

Economic Indicators, Lakewood WA

2nd Quarter 2016

INCOME	Median Household Income			Family per Capita			Average Income	Average Family Income
	2000	2010	2014	2000	2010	2014	2014	2014
Washington State	\$45,776	\$57,244	\$60,294	\$22,973	\$29,733	\$31,233	\$79,195	\$92,527
Pierce County	\$45,204	\$57,869	\$59,711	\$20,948	\$27,446	\$28,571	\$74,259	\$85,564
City of Tacoma	\$37,879	\$47,862	\$51,261	\$19,130	\$25,377	\$26,805	\$65,620	\$77,864
City of Lakewood	\$36,422	↑ \$42,476	↑ \$44,677	\$20,569	\$26,760	\$25,607	\$60,031	\$75,681

Sources: (1)U.S. Census Bureau, Census 2000 Summary File 3, (2)U.S. Census Bureau, 2006-2010 American Community Survey (3)U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Total All Jobs in LAKEWOOD					
	2014		2012	2011	2010
	Count	Share	Count	Count	Count
Total	↑ 25,370	100.0%	24,511	25,251	25,409
Jobs in LAKEWOOD by NAICS Industry Sector					
Jobs in LAKEWOOD by NAICS Industry Sector	2014		2012	2011	2010
	Count	Share	Count	Count	Count
Ag, Forestry, Fishing and Hunting	10	0.0%	16	12	17
Mining, Quarrying, and Oil	0	0.0%	0	0	0
Utilities	↑ 67	0.3%	65	59	58
Construction	↑ 1,005	4.0%	799	953	942
Manufacturing	↑ 890	3.5%	798	776	847
Wholesale Trade	↑ 1,014	4.0%	892	866	967
Retail trade	→ 3,211	12.7%	3,255	3,212	2,929
Transportation and Warehousing	→ 1,766	7.0%	1,742	1,996	1,752
Information	↑ 232	0.9%	206	189	199
Finance and Insurance	↑ 600	2.4%	585	624	719
Real Estate, Rental and Leasing	↓ 516	2.0%	530	528	460
Prof., Scientific and Tech Services	↑ 832	3.3%	619	909	880
Management of Companies	↓ 60	0.2%	66	117	32
Admin Support, Waste Mgmt	→ 617	2.4%	615	510	464
Educational services	↓ 3,347	13.2%	3,434	3,621	3,615
Health care and social assistance	↑ 6,310	24.9%	5,761	5,998	6,044
Arts, Entertainment and Rec.	→ 591	2.3%	590	617	954
Accommodation / Food Services	↑ 2,599	10.2%	2,380	2,344	2,233
Other services, except public administration	↓ 1,220	4.8%	1,638	1,375	1,360
Public administration	↓ 481	1.9%	520	545	937

Source: Washington State Employment Security Department "On the Map"

Resident Employment	2014		2010	2008	2002
	Count	Share	Count	Count	Count
TOTAL	19,590	100.00%	19,099	21,455	20,418
Agriculture, Forestry, Fishing and Hunting	↑ 115	0.60%	101	137	73
Mining, Quarrying, and Oil and Gas Extraction	↑ 13	0.10%	4	15	9
Utilities	→ 39	0.20%	40	62	54
Construction	↑ 854	4.40%	733	1,188	779
Manufacturing	↑ 1,196	6.10%	1,152	1,466	1,579
Wholesale Trade	↑ 890	4.50%	866	1,013	887
Retail Trade	↑ 2,294	11.70%	2,121	2,532	2,466
Transportation and Warehousing	↑ 986	5.00%	865	989	956
Information	↑ 300	1.50%	292	374	421
Finance and Insurance	→ 582	3.00%	591	776	785
Real Estate and Rental and Leasing	↑ 428	2.20%	399	506	474
Professional, Scientific, and Technical Services	↓ 815	4.20%	860	902	779
Management of Companies and Enterprises	↑ 185	0.90%	167	240	202
Administration & Support, Waste Management	↑ 1,185	6.10%	1,110	1,274	1,025
Educational Services	↓ 1,648	8.40%	1,697	1,853	1,900
Health Care and Social Assistance	↑ 3,847	19.70%	3,351	3,220	3,177
Arts, Entertainment, Recreation	↑ 518	2.60%	493	564	548
Accommodations, Food Services	↑ 1,879	9.60%	1,741	2,048	1,831
Other (excluding Public Services)	↓ 723	3.70%	1,243	1,239	1,223
Public Administration	↓ 1,070	5.50%	1,273	1,057	1,250

Sources: (1) Local Area Unemployment Stat, Bureau of Labor Statistics; (2) Washington State Employment Security Department

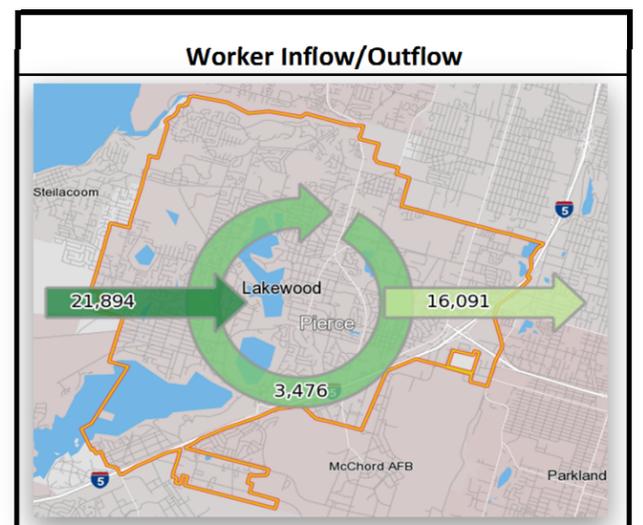
General Demographics & Statistics	
Incorporation	1996
Government	Council-Manager
Population (2016)	58,800
Households (2010-2014)	24,107
Homeownership (2010-2014)	11,092
Median HH Income (2014)	\$44,677
Average Taxable Income (2014)	\$60,031
Residents w/ min. 4-year degree	21%
Active General Biz Licenses	3,384
Assessed property value (2014)	\$4,629,513,602
Neighborhood associations	4
Citizen advisory boards	10
Land area in square miles	17.2
Water Area in square miles	1.8
Fort Steilacoom Park acreage	340
Median Resident Age	37.2

Culture & Recreation	
Libraries	2
Developed Parks	14
Natural Area Parks	11
Parks/open space acreage	600
Public Golf Courses	3
Adult Community Center	1

Public Safety	
Sworn Police Officers	101
Patrol Units	51
Calls for Service (2013)	66,044
EMS/Rescue Responses	9,362
Fire stations	5
Number of fire personnel	242

City General Obligation Debt & Bond Ratings	
Standard & Poor's	AA-
General obligation debt for debt limitation purposes	\$4,143,073
General obligation debt limit (non-voted)	\$70,004,075

Sources: (1)City of Lakewood, (2)Google, (3)West Pierce Fire & Rescue



Clover Park School District	School Year Ending			
	2013	2014	2015	2016
Enrollment, Pre-12	12,666	12,626	12,544	12,832 →

Sources: OSPI, State of Washington

Adjusted 5-year Cohort Graduation Rate (2014 Class)	
Clover Park High School	78.4%
Lakes High School	88.6%

Source: OSPI, State of Washington

Regional and National Index	Sep-14	Sep-15	June-16
CPI Seattle-Tacoma-Bremerton	247.854*	250.831*	253.088*
National Prime Lending Rate	3.25%	3.25%	3.50%
National Dow Jones Avg	17,098.45	16,528.03	18,456.35

*CPI reflects October estimates + June '16; Sources: (1)Bureau of Labor Statistics, (2)Wall Street Journal, (3)Google Finance

Property Tax Collected	2013	2014	2015	2016 Estimate
Annual Total Revenue	\$6,295,819	\$6,468,617	\$6,563,936	\$6,649,300

Source: City of Lakewood

Residential Real Estate	2014	2015	Jun-2015	Jun-2016
Median Sales Price	\$211,000	\$251,130	\$310,000	\$329,000
Average List Price	\$292,873	\$299,900	\$282,433	\$278,548
Residential active Listings	1047	443	166	134
Closed Single Family sales	463	263	59	40
Days on the Market	70	63	51	44
Bank Foreclosure Listings	174	94	8	9

Source: Pat Brewer, Broker

PERMITS ISSUED		Number of units	Total Valuation	Average Valuation
		YTD May 2016	YTD May 2016	YTD May 2016
Single Family	New	27	\$6,977,034	\$258,409
	Remodels	42	\$525,632	\$12,515
	Roof	12	\$115,215	\$9,636
	Additions	18	\$386,121	\$21,451
Commercial Buildings	New	14	\$22,112,229	\$1,579,445

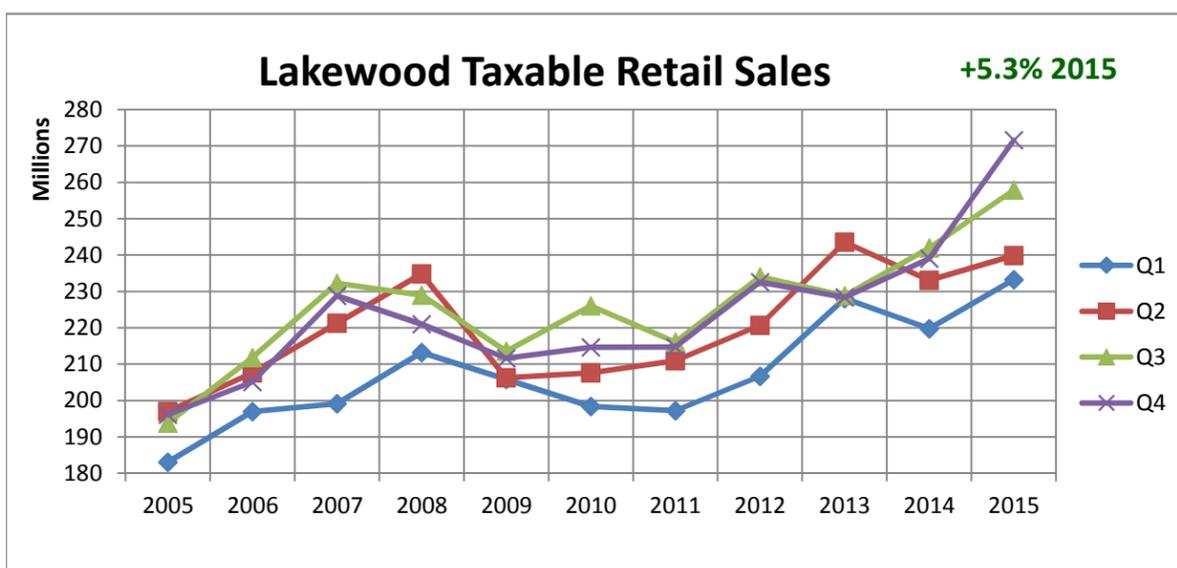
New Business Licenses Issued	2014	2015	YTD-2016
General	329*	343*	197*
Home-based	24	32	18
Contractor	282	256	220

*Excluding flea market, and 2nd hand sales; Source: City of Lakewood

Commercial Real Estate		
Vacancy	Office	15.90%
	Retail	5.80%

Commuter Adj. Daytime Pop:	79,726
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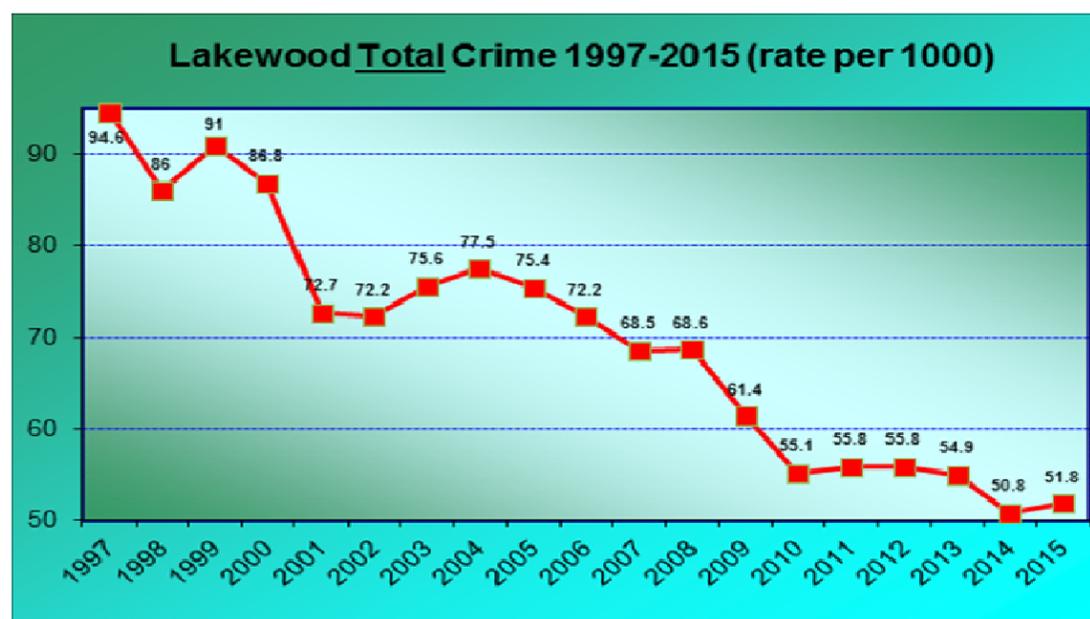
Sources: (1)2009-2013 5-Year American Community Survey



Largest Private Employers	
St Clare Hospital/Franciscan	528
McLane Northwest	425
Walmart Supercenter	355
Aacres WA LLC	349
Greater Lakes Mental Health	280

Largest Public Employers	
JBLM*	57,120
Madigan Army Hospital*	5,075
Clover Park School District	1,318
Western State Hospital	1,750
Camp Murray*	980
Pierce College*	830

* Regional Employer



Average Daily Traffic Volume	
Bridgeport and 100 th Street:	23,881
Pacific Highway and 108th:	23,802
S Tacoma Way & Steilacoom:	26,874

