

City of Lakewood Economic Indicators May 2015

INCOME	Median Household Income			Family per Capita			Family Income	Married-Couple Income
	2000	2010	2013	2000	2010	2013	2013	2013
Washington State	\$ 45,776	\$ 57,244	\$ 53,046	\$ 22,973	\$ 29,733	\$ 28,155	\$ 85,588	\$103,269
Pierce County	\$ 45,204	\$ 57,869	\$ 59,204	\$ 20,948	\$ 27,446	\$ 28,223	\$ 84,421	\$96,762
City of Tacoma	\$ 37,879	\$ 47,862	\$ 50,503	\$ 19,130	\$ 25,377	\$ 26,147	\$ 75,989	\$91,539
City of Lakewood	\$ 36,422	↑\$ 42,476	↑\$ 43,362	\$ 20,569	\$ 26,760	\$ 26,117	\$ 77,749	\$94,398

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						
	2011		2010	2009	2008	2007
	Count	Share	Count	Count	Count	Count
Total	25,251	100.0%	25,409	24,399	24,394	24,453

Jobs in LAKEWOOD by NAICS Industry Sector						
	2011		2010	2009	2008	2007
	Count	Share	Count	Count	Count	Count
Ag, Forestry, Fishing and Hunting	12	0.0%	17	22	21	13
Mining, Quarrying, and Oil	0	0.0%	0	0	0	0
Utilities	59	0.2%	58	54	55	54
Construction	953	3.8%	942	1,173	1,336	1,252
Manufacturing	776	3.1%	847	703	833	886
Wholesale Trade	866	3.4%	967	989	1,102	1,127
Retail Trade	3,212	12.7%	2,929	3,171	3,018	3,076
Transportation and Warehousing	1,996	7.9%	1,752	1,752	1,696	1,621
Information	189	0.7%	199	233	174	199
Finance and Insurance	624	2.5%	719	851	839	836
Real Estate, Rental and Leasing	528	2.1%	460	522	563	653
Prof., Scientific, and Tech Services	909	3.6%	880	694	658	653
Management of Companies	117	0.5%	32	28	26	51
Admin & Support, Waste Man.	510	2.0%	464	695	645	665
Educational Services	3,621	14.3%	3,615	3,446	3,317	3,281
Health Care and Social Assistance	5,998	23.8%	6,044	5,163	4,997	4,982
Arts, Entertainment, and Rec.	617	2.4%	954	849	816	804
Accommodation / Food Services	2,344	9.3%	2,233	2,117	2,289	2,294
Other Services (ex. Public Admin)	1,375	5.4%	1,360	1,297	1,396	1,388
Public Administration	545	2.2%	937	640	613	618

Source: Employment Security Department "OnTheMap"

LAKEWOOD Resident Employment			
	2000	2010	2013
Civilian employed population 16 years and over	23,009	23,410	22,985
Agriculture, forestry, fishing and hunting, and mining	124	162	179
Construction	1,199	1,851	1,623
Manufacturing	2,098	2,097	1,792
Wholesale trade	831	756	695
Retail trade	3,159	3,178	↑ 3,394
Transportation and warehousing, and utilities	1,239	1,096	↑ 1,321
Information	583	394	150
Finance and insurance, and real estate and rental and leasing	1,412	1,295	1,327
Prof., scientific, management, admin and waste management	1,889	2,303	1,769
Educational services, and health care and social assistance	5,235	5,220	↑ 5,765
Arts, entertainment, recreation, accommodation, food services	2,120	2,204	2,214
Other services, except public administration	1,310	1,007	837
Public administration	1,810	1,847	1,919



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

Unemployment Rate	Apr-2011	Apr-2015	2012	2013	2014
Washington	9.2%	↓ 5.5%	8.1%	6.8%	5.8%
Pierce County	10.1%	↓ 6.2%	9.1%	8.5%	6.9%
City of Lakewood	9.9%	↓ 6.8%	9.0%	9.1%	7.3%

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

Clover Park School District	School Year Ending			
	2011	2012	2013	2014
Enrollment, Pre-12	12,213	12,412	12,666	12,686

Sources: OSPI, State of Washington

Adjusted 5-year Cohort Graduation Rate (Class of 2012)	
Clover Park District Wide	75.9%
Lakes High School	84.0%

Regional and National Index	Apr-13	Apr-14	Apr-15
CPI Seattle-Tacoma-Bremerton	239.898	242.77	245.496
National Prime Lending Rate	3.25%	3.25%	3.25%
National Dow Jones Avg	14,839.80	16,580.84	17,840.52

Sources: (1)Bureau of Labor Statistics, (2)Wall Street Journal, (3)Google Finance

Property Tax Collected	2012	2013	2014
Annual Total Revenue	\$ 6,227,924.00	\$ 6,295,819	\$ 6,468,617

Source: City of Lakewood

Residential Real Estate	2013	2014	Apr-2014	Apr-2015
Median Sales Price	\$ 199,000	\$211,000	\$ 195,444	\$ 271,215
Average List Price	\$ 282,304	\$292,873	\$ 236,614	\$ 349,189
Residential active Listings	953	1047	148	136
Closed Single Family sales	406	463	40	50
Days on the Market	113	70	61	83
Bank Foreclosure Listings	144	174	47	10

Source: Pat Brewer, Broker

Commercial Real Estate		2010	2012	2013	2014
Vacancy	Office	9.7%	10.4%	10.1%	9.5%
	Retail	6.8%	7.4%	8.2%	7.0%

Source: First Western Properties

PERMITS ISSUED		Number of units 2014	Total Valuation 2014	Average Valuation 2014
Single Family	New	35	\$ 13,156,037	\$ 375,867
	Remodels	119	\$ 4,887,590	\$ 43,245
	Roof	65	\$ 537,831	\$ 8,274
Multifamily	New	8	\$ 8,617,772	\$ 1,077,221
	Remodels >=\$100K = 2		\$ 2,927,945	\$ 1,463,972
Commercial Buildings	New	16	\$ 18,380,466	\$ 1,148,779

New Business Licenses Issued	2013	2014	Apr-2015
General	287*	329*	105*
Home-based	26	24	6
Contractor	267	282	67

*Excluding flea market, and 2nd hand sales

Source: City of Lakewood

Commuter Adjusted Daytime Population: 79,726

Sources: (1)2009-2013 5-Year American Community Survey

