

Snohomish County Tomorrow 1999 Growth Monitoring Report

APARTMENT RENT/INCOME RATIO & PRICE INDEX: 1998

CURRENT YEAR: 1998			
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			
\$	686	\$	47,762
	0.345		0.172
Year Earlier: % Change / Ratio	6.4%	2.1%	0.331 / 0.165

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

SOUTHWEST UGA SUBAREAS			
Central Everett			
\$	562	\$	47,762
	0.282		0.141
Year Earlier: % Change / Ratio	5.8%	2.1%	0.272 / 0.136

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

Edmonds			
\$	643	\$	47,762
	0.323		0.162
Year Earlier: % Change / Ratio	6.1%	2.1%	0.311 / 0.155

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

Lynnwood			
\$	674	\$	47,762
	0.339		0.169
Year Earlier: % Change / Ratio	4.5%	2.1%	0.331 / 0.165

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

Mill Creek/Bothell			
\$	787	\$	47,762
	0.395		0.198
Year Earlier: % Change / Ratio	8.4%	2.1%	0.372 / 0.186

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

Mountlake Terrace			
\$	751	\$	47,762
	0.377		0.189
Year Earlier: % Change / Ratio	7.6%	2.1%	0.358 / 0.179

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

SW Everett/Mukilteo			
\$	664	\$	47,762
	0.334		0.167
Year Earlier: % Change / Ratio	7.4%	2.1%	0.317 / 0.159

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

Silver Lake			
\$	684	\$	47,762
	0.344		0.172
Year Earlier: % Change / Ratio	7.0%	2.1%	0.328 / 0.164

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

EAST COUNTY SUBAREA			
\$	758	\$	47,762
	0.381		0.190
Year Earlier: % Change / Ratio	3.0%	2.1%	0.378 / 0.189

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

NORTH COUNTY SUBAREA			
\$	558	\$	47,762
	0.280		0.140
Year Earlier: % Change / Ratio	-0.2%	2.1%	0.287 / 0.143

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

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.