



In-City Housing Unit Characteristics

The sources for these demographics include the US Census Bureau (both the Decennial Census and the American Community Survey), the State of Washington Office of Financial Management (OFM), ESRI, and Nielsen Claritas. Note: the effective date for the years reported below is January 1 of the given year.

In summary, in 2010 some 56 percent of Federal Way residents lived in owner-occupied housing, and almost 44 percent lived in renter-occupied housing units. According to Nielsen Claritas, for 2011 the estimated median (half above, half below) value of all owner-occupied housing was \$258,077, and the estimated median year the city's owner-occupied housing was built was 1981.

For further information, contact Federal Way Community and Economic Development Director Patrick Doherty, at 253-835-2612 or Patrick.Doherty@cityoffederalway.com.

Federal Way In-City Housing Unit Characteristics		
Housing Units by Occupancy Status (2010 Census)	Count	Percent
Total housing units	35,444	100.0
Occupied housing units	33,188	93.6
Vacant housing units	2,256	6.4
For rent	1,176	3.3
Rented, not occupied	47	0.1
For sale only	393	1.1
Sold, not occupied	77	0.2
For seasonal, recreational, or occasional use	148	0.4
All other vacants	415	1.2
Homeowner vacancy rate (percent)		2.1
Rental vacancy rate (percent)		7.5
Housing Tenure (2010 Census)	Count	Percent
Owner-occupied housing units	18,630	56.1
Population in owner-occupied housing units	51,152	
Average household size of owner-occupied units	2.75	
Renter-occupied housing units	14,558	43.9
Population in renter-occupied housing units	37,323	
Average household size of renter-occupied units	2.56	
Owner-Occupied vs. Renter-Occupied Trends (ESRI)	Count	Percent
Owner-Occupied Housing Units		
2015 ESRI Projection	19,339	
2010 ESRI Estimate	18,471	
2000 Census via ESRI	17,612	
Renter-Occupied Housing Units		
2015 ESRI Projection	15,420	
2010 ESRI Estimate	14,905	
2000 Census via ESRI	13,824	

Federal Way Household, Housing Unit Characteristics, cont'd.	Count	
2011 Est. All Owner-Occupied Housing Values (Claritas)	18,052	Percent
Value Less than \$20,000	248	1.37
Value \$20,000 - \$39,999	338	1.87
Value \$40,000 - \$59,999	224	1.24
Value \$60,000 - \$79,999	211	1.17
Value \$80,000 - \$99,999	168	0.93
Value \$100,000 - \$149,999	897	4.97
Value \$150,000 - \$199,999	2,103	11.65
Value \$200,000 - \$299,999	8,327	46.13
Value \$300,000 - \$399,999	3,201	17.73
Value \$400,000 - \$499,999	1,113	6.17
Value \$500,000 - \$749,999	963	5.33
Value \$750,000 - \$999,999	145	0.80
Value \$1,000,000 or more	113	0.63
2011 Est. Median All Owner-Occupd. Housing Value (Claritas)	\$258,077	
2011 Est. Housing Units by Units in Structure (Claritas)	33,531	Percent
1 Unit Attached	1,567	4.67
1 Unit Detached	16,948	50.54
2 Units	263	0.78
3 or 4 Units	2,930	8.74
5 to 19 Units	6,904	20.59
20 to 49 Units	1,274	3.80
50 or More Units	2,460	7.34
Mobile Home or Trailer	1,178	3.51
Boat, RV, Van, etc.	6	0.02
2011 Est. Housing Units (Owner-Occupied) by Year Structure Built	33,531	Percent
Housing Unit Built 2000 or later	1,751	5.22
Housing Unit Built 1990 to 1999	5,946	17.73
Housing Unit Built 1980 to 1989	10,242	30.54
Housing Unit Built 1970 to 1979	8,837	26.35
Housing Unit Built 1960 to 1969	4,793	14.29
Housing Unit Built 1950 to 1959	1,210	3.61
Housing Unit Built 1940 to 1949	355	1.06
Housing Unit Built 1939 or Earlier	395	1.18
2011 Est. Median Year Owner-Occupied Structure Built	1981	

Observations:

According to Claritas, for 2011 the estimated median (half above, half below) value of all owner-occupied housing was \$258,077, and the estimated median year owner-occupied housing was built was 1981.