

HOUSING COSTS & HOUSEHOLD BUDGETS



Median home sale price (2017): \$185,770
 Median appraised home value (2019): \$148,790
 Median gross rent (2017): \$887
 Median household income (2017): \$60,170



Home sales price	Total units	
	No.	Percent
Less than \$40,000	1,327	4%
\$40,000–\$74,999	2,740	9%
\$75,000–\$99,999	2,686	9%
\$100,000–\$149,999	7,296	23%
\$150,000–\$199,999	7,479	24%
\$200,000–\$299,999	6,305	20%
\$300,000–\$399,999	2,689	9%
\$400,000 or more	539	2%
<i>TOTAL</i>	<i>31,061</i>	<i>100%</i>



Rent (Occupied units)	Total units	
	No.	Percent
Less than \$300	9,678	3%
\$300–\$399	5,834	2%
\$400–\$499	9,187	3%
\$500–\$599	18,646	6%
\$600–\$699	29,701	10%
\$700–\$799	37,238	13%
\$800–\$899	37,888	13%
\$900–\$999	36,214	12%
\$1,000–\$1,499	82,234	28%
\$1,500–\$1,999	15,262	5%
\$2,000 or more	6,006	2%
No Cash Rent	9,656	3%
<i>TOTAL</i>	<i>297,544</i>	<i>100%</i>



Household income <i>(in 2017 inflation-adjusted dollars)</i>	Total households	
	No.	Percent
Less than \$10,000	48,872	6%
\$10,000 to \$14,999	32,455	4%
\$15,000 to \$24,999	69,846	9%
\$25,000 to \$34,999	72,260	9%
\$35,000 to \$49,999	100,812	13%
\$50,000 to \$74,999	143,300	18%
\$75,000 to \$99,999	101,001	13%
\$100,000 to \$149,999	118,655	15%
\$150,000 to \$199,999	45,315	6%
\$200,000 or more	42,549	5%
<i>TOTAL</i>	<i>775,065</i>	<i>100%</i>



Average annual self-sufficiency wage:

- One adult, no children: \$19,860
- Two adults, no children: \$30,574
- Two adults, one child: \$42,519
- One adult, two children: \$44,628



2 ADULTS

Average annual self-sufficiency wage:
\$30,574

Average monthly costs:

- Housing: \$608
- Transportation: \$478
- Food: \$473
- Healthcare: \$420
- Taxes: \$372
- Childcare: \$0

2 ADULTS + 2 CHILDREN

Average annual self-sufficiency wage:
\$52,076

Average monthly costs:

- Childcare: \$1,044
- Housing: \$793
- Food: \$759
- Taxes: \$741
- Transportation: \$485
- Healthcare: \$467

Monthly housing costs as a share of household income

Owner: 19% (2017) | 22% (2012)
Renter: 27% (2017) | 29% (2012)

Household incomes

Inflation-adjusted to 2017 \$	2017	2012	Change
The lowest-earning fifth of households earned at or below:	\$ 27,083	\$ 23,882	\$ 3,201
The second lowest-earning fifth of households earned at or below:	\$ 50,709	\$ 45,365	\$ 5,344
The middle-earning fifth of households earned at or below:	\$ 78,722	\$ 71,518	\$ 7,204
The second highest-earning fifth of households earned at or below:	\$ 120,270	\$ 111,633	\$ 8,637
The highest-earning fifth of households earned at or above:	\$ 214,796	\$ 200,243	\$ 14,553



Sources: Redfin and Zillow on home sales prices; American Community Survey Five-Year Estimates (2008–2012 and 2013–2017); Auditor’s data across the 7-county study area for 1-, 2-, and 3-unit structures; University of Washington, Self-Sufficiency Standard.

Note: Household estimates in this fact sheet are derived from the American Community Survey Five-Year Estimates (2013–2017) and are not directly comparable to MORPC’s housing and population projections, which start in 2018.