

# Demographic Snapshots

a look at Seattle's changing population & housing from the City Demographer

## A Decade of Change: Seattle Housing Costs & Income from 1990-2000

It may not have felt like it, but in the 1990s the median household income in Seattle outpaced inflation. At the same time, however, housing costs for homeowners rose several times faster than household income, according to Census 2000 results.

Renters' housing costs also rose, but at a lower rate. Seattle households are about equally divided between owners and renters, with 48.4 percent homeowners and 51.6 percent renters.

The median household income in Seattle increased 6.5 percent in the 1990s to reach \$45,736. (The median indicates that half the city's households made more than \$45,736 and half made less).

Those who held mortgages in 2000 faced a median housing cost of \$1,497 a month—28.6 percent higher than in 1990. Those who owned their homes outright encountered median housing costs of \$406 a month in 2000, over a third (37.5 percent) higher than they were a decade earlier.

Housing costs for Seattle renters also increased at a higher rate than median household income, but the change was not as steep as for homeowners. In 2000, the median rent (including utilities) was 10.2 percent higher than in 1990, meaning half the city's renters paid less than \$721 in 2000 and half paid more.

The census also asked homeowners in 1990 and 2000 how much they thought their house and lot were worth. Adjusting for inflation, the median value Seattle homeowners stated in 2000 was 34.6 percent higher than in 1990.

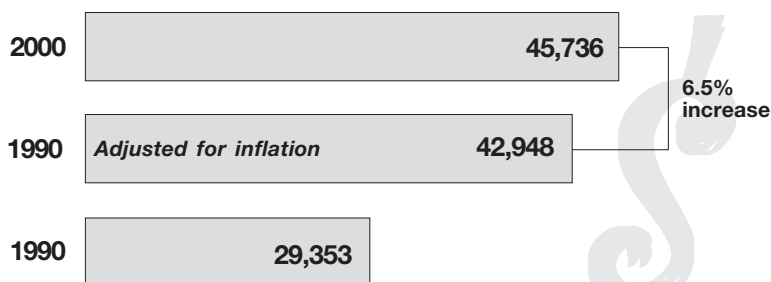
For more demographic information, visit [www.seattle.gov/dclu/planning/comprehensive](http://www.seattle.gov/dclu/planning/comprehensive) or contact the City Demographer:

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**NOTE:** Figures in article above adjusted for inflation.

### Median Income Grew Faster than Inflation...

#### Increase in Seattle's Median Household Income: 1990-2000

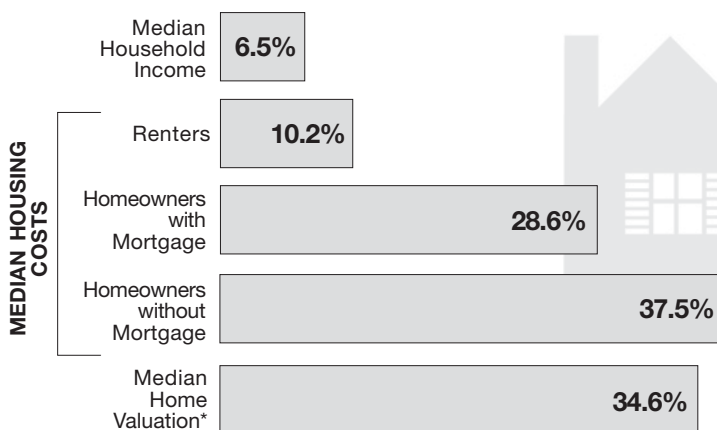


Source: U.S. Census Bureau, 1990 Census and Census 2000.

Notes: Income data from 1989 and 1999 were collected in 1990 and 2000. All data are adjusted for inflation based on Seattle-Bremerton-Tacoma CPI-U.

### ...but Housing Costs Rose Much More Sharply

#### Increase in Seattle Income, Housing Costs & Home Value: 1990-2000



\* Home value refers to homeowners' assessment of how much their house and lot were worth.

Source: U.S. Census Bureau, 1990 Census and Census 2000.

Notes: Income data from 1989 and 1999 were collected in 1990 and 2000. All data are adjusted for inflation based on the Seattle-Bremerton-Tacoma CPI-U.