

Demographic Report



Prepared For: McConkey Development

	W Washington St and S Sequim Ave 3 mile radius	W Washington St and S Sequim Ave 5 mile radius	W Washington St and S Sequim Ave 10 mile radius	W Washington St and S Sequim Ave 20 mile radius	
POPULATION	2007 Estimated Population	14,444	19,497	28,496	77,491
	2012 Projected Population	15,683	21,017	30,604	80,848
	2000 Census Population	12,245	16,769	24,708	70,976
	1990 Census Population	9,774	13,040	19,013	59,580
	Growth 2000-2007	17.96%	16.27%	15.33%	9.18%
	Growth 2007-2012	8.58%	7.79%	7.40%	4.33%
POPULATION	2007 Estimated Median Age	57.16	55.67	53.91	47.08
	2007 Estimated Average Age	52.04	50.97	49.72	45.22
HOUSEHOLDS	2007 Estimated Households	6,966	9,226	13,132	34,789
	2012 Projected Households	7,604	10,010	14,202	36,598
	2000 Census Households	5,806	7,793	11,178	31,365
	1990 Census Households	4,547	5,948	8,406	25,256
	Growth 2000-2007	19.98%	18.39%	17.48%	10.92%
	Growth 2007-2012	9.16%	8.50%	8.15%	5.20%
HOUSEHOLDS	2007 Est. Average Household Size	2.06	2.10	2.16	2.20
INCOME	2007 Est. Median Household Income	\$44,622	\$45,810	\$46,196	\$43,634
	2012 Prj. Median Household Income	\$49,666	\$50,866	\$50,979	\$47,842
	2000 Cen. Median Household Income	\$36,413	\$37,323	\$38,233	\$36,973
	1990 Cen. Median Household Income	\$22,616	\$23,572	\$24,983	\$25,537
	2007 Est. Average Household Income	\$58,221	\$59,226	\$59,499	\$55,693
	2007 Estimated Per Capita Income	\$28,420	\$28,255	\$27,633	\$25,268
HOUSING	2007 Estimated Housing Units	7,638	10,142	14,524	38,315
	2007 Estimated Occupied Units	6,966 (91.2%)	9,226 (91.0%)	13,132 (90.4%)	34,789 (90.8%)
	2007 Estimated Vacant Units	673 (8.8%)	916 (9.0%)	1,392 (9.6%)	3,525 (9.2%)
	2007 Est. Owner Occupied Units	5,241 (68.6%)	7,177 (70.8%)	10,548 (72.6%)	25,540 (66.7%)
	2007 Est. Renter Occupied Units	1,724 (22.6%)	2,049 (20.2%)	2,584 (17.8%)	9,250 (24.1%)
	2007 Est. Median Housing Value	\$203,372	\$206,854	\$209,527	\$200,018
	2007 Est. Average Housing Value	\$237,514	\$243,407	\$250,746	\$245,936

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INCOME	2007 Estimated Households	6,966	9,226	13,132	34,789
	- Income Less than \$15,000	1,011 (14.5%)	1,266 (13.7%)	1,698 (12.9%)	5,055 (14.5%)
	- Income \$15,000 to \$24,999	808 (11.6%)	1,023 (11.1%)	1,455 (11.1%)	4,488 (12.9%)
	- Income \$25,000 to \$34,999	836 (12.0%)	1,095 (11.9%)	1,551 (11.8%)	4,261 (12.2%)
	- Income \$35,000 to \$49,999	1,259 (18.1%)	1,673 (18.1%)	2,454 (18.7%)	6,040 (17.4%)
	- Income \$50,000 to \$74,999	1,485 (21.3%)	2,020 (21.9%)	2,864 (21.8%)	7,194 (20.7%)
	- Income \$75,000 to \$99,999	765 (11.0%)	1,037 (11.2%)	1,493 (11.4%)	3,723 (10.7%)
	- Income \$100,000 to \$149,999	515 (7.4%)	732 (7.9%)	1,050 (8.0%)	2,759 (7.9%)
	- Income \$150,000 to \$249,999	165 (2.4%)	223 (2.4%)	371 (2.8%)	915 (2.6%)
	- Income \$250,000 to \$499,999	82 (1.2%)	107 (1.2%)	136 (1.0%)	264 (.8%)
- Income \$500,000 and over	38 (.5%)	49 (.5%)	61 (.5%)	90 (.3%)	
2007 Est. Average Household Income	\$58,221	\$59,226	\$59,499	\$55,693	
2012 Prj. Average Household Income	\$64,930	\$66,033	\$66,295	\$61,703	
2000 Cen. Avg. Household Income	\$46,609	\$47,390	\$48,310	\$46,863	
1990 Cen. Avg. Household Income	\$30,451	\$30,965	\$31,679	\$32,108	
HOUSEHOLD SIZE	2007 stimated Households by Household Size	6,966	9,226	13,132	34,789
	- 1 Person Household	2,308 (33.1%)	2,870 (31.1%)	3,767 (28.7%)	10,600 (30.5%)
	- 2 Person Household	3,215 (46.2%)	4,336 (47.0%)	6,285 (47.9%)	14,629 (42.1%)
	- 3 Person Household	673 (9.7%)	923 (10.0%)	1,365 (10.4%)	4,396 (12.6%)
	- 4 Person Household	468 (6.7%)	669 (7.3%)	1,050 (8.0%)	3,265 (9.4%)
	- 5 Person Household	192 (2.8%)	272 (2.9%)	435 (3.3%)	1,280 (3.7%)
	- 6 Person Household	82 (1.2%)	114 (1.2%)	161 (1.2%)	431 (1.2%)
	- 7 or More Person Household	29 (.4%)	41 (.4%)	70 (.5%)	189 (.5%)
2007 Est. Average Household Size	2.06	2.10	2.16	2.20	
VEHICLES	2007 Estimated Households by Number of Vehicles	6,966	9,226	13,132	34,789
	- Households with No Vehicles	463 (6.6%)	498 (5.4%)	557 (4.2%)	2,328 (6.7%)
	- Households with 1 Vehicle	2,664 (38.2%)	3,313 (35.9%)	4,427 (33.7%)	11,604 (33.4%)
	- Households with 2 Vehicles	2,866 (41.1%)	3,917 (42.5%)	5,793 (44.1%)	14,049 (40.4%)
	- Households with 3 Vehicles	681 (9.8%)	1,039 (11.3%)	1,684 (12.8%)	4,995 (14.4%)
	- Households with 4 Vehicles	180 (2.6%)	260 (2.8%)	416 (3.2%)	1,268 (3.6%)
	- Households with 5+ Vehicles	113 (1.6%)	199 (2.2%)	255 (1.9%)	545 (1.6%)
2007 Est. Average Number of Vehicles	1.70	1.79	1.85	1.82	



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RACE & ETHNICITY	2007 Estimated Population by Race and Origin	14,444	19,497	28,496	77,491
	- White Population	13,592 (94.1%)	18,315 (93.9%)	26,868 (94.3%)	72,299 (93.3%)
	- Black Population	32 (.2%)	46 (.2%)	64 (.2%)	381 (.5%)
	- Asian Population	269 (1.9%)	337 (1.7%)	452 (1.6%)	1,109 (1.4%)
	- Pacific Islander Population	17 (.1%)	26 (.1%)	36 (.1%)	102 (.1%)
	- American Indian and Alaska Native	173 (1.2%)	260 (1.3%)	375 (1.3%)	1,424 (1.8%)
	- Other Race Population	143 (1.0%)	208 (1.1%)	255 (.9%)	550 (.7%)
	- Two or More Races Population	218 (1.5%)	306 (1.6%)	447 (1.6%)	1,626 (2.1%)
	- Hispanic Population	423 (2.9%)	593 (3.0%)	793 (2.8%)	1,971 (2.5%)
	- White Non-Hispanic Population	13,530 (93.7%)	18,234 (93.5%)	26,774 (94.0%)	72,509 (93.6%)
AGE	2007 Estimated Population by Age	14,444	19,497	28,496	77,491
	- Aged 0 to 4 Years	511 (3.5%)	705 (3.6%)	1,021 (3.6%)	3,213 (4.1%)
	- Aged 5 to 9 Years	562 (3.9%)	780 (4.0%)	1,135 (4.0%)	3,523 (4.5%)
	- Aged 10 to 14 Years	594 (4.1%)	845 (4.3%)	1,307 (4.6%)	4,042 (5.2%)
	- Aged 15 to 17 Years	413 (2.9%)	598 (3.1%)	952 (3.3%)	2,966 (3.8%)
	- Aged 18 to 20 Years	370 (2.6%)	530 (2.7%)	809 (2.8%)	2,694 (3.5%)
	- Aged 21 to 24 Years	544 (3.8%)	738 (3.8%)	1,164 (4.1%)	3,626 (4.7%)
	- Aged 25 to 34 Years	1,140 (7.9%)	1,545 (7.9%)	2,263 (7.9%)	8,209 (10.6%)
	- Aged 35 to 44 Years	1,163 (8.1%)	1,625 (8.3%)	2,491 (8.7%)	8,320 (10.7%)
	- Aged 45 to 49 Years	705 (4.9%)	1,016 (5.2%)	1,647 (5.8%)	5,383 (6.9%)
	- Aged 50 to 54 Years	822 (5.7%)	1,191 (6.1%)	1,891 (6.6%)	5,981 (7.7%)
	- Aged 55 to 59 Years	955 (6.6%)	1,380 (7.1%)	2,142 (7.5%)	5,779 (7.5%)
	- Aged 60 to 64 Years	1,078 (7.5%)	1,508 (7.7%)	2,295 (8.1%)	5,111 (6.6%)
	- Aged 65 to 74 Years	2,372 (16.4%)	3,105 (15.9%)	4,379 (15.4%)	8,609 (11.1%)
- Aged 75 to 84 Years	2,228 (15.4%)	2,774 (14.2%)	3,574 (12.5%)	6,860 (8.9%)	
- Aged 85 Years and Older	987 (6.8%)	1,158 (5.9%)	1,424 (5.0%)	3,176 (4.1%)	
	2007 Estimated Median Age	57.16	55.67	53.91	47.08
	2007 Estimated Average Age	52.04	50.97	49.72	45.22
EDUCATION	2007 stimated Population Over 25 by Educational Attainment	11,449	15,301	22,106	57,428
	- Less Than 9th Grade	360 (3.1%)	430 (2.8%)	582 (2.6%)	1,319 (2.3%)
	- High School - No Diploma	921 (8.0%)	1,265 (8.3%)	1,952 (8.8%)	5,189 (9.0%)
	- High School Diploma	3,107 (27.1%)	4,099 (26.8%)	5,926 (26.8%)	15,209 (26.5%)
	- Some College	3,155 (27.6%)	4,241 (27.7%)	6,350 (28.7%)	16,809 (29.3%)
	- Associate Degree	917 (8.0%)	1,278 (8.4%)	1,783 (8.1%)	4,692 (8.2%)
	- Bachelors Degree	1,856 (16.2%)	2,493 (16.3%)	3,488 (15.8%)	8,789 (15.3%)
	- Masters Degree	749 (6.5%)	975 (6.4%)	1,302 (5.9%)	3,413 (5.9%)
	- Professional Degree	200 (1.7%)	268 (1.8%)	401 (1.8%)	1,196 (2.1%)
- Doctoral Degree	185 (1.6%)	252 (1.6%)	322 (1.5%)	811 (1.4%)	

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HOUSING VALUE				
2007 Estimated Owner Occupied Units by Housing Value	5,241	7,177	10,548	25,540
- Valued Less than \$20,000	111 (2.1%)	152 (2.1%)	218 (2.1%)	506 (2.0%)
- Valued \$20,000-\$39,999	113 (2.2%)	159 (2.2%)	221 (2.1%)	433 (1.7%)
- Valued \$40,000-\$59,999	122 (2.3%)	166 (2.3%)	239 (2.3%)	562 (2.2%)
- Valued \$60,000-\$79,999	119 (2.3%)	149 (2.1%)	166 (1.6%)	456 (1.8%)
- Valued \$80,000-\$99,999	146 (2.8%)	195 (2.7%)	290 (2.7%)	733 (2.9%)
- Valued \$100,000-\$149,999	980 (18.7%)	1,318 (18.4%)	1,868 (17.7%)	5,080 (19.9%)
- Valued \$150,000-\$199,999	968 (18.5%)	1,283 (17.9%)	1,927 (18.3%)	4,998 (19.6%)
- Valued \$200,000-\$299,999	1,508 (28.8%)	2,036 (28.4%)	3,033 (28.8%)	6,834 (26.8%)
- Valued \$300,000-\$399,999	652 (12.4%)	915 (12.7%)	1,291 (12.2%)	2,673 (10.5%)
- Valued \$400,000-\$499,999	223 (4.3%)	353 (4.9%)	537 (5.1%)	1,427 (5.6%)
- Valued \$500,000-\$749,999	231 (4.4%)	343 (4.8%)	545 (5.2%)	1,361 (5.3%)
- Valued \$750,000-\$999,999	37 (.7%)	58 (.8%)	115 (1.1%)	278 (1.1%)
- Valued More than \$1,000,000	31 (.6%)	49 (.7%)	98 (.9%)	198 (.8%)
2007 Est. Median Housing Value	\$203,372	\$206,854	\$209,527	\$200,018
2007 Est. Average Housing Value	\$237,514	\$243,407	\$250,746	\$245,936
HOUSING TYPE				
2007 Estimated Housing Units by Housing Type	7,638	10,142	14,524	38,315
- 1 Unit Detached	4,844 (63.4%)	6,657 (65.6%)	9,886 (68.1%)	27,238 (71.1%)
- 1 Unit Attached	384 (5.0%)	406 (4.0%)	434 (3.0%)	699 (1.8%)
- 2 Units	210 (2.7%)	228 (2.2%)	246 (1.7%)	752 (2.0%)
- 3-19 Units	471 (6.2%)	474 (4.7%)	477 (3.3%)	1,985 (5.2%)
- 20-49 Units	241 (3.2%)	241 (2.4%)	241 (1.7%)	1,108 (2.9%)
- 50+ Units	168 (2.2%)	168 (1.7%)	168 (1.2%)	519 (1.4%)
- Mobile Home	1,262 (16.5%)	1,855 (18.3%)	2,885 (19.9%)	5,506 (14.4%)
- Boat, RV, Van or Other	59 (.8%)	114 (1.1%)	187 (1.3%)	507 (1.3%)
UNIT BUILT				
2007 Estimated Housing Units by Year Structure Built	7,638	10,142	14,524	38,315
- Structure Built After 1999	1,551 (20.3%)	1,992 (19.6%)	2,746 (18.9%)	5,333 (13.9%)
- Structure Built 1995 to 1998	729 (9.5%)	1,020 (10.1%)	1,494 (10.3%)	3,319 (8.7%)
- Structure Built 1990 to 1994	1,003 (13.1%)	1,363 (13.4%)	2,069 (14.2%)	4,317 (11.3%)
- Structure Built 1980 to 1989	1,446 (18.9%)	1,906 (18.8%)	2,642 (18.2%)	5,836 (15.2%)
- Structure Built 1970 to 1979	1,798 (23.5%)	2,347 (23.1%)	3,463 (23.8%)	8,388 (21.9%)
- Structure Built 1960 to 1969	478 (6.3%)	638 (6.3%)	823 (5.7%)	2,692 (7.0%)
- Structure Built 1950 to 1959	178 (2.3%)	251 (2.5%)	399 (2.7%)	2,300 (6.0%)
- Structure Built 1940 to 1949	162 (2.1%)	220 (2.2%)	323 (2.2%)	2,073 (5.4%)
- Structure Built Before 1939	294 (3.8%)	406 (4.0%)	565 (3.9%)	4,057 (10.6%)
2007 Est. Median Year Structure Built	1987	1987	1987	1980

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Location	Longitude	Latitude
1. W Washington St and S Sequim Ave - 3 mile radius	-123.10229	48.0796300009362
2. W Washington St and S Sequim Ave - 5 mile radius	-123.10229	48.0796300009362
3. W Washington St and S Sequim Ave - 10 mile radius	-123.10229	48.0796300009362
4. W Washington St and S Sequim Ave - 20 mile radius	-123.10229	48.0796300009362



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Traffic Volume Counts

- W Washington St and S Sequim Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
United States Highway 101	Taylor Cut Off Rd	1997	22,000	ADT	2.50

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