

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, 2000, 2004, through 2008

King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	2004 OFM Estimates	2005 OFM Estimates	2006 OFM Estimates	2007 OFM Estimates	2008 OFM Estimates
<u>King</u>	1,269,898	1,507,319	1,737,034	1,788,300	1,808,300	1,835,300	1,861,300	1,884,200
Seattle	493,846	516,259	563,374	572,600	573,000	578,700	586,200	592,800
Balance	776,052	991,060	1,173,660	1,215,700	1,235,300	1,256,600	1,275,100	1,291,400
<u>Kitsap</u>	147,152	189,731	231,969	239,500	240,400	243,400	244,800	246,800
Bremerton	36,208	38,142	37,259	37,520	34,580	35,910	35,810	36,860
Balance	110,944	151,589	194,710	201,980	205,820	207,490	208,990	209,940
<u>Pierce</u>	485,667	586,203	700,820	744,000	755,900	773,500	790,500	805,400
Tacoma	158,501	176,664	193,556	196,800	198,100	199,600	201,700	202,700
Balance	327,166	409,539	507,264	547,200	557,800	573,900	588,800	602,700
<u>Snohomish</u>	337,720	465,628	606,024	644,800	655,800	671,800	686,300	696,600
Everett	54,413	69,961	91,488	96,840	97,500	101,100	101,800	102,300
Balance	283,307	395,667	514,536	547,960	558,300	570,700	584,500	594,300
Puget Sound Region	2,240,437	2,748,881	3,275,847	3,416,600	3,460,400	3,524,000	3,582,900	3,633,000
Washington State	4,132,353	4,866,663	5,894,121	6,167,800	6,256,400	6,375,600	6,488,000	6,587,600

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

Median Income, 1999

Counties in the Puget Sound Region

	House- holds 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 2000 Census reported 1999 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 2000.

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 2001 through 2007 (in thousands)

KING COUNTY

Industry	2001	2002	2003	2004	2005	2006	2007
Nat. Resources	1.2	1.1	0.8	0.8	0.7	0.7	0.7
Construction	63.4	58.0	57.5	59.5	63.0	70.1	74.8
Manufacturing	131.9	118.4	105.9	103.4	106.9	112.4	113.1
<i>Trans. Equip.</i>	<i>57.9</i>	<i>51.0</i>	<i>43.6</i>	<i>41.2</i>	<i>43.7</i>	<i>47.3</i>	<i>48.8</i>
Trade/Trans./Util.	236.3	225.0	222.1	222.7	222.7	224.3	224.2
Information	72.6	69.2	68.4	68.4	69.3	72.5	75.7
Fin./Ins./Real Est.	78.5	76.7	78.5	77.2	76.6	77.6	77.1
Prof. & Bus. Svcs.	174.1	162.4	160.2	163.7	173.3	182.2	190.4
Edu./Health	111.2	113.4	114.9	118.1	122.8	124.7	127.7
Leisure/Hospitality	101.9	99.7	100.9	103.8	106.1	108.6	111.7
Government	158.0	161.3	162.6	162.2	161.2	161.9	163.3
Other Services	39.0	39.8	39.9	40.5	41.5	41.8	41.7
TOTAL:	1,168.0	1,125.1	1,111.7	1,120.3	1,144.0	1,176.7	1,200.2

KITSAP COUNTY

Industry	2001	2002	2003	2004	2005	2006	2007
Nat. Resources	0.1	0.1	0.0	0.1	0.1	0.1	0.1
Construction	4.4	4.5	4.4	4.8	5.0	5.5	5.9
Manufacturing	1.8	1.8	1.7	1.8	1.8	2.1	2.0
<i>Trans. Equip.</i>	<i>N/A</i>						
Trade/Trans./Util.	12.3	12.4	12.8	13.3	13.8	14.5	14.1
Information	N/A						
Fin./Ins./Real Est.	N/A						
Prof. & Bus. Svcs.	6.2	6.7	6.9	7.5	8.0	8.0	7.7
Edu./Health	N/A						
Leisure/Hospitality	7.0	7.2	7.4	7.7	8.0	8.4	8.3
Government	26.5	27.6	27.9	28.2	28.2	28.5	28.1
Other Services*	16.4	17.3	18.6	19.3	19.6	19.5	20.1
TOTAL:	74.9	77.7	79.8	82.6	84.4	86.7	86.3

PIERCE COUNTY

Industry	2001	2002	2003	2004	2005	2006	2007
Nat. Resources	0.5	0.6	0.6	0.4	0.4	0.4	0.4
Construction	16.3	16.3	17.5	19.1	20.6	22.9	25.3
Manufacturing	21.6	19.9	18.8	19.0	19.7	20.1	20.4
<i>Trans. Equip.</i>	<i>N/A</i>						
Trade/Trans./Util.	47.4	46.9	47.7	49.1	52.2	53.6	56.6
Information	3.6	3.0	2.9	3.1	3.4	3.6	3.7
Fin./Ins./Real Est.	12.9	12.8	13.5	13.8	14.3	14.5	13.7
Prof. & Bus. Svcs.	19.0	19.7	20.6	21.9	22.6	24.2	25.5
Edu./Health	35.8	37.1	37.9	37.8	38.3	39.1	40.4
Leisure/Hospitality	24.3	23.7	24.4	25.2	26.0	26.4	27.3
Government	51.6	52.4	52.7	53.5	54.3	54.6	55.0
Other Services	11.1	11.3	11.7	11.9	12.0	12.4	12.8
TOTAL:	243.9	243.6	248.2	254.8	263.7	271.7	281.1

SNOHOMISH COUNTY

Industry	2001	2002	2003	2004	2005	2006	2007
Nat. Resources	0.8	0.5	0.5	0.4	0.4	0.4	0.4
Construction	17.9	17.8	16.6	17.2	19.8	21.3	24.3
Manufacturing	51.7	45.7	43.1	41.9	44.5	48.4	54.0
<i>Trans. Equip.</i>	<i>31.2</i>	<i>27.1</i>	<i>24.2</i>	<i>23.0</i>	<i>25.1</i>	<i>28.5</i>	<i>32.8</i>
Trade/Trans./Util.	36.4	36.2	36.4	37.3	39.3	41.3	44.6
Information	4.2	3.7	3.4	4.1	4.8	5.2	5.9
Fin./Ins./Real Est.	10.2	11.2	12.1	12.5	12.9	13.1	13.3
Prof. & Bus. Svcs.	15.7	16.1	17.0	18.3	19.2	20.3	23.1
Edu./Health	19.4	20.3	20.4	20.8	21.4	22.3	23.9
Leisure/Hospitality	17.9	17.8	18.7	19.4	20.6	22.0	23.5
Government	33.9	34.5	35.5	35.8	36.6	36.5	36.8
Other Services	8.5	8.5	8.6	8.5	8.6	8.2	8.5
TOTAL:	216.6	212.3	212.5	216.2	228.1	239.0	258.4

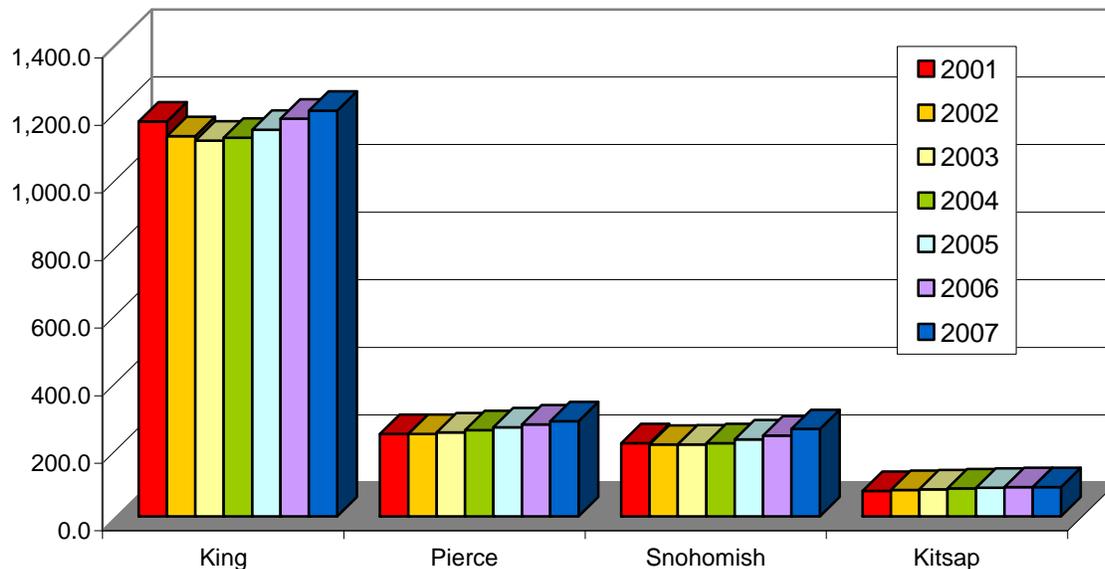
*Includes data for employees in Kitsap County not available at the sector level.

Sources: Washington State Employment Security Department and King County Office of Management and Budget, 2008

Non-Agricultural Wage and Salary Jobs in the Puget Sound Region 2001 through 2007 (in thousands)

Industry	2001	2002	2003	2004	2005	2006	2007
Nat. Resources	2.6	2.3	1.9	1.7	1.6	1.6	1.6
Construction	101.9	96.6	96.0	100.6	108.4	119.8	130.2
Manufacturing	207.0	185.8	169.5	166.1	172.9	183.0	189.4
<i>Trans. Equip.</i>	<i>91.1</i>	<i>80.0</i>	<i>69.8</i>	<i>66.2</i>	<i>71.2</i>	<i>77.0</i>	<i>84.0</i>
Trade/Trans./Util.	332.4	320.5	319.0	322.4	327.9	333.7	339.5
Information ¹	80.4	75.9	74.7	75.6	77.5	81.3	85.3
Fin./Ins./Real Estate ¹	101.6	100.7	104.1	103.5	103.7	105.2	104.1
Prof. & Bus. Services	215.0	205.0	204.7	211.4	223.1	234.7	246.7
Edu./Health ¹	166.3	170.8	173.2	176.7	182.5	186.1	192.0
Leisure/Hospitality	151.1	148.4	151.4	156.1	160.7	165.4	170.8
Government	270.0	275.8	278.7	279.7	280.3	281.5	283.2
Other Services ²	75.0	76.9	78.8	80.2	81.7	81.9	83.1
TOTAL:	1,703.4	1,658.7	1,652.2	1,673.9	1,720.2	1,774.1	1,826.0

Total Jobs by County (in thousands)



¹Total does not include data for Kitsap County.

²Includes data for employees in Kitsap County not available at the sector level.

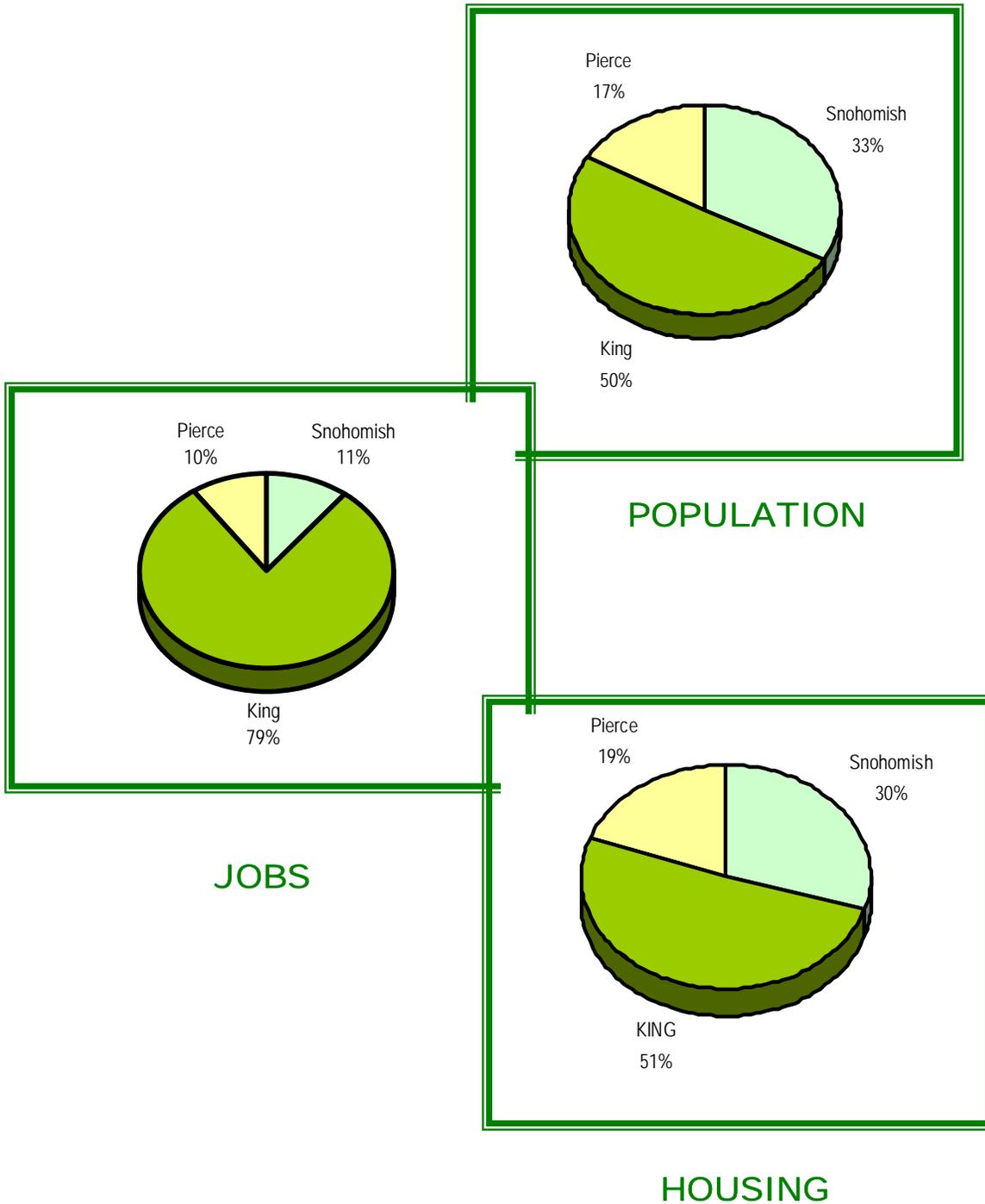
Sources: Washington State Employment Security Department and King County Office of Management and Budget, 2008

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

	<u>1995</u>	<u>2000</u>	<u>Percent of WA,2000</u>	<u>5 - Year Growth</u>		<u>Growth as Percent of WA growth</u>
				<u>#</u>	<u>%</u>	
<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, US Census 2000.

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



Housing Units by Structure Type

Counties in the Puget Sound Region, 2000 and 2007

	<u>2000</u>				<u>2007</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>	130,356	104,582	18,694	7,080	137,488	110,569	19,375	7,544
<i>Incorporated</i>	611,881	342,584	256,300	12,997	675,170	369,886	292,767	12,517
SEATTLE	270,536	138,827	130,348	1,361	292,331	140,774	150,196	1,361
Total:	742,237	447,166	274,994	20,077	812,658	480,455	312,142	20,061
<u>Kitsap County:</u>								
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	68,927	50,733	8,469	9,725
<i>Incorporated</i>	31,318	19,584	10,699	1,035	33,572	21,261	11,268	1,043
BREMERTON	16,631	9,007	7,289	335	16,797	9,115	7,300	382
Total:	92,644	64,878	18,415	9,351	102,499	71,994	19,737	10,768
<u>Pierce County:</u>								
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	139,067	101,441	15,317	22,309
<i>Incorporated</i>	161,833	103,203	54,887	3,743	180,322	113,720	62,638	3,964
TACOMA	81,102	53,663	27,064	375	85,057	55,727	28,955	375
Total:	277,060	186,108	68,059	22,893	319,389	215,161	77,955	26,273
<u>Snohomish County:</u>								
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	122,815	91,360	17,782	13,673
<i>Incorporated</i>	127,219	75,439	46,863	4,917	150,536	89,951	54,614	5,971
EVERETT	38,512	18,571	18,720	1,221	43,580	20,747	21,377	1,456
Total:	236,205	155,178	62,662	18,365	273,351	181,311	72,396	19,644

Source: Washington State Office of Financial Management, "Population Trends", 2007. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1997 - 2007

Counties in the Puget Sound Region

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
<u>King County:</u>											
Single Family	5,434	5,818	5,423	5,010	4,600	5,962	7,230	6,865	6,559	5,841	5,749
Multifamily	6,897	8,435	9,262	9,685	7,345	5,506	4,209	4,711	6,193	5,505	8,318
TOTAL:	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576	12,754	11,346	14,067
<u>Kitsap County:</u>											
Single Family	1,555	1,100	1,486	1,421	1,126	1,136	1,376	1,308	1,300	1,006	1,239
Multifamily	184	26	20	83	12	94	84	58	311	28	131
TOTAL:	1,739	1,126	1,506	1,504	1,138	1,230	1,460	1,366	1,611	1,034	1,370
<u>Pierce County:</u>											
Single Family	3,935	4,392	4,515	3,732	3,922	4,750	4,400	4,411	5,515	4,822	3,571
Multifamily	995	1,304	966	938	1,621	627	752	1,563	1,311	1,235	1,561
TOTAL:	4,930	5,696	5,481	4,670	5,543	5,377	5,152	5,974	6,826	6,057	5,132
<u>Snohomish County:</u>											
Single Family	4,162	4,314	4,384	3,962	3,785	4,061	4,249	4,921	5,719	4,557	3,618
Multifamily	1,401	3,553	3,015	2,387	1,612	1,141	1,343	1,243	940	1,105	1,235
TOTAL:	5,563	7,867	7,399	6,349	5,397	5,202	5,592	6,164	6,659	5,662	4,853

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.

Source: C-40 Reports and King County Office of Management and Budget Building Permit Files.
Department of Housing and Urban Development.

Number of Lots Applied For Counties in the Puget Sound Region, 1997 - 2007

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
King	3,672	5,275	2,871	3,980	1,912	1,777	4,142	6,650	3,748	3,677	2,636
Kitsap	393	*125	386	285	na	*21	747	na	na	na	4,552
Pierce	8,535	*1,968	2,759	2,196	2,604	3,458	5,174	3,645	6,327	3,595	2,230
Snohomish	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837	3,699	7,167	7,125	9,232	4,178
<i>Puget Sound Total</i>	<i>16,326</i>	<i>9,099</i>	<i>9,616</i>	<i>7,990</i>	<i>5,926</i>	<i>8,072</i>	<i>13,762</i>	<i>17,462</i>	<i>17,200</i>	<i>16,504</i>	<i>13,596</i>

Number of Lots Recorded Counties in the Puget Sound Region, 1997 - 2007

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
King	3,402	2,213	3,218	3,335	4,768	4,295	5,334	4,023	4,134	3,556	3,018
Kitsap	380	535	339	285	413	687	541	265	331	367	766
Pierce	*6,332	*2,047	2,043	2,824	2,303	2,726	2,145	4,129	2,995	3,728	3,288
Snohomish	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547	3,138	3,580	3,775	4,016	3,968
<i>Puget Sound Total</i>	<i>12,968</i>	<i>8,151</i>	<i>9,302</i>	<i>9,119</i>	<i>9,875</i>	<i>10,255</i>	<i>11,158</i>	<i>11,997</i>	<i>11,235</i>	<i>11,667</i>	<i>11,040</i>

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

* unincorporated county only data, no data for the cities.

ⁿ = only for first three quarters of the year

na = not available

Sources:

King County - King County Office of Management and Budget,

Snohomish, Pierce and Kitsap Counties - Michael Britsch/Cory Crossman, New Home Trends