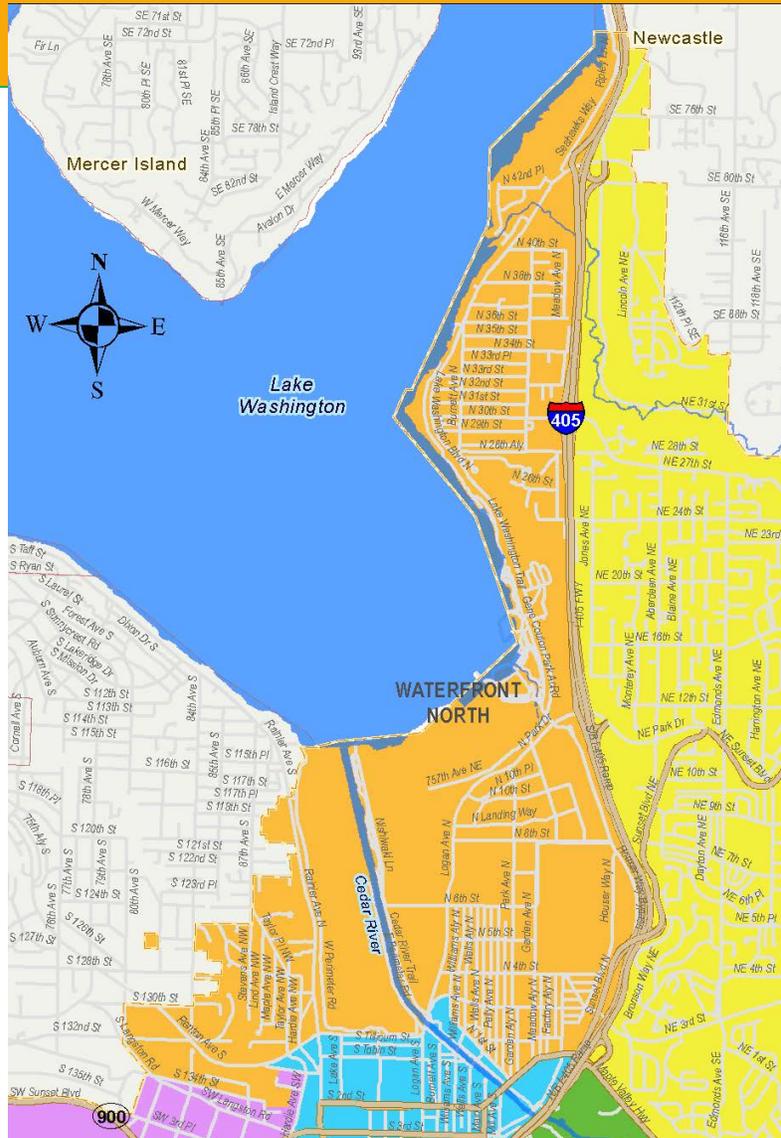


# Water Front North Renton

## Housing



CITY OF  
**Renton**



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Population		Households	
2010 Total Population	7,542	2015 Median Household Income	\$61,959
2015 Total Population	8,211	2020 Median Household Income	\$74,429
2020 Total Population	8,923	2015-2020 Annual Rate	3.74%
2015-2020 Annual Rate	1.68%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	4,275	100.0%	4,586	100.0%	4,999	100.0%
Occupied	3,529	82.5%	3,900	85.0%	4,250	85.0%
Owner	1,436	33.6%	1,479	32.3%	1,585	31.7%
Renter	2,093	49.0%	2,421	52.8%	2,665	53.3%
Vacant	746	17.5%	687	15.0%	749	15.0%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	1,479	100.0%	1,586	100.0%
< \$50,000	0	0.0%	0	0.0%
\$50,000-\$99,999	9	0.6%	6	0.4%
\$100,000-\$149,999	15	1.0%	6	0.4%
\$150,000-\$199,999	57	3.9%	30	1.9%
\$200,000-\$249,999	109	7.4%	61	3.8%
\$250,000-\$299,999	158	10.7%	92	5.8%
\$300,000-\$399,999	339	22.9%	235	14.8%
\$400,000-\$499,999	247	16.7%	253	16.0%
\$500,000-\$749,999	311	21.0%	342	21.6%
\$750,000-\$999,999	109	7.4%	325	20.5%
\$1,000,000+	125	8.5%	236	14.9%
Median Value	\$421,255		\$580,409	
Average Value	\$511,359		\$652,396	

**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	1,436	100.0%
Owned with a Mortgage/Loan	1,093	76.1%
Owned Free and Clear	343	23.9%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	746	100.0%
For Rent	508	68.1%
Rented- Not Occupied	13	1.7%
For Sale Only	70	9.4%
Sold - Not Occupied	11	1.5%
Seasonal/Recreational/Occasional Use	22	2.9%
For Migrant Workers	0	0.0%
Other Vacant	54	7.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied	Owner Occupied Units	
		Number	% of Occupied
Total	3,530	1,437	40.7%
15-24	162	6	3.7%
25-34	699	131	18.7%
35-44	653	269	41.2%
45-54	705	340	48.2%
55-64	605	342	56.5%
65-74	332	178	53.6%
75-84	238	127	53.4%
85+	136	44	32.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied	Owner Occupied Units	
		Number	% of Occupied
Total	3,527	1,435	40.7%
White Alone	2,484	1,051	42.3%
Black/African American	353	87	24.6%
American	27	4	14.8%
Asian Alone	453	239	52.8%
Pacific Islander Alone	8	2	25.0%
Other Race Alone	78	16	20.5%
Two or More Races	124	36	29.0%
Hispanic Origin	194	45	23.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied	Owner Occupied Units	
		Number	% of Occupied
Total	3,529	1,436	40.7%
1-Person	1,428	343	24.0%
2-Person	1,172	554	47.3%
3-Person	432	221	51.2%
4-Person	297	190	64.0%
5-Person	118	78	66.1%
6-Person	50	29	58.0%
7+ Person	32	21	65.6%

**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
<b>TOTALS</b>				
Total Population	7,270		489	■■■
Total Households	3,531		215	■■■
Total Housing Units	4,125		224	■■■
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	1,377	100.0%	143	■■■
Less than \$10,000	4	0.3%	32	■
\$10,000 to \$14,999	5	0.4%	39	■
\$15,000 to \$19,999	2	0.1%	23	■
\$20,000 to \$24,999	0	0.0%	0	
\$25,000 to \$29,999	7	0.5%	14	■
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	2	0.1%	50	■
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$69,999	0	0.0%	0	
\$70,000 to \$79,999	1	0.1%	40	■
\$80,000 to \$89,999	0	0.0%	0	
\$90,000 to \$99,999	0	0.0%	0	
\$100,000 to \$124,999	21	1.5%	32	■
\$125,000 to \$149,999	41	3.0%	26	■■
\$150,000 to \$174,999	59	4.3%	43	■■
\$175,000 to \$199,999	72	5.2%	63	■■
\$200,000 to \$249,999	81	5.9%	25	■■
\$250,000 to \$299,999	192	13.9%	61	■■
\$300,000 to \$399,999	302	21.9%	81	■■
\$400,000 to \$499,999	268	19.5%	71	■■
\$500,000 to \$749,999	229	16.6%	87	■■
\$750,000 to \$999,999	53	3.8%	33	■■
\$1,000,000 or more	38	2.8%	29	■
Median Home Value	\$366,722		N/A	
Average Home Value	N/A		N/A	
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	1,377	100.0%	143	■■■
Housing units with a mortgage/contract to purchase/similar debt	1,057	76.8%	141	■■■
Second mortgage only	91	6.6%	54	■■
Home equity loan only	190	13.8%	68	■■
Both second mortgage and home equity loan	36	2.6%	25	■
No second mortgage and no home equity loan	740	53.7%	119	■■■
Housing units without a mortgage	320	23.2%	61	■■■
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
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
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	2,155	100.0%	223	
With cash rent	2,130	98.8%	224	
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	66	3.1%	120	
\$200 to \$249	5	0.2%	15	
\$250 to \$299	30	1.4%	60	
\$300 to \$349	29	1.3%	43	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	18	0.8%	32	
\$450 to \$499	5	0.2%	60	
\$500 to \$549	57	2.6%	31	
\$550 to \$599	21	1.0%	31	
\$600 to \$649	75	3.5%	42	
\$650 to \$699	55	2.6%	38	
\$700 to \$749	63	2.9%	67	
\$750 to \$799	41	1.9%	24	
\$800 to \$899	187	8.7%	49	
\$900 to \$999	181	8.4%	83	
\$1,000 to \$1,249	441	20.5%	110	
\$1,250 to \$1,499	330	15.3%	149	
\$1,500 to \$1,999	391	18.1%	122	
\$2,000 or more	136	6.3%	81	
No cash rent	25	1.2%	38	
Median Contract Rent	\$1,132		N/A	
Average Contract Rent	\$1,191		\$194	
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	2,155	100.0%	223	
Pay extra for one or more utilities	1,849	85.8%	216	
No extra payment for any utilities	306	14.2%	88	
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	4,125	100.0%	224	
1, detached	1,855	45.0%	174	
1, attached	97	2.4%	55	
2	41	1.0%	25	
3 or 4	131	3.2%	73	
5 to 9	354	8.6%	130	
10 to 19	311	7.5%	125	
20 to 49	242	5.9%	54	
50 or more	1,070	25.9%	127	
Mobile home	23	0.6%	69	
Boat, RV, van, etc.	1	0.0%	30	

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	4,125	100.0%	224	
Built 2010 or later	153	3.7%	95	
Built 2000 to 2009	1,049	25.4%	137	
Built 1990 to 1999	510	12.4%	148	
Built 1980 to 1989	376	9.1%	109	
Built 1970 to 1979	308	7.5%	119	
Built 1960 to 1969	454	11.0%	101	
Built 1950 to 1959	462	11.2%	109	
Built 1940 to 1949	277	6.7%	80	
Built 1939 or earlier	536	13.0%	124	
Median Year Structure Built	1981		N/A	
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	3,531	100.0%	215	
Owner occupied				
Moved in 2010 or later	145	4.1%	67	
Moved in 2000 to 2009	612	17.3%	132	
Moved in 1990 to 1999	215	6.1%	63	
Moved in 1980 to 1989	183	5.2%	56	
Moved in 1970 to 1979	106	3.0%	39	
Moved in 1969 or earlier	116	3.3%	42	
Renter occupied				
Moved in 2010 or later	977	27.7%	182	
Moved in 2000 to 2009	1,047	29.7%	179	
Moved in 1990 to 1999	67	1.9%	29	
Moved in 1980 to 1989	20	0.6%	16	
Moved in 1970 to 1979	14	0.4%	25	
Moved in 1969 or earlier	29	0.8%	31	
Median Year Householder Moved Into Unit	2006		N/A	
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	3,531	100.0%	215	
Utility gas	1,086	30.8%	137	
Bottled, tank, or LP gas	34	1.0%	31	
Electricity	2,222	62.9%	222	
Fuel oil, kerosene, etc.	165	4.7%	65	
Coal or coke	0	0.0%	0	
Wood	5	0.1%	87	
Solar energy	0	0.0%	0	
Other fuel	3	0.1%	39	
No fuel used	15	0.4%	23	

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	3,531	100.0%	215	
Owner occupied				
No vehicle available	47	1.3%	38	
1 vehicle available	218	6.2%	55	
2 vehicles available	552	15.6%	101	
3 vehicles available	381	10.8%	89	
4 vehicles available	123	3.5%	45	
5 or more vehicles available	55	1.6%	63	
Renter occupied				
No vehicle available	350	9.9%	143	
1 vehicle available	1,068	30.2%	166	
2 vehicles available	605	17.1%	153	
3 vehicles available	92	2.6%	70	
4 vehicles available	4	0.1%	88	
5 or more vehicles available	34	1.0%	34	
Average Number of Vehicles Available	1.7		0.2	

**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.