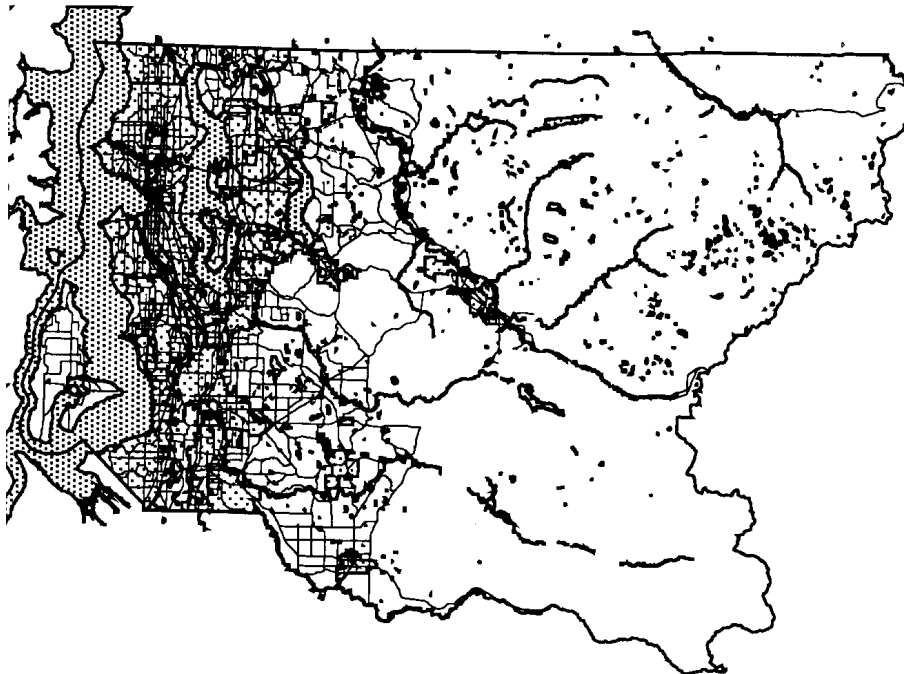


IV. King County At Large

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 43, a five-page section breaks down selected countywide indicators into four subcounty areas: North, East, South and Rural. The map on page 44 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1970 - 2012

Population and Household Trend King County 1970-1998

Population:							Estimate
	1970	1980	1990	1992	1994	1996	1998
Cities	747,625	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887
Unincorporated	411,750	503,087	513,257	540,900	507,226	431,910	404,913
King County	1,159,375	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800

Households:							Estimate
	1970	1980	1990	1992	1994	1996	1998
Cities	NA	324,145	431,744	441,800	463,000	507,000	537,000
Unincorporated	NA	173,118	184,048	193,200	180,000	153,000	143,000
King County	393,413	497,263	615,792	635,000	643,000	660,000	680,000

Population and Household and Forecast King County 1990-2012

King County Population	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
High	-----	-----	1,966,500	+ 402,000
Medium	1,507,319	1,564,500	1,875,800	+ 311,300
Low	-----	-----	1,811,200	+ 246,700

Households:	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
Urban:				
Cities	431,700	442,000	592,800	+ 150,800
Unincorporated	145,100	151,400	189,400	+ 38,000
Rural:	39,000	41,600	48,600	+ 7,000
King County	615,800	635,000	830,800	195,800

Note: The term forecast refers to a prediction based on past trends. The year 2012 household forecast was derived from a population forecast prepared by OFM in 1992. That forecast predicted a Countywide increase of about 293,100 persons between 1992 and 2012. No official GMA population forecast is available for cities or other subcounty areas. The year 2010 forecast for Unincorporated King County in Chapter 7 was prepared by the Puget Sound Regional Council using a different method and assumptions.

Source: U S Census 1970, 1980, 1990; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age King County, 1990 - 1997

Age	1990 Census		1997 Estimate		1990 - 1997	
	Persons	%	Persons	%	Change	
0 - 4	104,924	7.0%	108,028	6.6%	3,104	3.0%
5 - 9	98,828	6.6%	122,700	7.5%	23,872	24.2%
10 - 14	87,519	5.8%	109,729	6.7%	22,210	25.4%
15 - 19	87,664	5.8%	100,197	6.1%	12,533	14.3%
20 - 24	113,613	7.5%	90,936	5.5%	(22,677)	-20.0%
25 - 29	145,768	9.7%	118,300	7.2%	(27,468)	-18.8%
30 - 34	154,994	10.3%	141,744	8.6%	(13,250)	-8.5%
35 - 39	143,966	9.6%	163,302	9.9%	19,336	13.4%
40 - 44	126,128	8.4%	155,498	9.4%	29,370	23.3%
45 - 49	93,830	6.2%	133,005	8.1%	39,175	41.8%
50 - 54	68,806	4.6%	103,468	6.3%	34,662	50.4%
55 - 59	58,707	3.9%	67,860	4.1%	9,153	15.6%
60 - 64	55,480	3.7%	53,613	3.3%	(1,867)	-3.4%
65 - 69	54,619	3.6%	47,786	2.9%	(6,833)	-12.5%
70 - 74	43,003	2.9%	46,303	2.8%	3,300	7.7%
75 - 79	31,859	2.1%	37,427	2.3%	5,568	17.5%
80 - 84	20,561	1.4%	24,610	1.5%	4,049	19.7%
85+	17,050	1.1%	21,692	1.3%	4,642	27.2%
Total	1,507,319	100.0%	1,646,200	100.0%	138,881	9.2%

Source: US Census, 1980 and 1990; Washington State Office of Financial Management, 1997.

Population by Race King County, 1980 and 1990

	<u>1980*</u>		<u>1990</u>		<u>1980 - 1990 Change</u>	
	Persons	%	Persons	%	Persons	%
White	1,122,143	88.4%	1,278,532	84.8%	156,389	13.9%
African American	55,957	4.4%	76,289	5.1%	20,332	36.3%
Native American	12,438	1.0%	17,305	1.1%	4,867	39.1%
Asian / Pacific Islander	62,466	4.9%	118,784	7.9%	56,318	90.2%
Other	16,894	1.3%	16,409	1.1%	(485)	-2.9%
TOTAL:	1,269,898	100.0%	1,507,319	100.0%	237,421	18.7%
<i>Hispanic**</i>	26,634	2.1%	44,337	2.9%	17,703	66.5%

* 1980 totals by racial group have been adjusted to reflect the corrected total population count as reported by the Washington State Office of Financial Management in 1990 Population Trends for Washington State (August 1990), Table 2.

** Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race and are counted in other racial categories shown. Therefore, Hispanic origin should not be added to the other race categories.

Estimated Population by Race King County, 1990 and 1997

	<u>1990*</u>		<u>1997</u>		<u>1990 - 1997 Change</u>	
	Persons	%	Persons	%	Persons	%
<i>Non-Hispanic</i>						
White	1,256,345	83.3%	1,316,060	79.9%	59,715	4.8%
African American	74,851	5.0%	89,007	5.4%	14,156	18.9%
Native American	15,963	1.1%	17,966	1.1%	2,003	12.5%
Asian / Pacific Islander	115,822	7.7%	165,943	10.1%	50,121	43.3%
<i>Hispanic</i>	44,337	2.9%	57,225	3.5%	12,888	29.1%
TOTAL:	1,507,319	100.0%	1,646,200	100.0%	138,881	9.2%

Note: There were 16,409 "Other Race" persons in King County in the 1990 Census. Federal OMB Directive 15 reassigns this population to one of the four specific races.

Source: US Bureau of Census (1980 Census and PL 94-171 data for 1990) and Washington State Office of Financial Management (1997 estimate).

Median Household Income for Seattle-Bellevue-Everett PMSA * and Per Capita Personal Income for King County 1980 - 1997

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 \$)
1980	\$20,497	0.827	\$24,785	N.A.	\$12,933	\$15,638	
1981	\$24,200	0.918	\$26,362	6.36%	\$14,329	\$15,609	-0.2%
1982	\$24,300	0.977	\$24,872	-5.65%	\$15,038	\$15,392	-1.4%
1983	\$25,341	0.993	\$25,520	2.60%	\$15,696	\$15,807	2.7%
1984	\$26,179	1.030	\$25,417	-0.40%	\$16,931	\$16,438	4.0%
1985	\$27,266	1.056	\$25,820	1.59%	\$18,242	\$17,275	5.1%
1986	\$28,108	1.067	\$26,343	2.03%	\$19,508	\$18,283	5.8%
1987	\$29,314	1.092	\$26,844	1.90%	\$20,348	\$18,634	1.9%
1988	\$30,903	1.129	\$27,372	1.97%	\$21,430	\$18,981	1.9%
1989	\$33,956	1.182	\$28,728	4.95%	\$23,183	\$19,613	3.3%
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	1.619	\$27,959	-0.70%	NA	NA	

For data and observations about King County Median Household Income and Personal Income Per Capita, refer to the 1998 Benchmarks Report, p.7.

n/a means not available.

* The PMSA, Primary Metropolitan Statistical Area, includes King and Snohomish Counties through 1992; thereafter it includes Island County as well.

** 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 = 100. 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. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

Source: For median household income, Strategic Mapping, Inc.'s (formerly Donnelly) Market Profile Analysis. For per capita personal income, U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Measurement Division, Survey of Current Business, April 1995; and Puget Sound Regional Council estimates, 1995. 1993 - 1996 personal income data was updated by BEA in 1998.

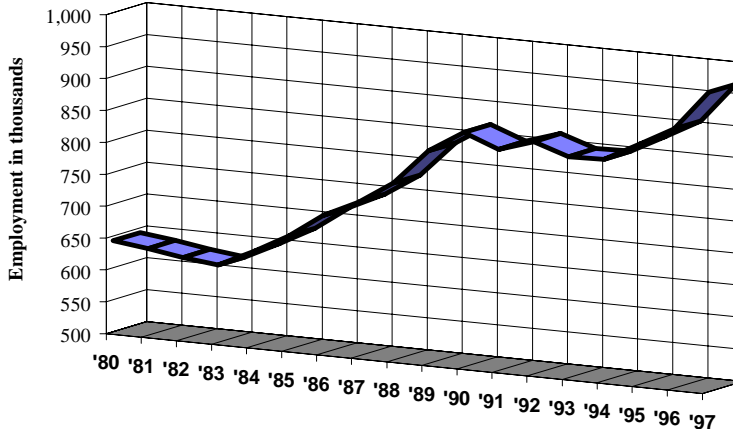
Resident Civilian Labor Force and Employment King County, 1980-1997

	1980	1985	1990	1991	1992
Labor Force	684,400	722,800	898,900	890,200	921,700
Total Employment	642,400	676,900	867,300	846,600	864,200
Total Unemployment	42,000	45,900	31,600	43,600	57,500
Percent Unemployed	6.1%	6.4%	3.5%	4.9%	6.2%

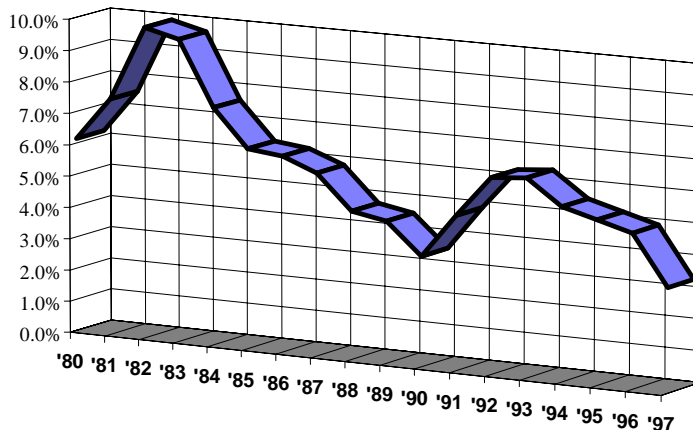
	1993	1994	1995	1996	1997
Labor Force	903,100	896,400	924,200	952,600	1,001,900
Total Employment	845,900	847,200	876,200	906,300	969,000
Total Unemployment	57,200	49,200	48,000	46,300	32,900
Percent Unemployed	6.3%	5.5%	5.2%	4.9%	3.3%

Note: This table reports the resident civilian labor force for the King County portion of the Seattle-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 in 1996.

Source: Washington State Employment Security Department, 1997.



**Resident
Employment
1980-1997**



**Percent Unemployed
1980-1997**

Nonagricultural Wage and Salary Workers in King County, 1980-1997

Average Annual Employment in Thousands

INDUSTRY	1985	1990	1991	1992	1993	1994*	1995*	1996	1997
MANUFACTURING	133.8	170.5	166.5	161.4	148.9	141.2	135.9	142.8	154.7
Durable Goods	106.8	136.4	132.6	127.3	113.6	105.0	99.3	103.6	115.7
Lumber/ Wood Products	5.6	7.4	6.4	6.3	6.1	6.4	6.3	6.3	6.0
Stone, Clay & Glass	2.7	3.1	3.0	3.2	3.4	3.5	3.6	3.7	3.8
Primary Metals	2.0	1.8	1.2	1.2	1.2	1.1	1.0	1.1	1.0
Machinery (non-electrical)	5.4	7.7	7.3	7.2	7.0	7.0	7.6	8.1	8.8
Electrical Machinery**	7.8	4.7	4.5	4.3	4.5	4.8	5.4	6.6	7.2
Instruments**	3.1	6.3	6.6	6.7	6.6	6.1	6.1	5.9	6.4
Furniture and Metal Products	9.5	11.7	11.6	11.6	11.3	11.6	11.8	12.6	13.3
Transportation Equipment	70.7	94.0	92.0	86.8	73.5	64.5	57.5	59.5	69.3
- Aircraft	63.2	86.4	85.7	81.4	67.5	57.6	49.7	52.7	62.2
- Other Transportation Equip.	7.5	7.6	6.3	5.4	6.0	6.9	7.8	6.8	7.1
Non-durable Goods	27.2	34.1	34.0	34.1	35.3	36.2	36.6	39.2	39.0
Food & Kindred Products	9.0	11.9	12.1	12.0	12.6	12.5	12.9	15.8	15.2
Apparel**	3.7	3.6	3.4	3.5	3.9	4.1	4.2	4.1	4.4
Paper & Allied Products	1.9	2.1	2.0	2.2	2.4	2.4	2.4	2.6	2.3
Printing & Publishing	8.6	11.4	11.4	11.6	11.9	12.0	12.1	12.0	12.0
Chemicals	1.3	1.7	1.8	1.7	1.8	2.0	1.9	2.0	2.2
Plastics and Other non-durables	2.7	3.4	3.3	3.1	2.7	3.2	3.1	2.7	2.9
NON-MANUFACTURING	610.6	772.4	776.1	790.7	800.6	817.4	844.0	875.8	919.3
Mining & Quarrying	0.3	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5
Construction	35.0	49.6	48.6	48.9	46.4	45.8	46.6	48.0	52.1
Transportation & Utilities	50.2	63.1	62.4	62.8	62.4	64.0	66.2	68.3	70.7
Wholesale/Retail Trade	184.5	225.8	224.4	224.6	226.7	231.9	241.7	246.9	256.0
- Wholesale trade	N/A	69.0	69.9	69.8	70.4	71.9	75.0	76.1	79.8
- Retail Trade	N/A	156.8	154.5	154.8	156.3	160.0	166.7	170.8	176.1
Finance, Insur. & Real Estate	59.1	66.2	65.2	65.8	66.3	66.9	64.6	65.7	68.3
Services	174.8	242.4	245.7	254.3	262.6	270.6	283.4	304.3	327.4
Government & Education	106.7	124.9	129.4	133.9	135.8	137.7	141.0	142.1	144.3
TOTAL EMPLOYMENT IN KING COUNTY	744.4	942.9	942.6	952.1	949.5	958.6	979.9	1,018.6	1,074.0

* 1994 and 1995 are preliminary estimates by Washington State Employment Security Department.

** Definition of this sector was revised in 1988.

NOTES: This table refers to jobs in King County, not residents of King County. Shading identifies totals.

Source: Washington State Employment Security Department, 1996 and 1997.

Jobs and Wage Level by Industry King County 1990-1996

INDUSTRY	1990		1991		1992	
	Covered Jobs	Average Wages	Covered Jobs	Average Wages	Covered Jobs	Average Wages
Agriculture, Forestry & Fishing	9,100	\$30,400	9,600	\$32,400	9,200	\$33,000
Mining	400	\$29,500	400	\$31,700	400	\$35,500
Construction	48,400	\$27,000	46,200	\$29,000	46,500	\$23,000
Manufacturing	171,500	\$34,900	166,100	\$36,500	161,300	\$39,400
Trans. & Public Utilities	60,500	\$31,900	60,000	\$33,200	60,800	\$34,800
Wholesale Trade	67,600	\$31,100	67,500	\$33,000	66,300	\$35,000
Retail Trade	154,800	\$15,000	152,400	\$15,800	152,500	\$16,700
Finance, Insur., & Real Estate	65,800	\$29,400	64,300	\$30,900	64,500	\$34,500
Services	228,200	\$22,100	230,000	\$24,500	237,000	\$27,700
Government	117,300	\$27,400	121,500	\$28,900	125,700	\$30,400
TOTAL	923,700	\$26,100	918,000	\$27,800	926,300	\$30,000

INDUSTRY	1993		1994		1995	
	Covered Jobs	Average Wages	Covered Jobs	Average Wages	Covered Jobs	Average Wages
Agriculture, Forestry & Fishing	8,500	\$29,300	8,200	\$30,000	8,000	\$31,800
Mining	400	\$39,500	500	\$39,900	550	\$38,600
Construction	44,100	\$31,200	43,500	\$32,000	43,500	\$33,700
Manufacturing	149,300	\$38,500	139,800	\$39,800	135,800	\$41,700
Trans. & Public Utilities	60,100	\$35,900	61,800	\$36,600	64,000	\$38,000
Wholesale Trade	68,100	\$35,300	69,800	\$36,500	72,900	\$38,000
Retail Trade	153,900	\$16,700	157,900	\$17,300	163,100	\$17,600
Finance, Insur., & Real Estate	65,200	\$36,000	65,900	\$35,300	63,800	\$37,500
Services	250,100	\$27,000	256,900	\$28,700	269,000	\$31,300
Government	127,600	\$31,800	128,500	\$32,700	130,900	\$33,300
TOTAL	927,300	\$29,900	932,800	\$30,700	951,550	\$32,200

INDUSTRY	1996	
	Covered Jobs	Average Wages
Agriculture, Forestry & Fishing	8,100	\$29,000
Mining	500	\$37,800
Construction	45,700	\$35,100
Manufacturing	140,100	\$43,300
Trans. & Public Utilities	84,200	\$39,000
Wholesale Trade	74,400	\$40,100
Retail Trade	169,200	\$18,500
Finance, Insur., & Real Estate	66,300	\$39,700
Services	364,300	\$34,400
Government	37,400	\$41,000
TOTAL	990,300	\$34,400

NOTES: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs.

Average wages shown are in current dollars.

Source: Employment and Payrolls in Washington State By County and Industry, Washington State Employment Security Department

Jobs and Wage Level by Industry King County 1980-1996

Trend Analysis:

From 1995 to 1996 overall employment opportunity has increased substantially with 38,800 new jobs added, a 4.1% rise over the previous year. From 1990 to 1996, new job creation was approximately 1.2% percent per year. Unemployment was at a low 3% during 1997.

Job growth since 1990 has focused more narrowly than the broad growth characteristic of 1985 - 1990. During that five year period there was a 30% increase in jobs, of which nearly a third were in the services sector, and the rest was widely distributed across all other sectors. In the 1990's services still comprise by far the largest share (91%) of new jobs created. Retail and Government have also contributed a significant share of the new jobs.

The computer software and services industry employed about 10% of all service sector employment in 1996. This comprised nearly 3% of all workers in King County that year.

Job losses in the 1990s have been primarily in the transportation equipment manufacturing sector. The Agriculture/Forestry/Fishing/Mining and Transportation Equipment Manufacturing sectors experienced job losses annually from 1992 to 1995, and Construction experienced job losses from 1993 to 1995. However, all three sectors had job gains from 1995 to 1996.

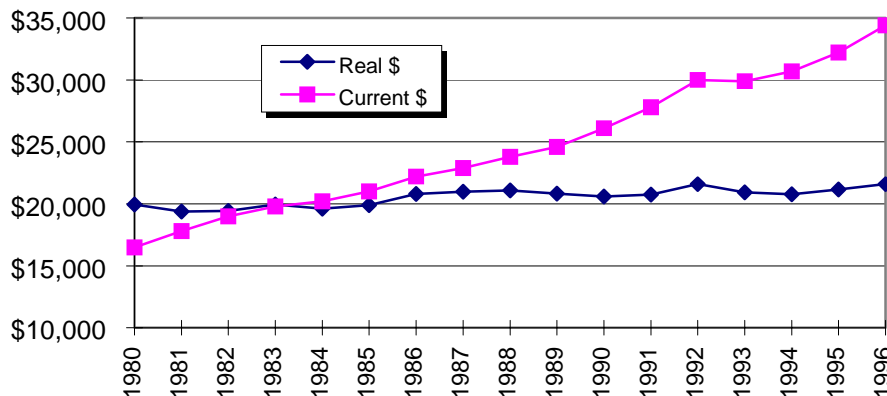
Real wages per worker rose 3.3% from 1995 to 1996, after largely stagnating between 1980 and 1994. A slight increase in 1995 has been followed by a more significant increase in 1996, bringing real wages in King County to their highest level in seventeen years.

This overall average blends high wages in manufacturing, wholesale trade, finance and transportation/utilities with low wages in retail and some services. Higher wages in King County in 1995 and 1996 are due to (a) increases in jobs in high-paying sectors such as aerospace and computer services, and (b) lower inflation.

The number of jobs in manufacturing is about the same as it was in 1980, and the manufacturing sectors still account for 30% of King County's jobs in export sectors. Current projections indicate the region's traditional export employment base of aerospace has peaked and will slowly decline over time as productivity increases. Therefore, the contribution of other manufacturing industries and of the service sector to basic employment will be critical for the economic health of the region.

Although further fluctuation in employment in the aerospace industry lies ahead, the immediate outlook for continued growth in employment and in real wages in King County is positive.

**Total Average Wages in Real and Current Dollars
King County, 1980-1996**



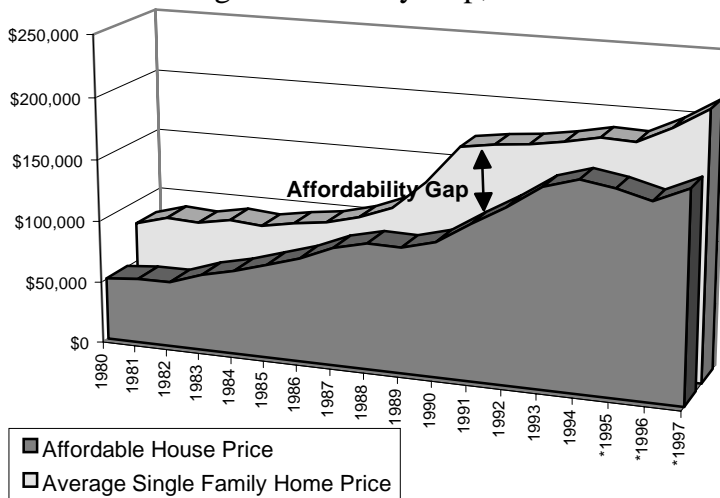
NOTES: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the U.S. Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 1997

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)
1988	8.85%	\$30,903	\$115,262	(\$13,900)
1989	9.97%	\$33,956	\$138,354	(\$37,400)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1991	9.33%	\$39,658	\$173,113	(\$48,400)
1992	7.93%	\$39,225	\$175,631	(\$35,500)
1993	6.72%	\$39,338	\$179,902	(\$21,500)
1994	6.67%	\$41,104	\$185,359	(\$19,000)
*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)

The Housing Affordability Gap, 1980-1997



Income - Strategic Mapping Information Services' Market Profiles Analysis (Seattle-Everett MSA).

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 year 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.

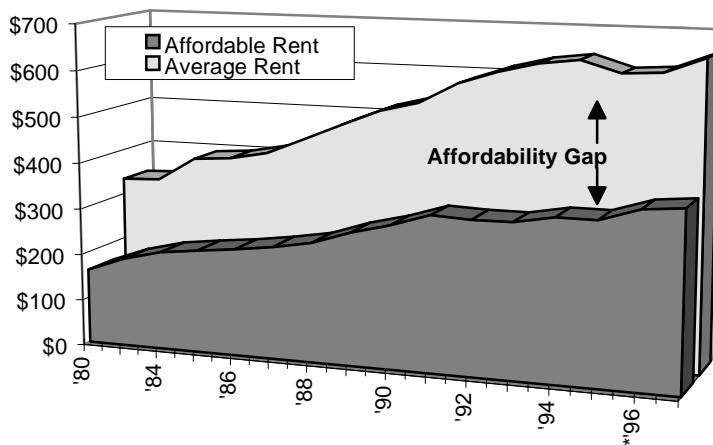
The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size 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 for 1996 and 1997 are from Northwest Multiple Listing Service.

Rental Affordability Indicators for King County Incomes, Rent Prices and Affordability Gap, 1980 - 1997

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)
1988	\$20,590	\$10,295	\$482	(\$225)
1989	\$22,784	\$11,392	\$516	(\$231)
1990	\$24,458	\$12,229	\$537	(\$231)
1991	\$26,607	\$13,303	\$582	(\$249)
1992	\$26,316	\$13,158	\$610	(\$281)
1993	\$26,392	\$13,196	\$631	(\$301)
1994	\$27,577	\$13,788	\$642	(\$297)
*1995	\$28,896	\$14,448	\$617	(\$261)
*1996	\$29,750	\$14,875	\$622	(\$250)
*1997	\$30,369	\$15,184	\$655	(\$275)

The Low Income Rental Affordability Gap 1980-1997



Median income - Strategic Mapping Information Services.

Renter income percentage-1990 U.S. Census.

Average rent - Dupre & Scott, Inc. in Seattle Everett Real Estate Research Report (SERERR).

Sources:
King County Housing

Method/Background:

Median renter income is 67.1 percent of median household income, a ratio derived from the 1990 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4 percent. The new ratio was phased in incrementally from 1980 - 1989.

Rental affordability assumes that no more than 30 percent 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

Farms and Land In Farms in King County and Washington State 1978, 1982, 1987, and 1992

<u>KING COUNTY</u>				
FARMS & LAND IN FARMS	1978	1982	1987	1992
Number of Farms	1,187	1,719	1,498	1,221
Acres in Farms	53,116	59,813	54,172	42,290
Average Farm Size, in Acres	36	35	36	35
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$314,171	\$399,193
Average Estimated Market Value per Farm	\$233,896	\$228,292	\$209,727	\$326,405
Average Estimated Market Value per Acre	\$5,332	\$6,568	\$6,131	\$8,715
Proportion of County Land Area in Farms ²	3.9%	4.4%	4.0%	3.1%

<u>WASHINGTON STATE</u>				
FARMS & LAND IN FARMS	1978	1982	1987	1992
Number of Farms	30,987	36,080	33,559	30,264
Acres in Farms	16,721,836	16,469,678	16,115,568	15,726,007
Average Farm Size, in Acres	540	456	480	520
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$11,947,608	\$14,177,661
Average Estimated Market Value per Farm	\$358,679	\$423,352	\$355,976	\$468,482
Average Estimated Market Value per Acre	\$659	\$933	\$739	\$892
Proportion of State Land Area in Farms ³	39.3%	38.7%	37.8%	36.9%

1. Data are based on a sample of farms.
2. County land area is approximately 1.361 million acres.
3. State land area is approximately 42.6 million acres

See Benchmark indicator #39 in the Benchmark Report.

Source: 1992 and 1982 Census of Agriculture, Part 47 Washington State & County Data, Table 6, County Section (1992 and 1987) and Table 1, County Section (1982 and 1978).

King County Subareas

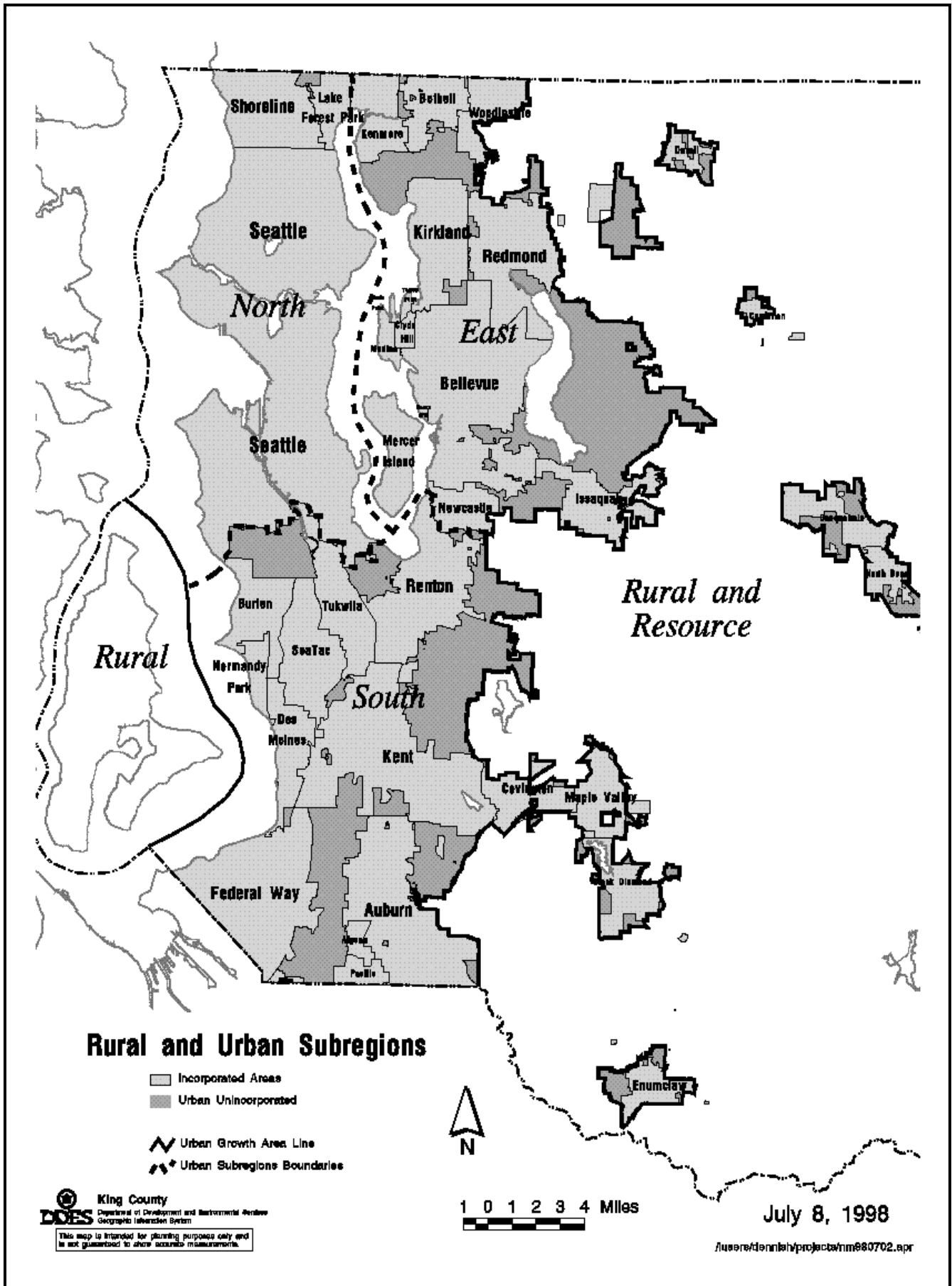
The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables *on pages 86-89* further divide the urban designated area into three subareas:

- North - which includes Seattle;
- East - which includes the Eastside cities; and
- South - which includes the South King County cities.

The North, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are seven 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 the target or expected growth in jobs and households during the 20-year Growth Management planning period.



King County Land Development Indicators 1991 - 1997

		New Recorded		New Residential		Existing Housing	
		Number	Percent	Number	Percent	Number	Percent
1991	Urban	3,300	89%	7,200	90%	628,000	95%
	Seattle	0	0%	2,200	27%	250,000	38%
	Urban Balance**	3,300	89%	5,000	63%	378,000	57%
	Rural	400	11%	700	9%	27,500	4%
	Resource Lands	0	0%	100	1%	6,700	1%
KING COUNTY TOTAL		3,700	100%	8,000	100%	662,200	100%
1992	Urban	1,700	77%	8,300	86%	619,900	87%
	Seattle	0	0%	2,200	23%	250,600	35%
	Urban Balance**	1,700	77%	6,100	64%	369,300	52%
	Rural	500	23%	1,200	13%	48,000	7%
	New Rural	100	5%	300	3%	12,500	2%
	Old Rural	400	18%	900	9%	28,300	4%
Resource Lands	0	0%	100	1%	7,200	1%	
KING COUNTY TOTAL		2,200	100%	9,600	100%	715,900	100%
1993	Urban	2,460	85%	7,000	86%	623,800	93%
	Seattle	0	0%	1,900	23%	249,200	37%
	Urban Balance**	2,460	85%	5,100	63%	374,600	56%
	Rural	400	14%	1,000	12%	41,900	6%
	Resource Lands	40	1%	100	1%	7,400	1%
KING COUNTY TOTAL		2,900	100%	8,100	100%	673,100	100%
1994	Urban	2,430	88%	7,430	88%	629,000	93%
	Seattle	10	0%	1,530	18%	249,600	37%
	Urban Balance**	2,420	88%	5,900	70%	379,400	56%
	Rural	330	12%	900	11%	42,800	6%
	Resource Lands	0	0%	100	1%	7,500	1%
KING COUNTY TOTAL		2,760	100%	8,430	100%	679,300	100%
1995	Urban	2,347	90%	6,956	89%	630,500	93%
	Seattle	10	0%	1,567	20%	250,500	37%
	Urban Balance**	2,337	90%	5,389	69%	380,000	56%
	Rural	259	10%	802	10%	43,000	6%
	Resource Lands	0	0%	31	0%	7,500	1%
KING COUNTY TOTAL		2,606	100%	7,789	100%	681,000	100%
1996	Urban	1,524	88%	10,550	135%	637,456	94%
	Seattle	0	0%	2,649	23%	250,682	37%
	Urban Balance**	1,524	88%	7,901	69%	386,774	57%
	Rural	210	12%	878	8%	43,802	6%
	Resource Lands	0	0%	37	0%	7,531	1%
KING COUNTY TOTAL		1,734	100%	11,465	100%	688,789	101%
1997*	Urban	3,240	95%	11,250	91%	* 635,042	91%
	Seattle	0	0%	2,587	21%	253,911	36%
	Urban Balance**	3,240	95%	8,663	70%	381,131	54%
	Rural	162	5%	1,048	8%	* 57,049	8%
	Resource Lands	0	0%	33	0%	7,600	1%
KING COUNTY TOTAL		3,402	100%	12,331	100%	699,691	100%

Notes: **Urban balance includes seven rural cities. All incorporated cities are designated urban growth area under the Growth Management Act. Unincorporated urban-designated areas are also included. Data for measuring existing housing units changed in 1997. Data not comparable to previous years.

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

Covered Employment by Subarea King County, March 1997

	Mfg.	W.T.C.U.	Retail	Services	Other	TOTAL
North:						
Seattle	40,880	55,910	60,830	187,340	111,720	456,680
2 Cities + Uninc.	250	380	4,150	5,580	6,760	17,120
North Total:	41,130	56,290	64,980	192,920	118,480	473,800
East Urban:						
13 Cities	27,670	29,010	41,650	94,800	30,580	223,710
Uninc.	930	1,990	2,850	5,800	5,320	16,890
East Total:	28,600	31,000	44,500	100,600	35,900	240,600
South Urban:						
14 Cities	73,830	44,780	47,030	50,700	36,920	253,260
Uninc.	1,570	2,220	3,970	4,800	7,680	20,240
South Total:	75,400	47,000	51,000	55,500	44,600	273,500
Rural Areas:						
7 Cities	500	300	2,620	2,040	2,120	7,580
Uninc. Rural	1,890	1,590	1,400	3,360	6,080	14,320
Rural Total:	2,390	1,890	4,020	5,400	8,200	21,900
CITIES TOTAL:	143,131	130,388	156,030	340,016	187,869	957,434
UNINC. URBAN TOTAL:	2,353	3,650	7,335	10,551	13,935	37,824
UNINC. RURAL TOTAL:	1,890	1,590	1,400	3,360	6,080	14,320
KING COUNTY TOTAL:	147,500	136,200	164,500	354,400	207,200	1,009,700

Covered Employment: Jobs that are covered by State unemployment insurance. Railroad workers, corporate officers, and self-employed proprietors are excluded. Thus, totals do not match other job data in this report.

W.T.C.U.: Wholesale, transportation, communication, and utilities.

Other: Government, education, agriculture-forestry-fishing, and construction.

Services: Includes finance, insurance, real estate as well as services.

Uncoded: Records including 2% of covered jobs have been allocated proportionately to other areas.

North: includes 2 cities, Seattle and Lake Forest Park. The City of Shoreline did not incorporate until 1995.

East: includes 13 cities and unincorporated urban areas. South: includes 14 cities and unincorporated urban areas.

Rural: includes 7 cities (Carnation, Duvall, North Bend, Snoqualmie, Skykomish, Black Diamond and Enumclaw) and rural areas.

See map and explanation of North/East/South/Rural subareas on page 44.

Source: Washington State Employment Security Department, reported by Puget Sound Regional Council, 1996.

20-Year Household and Job Growth 1992 - 2012

1990 Households by Subarea

	Uninc.	Cities	Total
North	23,900	238,100	262,000
East	45,000	84,700	129,700
South	76,800	101,800	178,600
Rural	38,000	7,600	45,600
TOTAL	183,700	432,200	615,900

1990 Total Jobs by Subarea

	Uninc.	Cities	Total
North	18,500	470,500	489,000
East	25,800	163,700	189,500
South	40,700	234,500	275,200
Rural	12,400	6,600	19,000
TOTAL	97,400	875,300	972,700

20-Year Target Household Growth

	Uninc.	Cities*	Total
North	4,300	54,000	58,300
East	15,600	33,500	49,100
South	18,150	53,000	71,150
Rural	6,950	10,300	17,250
TOTAL	45,000	150,800	195,800

20-Year Target Job Growth

	Uninc.	Cities*	Total
North	4,900	132,900	137,800
East	3,400	77,200	80,600
South	14,200	101,850	116,050
Rural	2,500	10,450	12,950
TOTAL	25,000	322,400	347,400

*City/Unincorporated distribution refers to 1992 city boundaries.

Notes: Urban-designated areas are shaded.

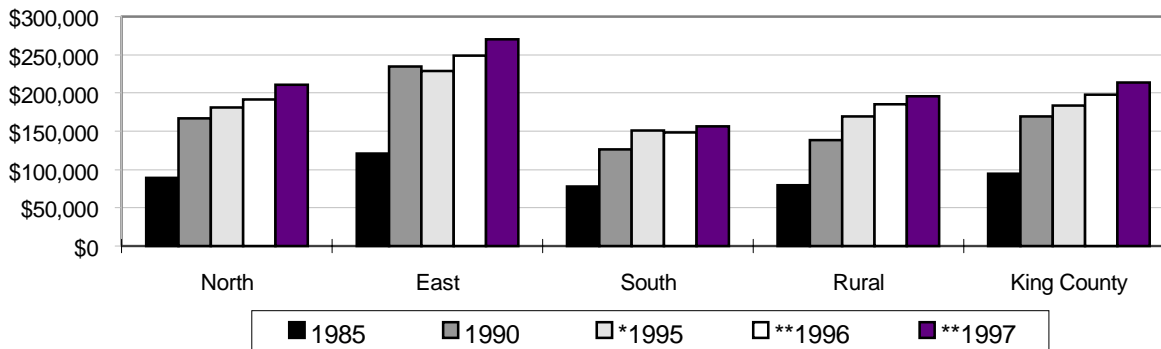
Target levels of 20-year growth were determined by adoption of the Countywide Planning Policies in July, 1994, and cover the 20 year period from 1992-2012.

Source: King County Planning and Community Development, 1994, and Countywide Planning Policies.

Average Sale Price for Single Family Homes, 1980-1997 King County by Subarea

Year	North	East	South	Rural	King County
1980	\$78,458	\$98,181	\$70,400	\$66,760	\$81,511
1985	\$89,442	\$120,466	\$77,306	\$78,973	\$94,626
1986	\$94,632	\$123,404	\$79,743	\$82,596	\$98,119
1987	\$100,144	\$135,454	\$84,194	\$88,226	\$104,855
1988	\$107,865	\$150,957	\$89,874	\$91,358	\$115,262
1989	\$128,850	\$183,782	\$110,048	\$103,536	\$138,354
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

Average Home Price by Subarea



Background/Method:

This table displays the trends in average single family home prices from 1980 to 1994 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 exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 1992 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

Source: King County Housing Affordability Monitoring Report.

Average home sale price data: Seattle-Everett Real Estate Research Report (SERERR)

NOTE:

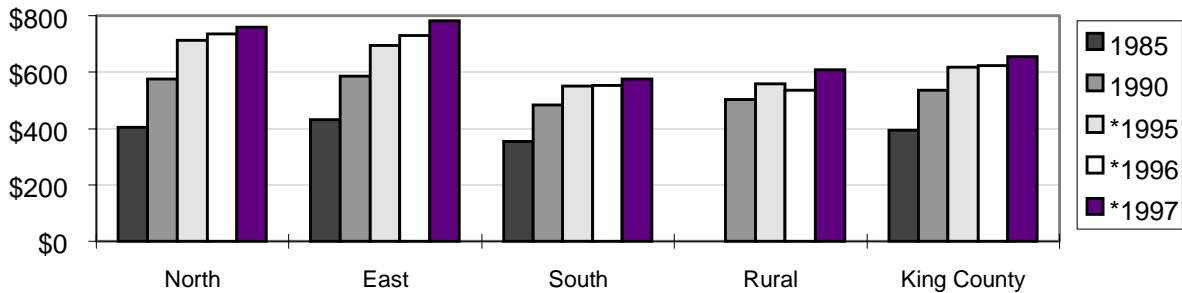
***Source of data for the second half of 1995 are from a different source (Experian), using different methods and geography than the preceding data. The average single family home price for this source may not be directly comparable with the trend of preceding years.**

****Source of data for 1996 and 1997 are from the Puget Sound Multiple Listing Service.**

Rents for Two Bedroom/Single Bath Apartments, 1980-1997 King County by Subarea

Year	North	East	South	Rural	King County
1980	\$314	\$334	\$295	n/a	\$312
1985	\$404	\$432	\$355	n/a	\$395
1986	\$414	\$456	\$374	n/a	\$411
1987	\$458	\$493	\$395	n/a	\$446
1988	\$508	\$515	\$416	\$393	\$482
1989	\$538	\$542	\$448	n/a	\$516
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

Rent Trends by Subarea for Two Bedroom/Single Bath Apartments



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 Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

* The 1995 thru 1997 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: Seattle Everett Real Estate Research Report (SERERR).