

Snohomish County Tomorrow 1999 Growth Monitoring Report

APARTMENT RENT/INCOME RATIO & PRICE INDEX: 1999

CURRENT YEAR: 1999			
CURRENT DOLLAR VALUES		RENT/INCOME RATIOS	
AVERAGE APARTMENT RENT	SNOHOMISH COUNTY MEDIAN HH INCOME*	AVE. YEARLY RENT/COUNTY HH INCOME	
		50% County Median Income*	100% County Median Income*

INDEX: 1994 = 1.000						
1994	1995	1996	1997	1998	1999	2000

COUNTYWIDE			
Total Snohomish County			
	\$ 729	\$ 49,195	
Year Earlier: % Change / Ratio	6.3%	3.0%	0.172

Countywide Average Rent	1.000	1.007	1.028	1.116	1.187	1.261
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

SOUTHWEST UGA SUBAREAS			
Central Everett			
	\$ 593	\$ 49,195	
Year Earlier: % Change / Ratio	5.5%	3.0%	0.141

Subarea Average Rent	1.000	1.017	1.032	1.135	1.201	1.267
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

Edmonds			
	\$ 675	\$ 49,195	
Year Earlier: % Change / Ratio	5.0%	3.0%	0.162

Subarea Average Rent	1.000	0.975	1.002	1.080	1.146	1.203
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

Lynnwood			
	\$ 706	\$ 49,195	
Year Earlier: % Change / Ratio	4.7%	3.0%	0.169

Subarea Average Rent	1.000	1.041	1.046	1.144	1.195	1.252
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

Mill Creek/Bothell			
	\$ 809	\$ 49,195	
Year Earlier: % Change / Ratio	2.8%	3.0%	0.198

Subarea Average Rent	1.000	1.013	1.078	1.140	1.235	1.270
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

Mountlake Terrace			
	\$ 766	\$ 49,195	
Year Earlier: % Change / Ratio	2.0%	3.0%	0.189

Subarea Average Rent	1.000	1.022	1.070	1.158	1.245	1.270
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

SW Everett/Mukilteo			
	\$ 702	\$ 49,195	
Year Earlier: % Change / Ratio	5.7%	3.0%	0.167

Subarea Average Rent	1.000	0.974	0.991	1.062	1.141	1.206
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

Silver Lake			
	\$ 747	\$ 49,195	
Year Earlier: % Change / Ratio	9.2%	3.0%	0.172

Subarea Average Rent	1.000	1.009	1.026	1.119	1.198	1.308
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

EAST COUNTY SUBAREA			
	\$ 745	\$ 49,195	
Year Earlier: % Change / Ratio	-1.7%	3.0%	0.190

Subarea Average Rent	1.000	1.017	1.043	1.168	1.203	1.183
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

NORTH COUNTY SUBAREA			
	\$ 651	\$ 49,195	
Year Earlier: % Change / Ratio	16.7%	3.0%	0.140

Subarea Average Rent	1.000	1.027	1.056	1.075	1.073	1.252
County Median HH Income	1.000	1.035	1.062	1.087	1.110	1.143

NOTES:

"Average Apartment Rent" derived from "Overall Average Rent" reported in *Growth Monitoring Report* Apartment Rent Price series for September of each year; "Snohomish County Median HH Income" derived from annual estimates reported in *Market Profile Analysis--Consumer and Business Demographic Reports*, published by Strategic Mapping, Inc. and annual OFM income estimates; "RENT/INCOME RATIOS" calculated as average annual apartment rent divided by 50% or 100% of county median household income; "INDEX" calculated as value for current year divided by value for 1994 base year.

*1999 income figure is considered a preliminary estimate