

# Housing and Real Estate

## Residential Development

### Subdivision Activity

Residential subdivision activity is an indicator of future housing construction. There are three types of subdivisions in Thurston County, all of which involve the division of contiguous property for the purpose of sale, lease, or transfer of ownership:

- **Large lot subdivisions** divide property into two or more lots, any one of which is five acres in size or larger, but less than 40 acres in size. Occurs only in the unincorporated county.
- **Short Plat subdivisions** are those that, because of the small number of lots created, or the lack of a need for public streets or other public facilities, can be approved in an expedited manner. Lots must be smaller than five acres in size. Occurs in all jurisdictions.
- **Long Plat subdivisions**, on the other hand, are those which constitute a major subdivision of land and require a more extensive review. Occurs in all jurisdictions.

Large lot subdivision activity typically fluctuates significantly from year to year. In 2007, there were 310 new lots, compared to 178 in 2006. All large lot activity takes place in the unincorporated County.

Short plat activity typically remains more constant. Most short plat subdivision activity takes place in unincorporated Thurston County, which includes Urban Growth Areas (UGAs) for every jurisdiction. In 2007, this accounted for 40 percent, or 53 of the total 132. Although less than Thurston County, three other jurisdictions also saw short plat subdivision activity: Olympia, Lacey and Tenino.

Long plat lot creation in Thurston County decreased from 2,874 in 2006 to 2,069 new lots in 2007 reflecting the overall decline in the housing industry. Approximately 30 percent of subdivision activity took place in unincorporated Thurston County in 2007, compared to 25 percent in 2006. The actual number of new lots decreased slightly in the County though, from 711 in 2006 to 617 in 2007. Lacey saw the largest decrease in new long plat lots, from 1,547 in 2006 to 540 in 2007. Olympia also saw a slight decrease, while Yelm and Tumwater experienced increases in long plat activity in 2007.

**Table III-1** provides a historical look at large lot, short plat, and long plat subdivision activity for Thurston County.

## Dwelling Units

**Table III-2** shows census recording inventory of housing units type by jurisdiction.

Historical trends affecting housing units can be observed using decennial Census data, giving an idea of the level of growth the County has seen in the last 30 years. Between the 1970 and 2000 Census, over 58,000 units were added to the County, accounting for 67 percent of the County's housing stock.

**Table III-3** presents a current and historical summary of housing starts.

The expected number of homes to be built in the near future can be estimated by housing starts, which is the number of building permits that are taken out in a specified period of time. Over the past decade, the number of housing starts has varied, from a high of 3,137 in 2006, to a low of 1,533 in 2000. In 2007 there were 2,707 housing starts in Thurston County, marking the start of the slowdown of the economy and housing market. The location of housing starts also varies year to year. Throughout this decade the percentage of housing starts has increased in the urban areas and decreased in the rural areas. In 2007, only 21 percent of housing starts were located in the County's rural areas, compared to over 40 percent in 2000 and 2001.

In 2007 the majority of the new housing market was comprised of single-family homes, which accounted for 66 percent of the market share. Manufactured homes were still a strong component of rural growth, capturing 15 percent of the market share in rural areas. Manufactured homes are a declining market in Thurston County, as growth begins to move toward the urban areas. Most of Thurston County's jurisdictions include policies in their Comprehensive Plans that allow manufactured housing to be sited in residential neighborhoods on single-family lots as one strategy to meet affordable housing needs for the community.

**Table III-4** breaks down annual housing starts by dwelling type, and **Figure III-1** illustrates recent trends in single-family, multifamily, and manufactured home starts in Thurston County.

Multifamily homes also provide an affordable option for many families. In 2007, multifamily homes captured 38 percent of the market share in the cities and urban growth areas, where services are available to support higher density growth patterns. This is a significant increase over earlier years, as townhomes are finding a market in Thurston County.

While housing starts give an indication of where growth is occurring, small area dwelling unit estimates provide complimentary information on growth patterns. Dwelling unit estimates incorporate housing starts; however, the methodology also includes calibrating to the U.S. Census and annual estimates of population and housing released by the State

Office of Financial Management. Care is taken to account for all types of residential activity, including demolitions, family member units, accessory dwelling units, and replacements of manufactured homes. Of the new dwelling units built from April 1, 2007 to April 1, 2008, some 85 percent are located in the cities and urban growth areas, while the remaining 15 percent of the dwellings are located in rural areas. In 2000 it was estimated that 70 percent of homes in the County were located in the urban areas, and by 2007 that share had dropped slightly to 69 percent.

## Housing Costs

### Ownership

Of the 3,892 homes sold in Thurston County in 2007, 3-bedroom homes made up the majority of sales, accounting for 61 percent of sales. Smaller, one- and two-bedroom homes comprised 12 percent of sales, while four-bedroom homes made up 24 percent of sales. Five or more bedroom homes made up only 3 percent of home sales.

Lacey had the greatest number of housing sales within the cities in 2007, with 1,015 units sold. Home sales decreased in Olympia, from 927 in 2006 to 776 in 2007, and in Tumwater, from 365 in 2006 to 191 in 2007. Overall, Thurston County showed a decrease in housing sales, from 4,758 in 2006 to 3,892 in 2007. The average sale price increased in each major jurisdiction, with Tumwater seeing the greatest increase in sale price, over \$20,000, or 7 percent.

The ability to purchase a home is a long standing concern of Thurston County residents. The Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100, there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. First-time buyer index assumes the purchaser's income is 70 percent of the median household income. Homes purchased by first-time buyers are 85 percent of area's median price. All loans are assumed to be 30 year loans. All buyer index assumes 20 percent down payment. First-time buyer index assumes 10 percent down. It is assumed 25 percent of income can be used for principal and interest payments. An affordability index of 100 indicates that a balance exists between the family's ability to pay and housing costs. An index of 126 would mean that a median income family has

**Table III-5** shows total small area dwelling unit estimates by jurisdiction for 2000-2008.

**Table III-6** provides an estimate of the number of new dwelling units in Thurston County.

**Maps 11 and 12** illustrate housing starts.

**Table III-7** shows small area dwelling unit estimates by housing type for 2000 and 2008.

**Table III-8** shows average housing sale prices by number of bedrooms and **Figure III-2** shows the distribution of housing sales by number of bedrooms.

**Table III-9** is a sample of housing sales activity by jurisdiction while **Figure III-3** shows the distribution of housing sales by value.

**Table III-10** is a sample of lot sales activity.

**Table III-11** shows housing affordability in Thurston and surrounding counties for first quarter 2008.

**Table III-12** displays historical housing affordability index trends in Thurston and surrounding counties.

26 percent more income than the bare minimum required to qualify for a mortgage on the median price home. An index of 80 would mean that a median income family has less income than the bare minimum required to qualify for a mortgage on the median price home.

Thurston County's housing affordability index was calculated at 109.6 for the first quarter of 2008, compared to 110.1 for the first quarter of 2007. The index for first time home buyers was 65.0 for the same time period, compared to the 2007 index of 65.3. The decreases in both indexes show that access to affordable housing in Thurston County became more difficult in 2008 compared to 2007.

### Rentals

**Table III-13** shows census data on trends in owner and renter housing, and **Figure III-4** illustrates the trends in owner/renter housing.

**Table III-14** shows census data on the housing value of owner-occupied housing units.

**Table III-15** is a survey of average home and duplex rental costs in Lacey, Olympia, and Tumwater.

**Table III-16** shows average apartment rents and vacancy rates in Thurston County.

**Table III-17** shows average apartment rents and vacancy rates in Thurston and surrounding counties.

The ratio of home ownership to home rental has been declining in Thurston County every decade since the 1960 Census. As cities strive to “densify” and resist urban sprawl, multifamily dwellings are encouraged. This will, in turn, drive down the owner/renter ratio. Other factors are at work as well, including increased home prices and greater community efforts to house those who may not be able to afford it unassisted.

The percentage of renters in Thurston County has increased steadily since 1960. In 1960, 26 percent of County households lived in rental housing. By 2000 that number had grown to 33 percent of the households, although down from 35 percent in 1990. The metropolitan jurisdictions have a much greater number of renter households. Olympia and Tumwater have close to a 50/50 split between owner occupied and renter occupied housing units in 2000. At the same time, Lacey and Yelm owner occupied units are approximately 55 percent and renter occupied 45 percent. Rental housing is important for young people just starting out, older people who need to sell their homes and move into smaller housing, single householders who cannot find purchase opportunities that are affordable on one income, and family households in transition due to any number of causes.

### Housing Authority of Thurston County

The Housing Authority of Thurston County has been in the business of providing safe, decent, and affordable housing opportunities since 1971. The ultimate goal of the Housing Authority is to assist families and individuals to secure long-term, permanent housing.

The Housing Authority offers a variety of rental assistance programs that are categorized as either “tenant-based” or “project-based.” Tenant Based rental assistance in the form of a voucher follows the client to any private market property that accepts rental assistance and that meets housing quality standards. Project Based rental assistance is attached to the rental unit and does not follow the client if they move from the assisted unit. For both categories of rental assistance, the household’s portion of the rent is based upon 30 percent of monthly adjusted income.

The Housing Authority offers a variety of programs for emergency and transitional housing. The Authority owns and operates four units of emergency shelter in Tumwater. This program provides 30 to 90 days of shelter and supportive services for families while they locate permanent housing. Limited funds are available to prevent homelessness by providing assistance for first month’s rent, security deposits, or delinquent rent. The Authority operates two transitional housing programs providing one to two years of rental assistance and supportive services while families search for permanent housing and stable income.

The Housing Rehabilitation Program offers low or no interest loans for repair and rehabilitation of owner occupied and rental properties within certain eligible areas in Thurston County. This program is designed to assist low- and moderate-income households.

The Authority also operates a limited First-Time Home Buyer Counseling Program designed to assist individuals and families move to homeownership. The Program provides counseling, referral to available resources, and limited down payment assistance to eligible households.

For more information about the Housing Authority’s programs visit [www.hatc.org](http://www.hatc.org).

**Table III-1  
Large Lot, Short Plat, and Long Plat Subdivision Activity  
Thurston County, 2000-2007**

Subdivision Type Jurisdiction	Number of Plats							Number of New Lots Created								
	2000	2001	2002	2003	2004	2005	2006	2007	2000	2001	2002	2003	2004	2005	2006	2007
<b>Large Lot Subdivisions</b>	38	34	33	49	31	42	43	66	186	139	91	208	120	180	178	310
Unincorporated																
<b>Short Plat Subdivisions</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bucoda																
Lacey	7	5	12	7	3	3	6	6	36	19	39	17	13	38	39	20
Olympia	9	7	10	8	12	11	26	14	22	20	37	18	28	65	68	48
Rainier	0	1	0	1	1	4	0	0	0	2	0	4	4	10	0	0
Tenino	2	0	0	0	0	2	0	4	6	0	0	0	0	6	0	11
Turnwater	1	5	6	2	3	6	0	0	4	13	15	7	9	13	0	0
Yelm	1	3	1	0	1	5	2	0	4	8	2	0	4	28	5	0
Unincorporated	55	43	46	50	53	36	33	15	158	130	114	131	136	95	102	53
<b>Total Short Plat Subdivisions</b>	<b>75</b>	<b>64</b>	<b>75</b>	<b>68</b>	<b>73</b>	<b>67</b>	<b>67</b>	<b>39</b>	<b>230</b>	<b>192</b>	<b>207</b>	<b>177</b>	<b>194</b>	<b>255</b>	<b>214</b>	<b>132</b>
<b>Long Plat Subdivisions</b>	1	2	0	2	6	11	19	5	104	35	0	171	460	1,443	1,547	540
Lacey																
Olympia	0	2	3	0	1	5	2	2	0	65	44	0	140	294	147	87
Rainier	0	1	0	1	0	1	2	1	0	15	0	6	0	14	31	22
Tenino	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turnwater	0	1	0	2	3	6	2	6	0	51	0	89	149	189	150	340
Yelm	0	5	3	2	2	5	8	4	0	130	340	86	142	156	288	463
Unincorporated	8	13	16	28	18	12	27	17	163	340	505	1,071	613	385	711	617
<b>Total Long Plat Subdivisions</b>	<b>9</b>	<b>24</b>	<b>22</b>	<b>35</b>	<b>30</b>	<b>40</b>	<b>60</b>	<b>35</b>	<b>267</b>	<b>636</b>	<b>605</b>	<b>1,423</b>	<b>1,504</b>	<b>2,481</b>	<b>2,874</b>	<b>2,069</b>
<b>Total New Lots</b>	<b>122</b>	<b>122</b>	<b>130</b>	<b>152</b>	<b>134</b>	<b>149</b>	<b>170</b>	<b>140</b>	<b>683</b>	<b>967</b>	<b>903</b>	<b>1,808</b>	<b>1,818</b>	<b>2,916</b>	<b>3,266</b>	<b>2,511</b>

Sources: Thurston County Auditor; TRPC.

Explanations: Large lot subdivisions divide property into two or more lots, any one of which is five acres in size or larger, but less than 40 acres in size. Short Plat subdivisions are those that because of the small number of lots created, or the size. Long Plat subdivisions are those which constitute a major subdivision of land and require a more extensive review.

**Table III-2  
Total Housing Units by Jurisdiction, 1970-2000**

Jurisdiction Type	Census Recording				Percent Change		
	1970	1980	1990	2000	1970-80	1980-90	1990-00
<b>BUCODA</b>							
Single-family	143	181	177	196	27%	-2%	11%
Multifamily	0	0	0	0	0%	0%	0%
Manf'd Homes	8	32	34	33	300%	6%	-3%
<b>Total Units</b>	<b>151</b>	<b>213</b>	<b>211</b>	<b>229</b>	<b>41%</b>	<b>-1%</b>	<b>9%</b>
<b>LACEY</b>							
Single-family	2,456	3,186	4,548	7,604	30%	43%	67%
Multifamily	736	2,434	2,836	4,546	231%	17%	60%
Manf'd Homes	86	218	697	928	153%	220%	33%
<b>Total Units</b>	<b>3,278</b>	<b>5,838</b>	<b>8,081</b>	<b>13,078</b>	<b>78%</b>	<b>38%</b>	<b>62%</b>
<b>OLYMPIA</b>							
Single-family	6,725	8,169	9,351	10,623	21%	14%	14%
Multifamily	2,209	3,938	5,637	8,228	78%	43%	46%
Manf'd Homes	242	453	940	787	87%	108%	-16%
<b>Total Units</b>	<b>9,176</b>	<b>12,560</b>	<b>15,928</b>	<b>19,638</b>	<b>37%</b>	<b>27%</b>	<b>23%</b>
<b>RAINIER</b>							
Single-family	99	179	224	416	81%	25%	86%
Multifamily	11	20	14	29	82%	-30%	107%
Manf'd Homes	10	106	119	110	960%	12%	-8%
<b>Total Units</b>	<b>120</b>	<b>305</b>	<b>357</b>	<b>555</b>	<b>154%</b>	<b>17%</b>	<b>55%</b>
<b>TENINO</b>							
Single-family	289	369	389	431	28%	5%	11%
Multifamily	36	95	85	96	164%	-11%	13%
Manf'd Homes	17	38	50	86	124%	32%	72%
<b>Total Units</b>	<b>342</b>	<b>502</b>	<b>524</b>	<b>613</b>	<b>47%</b>	<b>4%</b>	<b>17%</b>
<b>TUMWATER</b>							
Single-family	1,431	1,785	2,563	2,825	25%	44%	10%
Multifamily	604	936	1,504	2,657	55%	61%	77%
Manf'd Homes	78	199	396	461	155%	99%	16%
<b>Total Units</b>	<b>2,113</b>	<b>2,920</b>	<b>4,463</b>	<b>5,943</b>	<b>38%</b>	<b>53%</b>	<b>33%</b>
<b>YELM</b>							
Single-family	173	341	403	852	97%	18%	111%
Multifamily	22	103	77	338	368%	-25%	339%
Manf'd Homes	13	26	30	127	100%	15%	323%
<b>Total Units</b>	<b>208</b>	<b>470</b>	<b>510</b>	<b>1,317</b>	<b>126%</b>	<b>9%</b>	<b>158%</b>
<b>UNINCORPORATED</b>							
Single-family	10,293	20,513	24,898	32,088	99%	21%	29%
Multifamily	784	3,463	2,814	3,978	342%	-19%	41%
Manf'd Homes	1,381	3,923	8,678	8,823	184%	121%	2%
<b>Total Units</b>	<b>12,458</b>	<b>27,899</b>	<b>36,390</b>	<b>44,889</b>	<b>124%</b>	<b>30%</b>	<b>23%</b>
<b>COUNTY TOTAL</b>							
Single-family	21,609	34,723	42,553	55,035	61%	23%	29%
Multifamily	4,402	10,989	12,967	19,872	150%	18%	53%
Manf'd Homes	1,835	4,995	10,944	11,355	172%	119%	4%
Other*	608	*	*	390	*	*	*
<b>Total Units</b>	<b>28,454</b>	<b>50,707</b>	<b>66,464</b>	<b>86,652</b>	<b>78%</b>	<b>31%</b>	<b>30%</b>

Source: U.S. Bureau of Census, 1970, 1980, 1990, and 2000 Census.

Explanations: \*Other was defined in the 1970 Census as "migratory and seasonal structures which the Bureau of the Census excludes from its year-round classification." In the 1980 and 1990 Census, these structures were incorporated into the Manufactured Home category as "Mobile home, trailer, other." In the 2000 Census, there was a separate housing category defined as "Boat, RV, van, etc."

**Table III-3**  
**Housing Starts, Thurston County Cities and UGAs, 2000-2007**

Jurisdiction		2000	2001	2002	2003	2004	2005	2006	2007	Total	Average
Bucoda	City	3	3	1	2	1	1	3	2	16	2
	UGA	0	0	0	0	0	0	0	0	0	0
	<b>Total</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>16</b>	<b>2</b>
Lacey	City	96	163	187	359	320	838	1,453	1,025	4,441	555
	UGA	315	205	248	358	425	120	139	113	1,923	240
	<b>Total</b>	<b>411</b>	<b>368</b>	<b>435</b>	<b>717</b>	<b>745</b>	<b>958</b>	<b>1,592</b>	<b>1,138</b>	<b>6,364</b>	<b>796</b>
Olympia	City	118	122	236	180	168	273	275	149	1,521	190
	UGA	129	158	70	261	145	74	143	197	1,177	147
	<b>Total</b>	<b>247</b>	<b>280</b>	<b>306</b>	<b>441</b>	<b>313</b>	<b>347</b>	<b>418</b>	<b>346</b>	<b>2,698</b>	<b>337</b>
Rainier	City	16	2	12	9	7	37	30	23	136	17
	UGA	1	1	2	1	0	1	1	0	7	1
	<b>Total</b>	<b>17</b>	<b>3</b>	<b>14</b>	<b>10</b>	<b>7</b>	<b>38</b>	<b>31</b>	<b>23</b>	<b>143</b>	<b>18</b>
Tenino	City	10	6	21	10	26	13	9	5	100	13
	UGA	0	0	0	0	1	0	0	0	1	0
	<b>Total</b>	<b>10</b>	<b>6</b>	<b>21</b>	<b>10</b>	<b>27</b>	<b>13</b>	<b>9</b>	<b>5</b>	<b>101</b>	<b>13</b>
Tumwater	City	56	84	50	218	188	182	125	360	1,263	158
	UGA	22	20	71	41	125	68	13	40	400	50
	<b>Total</b>	<b>78</b>	<b>104</b>	<b>121</b>	<b>259</b>	<b>313</b>	<b>250</b>	<b>138</b>	<b>400</b>	<b>1,663</b>	<b>208</b>
Yelm	City	65	110	136	211	63	216	159	176	1,136	142
	UGA	9	6	7	13	5	5	6	3	54	7
	<b>Total</b>	<b>74</b>	<b>116</b>	<b>143</b>	<b>224</b>	<b>68</b>	<b>221</b>	<b>165</b>	<b>179</b>	<b>1,190</b>	<b>149</b>
Grand Mound UGA	<b>Total</b>	<b>3</b>	<b>7</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>7</b>	<b>30</b>	<b>37</b>	<b>97</b>	<b>12</b>
Chehalis Reservation <sup>1</sup>	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
Nisqually Reservation <sup>1</sup>	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>10</b>	<b>1</b>
<b>Total Cities</b>		<b>364</b>	<b>490</b>	<b>643</b>	<b>989</b>	<b>773</b>	<b>1,560</b>	<b>2,054</b>	<b>1,740</b>	<b>8,613</b>	<b>1,077</b>
<b>Total UGAs<sup>2</sup></b>		<b>479</b>	<b>397</b>	<b>402</b>	<b>680</b>	<b>704</b>	<b>275</b>	<b>332</b>	<b>390</b>	<b>3,659</b>	<b>457</b>
<b>Total Reservations<sup>1</sup></b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>11</b>	<b>1</b>
<b>Rural Unincorporated County<sup>3</sup></b>		<b>690</b>	<b>849</b>	<b>574</b>	<b>868</b>	<b>944</b>	<b>882</b>	<b>751</b>	<b>577</b>	<b>6,135</b>	<b>767</b>

**Sources:** Thurston Regional Planning Council; Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County building departments.

**Explanations:** Count of dwelling units permitted. Assumes constant 2000 City and UGA boundaries. Includes all permitted housing units - may not reflect actual housing units built. Housing starts are reported for each calendar year. Demolitions and reissued permits are not included in this table. For further details on housing starts, please contact TRPC and ask for a specialized query.

<sup>1</sup>Data is for Thurston County portion of reservation only.

<sup>2</sup>UGA - Urban Growth Area. Unincorporated area designated to be annexed into city limits over 20 years time to accommodate urban growth.

<sup>3</sup>Rural unincorporated county is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.

Maps 11 and 12 illustrate housing starts.

**Table III-4  
Housing Starts by Dwelling Type, 2007**

Jurisdiction		Single-	Multifamily	Manufactured	Total
		Family		Home	
Bucoda	City	2	0	0	2
	UGA	0	0	0	0
	<b>Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>
Lacey	City	663	362	0	1,025
	UGA	87	2	24	113
	<b>Total</b>	<b>750</b>	<b>364</b>	<b>24</b>	<b>1,138</b>
Olympia	City	85	64	0	149
	UGA	53	143	1	197
	<b>Total</b>	<b>138</b>	<b>207</b>	<b>1</b>	<b>346</b>
Rainier	City	23	0	0	23
	UGA	0	0	0	0
	<b>Total</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>23</b>
Tenino	City	5	0	0	5
	UGA	0	0	0	0
	<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>
Tumwater	City	135	220	5	360
	UGA	38	0	2	40
	<b>Total</b>	<b>173</b>	<b>220</b>	<b>7</b>	<b>400</b>
Yelm	City	166	8	2	176
	UGA	3	0	0	3
	<b>Total</b>	<b>169</b>	<b>8</b>	<b>2</b>	<b>179</b>
Grand Mound UGA	<b>Total</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>37</b>
Chehalis Reservation <sup>1</sup>	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Nisqually Reservation <sup>1</sup>	<b>Total</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>
<b>Total Cities</b>		<b>1,079</b>	<b>654</b>	<b>7</b>	<b>1,740</b>
<b>Total UGAs<sup>2</sup></b>		<b>218</b>	<b>145</b>	<b>27</b>	<b>390</b>
<b>Total Reservations<sup>1</sup></b>		<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>
<b>Rural Unincorporated County<sup>3</sup></b>		<b>484</b>	<b>5</b>	<b>88</b>	<b>577</b>
<b>Thurston County Total</b>		<b>1,788</b>	<b>804</b>	<b>122</b>	<b>2,714</b>

**Source:** Thurston Regional Planning Council; Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County building departments.

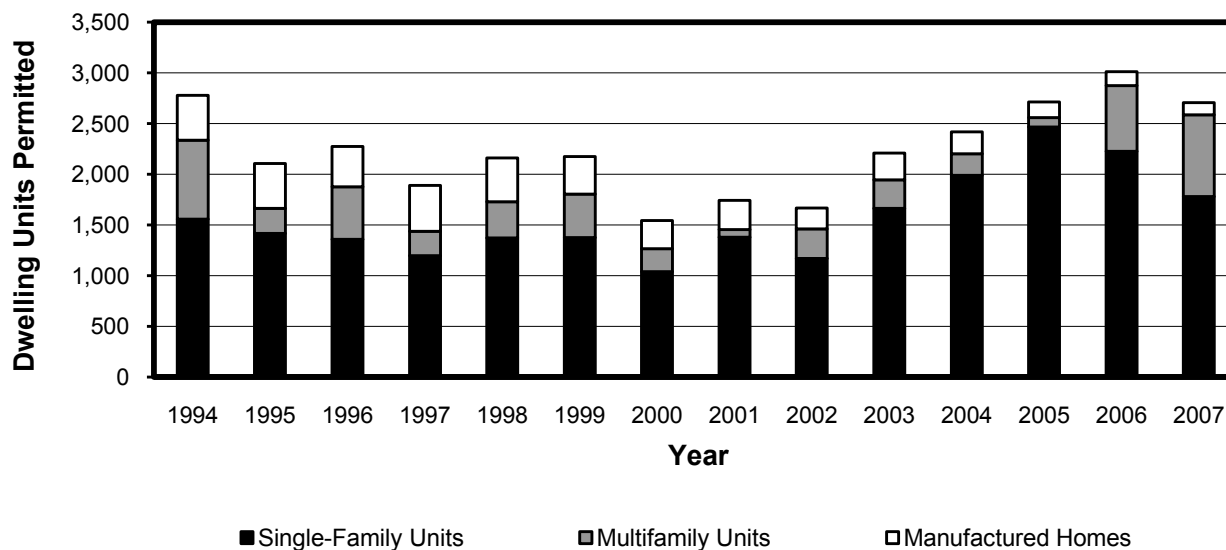
**Explanations:** Count of dwelling units permitted. Assumes constant 2000 City and UGA boundaries. Includes all permitted housing units - may not reflect actual housing units built. Housing starts are reported for each calendar year. Demolitions and reissued permits are not included in this table. For further details on housing starts, please contact TRPC and ask for a specialized query.

<sup>1</sup>Data is for Thurston County portion of reservation only.

<sup>2</sup>UGA - Urban Growth Area. Unincorporated area designated to be annexed into city limits over 20 years time to accommodate urban growth.

<sup>3</sup>Rural unincorporated county is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.

**Figure III-1  
Thurston County Housing Starts, 1994-2007**



**Source:** Thurston Regional Planning Council; Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County building departments.

**Explanation:** See Table III-4 for select supporting data and notes; full data are available from TRPC.

**Table III-5**  
**Total Small Area Dwelling Unit Estimates Thurston County Cities**  
**and UGAs, 2000-2008**

Jurisdiction		2000	2001	2002	2003	2004	2005	2006	2007	2008
Bucoda	City	235	240	240	245	240	245	245	245	245
	UGA	*	*	*	*	0	0	0	0	0
	<b>Total</b>	<b>235</b>	<b>240</b>	<b>240</b>	<b>245</b>	<b>240</b>	<b>245</b>	<b>245</b>	<b>245</b>	<b>245</b>
Lacey	City	13,160	13,305	13,490	13,595	13,765	14,255	14,885	16,025	17,125
	UGA	11,015	11,130	11,505	11,885	12,285	12,705	12,790	12,980	13,060
	<b>Total</b>	<b>24,170</b>	<b>24,430</b>	<b>24,990</b>	<b>25,480</b>	<b>26,050</b>	<b>26,960</b>	<b>27,680</b>	<b>29,010</b>	<b>30,180</b>
Olympia	City	19,740	19,740	19,890	19,990	20,130	20,260	20,490	20,900	21,080
	UGA	3,810	3,950	4,090	4,230	4,530	4,700	4,740	4,660	4,840
	<b>Total</b>	<b>23,540</b>	<b>23,690</b>	<b>23,980</b>	<b>24,220</b>	<b>24,660</b>	<b>24,950</b>	<b>25,240</b>	<b>25,550</b>	<b>25,910</b>
Rainier	City	550	550	550	570	575	590	640	660	685
	UGA	65	65	70	70	70	75	75	75	75
	<b>Total</b>	<b>615</b>	<b>615</b>	<b>620</b>	<b>640</b>	<b>645</b>	<b>665</b>	<b>715</b>	<b>735</b>	<b>760</b>
Tenino	City	615	620	625	645	630	645	660	660	665
	UGA	60	60	65	65	70	70	70	70	65
	<b>Total</b>	<b>675</b>	<b>680</b>	<b>690</b>	<b>710</b>	<b>700</b>	<b>710</b>	<b>725</b>	<b>730</b>	<b>730</b>
Tumwater	City	5,950	5,990	6,030	6,030	6,090	6,160	6,310	6,520	6,850
	UGA	3,090	3,120	3,150	3,270	3,460	3,670	3,710	3,680	3,720
	<b>Total</b>	<b>9,040</b>	<b>9,100</b>	<b>9,180</b>	<b>9,300</b>	<b>9,550</b>	<b>9,830</b>	<b>10,020</b>	<b>10,200</b>	<b>10,570</b>
Yelm	City	1,325	1,380	1,485	1,610	1,710	1,860	1,975	2,140	2,305
	UGA	425	430	435	445	455	460	460	465	470
	<b>Total</b>	<b>1,750</b>	<b>1,810</b>	<b>1,925</b>	<b>2,055</b>	<b>2,165</b>	<b>2,320</b>	<b>2,435</b>	<b>2,605</b>	<b>2,775</b>
Grand Mound UGA	<b>Total</b>	<b>315</b>	<b>320</b>	<b>320</b>	<b>330</b>	<b>335</b>	<b>335</b>	<b>340</b>	<b>375</b>	<b>410</b>
Chehalis Reservation <sup>1</sup>	<b>Total</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>
Nisqually Reservation <sup>1</sup>	<b>Total</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>220</b>	<b>220</b>	<b>225</b>
<b>Total Cities</b>		<b>41,580</b>	<b>41,820</b>	<b>42,320</b>	<b>42,680</b>	<b>43,140</b>	<b>44,010</b>	<b>45,210</b>	<b>47,140</b>	<b>48,950</b>
<b>Total UGAs<sup>2</sup></b>		<b>18,780</b>	<b>19,070</b>	<b>19,630</b>	<b>20,290</b>	<b>21,200</b>	<b>22,010</b>	<b>22,190</b>	<b>22,310</b>	<b>22,630</b>
<b>Total Reservations<sup>1</sup></b>		<b>225</b>	<b>225</b>	<b>225</b>	<b>230</b>	<b>230</b>	<b>230</b>	<b>235</b>	<b>235</b>	<b>240</b>
<b>Rural Unincorporated County<sup>3</sup></b>		<b>26,080</b>	<b>26,700</b>	<b>27,390</b>	<b>28,350</b>	<b>29,150</b>	<b>30,060</b>	<b>30,750</b>	<b>31,610</b>	<b>31,980</b>
<b>Thurston County Total</b>		<b>86,650</b>	<b>87,820</b>	<b>89,560</b>	<b>91,540</b>	<b>93,720</b>	<b>96,310</b>	<b>98,380</b>	<b>101,290</b>	<b>103,800</b>

**Sources:** Thurston Regional Planning Council; Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County building departments; U.S. Bureau of the Census; Washington State Office of Financial Management.

**Explanations:** City and UGA boundaries may change over time due to annexations. Data are for April 1 of each year. Numbers may not add due to rounding.

Note: Dwelling unit estimates incorporate housing starts data, however, the methodology also includes calibrating to U.S. Census and OFM data, includes dem

documentation on "Small Area Population and Dwelling Unit Estimates" in the appendix of Regional Benchmarks for Thurston County, TRPC, 2003.

\*Bucoda did not have an Urban Growth Area prior to 2004.

<sup>1</sup>Data is for Thurston County portion of reservation only.

<sup>2</sup>UGA - Urban Growth Area. Unincorporated area designated to be annexed into city limits over 20 years time to accommodate urban growth.

<sup>3</sup>Rural unincorporated county is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.

**Table III-6**  
**Estimated New Dwelling Units Thurston County Cities and UGAs, 2001-2008**

Jurisdiction		01-02	02-03	03-04	04-05	05-06	06-07	07-08	Total	Average
Bucoda	City	5	0	0	0	0	0	0	10	1
	UGA	*	*	*	0	0	0	0	0	0
	<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>1</b>
Lacey	City	190	100	170	490	630	1,140	1,100	3,820	545
	UGA	370	370	400	420	100	190	80	1,930	275
	<b>Total</b>	<b>560</b>	<b>480</b>	<b>570</b>	<b>910</b>	<b>730</b>	<b>1,330</b>	<b>1,180</b>	<b>5,750</b>	<b>820</b>
Olympia	City	150	100	140	130	240	400	180	1,330	190
	UGA	140	140	300	160	40	0	180	880	125
	<b>Total</b>	<b>290</b>	<b>240</b>	<b>440</b>	<b>290</b>	<b>280</b>	<b>310</b>	<b>360</b>	<b>2,220</b>	<b>315</b>
Rainier	City	0	15	10	10	50	0	25	135	19
	UGA	0	0	0	5	0	0	0	5	1
	<b>Total</b>	<b>5</b>	<b>20</b>	<b>10</b>	<b>15</b>	<b>50</b>	<b>20</b>	<b>20</b>	<b>145</b>	<b>20</b>
Tenino	City	5	15	0	15	15	0	5	45	6
	UGA	5	0	5	0	0	0	0	5	1
	<b>Total</b>	<b>10</b>	<b>20</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>6</b>
Tumwater	City	40	0	60	70	150	200	340	860	125
	UGA	30	120	190	210	30	0	0	600	85
	<b>Total</b>	<b>80</b>	<b>120</b>	<b>250</b>	<b>280</b>	<b>190</b>	<b>180</b>	<b>380</b>	<b>1,470</b>	<b>210</b>
Yelm	City	110	125	100	150	115	165	165	925	130
	UGA	5	10	10	5	0	5	0	40	5
	<b>Total</b>	<b>115</b>	<b>135</b>	<b>110</b>	<b>155</b>	<b>115</b>	<b>170</b>	<b>165</b>	<b>965</b>	<b>140</b>
Grand Mound UGA	<b>Total</b>	<b>5</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>35</b>	<b>35</b>	<b>15</b>	<b>13</b>
Chehalis Reservation <sup>1</sup>	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Nisqually Reservation <sup>1</sup>	<b>Total</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>1</b>
<b>Total Cities</b>		<b>500</b>	<b>360</b>	<b>460</b>	<b>870</b>	<b>1,200</b>	<b>1,930</b>	<b>1,810</b>	<b>7,130</b>	<b>1,020</b>
<b>Total UGAs<sup>2</sup></b>		<b>560</b>	<b>650</b>	<b>910</b>	<b>810</b>	<b>190</b>	<b>120</b>	<b>320</b>	<b>3,560</b>	<b>510</b>
<b>Total Reservations<sup>1</sup></b>		<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>1</b>
<b>Rural Unincorporated County<sup>3</sup></b>		<b>680</b>	<b>960</b>	<b>810</b>	<b>910</b>	<b>680</b>	<b>860</b>	<b>370</b>	<b>5,280</b>	<b>755</b>
<b>Thurston County Total</b>		<b>1,740</b>	<b>1,980</b>	<b>2,180</b>	<b>2,590</b>	<b>2,070</b>	<b>2,920</b>	<b>2,510</b>	<b>15,980</b>	<b>2,285</b>

**Sources:** Thurston Regional Planning Council; Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County building departments; U.S. Bureau of the Census; Washington State Office of Financial Management.

**Explanations:** City and UGA boundaries may change over time due to annexations. Data are for April 1 of each year.

Note: Dwelling unit estimates incorporate housing starts data, however, the methodology also includes calibrating to U.S. Census and OFM data, includes dem

documentation on "Small Area Population and Dwelling Unit Estimates" in the appendix of Regional Benchmarks for Thurston County, TRPC, 2003.

\*Bucoda did not have an Urban Growth Area prior to 2004.

Numbers may not add due to rounding.

<sup>1</sup>Data is for Thurston County portion of reservation only.

<sup>2</sup>UGA - Urban Growth Area. Unincorporated area designated to be annexed into city limits over 20 years time to accommodate urban growth.

<sup>3</sup>Rural unincorporated county is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.

**Table III-7**  
**Total Small Area Dwelling Unit Estimates by Type**  
**Thurston County Cities and UGAs, 2000 and 2008**

Jurisdiction		2000			Preliminary Estimate 2008		
		Single-Family	Multifamily	Manufactured Home	Single-Family	Multifamily	Manufactured Home
Bucoda	City	195	0	40	200	0	45
	UGA	*	*	*	0	0	0
	<b>Total</b>	<b>195</b>	<b>0</b>	<b>40</b>	<b>200</b>	<b>0</b>	<b>45</b>
Lacey	City	7,620	4,650	890	10,670	5,560	900
	UGA	8,310	1,510	1,190	9,740	1,990	1,330
	<b>Total</b>	<b>15,930</b>	<b>6,160</b>	<b>2,080</b>	<b>20,410</b>	<b>7,540</b>	<b>2,230</b>
Olympia	City	10,680	8,330	730	11,740	8,580	760
	UGA	2,780	850	170	3,520	1,190	130
	<b>Total</b>	<b>13,460</b>	<b>9,190</b>	<b>900</b>	<b>15,250</b>	<b>9,770</b>	<b>890</b>
Rainier	City	415	35	100	540	40	105
	UGA	55	0	10	60	0	15
	<b>Total</b>	<b>470</b>	<b>35</b>	<b>110</b>	<b>595</b>	<b>40</b>	<b>125</b>
Tenino	City	430	95	95	470	95	105
	UGA	45	5	15	45	5	15
	<b>Total</b>	<b>470</b>	<b>95</b>	<b>105</b>	<b>515</b>	<b>100</b>	<b>120</b>
Tumwater	City	2,840	2,670	450	3,310	3,010	530
	UGA	1,850	450	790	2,450	470	800
	<b>Total</b>	<b>4,690</b>	<b>3,110</b>	<b>1,240</b>	<b>5,770</b>	<b>3,480</b>	<b>1,330</b>
Yelm	City	865	330	130	1,680	485	140
	UGA	270	15	140	300	15	155
	<b>Total</b>	<b>1,140</b>	<b>340</b>	<b>270</b>	<b>1,980</b>	<b>500</b>	<b>295</b>
Grand Mound UGA	<b>Total</b>	<b>90</b>	<b>35</b>	<b>190</b>	<b>150</b>	<b>55</b>	<b>205</b>
Chehalis Reservation <sup>1</sup>	<b>Total</b>	<b>10</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>0</b>	<b>5</b>
Nisqually Reservation <sup>1</sup>	<b>Total</b>	<b>205</b>	<b>0</b>	<b>5</b>	<b>215</b>	<b>5</b>	<b>5</b>
<b>Total Cities</b>		<b>23,050</b>	<b>16,100</b>	<b>2,430</b>	<b>28,610</b>	<b>17,760</b>	<b>2,580</b>
<b>Total UGAs<sup>2</sup></b>		<b>13,400</b>	<b>2,870</b>	<b>2,510</b>	<b>16,260</b>	<b>3,720</b>	<b>2,650</b>
<b>Total Reservations<sup>1</sup></b>		<b>215</b>	<b>0</b>	<b>10</b>	<b>225</b>	<b>5</b>	<b>10</b>
<b>Rural Unincorporated County<sup>3</sup></b>		<b>18,770</b>	<b>900</b>	<b>6,410</b>	<b>24,070</b>	<b>960</b>	<b>6,950</b>
<b>Thurston County Total</b>		<b>55,430</b>	<b>19,870</b>	<b>11,360</b>	<b>69,160</b>	<b>22,450</b>	<b>12,190</b>

**Sources:** Thurston Regional Planning Council; Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County building departments; U.S. Bureau of the Census; Washington State Office of Financial Management.

**Explanations:** UGA is unincorporated Urban Growth Area. UGA figures include those dwelling units outside the city limits but within the long-term Urban Growth Management boundary. City and UGA boundaries may change over time due to annexations. Data are for April 1 of each year. Numbers may not add due to rounding.

Note: Dwelling unit estimates incorporate housing starts data, however, the methodology also includes calibrating to U.S. Census and OFM data, includes dem

documentation on "Small Area Population and Dwelling Unit Estimates" in the appendix of Regional Benchmarks for Thurston County, TRPC, 2003.

\*Bucoda did not have an Urban Growth Area prior to 2004.

<sup>1</sup>Data is for Thurston County portion of reservation only.

<sup>2</sup>UGA - Urban Growth Area. Unincorporated area designated to be annexed into city limits over 20 years time to accommodate urban growth.

<sup>3</sup>Rural unincorporated county is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.

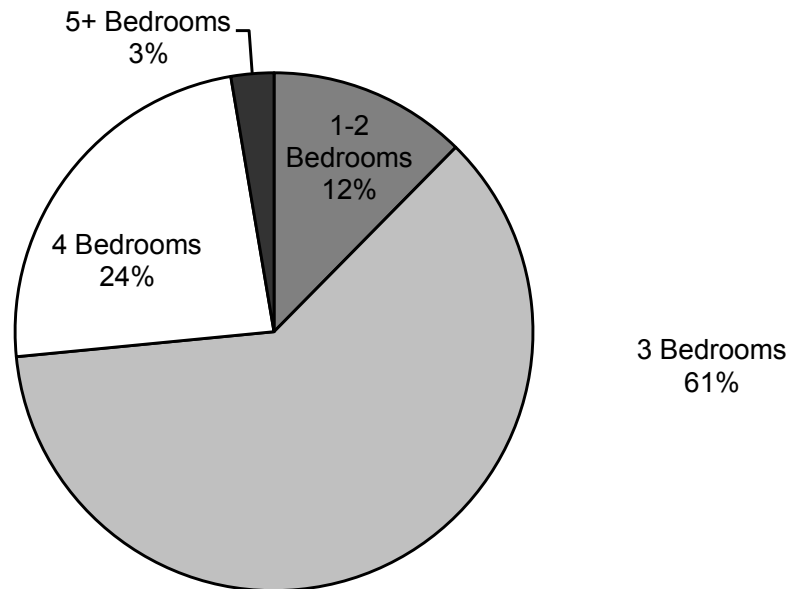
**Table III-8**  
**Trends in Thurston County Housing Costs By Number of Bedrooms**  
**1990, 1995-2007**

Year	Total	1-2 Bedroom		3 Bedroom		4 Bedroom		5+ Bedroom	
	Units Sold <sup>1</sup>	Units Sold	Avg. Sale Price	Units Sold	Avg. Sale Price	Units Sold	Avg. Sale Price	Units Sold	Avg. Sale Price
1990	1,847	230	\$57,290	1,256	\$90,128	326	\$114,669	35	\$153,337
1995	1,979	310	\$111,701	1,363	\$132,229	283	\$175,160	23	\$183,056
1996	2,073	283	\$109,796	1,429	\$136,966	336	\$176,329	25	\$200,710
1997	2,233	283	\$108,740	1,492	\$140,943	416	\$177,678	42	\$214,136
1998	2,811	449	\$101,553	1,801	\$142,845	510	\$185,005	54	\$203,083
1999	2,828	381	\$117,682	1,840	\$147,628	547	\$197,070	60	\$209,904
2000	2,807	339	\$112,393	1,808	\$152,694	587	\$205,285	73	\$221,179
2001	2,898	374	\$120,416	1,884	\$156,220	580	\$211,261	60	\$222,577
2002	3,176	384	\$124,519	2,100	\$165,227	641	\$213,671	51	\$244,782
2003	3,576	423	\$137,735	2,326	\$178,883	751	\$238,625	76	\$276,101
2004	4,013	505	\$158,526	2,586	\$199,384	843	\$263,552	79	\$272,673
2005	4,470	567	\$210,989	2,880	\$240,963	937	\$306,288	86	\$323,960
2006	4,758	640	\$227,780	2,988	\$268,104	1,028	\$347,276	102	\$398,668
2007	3,892	482	\$238,255	2,377	\$280,992	929	\$365,553	104	\$371,050

**Source:** Northwest Multiple Listing Service.

**Explanation:** <sup>1</sup>About 75 - 80 percent of County sales activity occurs through Northwest Multiple Listing Service.

**Figure III-2**  
**Distribution of Housing Sales by Number of Bedrooms**  
**Thurston County, 2007**



**Source:** Northwest Multiple Listing Service.

**Explanation:** See Table III-8 for supporting data.

**Table III-9**  
**Sample of Housing Sales Activity by Jurisdiction**  
**1990, 1995, 2000, 2005-2007**

Area	No. of Units Sold <sup>1</sup>	Average List Price	Average Sale Price	Average Days to Sale
<b>Thurston County<sup>2</sup></b>				
1990	1,847	\$93,135	\$91,568	81
1995	1,979	\$137,317	\$135,744	96
2000	2,807	\$163,141	\$160,606	84
2005	4,470	\$252,833	\$252,451	47
2006	4,758	\$283,373	\$282,585	61
2007	3,892	\$301,106	\$298,290	81
<b>Olympia<sup>3</sup></b>				
1990	460	\$96,585	\$95,300	72
1995	479	\$164,540	\$176,404	84
2000	751	\$177,686	\$174,397	74
2005	927	\$286,393	\$284,052	48
2006	873	\$310,165	\$307,935	63
2007	776	\$324,978	\$319,933	79
<b>Tumwater</b>				
1990	134	\$103,544	\$101,840	71
1995	128	\$146,337	\$142,510	75
2000	210	\$164,464	\$160,956	84
2005	365	\$262,687	\$262,078	54
2006	257	\$288,094	\$286,549	60
2007	191	\$309,948	\$307,272	77
<b>Lacey</b>				
1990	191	\$79,387	\$78,622	70
1995	347	\$122,911	\$121,275	98
2000	489	\$143,607	\$142,209	95
2005	751	\$236,482	\$238,647	40
2006	1,252	\$264,243	\$266,082	56
2007	1,015	\$280,376	\$280,692	81

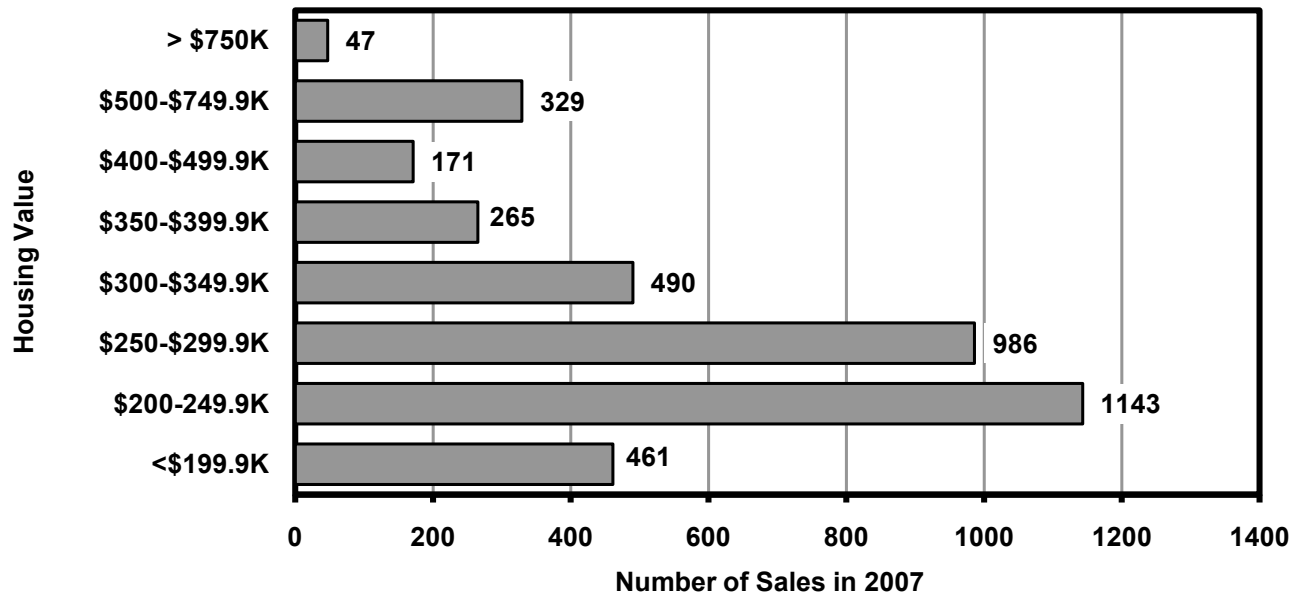
**Source:** Northwest Multiple Listing Service.

**Explanations:** <sup>1</sup>About 75 - 80 percent of County sales activity occurs through Northwest Multiple Listing Service.

<sup>2</sup>Thurston County includes all sales countywide.

<sup>3</sup>Olympia area includes Cooper Point, as well as the City of Olympia.

**Figure III-3  
Distribution of Housing Sales by Value Range  
Thurston County, 2007**



Source: Northwest Multiple Listing Service.

Explanation: Based on 2007 MLS sales activity for Thurston County, representing 75-80% of sales activity in the County.

**Table III-10**  
**Sample of Sales Activity for Lots by Jurisdiction**  
**1990, 1995, 2000, 2005-2007**

<b>Area</b>	<b># of Lots Sold<sup>1</sup></b>	<b>Average List Price</b>	<b>Average Sale Price</b>	<b>Average Days to Sale</b>
<b>Thurston County<sup>2</sup></b>				
1990	456	\$21,903	\$21,158	140
1995	411	\$54,776	\$49,479	125
2000	442	\$68,403	\$63,570	198
2005	441	\$143,838	\$138,685	125
2006	362	\$194,558	\$191,191	103
2007	341	\$258,058	\$239,866	102
<b>Olympia<sup>3</sup></b>				
1990	138	\$32,106	\$31,633	99
1995	67	\$57,632	\$54,900	128
2000	38	\$84,556	\$76,707	90
2005	49	\$260,562	\$252,630	122
2006	34	\$224,658	\$223,579	84
2007	43	\$223,256	\$190,878	114
<b>Tumwater</b>				
1990	44	\$30,032	\$29,401	219
1995	13	\$58,857	\$55,573	107
2000	10	\$183,270	\$152,744	271
2005	15	\$207,298	\$199,134	94
2006	23	\$635,770	\$654,772	211
2007	10	\$1,751,335	\$1,749,685	31
<b>Lacey</b>				
1990	7	\$23,642	\$21,785	137
1995	5	\$42,660	\$40,600	208
2000	9	\$173,130	\$159,611	166
2005	10	\$754,369	\$693,377	887
2006	6	\$449,158	\$412,711	224
2007	10	\$780,495	\$746,845	366

**Source:** Northwest Multiple Listing Service.

**Explanations:** <sup>1</sup>About 75 - 80 percent of County sales activity occurs through Northwest Multiple Listing Service.

<sup>2</sup>Thurston County includes all sales countywide.

<sup>3</sup>Olympia area includes Cooper Point as well as the City of Olympia.

**Table III-11**  
**Housing Affordability in Thurston and Surrounding Counties**  
**First Quarter 2008**

County	Median Home Price	Mortgage Rate	Monthly Payment	Median Family Income	Housing Affordability Index	Starter Monthly Payment	Median Household Income	First Time Home Buyer Affordability
Grays Harbor	\$150,000	6.03%	\$722	\$47,302	136.5	\$709	\$40,062	82.4
King	\$435,000	6.03%	\$2,093	\$76,959	76.6	\$2,055	\$60,142	42.7
Kitsap	\$266,000	6.03%	\$1,280	\$66,729	108.6	\$1,257	\$56,239	65.3
Lewis	\$195,500	6.03%	\$941	\$50,506	111.9	\$924	\$42,330	66.8
Mason	\$195,500	6.03%	\$941	\$53,935	119.4	\$924	\$46,330	73.1
Pierce	\$265,000	6.03%	\$1,275	\$64,612	105.6	\$1,252	\$53,234	62.0
Snohomish	\$352,700	6.03%	\$1,697	\$69,891	85.8	\$1,667	\$59,328	51.9
<b>Thurston</b>	<b>\$257,700</b>	<b>6.03%</b>	<b>\$1,240</b>	<b>\$65,225</b>	<b>109.6</b>	<b>\$1,218</b>	<b>\$54,296</b>	<b>65.0</b>
Statewide	\$293,600	6.03%	\$1,413	\$64,056	94.5	\$1,387	\$53,165	55.9

**Source:** Washington Center for Real Estate Research/Washington State University, "Housing Affordability Index, First Quarter 2008" ([www.cbe.wsu.edu/~wcrer/](http://www.cbe.wsu.edu/~wcrer/)).

**Explanations:** Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. First-time buyer index assumes the purchaser's income is 70% of the median household income. Homes purchased by first-time buyers is 85% of area's median price. All loans are assumed to be 30 year loans. All buyer index assumes 20% down payment. First-time buyer index assumes 10% down. It is assumed 25% of income can be used for principal and interest payments.

**Table III-12**  
**Housing Affordability Index Thurston and Surrounding**  
**Counties, 2000, 2005-2008**

<b>Jurisdiction</b>	<b>2000</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Grays Harbor	143.2	170.6	135.2	128.5	136.5
King	107.0	90.3	77.1	70.7	76.6
Kitsap	122.8	119.7	103.7	96.6	108.6
Lewis	185.8	158.4	130.4	107.7	111.9
Mason	151.9	143.9	126.5	114.9	119.4
Pierce	123.7	121.8	101.1	95.6	105.6
Snohomish	106.2	113.0	90.9	81.6	85.8
<b>Thurston</b>	<b>136.8</b>	<b>141.9</b>	<b>111.6</b>	<b>110.1</b>	<b>109.6</b>
Statewide	108.4	111.8	93.4	88.9	94.5

**Source:** Washington Center for Real Estate Research/Washington State University, "Housing Affordability Index, First Quarter 2008" ([www.cbe.wsu.edu/~wcrer/](http://www.cbe.wsu.edu/~wcrer/)).

**Explanations:** Data are for the first quarter of each year. Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. First-time buyer index assumes the purchaser's income is 70% of the median household income. Homes purchased by first-time buyers is 85% of area's median price. All loans are assumed to be 30 year loans. All buyer index assumes 20% down payment. First-time buyer index assumes 10% down. It is assumed 25% of income can be used for principal and interest payments.

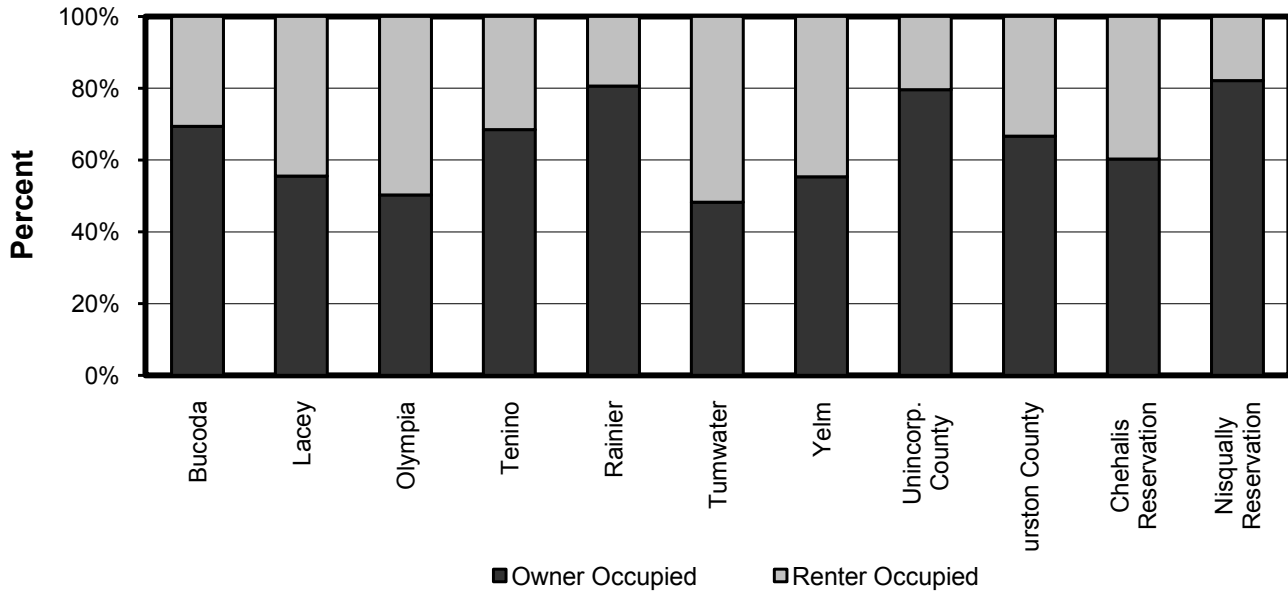
**Table III-13**  
**Thurston County Occupied Housing Units, 2000**

Jurisdiction	Total Housing Units	Owner Occupied Housing Units		Renter Occupied Housing Units	
		#	%	#	%
Bucoda	219	152	69.4%	67	30.6%
Lacey	12,459	6,919	55.5%	5,540	44.5%
Olympia	18,670	9,395	50.3%	9,275	49.7%
Tenino	575	394	68.5%	181	31.5%
Rainier	530	427	80.6%	103	19.4%
Tumwater	5,659	2,729	48.2%	2,930	51.8%
Yelm	1,216	673	55.3%	543	44.7%
Unincorporated County	42,297	33,682	79.6%	8,615	20.4%
<b>Thurston County</b>	<b>81,625</b>	<b>54,371</b>	<b>66.6%</b>	<b>27,254</b>	<b>33.4%</b>
Chehalis Reservation <sup>1</sup>	194	117	60.3%	77	39.7%
Nisqually Reservation <sup>1</sup>	173	142	82.1%	31	17.9%

**Source:** U.S. Census Bureau, Census 2000.

**Explanation:** <sup>1</sup>Data is for the reservation as a whole, including those portions outside Thurston County.

**Figure III-4  
Thurston County Occupied Housing Units, 2000**



Source: U.S. Bureau of the Census, Census 2000.

Explanation: See Table III-13 for supporting data. Reservation data is for the reservation as a whole, including those portions outside Thurston County.

**Table III-14  
Housing Value of Owner-Occupied Housing Units, 2000**

Jurisdiction	Value (%)				Median
	Less than \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more	
Bucoda	84.7%	11.9%	3.4%	0.0%	\$70,000
Lacey	13.2%	57.2%	23.5%	6.1%	\$133,200
Olympia	13.2%	43.3%	26.1%	17.4%	\$143,500
Rainier	26.7%	63.8%	7.0%	2.4%	\$113,500
Tenino	54.6%	39.5%	2.9%	2.9%	\$97,900
Tumwater	11.0%	48.6%	21.6%	18.9%	\$141,000
Yelm	26.7%	54.0%	11.7%	7.7%	\$117,400
<b>Thurston County<sup>1</sup></b>	<b>12.3%</b>	<b>41.9%</b>	<b>23.8%</b>	<b>22.0%</b>	<b>\$145,200</b>
Chehalis Reservation <sup>2</sup>	71.0%	24.2%	4.8%	0.0%	\$75,000
Nisqually Reservation <sup>2</sup>	59.5%	28.8%	4.5%	7.2%	\$93,000
<b>Washington State</b>	<b>15.1%</b>	<b>25.6%</b>	<b>22.9%</b>	<b>36.4%</b>	<b>\$168,300</b>

Source: U.S. Bureau of the Census, 2000 Census.

Explanations: <sup>1</sup>Thurston County includes unincorporated and incorporated Thurston County.

<sup>2</sup>Data is for the reservation as a whole, including those portions outside Thurston County.

**Table III-15**  
**Average Home and Duplex Rental Costs**  
**Lacey, Olympia, and Tumwater, 1990, 1995-2007**

Year	2 Bedroom			3 Bedroom		
	Lacey	Olympia	Tumwater	Lacey	Olympia	Tumwater
1990	\$385	\$447	\$460	\$539	\$656	\$605
1995	\$538	\$575	\$571	\$759	\$801	\$764
1996	\$591	\$593	\$564	\$797	\$791	\$785
1997	\$624	\$631	\$590	\$765	\$836	\$803
1998	\$620	\$620	\$618	\$775	\$816	\$780
1999	\$582	\$622	\$614	\$802	\$856	\$969
2000	\$608	\$635	\$634	\$886	\$934	\$893
2001	\$605	\$633	\$649	\$899	\$945	\$854
2002	\$660	\$721	\$768	\$956	\$1,019	\$1,015
2003	\$689	\$744	\$770	\$1,001	\$1,045	\$1,000
2004	\$711	\$735	\$747	\$954	\$1,013	\$981
2005	\$728	\$795	\$737	\$1,001	\$1,060	\$1,014
2006	\$783	\$797	\$854	\$1,061	\$1,108	\$1,144
2007	\$796	\$797	\$811	\$1,045	\$1,162	\$1,167
<b>Average Annual Rate of Change, 1990-2007</b>						
	<b>4.37%</b>	<b>3.46%</b>	<b>3.39%</b>	<b>3.97%</b>	<b>3.42%</b>	<b>3.94%</b>

Source: Thurston Regional Planning Council survey of home rental costs.

**Table III-16**  
**Apartment Sizes, Rents, and Vacancy Rates, Thurston County, 2001-2008**

Year	One-Bedroom Units			Two-Bedroom/One-Bath Units		
	Avg. Size (Sq Ft)	Avg. Rent	Vacancy Rate	Avg. Size (Sq Ft)	Avg. Rent	Vacancy Rate
2001	645	\$515	2.6%	829	\$578	4.2%
2002	645	\$536	4.0%	826	\$601	4.1%
2003	672	\$579	3.3%	847	\$639	3.9%
2004	659	\$594	4.5%	852	\$664	5.7%
2005	665	\$606	5.1%	846	\$680	6.5%
2006	675	\$627	3.3%	856	\$703	4.1%
2007	670	\$650	2.2%	843	\$725	3.4%
2008	682	\$682	2.5%	851	\$757	2.7%

Source: Washington Center for Real Estate Research/Washington State University, Apartment Vacancy Survey, Spring 2001 - Spring 2008; [www.cbe.wsu.edu/~wcrer/](http://www.cbe.wsu.edu/~wcrer/).

Explanation: Data are from March of each year.

**Table III-17**  
**Average Rent and Vacancy Rates, Thurston and Surrounding Counties**  
**2001-2008**

	Grays Harbor	King	Kitsap	Lewis	Pierce	Thurston
<b>Average Rent</b>						
2001	N/A	\$841	\$644	N/A	\$603	<b>\$590</b>
2002	N/A	\$869	\$659	N/A	\$630	<b>\$615</b>
2003	N/A	\$854	\$691	\$508	\$674	<b>\$662</b>
2004	\$444	\$840	\$731	\$431	\$674	<b>\$674</b>
2005	\$481	\$845	\$730	\$500	\$685	<b>\$700</b>
2006	N/A	\$875	\$770	N/A	\$734	<b>\$719</b>
2007	N/A	\$946	\$784	N/A	\$750	<b>\$737</b>
2008	N/A	\$1,026	\$815	N/A	\$800	<b>\$786</b>
<b>Vacancy Rate</b>						
2001	N/A	3.9%	4.4%	N/A	3.9%	<b>3.4%</b>
2002	N/A	8.0%	3.1%	N/A	5.7%	<b>4.1%</b>
2003	N/A	7.5%	9.1%	2.8%	6.7%	<b>4.0%</b>
2004	3.5%	7.1%	5.6%	3.5%	8.0%	<b>5.1%</b>
2005	4.7%	6.7%	N/A	1.2%	6.5%	<b>5.5%</b>
2006	N/A	4.7%	4.0%	N/A	4.8%	<b>4.0%</b>
2007	N/A	3.9%	7.8%	N/A	5.8%	<b>3.3%</b>
2008	N/A	4.1%	4.2%	N/A	3.9%	<b>3.2%</b>

Source: Washington Center for Real Estate Research/Washington State University, Apartment Vacancy Survey, Spring 2001 - Spring 2008; [www.cbe.wsu.edu/~wcrer/](http://www.cbe.wsu.edu/~wcrer/).

Explanation: Data are from March of each year.

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