

Auburn, Washington

HCMA-Portland: Market Study Report



Date: July 14, 2019

Prepared for: City of Auburn, Washington.

Market study objective: The objective of this independent market study is to evaluate and project the demand for market-rate senior apartments, independent living (“IL”) units, and assisted living (“AL”) and secured memory care (“MC”) units and beds in the market areas around Auburn, Washington.

Location: This market study considers two overlapping markets - - the City of Auburn and the market area that includes and extends beyond the City. To define the market area that includes and extends around the City, we have located an approximate geographic market center at 12th Street SE and M Street SE. The coordinates of this market center location are 47.29735°N, -122.21350°W.

Market Study Summary: *In 2019, there are estimated to be 4,335 persons aged 75 years and older living in the City. The 75+ population in the larger 6-mile radius defined market area is projected to be 13,581 persons - - more than three times the 75+ population in the City. These senior populations are both projected to increase at more than 5% per year in the 2019-2024 half-decade.*

If the market is defined only as the persons and facilities within the city limits, there are substantial and growing unmet needs of senior independent living units. The unmet needs for market rate senior apartments and assisted living and secured memory care units and beds are small in 2020. Very strong 75+ population increases are expected to produce modest unmet needs by 2024.

If the market is expanded to the six-mile radius area, the unmet needs for market rate senior apartments and senior independent living units in the City are very large in 2020 and get even larger by 2024 with strong population growth driving need. The unmet needs for assisted living and secured memory care beds are moderate in 2020 and, as with market rate apartments and independent living units, are projected to increase very substantially by 2024.

Defined market areas: To understand and define the market area around the City, we have employed the ESRI mapping systems to study the distances that can be driven from and to the market center on a typical weekday at 6:00pm. The map on page 10 of this report shows the City of Auburn highlighted in yellow and the 15-minute drive time zone around the market center within the irregular red line.

The map identifies the 6-mile radius area around the market center. This 6-mile radius generally extends to and beyond the boundaries of the 15-minute drive time zone. Based on this mapping, we have elected to define the market area around the City as the region that is

within six miles of the Site. This big circle contains 113 square miles and extends to include portions of Covington, Federal Way, Kent, Milton, Pacific, and Sumner, Washington.

We have obtained information from the ESRI demographic service on the City of Auburn, the defined 6-mile radius around the market center, and on King and Pierce Counties combined. A table showing the demographic characteristics of these study areas is on page 11 of this report.

Population - City of Auburn: The City of Auburn is experiencing dynamic population growth. The total population in the City is 83,515 persons in 2019. The population has density of 2,794 persons per square mile. The total population is *increasing rapidly*. The total population in the City is projected to increase at 1.56% per year between 2019 and 2024. The projected rate of increase in the larger 6-mile radius area is only slightly lower at 1.38% per year. These rates are typical in the region but *very fast* by national standards. The projected rate of increase in the King and Pierce two-county area is 1.46% during this period, and the projected rate is 1.31% per year for the State of Washington in this five-year period. The projected rate of total population increase in the US as a whole is 0.77% per year in the 2019-2024 half-decade. While the projected rate of population increase for the US as a whole has steadily declined over the past decade, the rates have accelerated in the City and the surrounding market area.

The City population is *younger than average*. The median age of the total population in the City is 36.2 years in 2019, compared to 36.7 years in the 6-mile radius area and 38.1 years in the King-Pierce two-county area - - and 38.5 years in the US.

13.3% of the total population is aged 65 years and older in 2019 in the City. This is considerably lower than the 14.6% share in the two-county area, the 16.1% share in the State of Washington, or the 16.4% share in the entire US.

Population – 6-Mile Radius Market Area: There are 258,386 persons in the defined 6-mile market in 2019. The density is 2,285 persons per square mile, which is lower than the density in the City. The total population in the 6-mile radius area that is not in the City of Auburn is 174,871 persons, which yields density of 2,102 persons per square mile in the market area outside of the City. All of these densities are typical of the suburban areas in the greater Seattle-Tacoma metro area.

The total population is *increasing rapidly*. The total population in the defined 6-mile radius market is projected to increase at 1.38% per year between 2019 and 2024. Like the City, the median age is considerably younger than the average in the two-county area. The population in the market area around the City of Auburn is younger than the regional averages and increasing rapidly.

Population 75+: The market area 75+ populations are a smaller than average share of the total population by regional, State, and US standards. There are 4,335 persons aged 75 years and older in the City and 13,581 persons in the defined 6-mile radius market in 2019. The

75+ population is 5.2% of the total in the City, 5.3% in the 6-mile radius, 5.7% in the two counties, 6.3% in the State, and 6.7% of the total population in the US as a whole.

The region is experiencing rapid 75+ population growth. 75+ population is projected to increase at more than 5% per year through 2024 in the City, in the defined 6-mile radius market, and in the two-county area. The 6-mile radius market has the highest rate at 5.24% per year. These rates are faster than average. The rate is 5.08% per year in the State and 3.92% per year in the whole US. The region is experiencing rapid senior population growth due in part to seniors moving into the market areas from other locations.

Income: Incomes are below the regional averages in the defined market areas. The median household income for the total population is \$72,753 per household in the City and \$73,391 in the defined 6-mile radius market in 2019. The median is \$86,708 in the larger King-Pierce two-county study area. The statewide median is \$73,627 in 2019.

The median income levels in the 75+ households show a similar pattern. The 2019 median is \$39,195 in the City and \$37,108 in the defined 6-mile radius market. The two-county median is \$46,171, which means that average household incomes for seniors are much higher in other parts of King and Pierce Counties.

The cost of housing is regionally average in these market areas. Home values are moderate when compared to household incomes. The 2019 median home value in the defined 6-mile radius market was \$358,468.

To understand housing values, we compare median household incomes with median home values, creating a ratio that is the percentage that incomes are of home values. For example, the Washington statewide median household income is \$73,627 in 2019. The Washington statewide median home value is \$370,055. The income is ($\$73,627 / 370,055 =$) 19.9% of the median home value. In the 6-mile radius study area, the median household income is \$73,391 and the median home value is \$358,468, yielding a ratio of ($\$73,391 / 358,468 =$) 20.5%. The 2019 US percentage is 25.9%.

In this region, the cost of housing in the Auburn markets is similar to the regional averages (20.5% in six miles compared to 19.9% in the State). In US nationwide terms, housing is expensive in Washington and in the Auburn markets, but there are markets in Tacoma and Seattle where the income to home value percentages are as low as 12% to 15%!

Private Pay Capacity: The 75+ populations in these market areas have strong capacity to pay for private pay units and beds. Our approach to projecting the capacity of a senior population to pay private rates considers the income and wealth levels of the 75+ households in the defined market. Using our algorithm to quantify and compare the private pay capacities of markets, we project that 50.9% of the 75+ households have income sufficient to pay (high) private pay rates in the City and in the defined 6-mile radius market area. The private pay table is on page 12.

Race and Ethnicity: In the western US, it has been our experience that markets with substantial concentrations of persons of Hispanic origin and Blacks and Asians have lower utilization rates of independent living units and assisted living and secured memory care beds. To understand and evaluate the racial and ethnic composition of these markets, we have studied the racial and ethnic makeup of the population aged 50 years and older in the defined 6-mile radius market in 2019 and compared it to the King-Pierce two-county study area. The table on page 13 of this report shows our findings.

The 50+ racial and ethnic compositions of the defined market area and the 15-mile radius area are very similar. We do not expect that the racial and ethnic makeup of the Auburn markets will have a significant positive or negative impact on the demand for units and beds in the City or the 6-mile market.

Summary Evaluation of Demographics: The demographics are good in the defined market areas around Auburn. The 75+ population is smaller than average size and is increasing rapidly. Household incomes are below the regional rates and the cost of housing is consistent with the regional averages. The senior population has strong capacity to pay private rates. The racial and ethnic mix of the population is not expected to impact senior housing utilization.

Existing Supply of IL, AL and MC Communities: A complete list of the existing and developing communities with independent living units and assisted living and secured memory care beds in the City and in the defined 6-mile radius market is presented on page 14. Maps showing the location of each of these communities make up the final pages of this report.

To identify new communities in development, we have searched for new independent and assisted living and secured memory care communities in development in all the communities in the 6-mile radius area. Our search has not identified any new projects in development in the defined 6-mile radius market in these municipalities.

Based on interviews with representatives of the local communities, it is our opinion that occupancy rates are generally high in the independent living, assisted living, and secured memory care communities in the City and in the defined 6-mile market area.

Current Penetration Rates & Demand: Our demand projections are based on penetration rates. The rates are the relationship between the number of units or beds and the projected 75+ population. For example, the defined 6-mile radius market is projected to have 969 assisted living beds in use and 14,292 persons aged 75 years and older in 2020. This yields an AL penetration rate of $(969 \div 14,292 =) 6.78\%$. This table shows our calculation of the market area penetration rates in the City and in the defined 6-mile radius market for IL, AL, and MC in 2020.

Penetration Rate Assumptions		Auburn, WA Markets	
Projected Penetration Rates in 2020			
		<i>City Limits</i>	<i>6 Miles</i>
2020 75+ Population:		4,555	14,292
Independent Living Units		270	643
<i>IL Penetration Rate</i>		5.9%	4.5%
Assisted Living Beds		366	969
<i>AL Penetration Rate</i>		8.0%	6.8%
Memory Care Beds		87	372
<i>MC Penetration Rate</i>		1.9%	2.6%

Penetration rates are among the highest in the western US in the Seattle-Tacoma metro area. Independent living rates typically range between 7.5% and 10.0%, and rates in downtown Seattle are as high as 12%. Assisted living rates range between 5.0% and 8.0%, and memory care rates continue to increase and currently range between about 2.0% and 3.0%.

At 5.9% in the City, the independent living rates are considerably below the low end of the current range in the Seattle-Tacoma metro markets. The 75+ population growth rates are strong evidence of how attractive Auburn is to seniors. The assisted living penetration rate is 8.0% in the City and 6.8% in the larger 6-mile market. Both of these rates are high, and they suggest that the current supply of AL beds is sufficient to meet the demand. The memory care penetration rates are moderate - - 1.9% in the City and 2.6% in the 6-mile market. Based on our facility interviews, we believe that occupancy rates in these communities are high. In the past five years, we have observed MC penetration rates increasing from about 2.0% to above 3.0% in some markets in the Seattle-Tacoma marketplace.

The penetration rate worksheet on page 15 of this report shows our approach to defining the penetration rates to be used to project demand. We begin with base rates of 8.5% for independent living, 7.5% for assisted living, and 2.5% for secured memory care. We consider these to be reasonable base penetration rates for this very dynamic market.

We have increased the base rates for the very small differences in the projected 75+ population growth rates between the defined 6-mile radius market and the King-Pierce two-county study area. We have made no adjustment for the racial and ethnic patterns in these two regions. The resulting penetration rates are 9.04% for independent living units, 8.04% for assisted living beds, and 3.04% for secured memory care beds. Based on this market study and on our previous examinations of the Seattle-Tacoma markets, we believe these penetration rates are reasonable as the basis for projecting the demand and unmet needs for IL, AL, and MC units and beds in the market areas around Auburn.

This table shows our projections of demand and unmet needs for IL units and for AL and MC beds in the City of Auburn and in the defined 6-mile radius market area around the City. Here are the projections for the City:

Estimates of Total Demand, Auburn, WA Market Areas								
Monday, July 15, 2019								
2020								
Auburn City Limits	2020 Pop. 75+	Penetration Rate	Area Demand 2020	Estimated Units/Beds in Use	Gross UnMet Demand	Private Pay Capacity	Private Pay Demand	Other Demand
Independent Living Units	4,555	9.04%	412	270	142	50.9%	72	70
Assisted Living Beds	4,555	8.04%	366	366	-	50.9%	-	-
Memory Care Beds	4,555	3.04%	139	87	52	50.9%	26	25
2024								
Auburn City Limits	2024 Pop. 75+	Penetration Rates	Area Demand 2024	Estimated Units/Beds in Use	Gross UnMet Demand	Private Pay Capacity	Private Pay Demand	Other Demand
Independent Living Units	5,554	9.04%	502	270	233	50.9%	118	114
Assisted Living Beds	5,554	8.04%	447	366	81	50.9%	41	40
Memory Care Beds	5,554	3.04%	169	87	82	50.9%	42	40

This table contains the projections for the 6-mile radius market area:

2020								
Six-Mile Market	2020 Pop. 75+	Penetration Rate	Area Demand 2020	Estimated Units/Beds in Use	Gross UnMet Demand	Private Pay Capacity	Private Pay Demand	Other Demand
Independent Living Units	14,292	9.04%	1,292	643	649	50.9%	330	319
Assisted Living Beds	14,292	8.04%	1,149	969	180	50.9%	92	89
Memory Care Beds	14,292	3.04%	435	372	63	50.9%	32	31
2024								
Six-Mile Market	2024 Pop. 75+	Penetration Rates	Area Demand 2024	Estimated Units/Beds in Use	Gross UnMet Demand	Private Pay Capacity	Private Pay Demand	Other Demand
Independent Living Units	17,530	9.04%	1,585	643	942	50.9%	479	463
Assisted Living Beds	17,530	8.04%	1,410	969	441	50.9%	224	216
Memory Care Beds	17,530	3.04%	533	372	161	50.9%	82	79

Findings for Projected Demand – City of Auburn: Taking all of these factors into consideration, we have found unmet needs in 2020 in the City for 137-147 independent living units, consisting of 69-75 private pay units and 67-73 units for residents with limited financial resources. The current supply of assisted living beds is sufficient to meet the current demand. There are unmet needs for 49-55 MC beds in 2020, consisting of 24-28 private pay beds and 23-27 beds for residents with limited financial resources.

By 2024, with continued very rapid 75+ population growth and no additional units in the market, the unmet needs are projected to increase to 228-238 IL units, 78-84 AL beds and 79-85 MC beds. These unmet needs are divided roughly equally between residents with

sufficient income and wealth to pay private pay rates and residents with limited financial resources.

Findings for Projected Demand – 6-Mile Radius Market Area: In the larger 6-mile radius defined market area, there are unmet needs in 2020 for 640-660 IL units, 175-185 AL beds, and 60-66 MC beds. In view of the private pay capacity of the 75+ households in this defined market, these unmet needs are divided nearly equally between residents with the capacity to pay private pay rates and those with limited financial resources. By 2024, with continued very rapid 75+ population growth and no additions to the existing supply of units and beds, these unmet needs are projected to increase to 930-945 IL units, 430-450 AL beds, and 155-165 MC beds - - again about one-half private pay.

Market Rate Senior Apartments – Approach and Demand: Our approach to projecting the demand and unmet needs for market rate senior apartments is based on our experience with market rate senior apartment penetration rates in the Pacific Northwest and is driven by the age and income structure of home ownership for the 55-64, 65-74, and 75+ age groups. The table on page 14 includes a listing of the age-restricted senior apartments we have identified in these two markets. This table shows the approach and the projected results for 2020 and 2024:

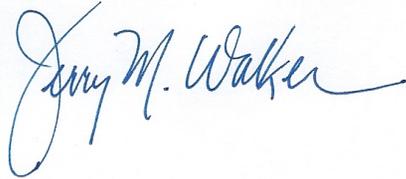
Market Rate Senior Apartments ("MRSA")									
Senior Age & Income Qualified Market Rate Demand									
Penetration Rate & Demand Worksheet									
City of Auburn, WA		2020				2024			
	<i>Age groupings</i>	55-64	65-74	75+	Total	55-64	65-74	75+	Total
HH with Income \$50,000+	(a)	4,236	2,410	1,099		4,662	3,207	1,697	
HH with Income \$35,000 - \$50,000	(b)	476	514	372		376	505	426	
50+ Homeownership rate	(b1)	59.1%	59.1%	59.1%		60.8%	60.8%	60.8%	
times 50+ Homeownership rate	(bxb1)=(c)	281	304	220		229	307	259	
Age & Income Qualified HH	(a + c) = d	4,517	2,714	1,319	8,550	4,891	3,514	1,956	10,360
Penetration Rate =	(e)	0.5%	5.0%	12.0%	3.7%	0.5%	5.0%	12.0%	4.2%
Max. Mkt Area Demand	(d * e) = f	23	136	158	317	24	176	235	435
% Additional Demand from out of market	(g)	10%	10%	10%	10%	10%	10%	10%	10%
Total Potential Demand:	(f / (1 - g)) = h	25	151	176	352	27	195	261	483
Owner-occupied	(b1*h)				208				294
Rental = Gross Demand for MRSA	(1-b1) * h				144				189
Less Existing & Developing MRSA					127				127
					17				62
6-Mile Radius Market Area		2020				2024			
	<i>Age groupings</i>	55-64	65-74	75+	Total	55-64	65-74	75+	Total
HH with Income \$50,000+	(a)	14,054	7,726	3,093		14,942	10,423	4,897	
HH with Income \$35,000 - \$50,000	(b)	1,515	1,612	1,247		1,139	1,556	1,444	
50+ Homeownership rate	(b1)	60.3%	60.3%	60.3%		60.3%	60.3%	60.3%	
times 50+ Homeownership rate	(bxb1)=(c)	913	972	752		687	938	871	
Age & Income Qualified HH	(a + c) = d	14,967	8,698	3,845	27,510	15,629	11,361	5,768	32,757
Penetration Rate =	(e)	0.5%	5.0%	12.0%	3.5%	0.5%	5.0%	12.0%	4.1%
Max. Mkt Area Demand	(d * e) = f	75	435	461	971	78	568	692	1,338
% Additional Demand from out of market	(g)	10%	10%	10%	10%	10%	10%	10%	10%
Total Potential Demand:	(f / (1 - g)) = h	83	483	513	1,079	87	631	769	1,487
Owner-occupied	(b1*h)				650				896
Rental = Gross Demand for MRSA	(1-b1) * h				429				591
Less Existing & Developing MRSA					127				127
					302				464

This approach gives consideration to the differences in utilization of market rate senior apartments by age group and to the differences in the ability to pay market rates. For example, the inclusion of households with income of \$35,000 to \$50,000 is designed to capture the households in this income bracket who own their homes. They are presumed to have equity that will enhance their ability to pay high market rates when they elect to sell and move into market rate apartments. The penetration rates are based on our experience in the major metropolitan areas in the Pacific NW.

Findings for Projected Demand – Market Rate Senior Apartments: The unmet needs for market rate senior apartments are quite modest based on the City population alone. By 2024, with no new additions to the existing supply, there are unmet needs for 57-67 units. Expanding the market to the defined 6-mile radius area substantially increases the unmet needs to up to 455-475 units by 2024. The existing supply of market rate senior apartments in the defined market area around the City is substantially insufficient to meet the current and projected needs through 2024.

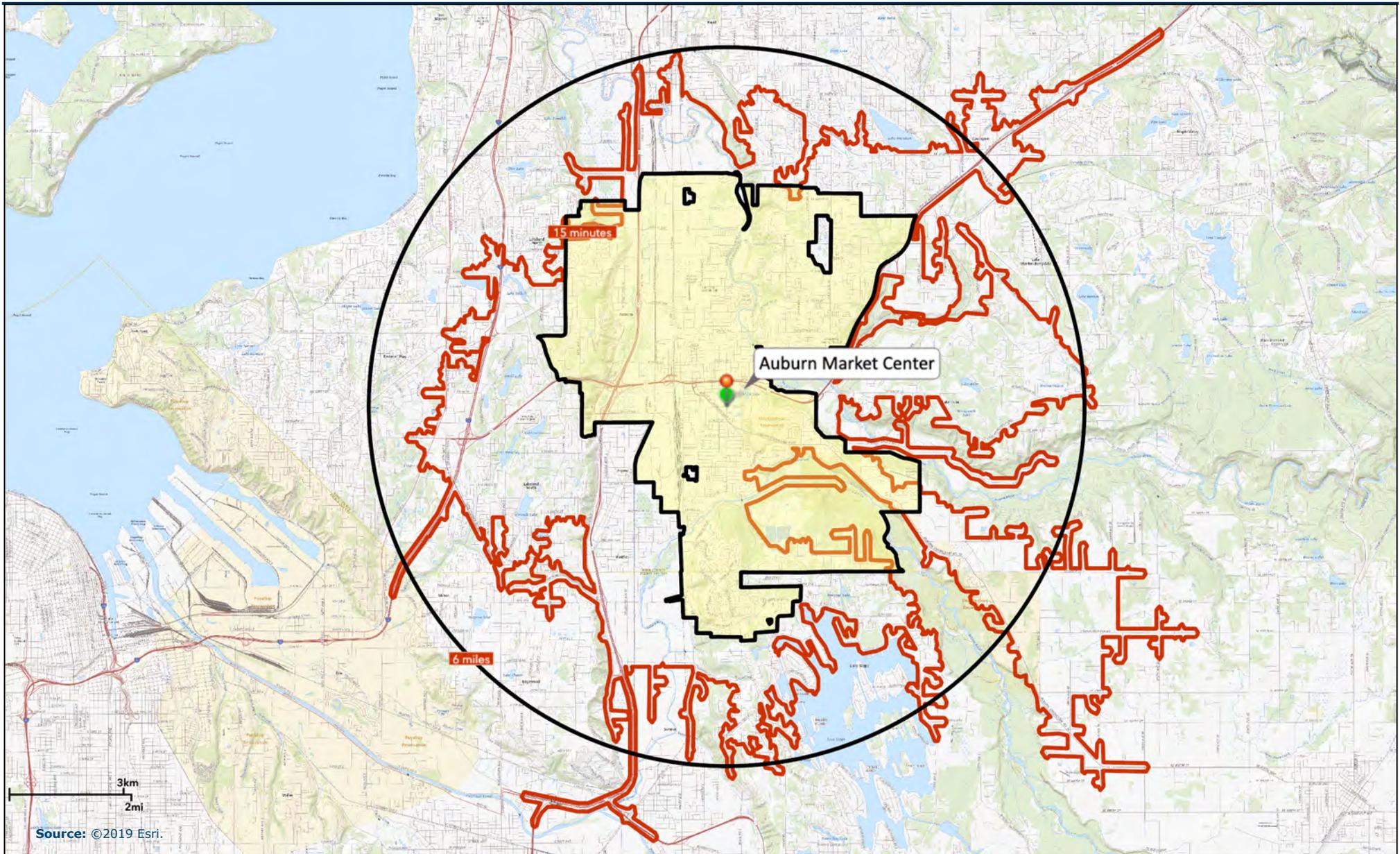
Thank you for this opportunity to assist you and your colleagues in this very challenging and dynamic market.

Very truly yours,

A handwritten signature in blue ink that reads "Jerry M. Walker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jerry M. Walker
HCMA-Portland

Aside from the professional fees we will earn for preparing this report, we are independent of the developers and have no stake whatsoever in the project under consideration. Our fees are not contingent on the outcome of this study. We do not have an ownership or operating interest in any of the other existing and proposed senior housing facilities in Washington.



Source: ©2019 Esri.

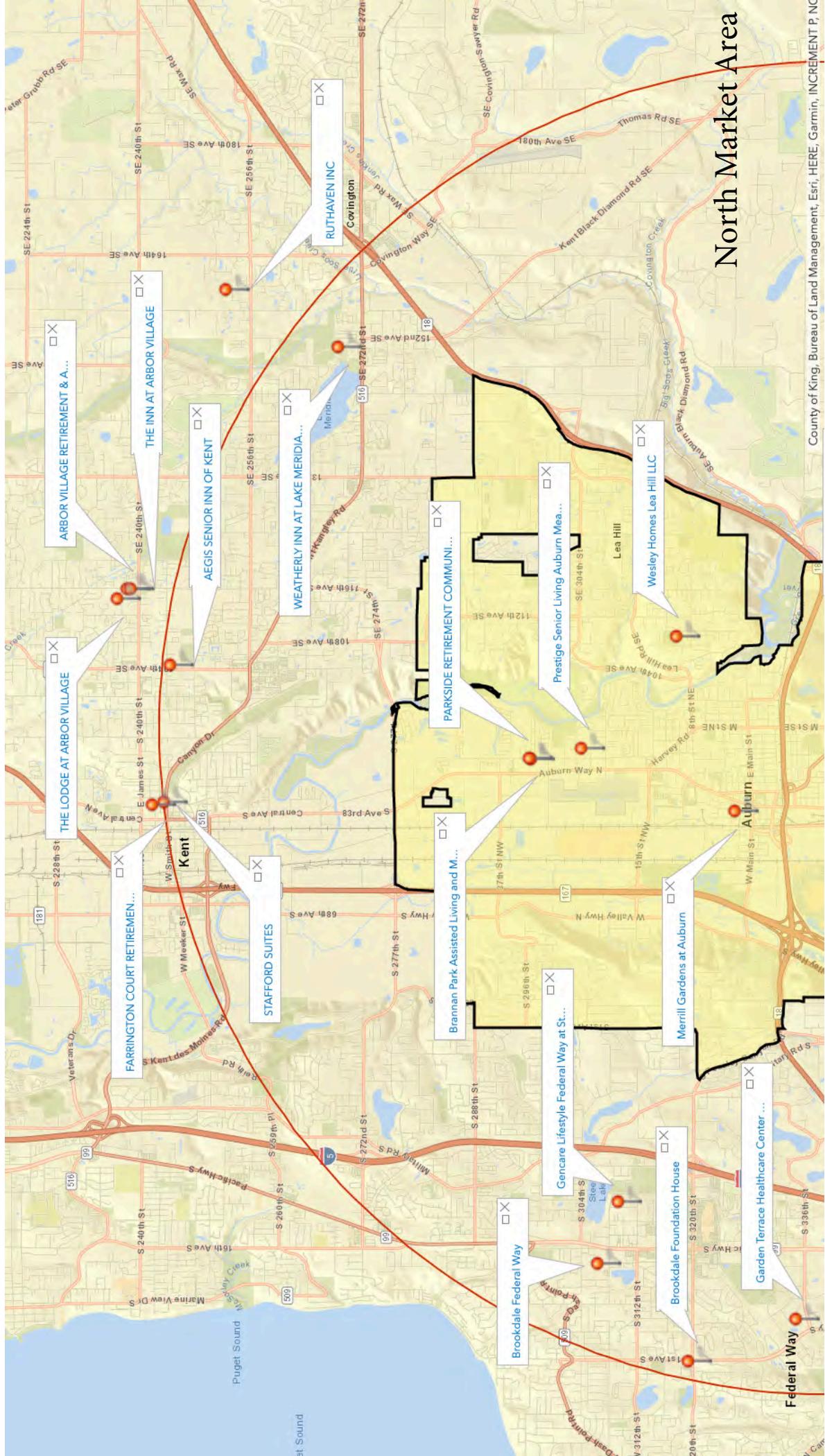
Auburn, Washington Demographic Characteristics & Demand Worksheet										Source: ESRI
City of Auburn & Auburn Market Center, 12th St. SE & M St. SE										
Auburn Market Center is at 47.29735°N, -122.21350°W										
Auburn, WA Study Areas										
	2010 Census			2019			2024			
	City of Auburn	Auburn 6 Miles	Pierce & King Counties	City of Auburn	Auburn 6 Miles	Pierce & King Counties	City of Auburn	Auburn 6 Miles	Pierce & King Counties	
<i>Square Miles</i>	29.9	113.1	(1,000s)	29.9	113.1	(1,000s)	29.9	113.1	(1,000s)	
Total Population	70,179	223,851	2,726.5	83,515	258,386	3,139.5	90,253	276,722	3,374.9	
Annual Growth '19 - '24							1.56%	1.38%	1.46%	
Total Density PSM	2,348	1,979		2,794	2,285		3,020	2,447		
Median Age	34.5	35.3	36.7	36.2	36.7	38.1	37.1	37.6	38.7	
Population 65+	7,138	22,756	298.5	11,144	35,295	458.1	13,767	43,992	562.4	
Annual Growth '19 - '24							4.3%	4.5%	4.2%	
65+ % of Total	10.2%	10.2%	10.9%	13.3%	13.7%	14.6%	15.3%	15.9%	16.7%	
Population 75+	3,253	10,236	136.8	4,335	13,581	180.4	5,554	17,530	232.21	
Annual Growth '19 - '24							5.08%	5.24%	5.18%	
Density PSM	109	91		145	120		186	155		
75+ % of Total	4.6%	4.6%	5.0%	5.2%	5.3%	5.7%	6.2%	6.3%	6.9%	
Median Household Income, All Ages				\$ 72,753	\$ 73,391	\$ 86,708	\$85,256	\$ 86,868	\$ 102,611	
Median Household Income 75+				39,195	37,108	46,171	51,513	47,070	56,519	
Median Home Value				344,630	358,468	479,987	418,603	427,610	593,611	
Percentage, HH Income of Home Value				21.1%	20.5%	18.1%	20.4%	20.3%	17.3%	

Private Pay Capacity - Auburn 6-Mile Radius

75+ Households in 2018							<i>Portland, OR Base</i>	
	Income			Income for	Net Worth	Combined	% Private	Private Pay
Market	H.H. 75+	% of Total	Range	Rent/Month	"Spending"	Pymts	Pay	Households
Median	\$37,108		Midpoint		\$ 124,456			
Household Income				Note (a)	Note (b)	Note (c)	Note (d)	
<\$15,000	1,382	16.8%	12,500	409	156	565	13%	173
\$15,000 - \$24,999	1,532	18.7%	20,000	655	389	1,044	23%	355
\$25,000 - \$34,999	957	11.7%	30,000	982	389	1,371	30%	292
\$35,000 - \$49,999	1,247	15.2%	42,500	1,392	778	2,170	48%	601
\$50,000 - \$74,999	1,225	14.9%	67,500	2,211	1,050	3,261	72%	888
\$75,000 - \$99,999	711	8.7%	95,850	3,139	1,361	4,500	100%	711
\$100,000 - \$149,999	630	7.7%	125,000	4,094	1,556	5,649	100%	630
\$150,000 - \$199,999	294	3.6%	175,000	5,731	1,556	7,287	100%	294
\$200,000+	233	2.8%	250,000	8,187	1,556	9,743	100%	233
	8,211	100.0%						4,177
						<i>Private Pay Percentage</i>		50.9%
<i>Notes:</i>								
<i>(a) This is our estimate of the monthly income available to pay rent for one person in the 75+ household. The assumed average income in each range is the reported "Range Midpoint".</i>								
<i>The key assumptions are:</i>								
<i>Persons per 75+ Household</i>	1.654	<i>in the defined market area per ESRI</i>						
<i>% of Income available for rent</i>	65%	<i>as assumed by HCMA, leaving the balance for living expenses.</i>						
<i>The formula is (((Range Midpoint / Persons per 75+ HH)*(% of income available for rent))/12).</i>								
<i>(b) This is our approach to accounting for the cash available to pay rent from household net worth. The median for all 75+ households is shown.</i>								
<i>We assume that this percentage of net worth is available pay rent:</i>				15.00%	annually.			
<i>The formula is ((Net Worth * % Available to Pay Annual R) Net worth is per ESRI for the defined study area.</i>								
<i>There does not appear to be a strong coorelation between household income and net worth. Reference: "Coorelation of Income and Net Worth for Age Groups in America in 2016" by DQYDJ, January 22, 2018. Interested readers are encouraged to visit:</i>								
https://dqydj.com/correlation-income-net-worth-age-america								
<i>(c) This the sum of cash available to pay rent from 75+ household monthly income and net worth.</i>								
<i>(d) This is the assumed percentage of 75+ households in each income category that has income sufficient to pay private rates for IL, AL, and MC. The percentages are based on an assumed average monthly rate in the Portland, OR metro area of \$4,500 per month. Our approach is to adjust the range midpoint to the amount that yields combined income and net worth cash flows of \$4,500/month. Then, we calculate the percentage that each lower range midpoint is of the adjusted midpoint. Those percentages become our assumed percentage of each income group that can afford to pay private rates that average \$4,500 per month. We acknowledge that these assumptions may be imprecise.</i>								
HCMA-Portland, June 2018.								Page 12

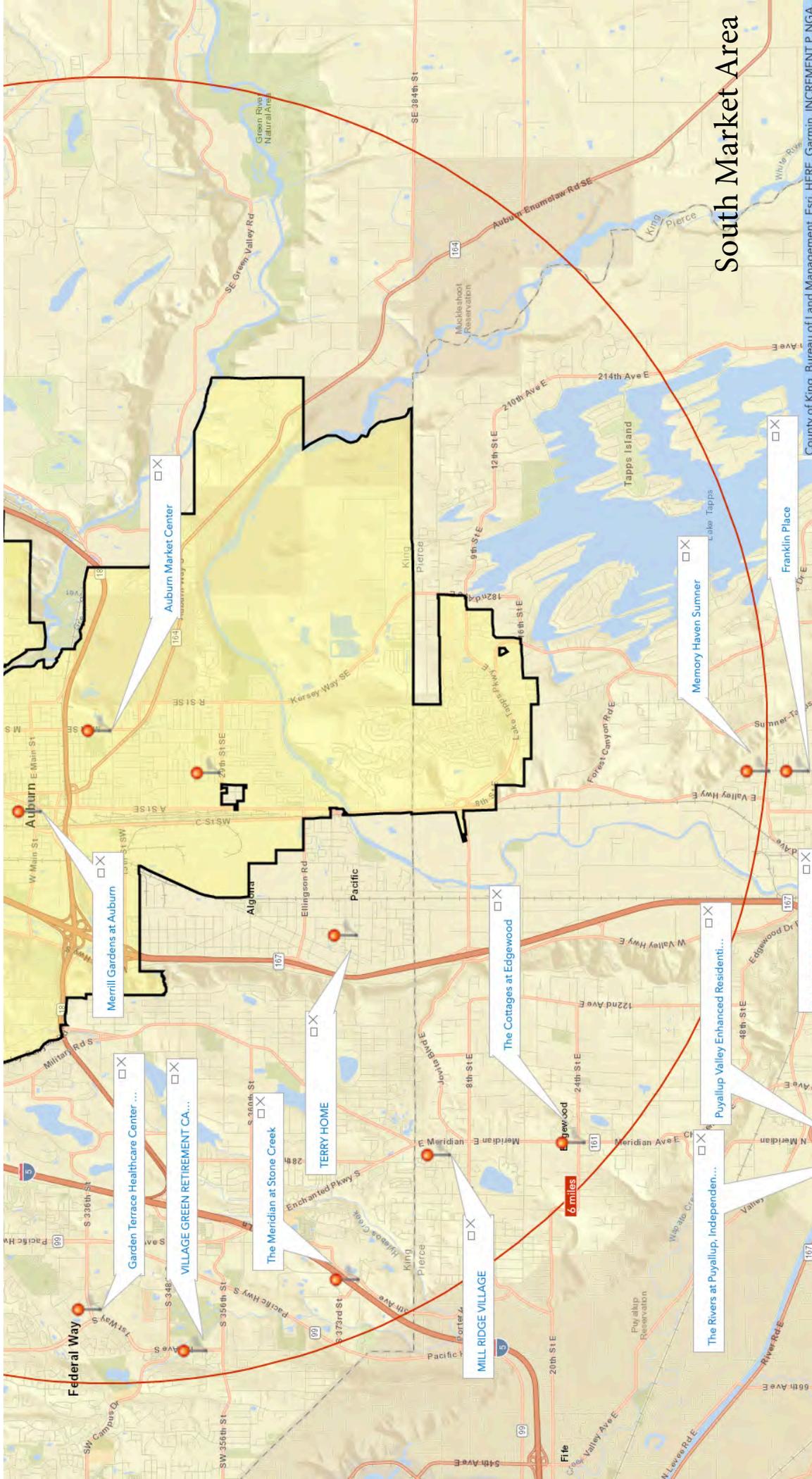
Auburn, WA Study Areas				
50+ Race & Ethnicity in 2019				
Auburn, WA Study Areas			King &	
			Pierce	
	6 Miles	% Total	Counties	% Total
Hispanic Ethnicity	3,960	4.6%	41,509	3.9%
White	65,260	76.0%	812,784	76.0%
Black	4,238	4.9%	58,371	5.5%
Asian	11,025	12.8%	144,570	13.5%
American Indian	644	0.8%	8,406	0.8%
Other	4,697	5.5%	45,706	4.3%
Total Races	85,864	100.0%	1,069,837	100.0%
<i>Note: The Hispanic totals are not included in the race totals. For example, in the 6-mile radius area, the 3,960 persons of Hispanic ethnicity could be of any race.</i>				
Source: ESRI				
				Page 13

Auburn Markets Facilities				Licensed	Units/ Beds in Use		
Name	Street	City	Zip Code	Beds	IL	AL	MC
In the City Limits:							
Brannan Park AL & MC Community	2901 I Street NE	Auburn	98002	70	35	81	27
Merrill Gardens at Auburn	18 1st St SE	Auburn	98002	65	55	65	16
PARKSIDE RETIREMENT COMMUNITY	2902 I St NE	Auburn	98002	94	90	94	
Prestige Senior Living Auburn Meadows	945 22nd St NE	Auburn	98002	110		78	24
Wesley Homes Lea Hill LLC	32049 109th Place SE	Auburn	98092	20	90	48	20
					270	366	87
In the 6-Mile Radius outside of the City Limits:							
AEGIS SENIOR INN OF KENT	10421 SE 248th St	Kent	98030	48			48
Brookdale Federal Way	31002 14th Ave S	Federal Way	98003	110		110	
Brookdale Foundation House	32290 1st Ave S	Federal Way	98003	120	101	120	
Farrington Court Retirement	516 Kenosia Ave S	Kent	98030	90	30	69	
Garden Terrace Healthcare Center of Federal Way	491 S 338TH STREET	FEDERAL WAY	98003	34			34
Gencare Lifestyle Federal Way at Steel Lake	31200 23rd Avenue S	Federal Way	98003	115	51	91	24
Memory Haven Sumner	5107 Parker Rd E	Sumner	98390	26			26
MILL RIDGE VILLAGE	607 28TH AVE	MILTON	98354	55	45	50	
TERRY HOME	138 3RD AVE SW	PACIFIC	98047	10		10	
The Cottages at Edgewood	2510 Meridian Ave E	Edgewood	98372	60			60
The Meridian at Stone Creek	1111 South 376th St	Milton	98354	188	70	88	24
VILLAGE GREEN RETIREMENT CAMPUS	35419 1ST AVE S	FEDERAL WAY	98003	65	77	65	
WEATHERLY INN AT LAKE MERIDIAN, THE	15101 SE 272ND ST	KENT	98042	69			69
					373	603	285
Plus units and beds in Auburn City Limits					270	366	87
Units and beds in the 6-mile radius market					643	969	372
75+ in 2020					14,292	14,292	14,292
Preliminary penetration rates					4.50%	6.78%	2.60%
55+ Apartments in 6-Miles							
The Reserve at Auburn	1107 A St. NE	Auburn	98002	297	Low-income senior apartments		
The Reserve at Kent	623 W. Meeker St.	Kent		252	Low-income senior apartments		
Estates at Hillside Gardens	1919 Howard Rd	Auburn	98002	127	Market-rate senior apartments		
Rainier Vista	134 3rd Ave SE	Pacific	98047	75	Low-income senior apartments		
Radcliffe Place Senior Apartments	13510 SE 272nd St	Kent	98042	134	Low-income senior apartments		
SHAG Titus Village	233 5th Ave S	Kent	98032	149	Low-income senior apartments		
SHAG Willamette Court	31580 23rd Ave S	Federal Way	98003	100	Low-income senior apartments		
SHAG Meridian Court	31420 23rd Ave S	Federal Way	98003	200	Low-income senior apartments		
SHAG Auburn Court	102 10th St NE	Auburn	98002	296	Low-income senior apartments		
SHAG Celebration Senior Living	1524 S. 328th St	Federal Way	98003	378	Low-income senior apartments		
Scenic Vista	26404 104th Ave SE	Kent	98030	100	Low-income senior apartments		
Mitchell Place Snr. Residence	1001 S. 336th St.	Federal Way	98003	50	Low-income senior apartments		
Alder Ridge Senior Apartments	2800 Alder St.	Milton	98354	116	Low-income senior apartments		
							Page 14



North Market Area

County of King, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, INC



South Market Area



Age 50+ Profile

Auburn City, WA
 Auburn City, WA (5303180)
 Geography: Place

Prepared by HCMA-Portland

Demographic Summary	Census 2010			2019			2024		
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Change	Annual Rate	
Total Population	70,179			83,515			90,253	6,738	1.56%
Population 50+	19,642			26,896			29,850	2,954	2.11%
Median Age	34.5			36.2			37.1	0.9	0.49%
Households	26,057			30,247			32,408	2,161	1.39%
% Householders 55+	34.5%			41.1%			42.5%	1.4	0.67%
Total Owner-Occupied Housing Units	15,487			18,419			20,397	1,978	2.06%
Total Renter-Occupied Housing Units	10,570			11,828			12,011	183	0.31%
Owner/Renter Ratio (per 100 renters)	147			156			170	14.0	1.73%
Median Home Value	-			\$344,630			\$418,603	\$73,973	3.97%
Average Home Value	-			\$375,137			\$456,531	\$81,394	4.01%
Median Household Income	-			\$72,753			\$85,256	\$12,503	3.22%
Median Household Income for Householder 55+	-			\$62,601			\$75,334	\$12,733	3.77%

Population by Age and Sex						
Male Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,168	100.0%	12,723	100.0%	14,138	100.0%
50-54	2,539	27.7%	2,677	21.0%	2,658	18.8%
55-59	2,026	22.1%	2,799	22.0%	2,669	18.9%
60-64	1,549	16.9%	2,321	18.2%	2,661	18.8%
65-69	1,071	11.7%	1,789	14.1%	2,187	15.5%
70-74	711	7.8%	1,335	10.5%	1,610	11.4%
75-79	584	6.4%	856	6.7%	1,199	8.5%
80-84	404	4.4%	517	4.1%	670	4.7%
85+	284	3.1%	429	3.4%	484	3.4%

Female Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	10,474	100.0%	14,173	100.0%	15,712	100.0%
50-54	2,518	24.0%	2,680	18.9%	2,700	17.2%
55-59	2,149	20.5%	2,769	19.5%	2,660	16.9%
60-64	1,723	16.5%	2,506	17.7%	2,735	17.4%
65-69	1,163	11.1%	2,105	14.9%	2,466	15.7%
70-74	940	9.0%	1,580	11.1%	1,950	12.4%
75-79	766	7.3%	1,080	7.6%	1,529	9.7%
80-84	584	5.6%	701	4.9%	870	5.5%
85+	631	6.0%	752	5.3%	802	5.1%

Total Population	Census 2010		2019		2024	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	19,642	28.0%	26,896	32.2%	29,850	33.1%
50-54	5,057	7.2%	5,357	6.4%	5,358	5.9%
55-59	4,175	5.9%	5,568	6.7%	5,329	5.9%
60-64	3,272	4.7%	4,827	5.8%	5,396	6.0%
65-69	2,234	3.2%	3,894	4.7%	4,653	5.2%
70-74	1,651	2.4%	2,915	3.5%	3,560	3.9%
75-79	1,350	1.9%	1,936	2.3%	2,728	3.0%
80-84	988	1.4%	1,218	1.5%	1,540	1.7%
85+	915	1.3%	1,181	1.4%	1,286	1.4%
65+	7,138	10.2%	11,144	13.3%	13,767	15.3%
75+	3,253	4.6%	4,335	5.2%	5,554	6.2%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Auburn City, WA
 Auburn City, WA (5303180)
 Geography: Place

Prepared by HCMA-Portland

2019 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,781	100%	3,955	100%	2,682	100%	12,418	100%
<\$15,000	457	7.9%	330	8.3%	418	15.6%	1,205	9.7%
\$15,000-\$24,999	303	5.2%	363	9.2%	507	18.9%	1,173	9.4%
\$25,000-\$34,999	309	5.3%	338	8.5%	286	10.7%	933	7.5%
\$35,000-\$49,999	476	8.2%	514	13.0%	372	13.9%	1,362	11.0%
\$50,000-\$74,999	1,208	20.9%	925	23.4%	414	15.4%	2,547	20.5%
\$75,000-\$99,999	1,002	17.3%	500	12.6%	276	10.3%	1,778	14.3%
\$100,000-\$149,999	1,115	19.3%	522	13.2%	227	8.5%	1,864	15.0%
\$150,000-\$199,999	514	8.9%	255	6.4%	119	4.4%	888	7.2%
\$200,000+	397	6.9%	208	5.3%	63	2.3%	668	5.4%
Median HH Income	\$77,537		\$59,007		\$39,195		\$62,601	
Average HH Income	\$95,729		\$80,498		\$58,388		\$82,813	

2024 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,830	100%	4,636	100%	3,301	100%	13,767	100%
<\$15,000	343	5.9%	301	6.5%	419	12.7%	1,063	7.7%
\$15,000-\$24,999	213	3.7%	309	6.7%	459	13.9%	981	7.1%
\$25,000-\$34,999	236	4.0%	314	6.8%	300	9.1%	850	6.2%
\$35,000-\$49,999	376	6.4%	505	10.9%	426	12.9%	1,307	9.5%
\$50,000-\$74,999	1,095	18.8%	1,016	21.9%	534	16.2%	2,645	19.2%
\$75,000-\$99,999	1,007	17.3%	631	13.6%	415	12.6%	2,053	14.9%
\$100,000-\$149,999	1,286	22.1%	757	16.3%	385	11.7%	2,428	17.6%
\$150,000-\$199,999	737	12.6%	434	9.4%	244	7.4%	1,415	10.3%
\$200,000+	537	9.2%	369	8.0%	119	3.6%	1,025	7.4%
Median HH Income	\$89,349		\$70,635		\$51,513		\$75,334	
Average HH Income	\$114,081		\$99,352		\$74,319		\$99,587	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Auburn City, WA
Auburn City, WA (5303180)
Geography: Place

Prepared by HCMA-Portland

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	8,995	100.0%	34.5%
Family Households	5,066	56.3%	19.4%
Householder Age 55-64	2,727	30.3%	10.5%
Householder Age 65-74	1,382	15.4%	5.3%
Householder Age 75-84	765	8.5%	2.9%
Householder Age 85+	192	2.1%	0.7%
Nonfamily Households	3,929	43.7%	15.1%
Householder Age 55-64	1,694	18.8%	6.5%
Householder Age 65-74	1,041	11.6%	4.0%
Householder Age 75-84	775	8.6%	3.0%
Householder Age 85+	419	4.7%	1.6%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	8,995	100.0%	34.5%
Owner Occupied Housing Units	6,407	71.2%	24.6%
Householder Age 55-64	3,199	35.6%	12.3%
Householder Age 65-74	1,809	20.1%	6.9%
Householder Age 75-84	1,062	11.8%	4.1%
Householder Age 85+	337	3.7%	1.3%
Renter Occupied Housing Units	2,588	28.8%	9.9%
Householder Age 55-64	1,222	13.6%	4.7%
Householder Age 65-74	614	6.8%	2.4%
Householder Age 75-84	478	5.3%	1.8%
Householder Age 85+	274	3.0%	1.1%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
 1100-1198 12th St SE, Auburn, Washington, 98002
 Ring: 5 mile radius

Prepared by HCMA-Portland
 Latitude: 47.29735
 Longitude: -122.21350

Demographic Summary	Census 2010			2019			2024		
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Change	Annual Rate	
Total Population	145,074			169,775			182,277	12,502	1.43%
Population 50+	41,308			56,157			61,653	5,496	1.88%
Median Age	35.4			36.7			37.5	0.8	0.43%
Households	52,150			59,876			63,813	3,937	1.28%
% Householders 55+	35.0%			42.4%			43.7%	1.3	0.61%
Total Owner-Occupied Housing Units	33,472			38,620			42,182	3,562	1.78%
Total Renter-Occupied Housing Units	18,678			21,256			21,631	375	0.35%
Owner/Renter Ratio (per 100 renters)	179			182			195	13.0	1.39%
Median Home Value	-			\$358,750			\$430,964	\$72,214	3.74%
Average Home Value	-			\$397,117			\$484,636	\$87,519	4.06%
Median Household Income	-			\$75,921			\$89,310	\$13,389	3.30%
Median Household Income for Householder 55+	-			\$65,235			\$78,138	\$12,903	3.68%

Male Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	19,654	100.0%	26,851	100.0%	29,409	100.0%
50-54	5,674	28.9%	5,587	20.8%	5,439	18.5%
55-59	4,368	22.2%	5,976	22.3%	5,465	18.6%
60-64	3,378	17.2%	5,101	19.0%	5,645	19.2%
65-69	2,233	11.4%	3,810	14.2%	4,713	16.0%
70-74	1,466	7.5%	2,761	10.3%	3,383	11.5%
75-79	1,204	6.1%	1,729	6.4%	2,448	8.3%
80-84	766	3.9%	1,034	3.9%	1,333	4.5%
85+	565	2.9%	853	3.2%	983	3.3%

Female Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	21,651	100.0%	29,305	100.0%	32,245	100.0%
50-54	5,486	25.3%	5,599	19.1%	5,539	17.2%
55-59	4,494	20.8%	6,018	20.5%	5,516	17.1%
60-64	3,589	16.6%	5,246	17.9%	5,837	18.1%
65-69	2,447	11.3%	4,289	14.6%	5,033	15.6%
70-74	1,885	8.7%	3,177	10.8%	3,987	12.4%
75-79	1,508	7.0%	2,146	7.3%	2,970	9.2%
80-84	1,110	5.1%	1,376	4.7%	1,750	5.4%
85+	1,132	5.2%	1,454	5.0%	1,613	5.0%

Total Population	Census 2010		2019		2024	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	41,308	28.5%	56,157	33.1%	61,653	33.8%
50-54	11,161	7.7%	11,186	6.6%	10,978	6.0%
55-59	8,862	6.1%	11,994	7.1%	10,981	6.0%
60-64	6,968	4.8%	10,347	6.1%	11,482	6.3%
65-69	4,681	3.2%	8,099	4.8%	9,747	5.3%
70-74	3,351	2.3%	5,938	3.5%	7,369	4.0%
75-79	2,713	1.9%	3,875	2.3%	5,418	3.0%
80-84	1,876	1.3%	2,411	1.4%	3,082	1.7%
85+	1,696	1.2%	2,307	1.4%	2,596	1.4%
65+	14,317	9.9%	22,630	13.3%	28,212	15.5%
75+	6,285	4.3%	8,593	5.1%	11,096	6.1%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
 1100-1198 12th St SE, Auburn, Washington, 98002
 Ring: 5 mile radius

Prepared by HCMA-Portland
 Latitude: 47.29735
 Longitude: -122.21350

2019 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	12,224	100%	7,969	100%	5,206	100%	25,399	100%
<\$15,000	819	6.7%	614	7.7%	863	16.6%	2,296	9.0%
\$15,000-\$24,999	549	4.5%	653	8.2%	919	17.7%	2,121	8.4%
\$25,000-\$34,999	550	4.5%	642	8.1%	585	11.2%	1,777	7.0%
\$35,000-\$49,999	973	8.0%	1,048	13.2%	801	15.4%	2,822	11.1%
\$50,000-\$74,999	2,616	21.4%	1,841	23.1%	815	15.7%	5,272	20.8%
\$75,000-\$99,999	2,046	16.7%	1,031	12.9%	476	9.1%	3,553	14.0%
\$100,000-\$149,999	2,595	21.2%	1,140	14.3%	416	8.0%	4,151	16.3%
\$150,000-\$199,999	1,106	9.0%	500	6.3%	202	3.9%	1,808	7.1%
\$200,000+	971	7.9%	501	6.3%	128	2.5%	1,600	6.3%
Median HH Income	\$80,826		\$61,273		\$38,418		\$65,235	
Average HH Income	\$100,871		\$84,545		\$57,099		\$86,774	

2024 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	12,008	100%	9,422	100%	6,478	100%	27,908	100%
<\$15,000	581	4.8%	545	5.8%	888	13.7%	2,014	7.2%
\$15,000-\$24,999	363	3.0%	546	5.8%	851	13.1%	1,760	6.3%
\$25,000-\$34,999	392	3.3%	586	6.2%	623	9.6%	1,601	5.7%
\$35,000-\$49,999	735	6.1%	999	10.6%	919	14.2%	2,653	9.5%
\$50,000-\$74,999	2,240	18.7%	1,992	21.1%	1,048	16.2%	5,280	18.9%
\$75,000-\$99,999	1,970	16.4%	1,289	13.7%	720	11.1%	3,979	14.3%
\$100,000-\$149,999	2,854	23.8%	1,663	17.7%	736	11.4%	5,253	18.8%
\$150,000-\$199,999	1,563	13.0%	899	9.5%	427	6.6%	2,889	10.4%
\$200,000+	1,311	10.9%	904	9.6%	266	4.1%	2,481	8.9%
Median HH Income	\$95,516		\$75,630		\$49,087		\$78,138	
Average HH Income	\$121,049		\$105,819		\$73,570		\$104,879	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
1100-1198 12th St SE, Auburn, Washington, 98002
Ring: 5 mile radius

Prepared by HCMA-Portland
Latitude: 47.29735
Longitude: -122.21350

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	18,241	100.0%	35.0%
Family Households	10,914	59.8%	20.9%
Householder Age 55-64	6,086	33.4%	11.7%
Householder Age 65-74	2,948	16.2%	5.7%
Householder Age 75-84	1,507	8.3%	2.9%
Householder Age 85+	373	2.0%	0.7%
Nonfamily Households	7,327	40.2%	14.0%
Householder Age 55-64	3,176	17.4%	6.1%
Householder Age 65-74	1,950	10.7%	3.7%
Householder Age 75-84	1,462	8.0%	2.8%
Householder Age 85+	739	4.1%	1.4%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	18,243	100.0%	35.0%
Owner Occupied Housing Units	13,676	75.0%	26.2%
Householder Age 55-64	7,139	39.1%	13.7%
Householder Age 65-74	3,789	20.8%	7.3%
Householder Age 75-84	2,114	11.6%	4.1%
Householder Age 85+	634	3.5%	1.2%
Renter Occupied Housing Units	4,567	25.0%	8.8%
Householder Age 55-64	2,124	11.6%	4.1%
Householder Age 65-74	1,110	6.1%	2.1%
Householder Age 75-84	855	4.7%	1.6%
Householder Age 85+	478	2.6%	0.9%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
 1100-1198 12th St SE, Auburn, Washington, 98002
 Ring: 6 mile radius

Prepared by HCMA-Portland
 Latitude: 47.29735
 Longitude: -122.21350

Demographic Summary	Census 2010			2019			2024	
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Change	Annual Rate
Total Population	223,851			258,386			18,336	1.38%
Population 50+	64,642			85,864			8,347	1.87%
Median Age	35.3			36.7			0.9	0.49%
Households	82,173			92,960			5,900	1.24%
% Householders 55+	34.9%			42.1%			1.4	0.66%
Total Owner-Occupied Housing Units	49,345			56,040			5,074	1.75%
Total Renter-Occupied Housing Units	32,828			36,920			825	0.44%
Owner/Renter Ratio (per 100 renters)	150			152			10.0	1.28%
Median Home Value	-			\$358,468			\$69,142	3.59%
Average Home Value	-			\$403,297			\$85,649	3.93%
Median Household Income	-			\$73,391			\$13,477	3.43%
Median Household Income for Householder 55+	-			\$64,385			\$12,928	3.73%

Population by Age and Sex	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Male Population						
Total (50+)	30,436	100.0%	40,670	100.0%	44,497	100.0%
50-54	8,596	28.2%	8,277	20.4%	8,087	18.2%
55-59	6,772	22.2%	8,825	21.7%	8,131	18.3%
60-64	5,235	17.2%	7,723	19.0%	8,393	18.9%
65-69	3,529	11.6%	5,905	14.5%	7,176	16.1%
70-74	2,296	7.5%	4,283	10.5%	5,264	11.8%
75-79	1,830	6.0%	2,659	6.5%	3,756	8.4%
80-84	1,172	3.9%	1,576	3.9%	2,069	4.6%
85+	1,006	3.3%	1,422	3.5%	1,621	3.6%
Female Population						
Total (50+)	34,206	100.0%	45,194	100.0%	49,712	100.0%
50-54	8,627	25.2%	8,446	18.7%	8,349	16.8%
55-59	7,041	20.6%	9,150	20.2%	8,370	16.8%
60-64	5,615	16.4%	8,146	18.0%	8,887	17.9%
65-69	3,843	11.2%	6,625	14.7%	7,829	15.7%
70-74	2,852	8.3%	4,903	10.8%	6,193	12.5%
75-79	2,287	6.7%	3,262	7.2%	4,552	9.2%
80-84	1,833	5.4%	2,151	4.8%	2,783	5.6%
85+	2,108	6.2%	2,511	5.6%	2,749	5.5%

Total Population	Census 2010		2019		2024	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	64,642	28.9%	85,864	33.2%	94,211	34.0%
50-54	17,223	7.7%	16,724	6.5%	16,437	5.9%
55-59	13,813	6.2%	17,975	7.0%	16,502	6.0%
60-64	10,850	4.8%	15,870	6.1%	17,280	6.2%
65-69	7,372	3.3%	12,529	4.8%	15,005	5.4%
70-74	5,148	2.3%	9,185	3.6%	11,457	4.1%
75-79	4,117	1.8%	5,921	2.3%	8,308	3.0%
80-84	3,004	1.3%	3,727	1.4%	4,852	1.8%
85+	3,115	1.4%	3,933	1.5%	4,370	1.6%
65+	22,756	10.2%	35,295	13.7%	43,992	15.9%
75+	10,236	4.6%	13,581	5.3%	17,530	6.3%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
 1100-1198 12th St SE, Auburn, Washington, 98002
 Ring: 6 mile radius

Prepared by HCMA-Portland
 Latitude: 47.29735
 Longitude: -122.21350

2019 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	18,585	100%	12,382	100%	8,212	100%	39,179	100%
<\$15,000	1,287	6.9%	958	7.7%	1,382	16.8%	3,627	9.3%
\$15,000-\$24,999	876	4.7%	1,065	8.6%	1,532	18.7%	3,473	8.9%
\$25,000-\$34,999	854	4.6%	1,022	8.3%	957	11.7%	2,833	7.2%
\$35,000-\$49,999	1,515	8.2%	1,612	13.0%	1,247	15.2%	4,374	11.2%
\$50,000-\$74,999	3,931	21.2%	2,756	22.3%	1,225	14.9%	7,912	20.2%
\$75,000-\$99,999	3,077	16.6%	1,648	13.3%	711	8.7%	5,436	13.9%
\$100,000-\$149,999	3,858	20.8%	1,754	14.2%	630	7.7%	6,242	15.9%
\$150,000-\$199,999	1,671	9.0%	748	6.0%	294	3.6%	2,713	6.9%
\$200,000+	1,517	8.2%	820	6.6%	233	2.8%	2,570	6.6%
Median HH Income	\$80,271		\$61,284		\$37,108		\$64,385	
Average HH Income	\$100,965		\$85,147		\$56,902		\$86,728	

2024 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	18,137	100%	14,645	100%	10,232	100%	43,014	100%
<\$15,000	893	4.9%	848	5.8%	1,422	13.9%	3,163	7.4%
\$15,000-\$24,999	562	3.1%	885	6.0%	1,434	14.0%	2,881	6.7%
\$25,000-\$34,999	601	3.3%	933	6.4%	1,035	10.1%	2,569	6.0%
\$35,000-\$49,999	1,139	6.3%	1,556	10.6%	1,444	14.1%	4,139	9.6%
\$50,000-\$74,999	3,389	18.7%	3,031	20.7%	1,588	15.5%	8,008	18.6%
\$75,000-\$99,999	2,985	16.5%	2,071	14.1%	1,093	10.7%	6,149	14.3%
\$100,000-\$149,999	4,252	23.4%	2,555	17.4%	1,120	10.9%	7,927	18.4%
\$150,000-\$199,999	2,333	12.9%	1,337	9.1%	628	6.1%	4,298	10.0%
\$200,000+	1,983	10.9%	1,429	9.8%	468	4.6%	3,880	9.0%
Median HH Income	\$94,683		\$75,623		\$47,070		\$77,313	
Average HH Income	\$120,784		\$105,827		\$73,479		\$104,439	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
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 Ring: 6 mile radius

Prepared by HCMA-Portland
 Latitude: 47.29735
 Longitude: -122.21350

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	28,674	100.0%	34.9%
Family Households	16,793	58.6%	20.4%
Householder Age 55-64	9,367	32.7%	11.4%
Householder Age 65-74	4,556	15.9%	5.5%
Householder Age 75-84	2,247	7.8%	2.7%
Householder Age 85+	623	2.2%	0.8%
Nonfamily Households	11,881	41.4%	14.5%
Householder Age 55-64	5,081	17.7%	6.2%
Householder Age 65-74	3,070	10.7%	3.7%
Householder Age 75-84	2,303	8.0%	2.8%
Householder Age 85+	1,427	5.0%	1.7%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	28,675	100.0%	34.9%
Owner Occupied Housing Units	20,650	72.0%	25.1%
Householder Age 55-64	10,842	37.8%	13.2%
Householder Age 65-74	5,785	20.2%	7.0%
Householder Age 75-84	3,091	10.8%	3.8%
Householder Age 85+	932	3.3%	1.1%
Renter Occupied Housing Units	8,025	28.0%	9.8%
Householder Age 55-64	3,606	12.6%	4.4%
Householder Age 65-74	1,841	6.4%	2.2%
Householder Age 75-84	1,460	5.1%	1.8%
Householder Age 85+	1,118	3.9%	1.4%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
 1100-1198 12th St SE, Auburn, Washington, 98002
 Ring: 7 mile radius

Prepared by HCMA-Portland
 Latitude: 47.29735
 Longitude: -122.21350

Demographic Summary	Census 2010			2019			2024	
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Change	Annual Rate
Total Population	324,734			371,535			25,614	1.34%
Population 50+	93,537			123,523			11,623	1.81%
Median Age	35.3			36.8			0.8	0.43%
Households	119,501			133,982			8,220	1.20%
% Householders 55+	34.7%			42.0%			1.4	0.66%
Total Owner-Occupied Housing Units	71,354			80,366			7,024	1.69%
Total Renter-Occupied Housing Units	48,147			53,616			1,196	0.44%
Owner/Renter Ratio (per 100 renters)	148			150			9.0	1.17%
Median Home Value	-			\$368,961			\$73,773	3.71%
Average Home Value	-			\$423,068			\$89,425	3.91%
Median Household Income	-			\$74,273			\$13,422	3.38%
Median Household Income for Householder 55+	-			\$65,951			\$12,610	3.56%

Male Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	44,284	100.0%	58,497	100.0%	63,695	100.0%
50-54	12,498	28.2%	11,840	20.2%	11,513	18.1%
55-59	9,890	22.3%	12,650	21.6%	11,550	18.1%
60-64	7,735	17.5%	11,108	19.0%	11,962	18.8%
65-69	5,168	11.7%	8,563	14.6%	10,328	16.2%
70-74	3,404	7.7%	6,263	10.7%	7,637	12.0%
75-79	2,607	5.9%	3,853	6.6%	5,471	8.6%
80-84	1,616	3.6%	2,226	3.8%	2,927	4.6%
85+	1,366	3.1%	1,994	3.4%	2,307	3.6%

Female Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	49,253	100.0%	65,025	100.0%	71,451	100.0%
50-54	12,435	25.2%	12,169	18.7%	11,898	16.7%
55-59	10,271	20.9%	13,113	20.2%	12,027	16.8%
60-64	8,256	16.8%	11,713	18.0%	12,719	17.8%
65-69	5,685	11.5%	9,625	14.8%	11,303	15.8%
70-74	4,104	8.3%	7,188	11.1%	9,030	12.6%
75-79	3,194	6.5%	4,727	7.3%	6,626	9.3%
80-84	2,501	5.1%	3,049	4.7%	4,021	5.6%
85+	2,807	5.7%	3,441	5.3%	3,827	5.4%

Total Population	Census 2010		2019		2024	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	93,537	28.8%	123,523	33.2%	135,146	34.0%
50-54	24,932	7.7%	24,009	6.5%	23,411	5.9%
55-59	20,161	6.2%	25,764	6.9%	23,577	5.9%
60-64	15,992	4.9%	22,821	6.1%	24,681	6.2%
65-69	10,853	3.3%	18,187	4.9%	21,630	5.4%
70-74	7,508	2.3%	13,452	3.6%	16,668	4.2%
75-79	5,801	1.8%	8,580	2.3%	12,097	3.0%
80-84	4,117	1.3%	5,275	1.4%	6,948	1.7%
85+	4,173	1.3%	5,435	1.5%	6,134	1.5%
65+	32,452	10.0%	50,929	13.7%	63,477	16.0%
75+	14,091	4.3%	19,290	5.2%	25,179	6.3%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
 1100-1198 12th St SE, Auburn, Washington, 98002
 Ring: 7 mile radius

Prepared by HCMA-Portland
 Latitude: 47.29735
 Longitude: -122.21350

2019 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	26,694	100%	17,994	100%	11,610	100%	56,298	100%
<\$15,000	1,732	6.5%	1,329	7.4%	1,896	16.3%	4,957	8.8%
\$15,000-\$24,999	1,229	4.6%	1,530	8.5%	2,077	17.9%	4,836	8.6%
\$25,000-\$34,999	1,211	4.5%	1,456	8.1%	1,447	12.5%	4,114	7.3%
\$35,000-\$49,999	2,159	8.1%	2,240	12.4%	1,788	15.4%	6,187	11.0%
\$50,000-\$74,999	5,506	20.6%	3,908	21.7%	1,744	15.0%	11,158	19.8%
\$75,000-\$99,999	4,346	16.3%	2,454	13.6%	940	8.1%	7,740	13.7%
\$100,000-\$149,999	5,615	21.0%	2,606	14.5%	957	8.2%	9,178	16.3%
\$150,000-\$199,999	2,597	9.7%	1,125	6.3%	402	3.5%	4,124	7.3%
\$200,000+	2,298	8.6%	1,346	7.5%	358	3.1%	4,002	7.1%
Median HH Income	\$81,987		\$63,115		\$37,429		\$65,951	
Average HH Income	\$103,474		\$88,493		\$57,988		\$89,308	

2024 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	25,917	100%	21,127	100%	14,641	100%	61,685	100%
<\$15,000	1,192	4.6%	1,159	5.5%	1,969	13.4%	4,320	7.0%
\$15,000-\$24,999	785	3.0%	1,262	6.0%	1,971	13.5%	4,018	6.5%
\$25,000-\$34,999	844	3.3%	1,312	6.2%	1,592	10.9%	3,748	6.1%
\$35,000-\$49,999	1,645	6.3%	2,148	10.2%	2,096	14.3%	5,889	9.5%
\$50,000-\$74,999	4,745	18.3%	4,256	20.1%	2,273	15.5%	11,274	18.3%
\$75,000-\$99,999	4,180	16.1%	3,048	14.4%	1,470	10.0%	8,698	14.1%
\$100,000-\$149,999	6,095	23.5%	3,712	17.6%	1,698	11.6%	11,505	18.7%
\$150,000-\$199,999	3,518	13.6%	1,983	9.4%	863	5.9%	6,364	10.3%
\$200,000+	2,913	11.2%	2,246	10.6%	708	4.8%	5,867	9.5%
Median HH Income	\$96,666		\$77,672		\$47,153		\$78,561	
Average HH Income	\$122,750		\$109,243		\$74,484		\$106,671	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Market Center Radii
1100-1198 12th St SE, Auburn, Washington, 98002
Ring: 7 mile radius

Prepared by HCMA-Portland
Latitude: 47.29735
Longitude: -122.21350

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	41,422	100.0%	34.7%
Family Households	24,558	59.3%	20.6%
Householder Age 55-64	13,811	33.3%	11.6%
Householder Age 65-74	6,731	16.2%	5.6%
Householder Age 75-84	3,178	7.7%	2.7%
Householder Age 85+	838	2.0%	0.7%
Nonfamily Households	16,864	40.7%	14.1%
Householder Age 55-64	7,405	17.9%	6.2%
Householder Age 65-74	4,409	10.6%	3.7%
Householder Age 75-84	3,158	7.6%	2.6%
Householder Age 85+	1,892	4.6%	1.6%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	41,421	100.0%	34.7%
Owner Occupied Housing Units	30,082	72.6%	25.2%
Householder Age 55-64	15,922	38.4%	13.3%
Householder Age 65-74	8,483	20.5%	7.1%
Householder Age 75-84	4,383	10.6%	3.7%
Householder Age 85+	1,294	3.1%	1.1%
Renter Occupied Housing Units	11,339	27.4%	9.5%
Householder Age 55-64	5,294	12.8%	4.4%
Householder Age 65-74	2,656	6.4%	2.2%
Householder Age 75-84	1,953	4.7%	1.6%
Householder Age 85+	1,436	3.5%	1.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

2 Counties
King County, WA (53033) et al.
Geography: County

Prepared by HCMA-Portland

Demographic Summary	Census 2010			2019			2024		
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Change	Annual Rate	
Total Population	2,726,474			3,139,445			3,374,930	235,485	1.46%
Population 50+	820,656			1,069,837			1,180,849	111,012	1.99%
Median Age	36.7			38.1			38.7	0.6	0.31%
Households	1,089,150			1,245,732			1,338,282	92,550	1.44%
% Householders 55+	35.0%			41.2%			42.4%	1.2	0.58%
Total Owner-Occupied Housing Units	655,798			736,076			797,483	61,407	1.62%
Total Renter-Occupied Housing Units	433,352			509,656			540,799	31,143	1.19%
Owner/Renter Ratio (per 100 renters)	151			144			147	3.0	0.41%
Median Home Value	-			\$479,987			\$593,611	\$113,624	4.34%
Average Home Value	-			\$590,373			\$698,063	\$107,690	3.41%
Median Household Income	-			\$86,708			\$102,611	\$15,903	3.43%
Median Household Income for Householder 55+	-			\$76,616			\$90,228	\$13,612	3.32%

Population by Age and Sex						
Male Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	386,608	100.0%	508,155	100.0%	560,733	100.0%
50-54	101,147	26.2%	102,851	20.2%	104,421	18.6%
55-59	86,235	22.3%	105,754	20.8%	101,255	18.1%
60-64	69,593	18.0%	93,723	18.4%	101,294	18.1%
65-69	45,937	11.9%	75,286	14.8%	87,779	15.7%
70-74	30,136	7.8%	55,253	10.9%	67,349	12.0%
75-79	22,489	5.8%	34,193	6.7%	48,229	8.6%
80-84	16,197	4.2%	20,614	4.1%	27,161	4.8%
85+	14,874	3.8%	20,481	4.0%	23,245	4.1%

Female Population	Census 2010		2019		2024	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	434,048	100.0%	561,682	100.0%	620,116	100.0%
50-54	101,380	23.4%	102,082	18.2%	104,110	16.8%
55-59	90,137	20.8%	107,445	19.1%	102,262	16.5%
60-64	73,700	17.0%	99,866	17.8%	105,073	16.9%
65-69	50,336	11.6%	84,003	15.0%	96,309	15.5%
70-74	35,245	8.1%	63,190	11.3%	78,784	12.7%
75-79	28,523	6.6%	41,673	7.4%	58,487	9.4%
80-84	24,636	5.7%	27,486	4.9%	36,167	5.8%
85+	30,091	6.9%	35,937	6.4%	38,924	6.3%

Total Population	Census 2010		2019		2024	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	820,656	30.1%	1,069,837	34.1%	1,180,849	35.0%
50-54	202,527	7.4%	204,933	6.5%	208,531	6.2%
55-59	176,372	6.5%	213,199	6.8%	203,517	6.0%
60-64	143,293	5.3%	193,589	6.2%	206,367	6.1%
65-69	96,273	3.5%	159,289	5.1%	184,088	5.5%
70-74	65,381	2.4%	118,443	3.8%	146,133	4.3%
75-79	51,012	1.9%	75,866	2.4%	106,716	3.2%
80-84	40,833	1.5%	48,100	1.5%	63,328	1.9%
85+	44,965	1.6%	56,418	1.8%	62,169	1.8%
65+	298,464	10.9%	458,116	14.6%	562,434	16.7%
75+	136,810	5.0%	180,384	5.7%	232,213	6.9%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

2 Counties
 King County, WA (53033) et al.
 Geography: County

Prepared by HCMA-Portland

2019 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	231,631	100%	166,046	100%	114,999	100%	512,676	100%
<\$15,000	15,503	6.7%	12,806	7.7%	16,614	14.4%	44,923	8.8%
\$15,000-\$24,999	10,020	4.3%	12,075	7.3%	15,701	13.7%	37,796	7.4%
\$25,000-\$34,999	8,511	3.7%	10,481	6.3%	12,202	10.6%	31,194	6.1%
\$35,000-\$49,999	15,019	6.5%	16,485	9.9%	16,253	14.1%	47,757	9.3%
\$50,000-\$74,999	37,481	16.2%	31,199	18.8%	20,495	17.8%	89,175	17.4%
\$75,000-\$99,999	32,432	14.0%	23,084	13.9%	9,627	8.4%	65,143	12.7%
\$100,000-\$149,999	47,324	20.4%	27,045	16.3%	12,567	10.9%	86,936	17.0%
\$150,000-\$199,999	25,440	11.0%	12,940	7.8%	5,281	4.6%	43,661	8.5%
\$200,000+	39,901	17.2%	19,931	12.0%	6,259	5.4%	66,091	12.9%
Median HH Income	\$96,912		\$74,974		\$46,171		\$76,616	
Average HH Income	\$132,236		\$107,897		\$72,446		\$110,942	
2024 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	229,302	100%	192,973	100%	144,704	100%	566,979	100%
<\$15,000	10,975	4.8%	11,370	5.9%	17,266	11.9%	39,611	7.0%
\$15,000-\$24,999	6,852	3.0%	10,407	5.4%	15,263	10.5%	32,522	5.7%
\$25,000-\$34,999	6,063	2.6%	9,369	4.9%	13,083	9.0%	28,515	5.0%
\$35,000-\$49,999	11,364	5.0%	15,406	8.0%	18,229	12.6%	44,999	7.9%
\$50,000-\$74,999	31,925	13.9%	32,652	16.9%	24,892	17.2%	89,469	15.8%
\$75,000-\$99,999	31,119	13.6%	27,172	14.1%	13,869	9.6%	72,160	12.7%
\$100,000-\$149,999	50,843	22.2%	36,211	18.8%	20,593	14.2%	107,647	19.0%
\$150,000-\$199,999	33,167	14.5%	20,812	10.8%	10,415	7.2%	64,394	11.4%
\$200,000+	46,994	20.5%	29,574	15.3%	11,094	7.7%	87,662	15.5%
Median HH Income	\$111,635		\$89,226		\$56,519		\$90,228	
Average HH Income	\$153,644		\$129,067		\$90,560		\$129,179	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

2 Counties
 King County, WA (53033) et al.
 Geography: County

Prepared by HCMA-Portland

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	381,433	100.0%	35.0%
Family Households	216,800	56.8%	19.9%
Householder Age 55-64	118,119	31.0%	10.8%
Householder Age 65-74	58,990	15.5%	5.4%
Householder Age 75-84	29,954	7.9%	2.8%
Householder Age 85+	9,737	2.6%	0.9%
Nonfamily Households	164,633	43.2%	15.1%
Householder Age 55-64	71,849	18.8%	6.6%
Householder Age 65-74	41,703	10.9%	3.8%
Householder Age 75-84	30,861	8.1%	2.8%
Householder Age 85+	20,220	5.3%	1.9%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	381,433	100.0%	35.0%
Owner Occupied Housing Units	282,691	74.1%	26.0%
Householder Age 55-64	143,407	37.6%	13.2%
Householder Age 65-74	77,807	20.4%	7.1%
Householder Age 75-84	44,411	11.6%	4.1%
Householder Age 85+	17,066	4.5%	1.6%
Renter Occupied Housing Units	98,742	25.9%	9.1%
Householder Age 55-64	46,561	12.2%	4.3%
Householder Age 65-74	22,886	6.0%	2.1%
Householder Age 75-84	16,404	4.3%	1.5%
Householder Age 85+	12,891	3.4%	1.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Washington
 Washington (53)
 Geography: State

Prepared by HCMA-Portland

Demographic Summary	Census 2010			2019			2024		
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Change	Annual Rate	
Total Population	6,724,540			7,608,571			8,120,093	511,522	1.31%
Population 50+	2,158,138			2,721,062			2,971,301	250,239	1.78%
Median Age	37.2			38.6			39.2	0.6	0.31%
Households	2,620,076			2,945,108			3,140,137	195,029	1.29%
% Householders 55+	39.1%			44.9%			46.1%	1.2	0.53%
Total Owner-Occupied Housing Units	1,673,920			1,874,703			2,025,321	150,618	1.56%
Total Renter-Occupied Housing Units	946,156			1,070,405			1,114,816	44,411	0.82%
Owner/Renter Ratio (per 100 renters)	177			175			182	7.0	0.79%
Median Home Value	-			\$370,055			\$452,802	\$82,747	4.12%
Average Home Value	-			\$460,467			\$559,203	\$98,736	3.96%
Median Household Income	-			\$73,627			\$84,987	\$11,360	2.91%
Median Household Income for Householder 55+	-			\$64,123			\$75,993	\$11,870	3.46%
Population by Age and Sex									
Male Population	Census 2010		2019		2024				
	Number	% of 50+	Number	% of 50+	Number	% of 50+			
Total (50+)	1,023,671	100.0%	1,297,613	100.0%	1,415,720	100.0%			
50-54	245,997	24.0%	239,305	18.4%	241,509	17.1%			
55-59	221,321	21.6%	256,668	19.8%	240,357	17.0%			
60-64	186,378	18.2%	239,400	18.4%	252,089	17.8%			
65-69	131,064	12.8%	203,351	15.7%	230,762	16.3%			
70-74	88,760	8.7%	153,485	11.8%	183,997	13.0%			
75-79	64,325	6.3%	95,182	7.3%	131,823	9.3%			
80-84	45,743	4.5%	56,725	4.4%	74,749	5.3%			
85+	40,083	3.9%	53,497	4.1%	60,434	4.3%			
Female Population	Census 2010		2019		2024				
	Number	% of 50+	Number	% of 50+	Number	% of 50+			
Total (50+)	1,134,467	100.0%	1,423,449	100.0%	1,555,581	100.0%			
50-54	249,299	22.0%	240,018	16.9%	242,419	15.6%			
55-59	231,757	20.4%	263,738	18.5%	245,063	15.8%			
60-64	195,709	17.3%	254,170	17.9%	263,496	16.9%			
65-69	139,410	12.3%	222,344	15.6%	249,575	16.0%			
70-74	97,986	8.6%	169,287	11.9%	208,076	13.4%			
75-79	77,743	6.9%	110,974	7.8%	154,238	9.9%			
80-84	65,375	5.8%	72,021	5.1%	94,908	6.1%			
85+	77,188	6.8%	90,897	6.4%	97,806	6.3%			
Total Population	Census 2010		2019		2024				
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop			
Total(50+)	2,158,138	32.1%	2,721,062	35.8%	2,971,301	36.6%			
50-54	495,296	7.4%	479,323	6.3%	483,928	6.0%			
55-59	453,078	6.7%	520,406	6.8%	485,420	6.0%			
60-64	382,087	5.7%	493,570	6.5%	515,585	6.3%			
65-69	270,474	4.0%	425,695	5.6%	480,337	5.9%			
70-74	186,746	2.8%	322,772	4.2%	392,073	4.8%			
75-79	142,068	2.1%	206,156	2.7%	286,061	3.5%			
80-84	111,118	1.7%	128,746	1.7%	169,657	2.1%			
85+	117,271	1.7%	144,394	1.9%	158,240	1.9%			
65+	827,677	12.3%	1,227,763	16.1%	1,486,368	18.3%			
75+	370,457	5.5%	479,296	6.3%	613,958	7.6%			

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Washington
 Washington (53)
 Geography: State

Prepared by HCMA-Portland

2019 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	569,538	100%	445,995	100%	306,981	100%	1,322,514	100%
<\$15,000	45,114	7.9%	36,590	8.2%	44,473	14.5%	126,177	9.5%
\$15,000-\$24,999	30,936	5.4%	38,716	8.7%	52,187	17.0%	121,839	9.2%
\$25,000-\$34,999	27,127	4.8%	35,574	8.0%	41,392	13.5%	104,093	7.9%
\$35,000-\$49,999	50,522	8.9%	53,908	12.1%	46,458	15.1%	150,888	11.4%
\$50,000-\$74,999	105,862	18.6%	88,899	19.9%	47,087	15.3%	241,848	18.3%
\$75,000-\$99,999	88,790	15.6%	61,616	13.8%	24,902	8.1%	175,308	13.3%
\$100,000-\$149,999	108,043	19.0%	66,133	14.8%	28,110	9.2%	202,286	15.3%
\$150,000-\$199,999	50,035	8.8%	28,703	6.4%	11,730	3.8%	90,468	6.8%
\$200,000+	63,109	11.1%	35,856	8.0%	10,642	3.5%	109,607	8.3%
Median HH Income	\$80,623		\$64,040		\$38,925		\$64,123	
Average HH Income	\$108,749		\$91,550		\$61,849		\$92,063	
2024 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	552,796	100%	509,224	100%	384,592	100%	1,446,612	100%
<\$15,000	33,200	6.0%	33,158	6.5%	47,427	12.3%	113,785	7.9%
\$15,000-\$24,999	22,046	4.0%	33,993	6.7%	52,515	13.7%	108,554	7.5%
\$25,000-\$34,999	19,652	3.6%	31,873	6.3%	44,699	11.6%	96,224	6.7%
\$35,000-\$49,999	39,935	7.2%	52,031	10.2%	53,919	14.0%	145,885	10.1%
\$50,000-\$74,999	92,805	16.8%	95,773	18.8%	59,821	15.6%	248,399	17.2%
\$75,000-\$99,999	86,951	15.7%	73,982	14.5%	36,732	9.6%	197,665	13.7%
\$100,000-\$149,999	117,795	21.3%	89,393	17.6%	47,175	12.3%	254,363	17.6%
\$150,000-\$199,999	65,655	11.9%	45,814	9.0%	23,319	6.1%	134,788	9.3%
\$200,000+	74,757	13.5%	53,207	10.4%	18,985	4.9%	146,949	10.2%
Median HH Income	\$93,475		\$76,988		\$47,733		\$75,993	
Average HH Income	\$127,057		\$109,296		\$76,693		\$107,415	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Age 50+ Profile

Washington
Washington (53)
Geography: State

Prepared by HCMA-Portland

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	1,023,959	100.0%	39.1%
Family Households	603,158	58.9%	23.0%
Householder Age 55-64	316,092	30.9%	12.1%
Householder Age 65-74	175,358	17.1%	6.7%
Householder Age 75-84	86,196	8.4%	3.3%
Householder Age 85+	25,512	2.5%	1.0%
Nonfamily Households	420,801	41.1%	16.1%
Householder Age 55-64	174,897	17.1%	6.7%
Householder Age 65-74	109,859	10.7%	4.2%
Householder Age 75-84	82,750	8.1%	3.2%
Householder Age 85+	53,295	5.2%	2.0%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	1,023,959	100.0%	39.1%
Owner Occupied Housing Units	790,788	77.2%	30.2%
Householder Age 55-64	384,001	37.5%	14.7%
Householder Age 65-74	230,378	22.5%	8.8%
Householder Age 75-84	129,426	12.6%	4.9%
Householder Age 85+	46,983	4.6%	1.8%
Renter Occupied Housing Units	233,171	22.8%	8.9%
Householder Age 55-64	106,988	10.4%	4.1%
Householder Age 65-74	54,839	5.4%	2.1%
Householder Age 75-84	39,520	3.9%	1.5%
Householder Age 85+	31,824	3.1%	1.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.