,799	15,682	13,794	1,323	36,356	17,434	17,463	1,459
Snohomish County Total:	183,935	117,189	46,056	20,690	220,438	138,601	57,460	24,377

Source: Washington State Office of Financial Management, "Population Trends", 1997.

**New Privately Owned Residential Units Authorized in
Selected Permits-Issuing Places, 1991 - 1997
Counties in the Puget Sound Region**

	1991	1992	1993	1994	1995	1996	1997
King County:							
- Single Family	4,518	5,242	4,688	5,478	4,480	4,789	5,434
- Multifamily	2,814	3,759	3,081	2,983	5,118	6,398	6,897
King County Total:	7,332	9,001	7,769	8,461	9,598	11,187	12,331
Kitsap County:							
- Single Family	1,701	1,911	1,488	1,483	1,022	1,540	1,555
- Multifamily	745	431	653	256	189	250	184
Kitsap County Total:	2,446	2,342	2,141	1,739	1,211	1,790	1,739
Pierce County:							
- Single Family	2,939	3,909	4,280	3,758	2,739	3,733	3,935
- Multifamily	1,263	1,471	1,130	1,253	1,157	999	995
Pierce County Total:	4,202	5,380	5,410	5,011	3,896	4,732	4,930
Snohomish County:							
- Single Family	2,288	3,024	3,361	3,870	2,765	3,968	4,162
- Multifamily	604	902	1,058	1,340	739	960	1,401
Snohomish County Total:	2,892	3,926	4,419	5,210	3,504	4,928	5,563

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 Budget and Strategic Planning Building Permit Files.

Number of Lots Applied For, 1990 - 1997 Counties in the Puget Sound Region

	1990	1991	1992	1993	1994	1995	1996	1997
King	7,215	1,497	1,408	1,564	2,322	2,991	2,979	3,672
Kitsap	864	865	556	1,242	1,069	675	676	393
Pierce	5,530	2,462	3,374	5,863	8,344	2,430	2,718	*8,535
Snohomish	2,548	2,118	1,132	971	2,086	2,981	4,070	3,726
Total of Four Counties	16,157	6,912	6,470	9,640	13,821	9,077	10,443	16,326

Number of Lots Recorded, 1990 - 1997 Counties in the Puget Sound Region

	1990	1991	1992	1993	1994	1995	1996	1997
King	4,240	3,684	2,398	2,782	2,730	2,606	1,734	3,402
Kitsap	660	950	861	369	1,065	326	728	380
Pierce	2,174	2,464	2,564	2,225	2,727	2,378	2,464	*6,332
Snohomish	1,235	1,406	2,570	2,316	2,772	2,464	2,057	2,854
Total of Four Counties	8,309	8,504	8,397	7,693	9,294	7,774	6,983	12,968

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

Source: **King County** - King County Office of Budget and Strategic Planning, **Snohomish County** - Lovell-Sauerland and Associates, **Kitsap County** - Kitsap County Real Estate Research Report

***Pierce County** - Pierce County Planning and City of Tacoma, data only for unincorporated Pierce County and City of Tacoma