

Housing

2015

CITY OF
Renton



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Population		Households	
2010 Total Population	92,090	2015 Median Household Income	\$64,501
2015 Total Population	98,678	2020 Median Household Income	\$76,474
2020 Total Population	106,553	2015-2020 Annual Rate	3.46%
2015-2020 Annual Rate	1.55%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	39,337	100.0%	41,492	100.0%	44,560	100.0%
Occupied	36,405	92.5%	38,617	93.1%	41,566	93.3%
Owner	19,995	50.8%	20,403	49.2%	21,894	49.1%
Renter	16,410	41.7%	18,214	43.9%	19,672	44.1%
Vacant	2,932	7.5%	2,875	6.9%	2,994	6.7%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	20,402	100.0%	21,895	100.0%
<\$50,000	20	0.1%	20	0.1%
\$50,000-\$99,999	191	0.9%	159	0.7%
\$100,000-\$149,999	507	2.5%	254	1.2%
\$150,000-\$199,999	1,012	5.0%	561	2.6%
\$200,000-\$249,999	1,782	8.7%	1,094	5.0%
\$250,000-\$299,999	2,891	14.2%	2,039	9.3%
\$300,000-\$399,999	6,570	32.2%	6,077	27.8%
\$400,000-\$499,999	3,639	17.8%	4,864	22.2%
\$500,000-\$749,999	2,831	13.9%	4,789	21.9%
\$750,000-\$999,999	414	2.0%	1,162	5.3%
\$1,000,000+	545	2.7%	876	4.0%
Median Value			\$357,808	\$415,286
Average Value			\$401,980	\$473,617

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	19,995	100.0%
Owned with a Mortgage/Loan	16,014	80.1%
Owned Free and Clear	3,981	19.9%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,932	100.0%
For Rent	1,655	56.4%
Rented- Not Occupied	62	2.1%
For Sale Only	463	15.8%
Sold - Not Occupied	79	2.7%
Seasonal/Recreational/Occasional Use	145	4.9%
For Migrant Workers	0	0.0%
Other Vacant	488	16.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied	Owner Occupied Units	
		Number	% of Occupied
Total	36,406	19,995	54.9%
15-24	1,651	131	7.9%
25-34	7,339	2,648	36.1%
35-44	7,846	4,417	56.3%
45-54	7,696	4,848	63.0%
55-64	5,787	3,923	67.8%
65-74	3,168	2,272	71.7%
75-84	1,919	1,318	68.7%
85+	1,000	438	43.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied	Owner Occupied Units	
		Number	% of Occupied
Total	36,405	19,994	54.9%
White Alone	23,321	13,623	58.4%
Black/African American	3,979	1,139	28.6%
American Indian/Alaska	230	74	32.2%
Asian Alone	5,931	4,156	70.1%
Pacific Islander Alone	185	62	33.5%
Other Race Alone	1,464	422	28.8%
Two or More Races	1,295	518	40.0%
Hispanic Origin	3,110	1,023	32.9%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied	Owner Occupied Units	
		Number	% of Occupied
Total	36,405	19,995	54.9%
1-Person	10,969	4,679	42.7%
2-Person	11,311	6,773	59.9%
3-Person	5,724	3,344	58.4%
4-Person	4,655	3,002	64.5%
5-Person	2,060	1,241	60.2%
6-Person	962	555	57.7%
7+ Person	724	401	55.4%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	93,279		2,726	
Total Households	36,938		833	
Total Housing Units	38,967		849	
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	20,115	100.0%	569	
Less than \$10,000	194	1.0%	62	
\$10,000 to \$14,999	79	0.4%	55	
\$15,000 to \$19,999	148	0.7%	82	
\$20,000 to \$24,999	69	0.3%	35	
\$25,000 to \$29,999	88	0.4%	57	
\$30,000 to \$34,999	123	0.6%	71	
\$35,000 to \$39,999	109	0.5%	47	
\$40,000 to \$49,999	232	1.2%	103	
\$50,000 to \$59,999	96	0.5%	52	
\$60,000 to \$69,999	62	0.3%	44	
\$70,000 to \$79,999	88	0.4%	53	
\$80,000 to \$89,999	118	0.6%	68	
\$90,000 to \$99,999	61	0.3%	42	
\$100,000 to \$124,999	356	1.8%	114	
\$125,000 to \$149,999	502	2.5%	133	
\$150,000 to \$174,999	1,111	5.5%	200	
\$175,000 to \$199,999	1,131	5.6%	201	
\$200,000 to \$249,999	3,081	15.3%	303	
\$250,000 to \$299,999	3,213	16.0%	322	
\$300,000 to \$399,999	5,127	25.5%	344	
\$400,000 to \$499,999	2,399	11.9%	210	
\$500,000 to \$749,999	1,406	7.0%	168	
\$750,000 to \$999,999	202	1.0%	45	
\$1,000,000 or more	120	0.6%	54	
Median Home Value	\$287,496		N/A	
Average Home Value	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	20,115	100.0%	569	
Housing units with a mortgage/contract to purchase/similar debt	15,746	78.3%	561	
Second mortgage only	994	4.9%	201	
Home equity loan only	2,797	13.9%	274	
Both second mortgage and home equity loan	200	1.0%	82	
No second mortgage and no home equity loan	11,755	58.4%	509	
Housing units without a mortgage	4,369	21.7%	307	
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	16,823	100.0%	764	High
With cash rent	16,557	98.4%	769	High
Less than \$100	84	0.5%	60	Low
\$100 to \$149	206	1.2%	113	Medium
\$150 to \$199	290	1.7%	147	Medium
\$200 to \$249	55	0.3%	33	Medium
\$250 to \$299	154	0.9%	87	Medium
\$300 to \$349	196	1.2%	105	Medium
\$350 to \$399	221	1.3%	100	Medium
\$400 to \$449	96	0.6%	44	Medium
\$450 to \$499	165	1.0%	66	Medium
\$500 to \$549	310	1.8%	113	Medium
\$550 to \$599	220	1.3%	94	Medium
\$600 to \$649	379	2.3%	120	Medium
\$650 to \$699	545	3.2%	188	Medium
\$700 to \$749	755	4.5%	217	Medium
\$750 to \$799	905	5.4%	214	Medium
\$800 to \$899	2,160	12.8%	340	High
\$900 to \$999	2,185	13.0%	332	High
\$1,000 to \$1,249	3,368	20.0%	414	High
\$1,250 to \$1,499	1,934	11.5%	323	High
\$1,500 to \$1,999	1,704	10.1%	289	High
\$2,000 or more	625	3.7%	149	Medium
No cash rent	266	1.6%	76	Medium
Median Contract Rent	\$970		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	16,823	100.0%	764	High
Pay extra for one or more utilities	15,749	93.6%	748	High
No extra payment for any utilities	1,074	6.4%	218	Medium
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	38,967	100.0%	849	High
1, detached	20,523	52.7%	591	High
1, attached	1,619	4.2%	201	High
2	820	2.1%	219	Medium
3 or 4	1,705	4.4%	306	High
5 to 9	3,586	9.2%	452	High
10 to 19	3,201	8.2%	389	High
20 to 49	2,738	7.0%	315	High
50 or more	3,788	9.7%	359	High
Mobile home	955	2.5%	131	High
Boat, RV, van, etc.	31	0.1%	33	Low

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	38,967	100.0%	849	■■■
Built 2010 or later	568	1.5%	119	■
Built 2000 to 2009	8,298	21.3%	497	■■■
Built 1990 to 1999	5,703	14.6%	443	■■■
Built 1980 to 1989	6,566	16.9%	492	■■■
Built 1970 to 1979	4,974	12.8%	451	■■■
Built 1960 to 1969	5,840	15.0%	433	■■■
Built 1950 to 1959	3,474	8.9%	361	■■■
Built 1940 to 1949	2,036	5.2%	284	■■■
Built 1939 or earlier	1,508	3.9%	255	■■■
Median Year Structure Built	1983		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	36,938	100.0%	833	■■■
Owner occupied				
Moved in 2010 or later	2,016	5.5%	254	■■■
Moved in 2000 to 2009	10,632	28.8%	483	■■■
Moved in 1990 to 1999	3,882	10.5%	328	■■■
Moved in 1980 to 1989	1,573	4.3%	196	■■■
Moved in 1970 to 1979	984	2.7%	143	■■■
Moved in 1969 or earlier	1,028	2.8%	149	■■■
Renter occupied				
Moved in 2010 or later	6,654	18.0%	556	■■■
Moved in 2000 to 2009	9,194	24.9%	636	■■■
Moved in 1990 to 1999	737	2.0%	181	■
Moved in 1980 to 1989	136	0.4%	64	■
Moved in 1970 to 1979	36	0.1%	27	■
Moved in 1969 or earlier	67	0.2%	61	■
Median Year Householder Moved Into Unit	2005		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	36,938	100.0%	833	■■■
Utility gas	16,112	43.6%	575	■■■
Bottled, tank, or LP gas	416	1.1%	115	■
Electricity	19,134	51.8%	766	■■■
Fuel oil, kerosene, etc.	843	2.3%	147	■■■
Coal or coke	0	0.0%	0	
Wood	228	0.6%	72	■
Solar energy	0	0.0%	0	
Other fuel	37	0.1%	30	■
No fuel used	166	0.4%	94	■

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	36,938	100.0%	833	High
Owner occupied				
No vehicle available	591	1.6%	136	Medium
1 vehicle available	5,071	13.7%	398	High
2 vehicles available	8,649	23.4%	432	High
3 vehicles available	4,086	11.1%	328	High
4 vehicles available	1,310	3.5%	190	High
5 or more vehicles available	408	1.1%	114	Medium
Renter occupied				
No vehicle available	2,066	5.6%	318	High
1 vehicle available	7,913	21.4%	585	High
2 vehicles available	5,156	14.0%	510	High
3 vehicles available	1,330	3.6%	246	High
4 vehicles available	269	0.7%	86	Medium
5 or more vehicles available	88	0.2%	51	Medium
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

 High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.

 Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.

 Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.