

Total Jobs				
Industry	2019	2020	2021	Q3 2022
Agriculture, Forestry, Fishing and Hunting	45	47	57	72
Mining, Quarrying, and Oil and Gas Extraction	-	-	-	-
Utilities	63	73	78	84
Construction	1,626	1,650	1,668	1,867
Manufacturing	1,047	983	961	1,077
Wholesale Trade	872	960	937	1,055
Retail Trade	4,047	2,904	3,309	3,943
Transportation and Warehousing	2,174	2,510	2,441	2,064
Information	225	187	144	215
Finance and Insurance	1,065	599	592	587
Real Estate and Rental and Leasing	794	749	696	701
Professional, Scientific, and Technical Services	929	947	1,179	1,303
Management of Companies and Enterprises	2	1	18	21
Administrative and Support and Waste Management and Remediation Services	1,010	986	817	981
Educational Services	3,607	2,740	2,469	2,635
Health Care and Social Assistance	11,338	10,812	11,057	10,025
Arts, Entertainment, and Recreation	1,132	551	712	1,118
Accommodation and Food Services	2,973	2,434	2,363	3,027
Other Services (except Public Administration)	1,503	1,165	1,022	1,054
Public Administration	501	471	456	445
Total *Estimated (Pandemic)	34,953	30,769*	30,976	32,274

Source: Workforce Central; Chmura JobsEQ

Income								
Type/ Year	Median Household Income		Mean Household Income		Mean Family Income		Per Capita Income	
	2020	2021	2020	2021	2020	2021	2020	2021
Washington State	\$77,006	\$84,247	\$103,515	\$116,349	\$120,115	\$135,552	\$40,837	\$43,817
Pierce County	\$76,438	\$85,866	\$96,096	\$107,221	\$109,312	\$121,704	\$36,548	\$39,036
City of Tacoma	\$64,457	\$77,141	\$90,673	\$95,445	\$106,834	\$111,578	\$34,759	\$37,263
City of Lakewood	\$55,723	\$60,534	\$74,540	\$82,179	\$85,945	\$94,147	\$30,856	\$33,277
Unemployment Rates								
Area/Month	Apr '20	Oct '20	Apr '21	Dec '21	Jan '22	Apr '22	Jul 22'	
Pierce County	18.1%	7.0%	6.2%	4.9%	5.9%	4.9%	4.2%	
City of Tacoma	19.2%	7.7%	6.5%	4.5%	5.7%	5.0%	4.3%	
City of Lakewood	17.4%	7.7%	7.5%	4.6%	6.1%	5.3%	4.9%	

Source: [Workforce Central – Unemployment Rate](#)

Clover Park School District Student Enrollment				
School Year	2018-2019	2019-2020	2020-2021	2021-2022
# of Students Enrolled	12,953	12,618	12,239	12,022

Source: Clover Park School District

Adjusted 4-Year Cohort Graduation Rate				
Graduating Class	2018	2019	2020	2021
Clover Park High School	84.2%	74.0%	83.5%	86.9%
Lakes High School	91.9%	83.2%	92.2%	91.2%
Harrison Preparatory School	100%	100%	100.0%	100.0%
District	88.6%	79.2%	88.3%	88.0%

Source: Clover Park School District

Regional & National Index			
Date	Dec. 31, 2020	Dec. 31, 2021	Dec. 31, 2022
Consumer Price Index (CPI) Seattle-Tacoma-Bellevue	283.41	304.86	330.489
National Prime Lending Rate	3.25%	3.25%	7.50%
Dow Jones Industrial Avg	30,403.97	36,385.85	33,147.25
NASDAQ	13,107.38	15,722.91	10,466.48

Sources: [Statista.com](#), [Bank of America](#), [Google Finance](#)

General Demographics and Statistics	
Incorporation	1996
Government Style	Council-Manager
Population	63,800
Households	25,323 (24,821 occupied)
Owner Occupied HH	11,117
Median Household Income	\$60,534
Residents with a Min. 4 Year Degree	23.4%
Active General Business Licenses	4,492
Assessed Property Value	\$11.0 Billion
Neighborhood Associations	5
Citizen Advisory Boards & Committees	13
Land Area	17.2 sq mi
Water Area	1.8 sq mi
Median Resident Age	35.6
Percent below poverty	13.6%

Source: City of Lakewood, [U.S. Census Bureau](#)

Public Safety	
Sworn Police Officers	95
Patrol Units	48
Police calls for Service, 2022	48,964
2021 EMS responses (full year)	16,130
Number of Fire Personnel	215 (full-time) 3 (part-time)

Source: City of Lakewood; West Pierce Fire and Rescue

2022 Q3 Lakewood Police Department Report

Culture and Recreation	
Libraries	2
Developed Parks	14
Natural Area Parks	11
Parks & Open Space Acreage	617
Fort Steilacoom Park Acreage	340
Public Golf Courses	2
Adult Community Center	1

Source: City of Lakewood



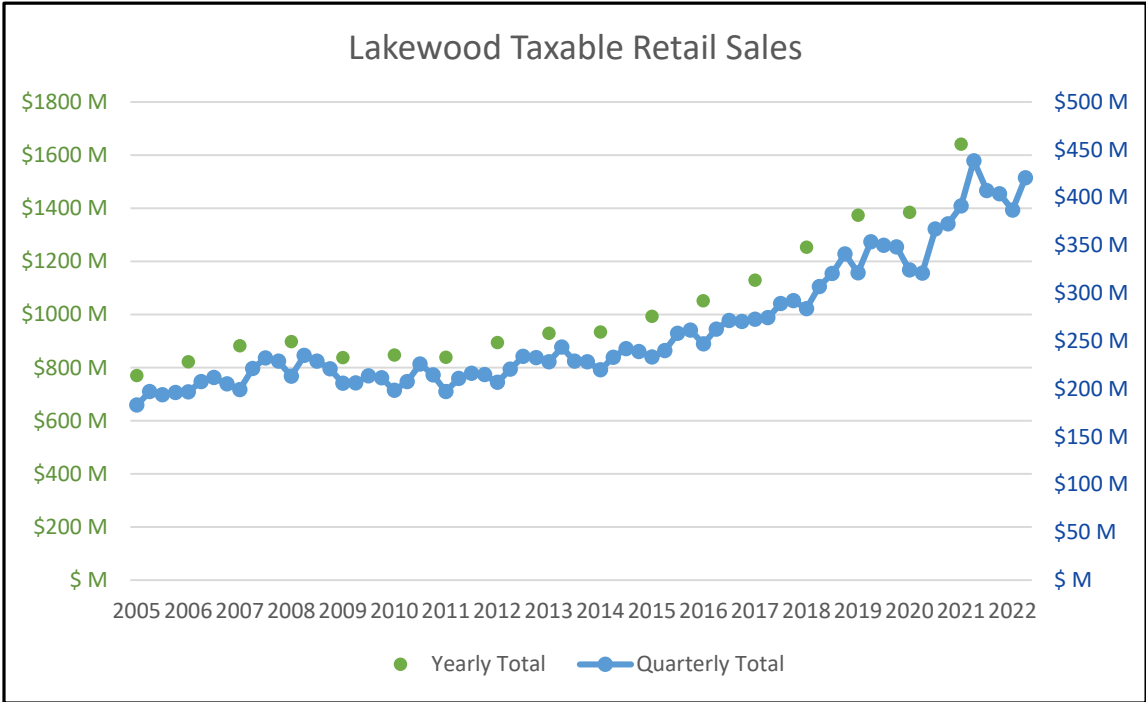
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Permit Type (sample)	2019	2020	2021	2022
Commercial Addition	\$10,582,060	\$21,836,280	\$21,305,000	\$1,632,504
New Commercial Building	\$40,797,590	\$67,947,656	\$24,951,587	\$10,412,517
New Commercial Bldg - Multi-Family	\$1,102,392	\$8,850,680	\$0	\$7,935,751.32
Commercial Remodel	\$7,801,427	\$23,416,462	\$16,101,545	\$22,727,765.39
New Single Family Residence	\$2,703,254	\$6,814,207	\$14,235,257	\$11,345,543.61
Residential Accessory Structure	\$613,229	\$906,235	\$599,237	\$398,196.80
Residential Addition	\$2,756,971	\$3,179,267	\$1,488,391	\$1,765,115.26
Residential Accessory Dwelling Unit	\$332,824	\$349,875	\$649,141	\$507,947.00
Residential Demolition Permit	\$1,083,900	\$516,840	\$330,115	\$395,983.50
Residential Remodel/Repair	\$6,226,198	\$6,237,812	\$4,115,117	\$4,451,167.31
Totals (all permits)	\$88,335,917	\$160,582,777	\$163,206,389	\$89,663,318

Source: City of Lakewood

Single Family Residential Real Estate			
Type	2020	2021	2022
Average Sales Price	\$436,171	\$523,432	\$551,190
Average List Price	\$761,900	\$778,154	\$759,124
Number of Listings	643	779	761
Number of Closed Sales	558	701	611
Average days on the Market	31	16	19

Source: Windermere Real Estate



Businesses in Lakewood by Industry	
Ag, Forestry, Fishing, and Hunting	9
Utilities	5
Construction	338
Manufacturing	64
Wholesale Trade	52
Retail Trade	510
Transportation and Warehousing	92
Information	22
Finance and Insurance	109
Real Estate and Rental and Leasing	143
Prof, Scientific, and Tech Svcs	205
Management of Companies	7
Admin Support & Waste Mgmt	157
Educational Services	36
Health Care and Social Services	364
Art, Entertainment, and Recreation	57
Accommodations and Food Svcs	217
Other Svcs (except Public Admin)	373
Public Administration	2
Total	2,762

Source: City of Lakewood

City Obligation and Debt Bond Rating	
Standard & Poor’s	AA
Non-Voted Bonds Outstanding	\$17,993,359
Debt-Capacity for Non-Voted Bonds (General Purpose)	\$122,832,274

Vacancy Rates		
	5-yr Avg	2022
Multifamily	3.87%	4.43%
Office	5.25%	4.36%
Retail	3.83%	1.66%
Industrial	4.31%	3.92%

Source: CoStar Analytics
Zip Codes: 98498 & 98499

Property Tax	
City of Lakewood	\$11.35
City of Tacoma	\$11.44
City of Puyallup	\$10.36

Per \$1,000 Assessed Property Value
Source: [Pierce County Assessor](#)

Average Daily Traffic Volume	
S. Tacoma Way & Steilacoom	28,605
Gravelly Lake Dr. & 100 th Street	17,880
Custer Rd. & Lakewood Dr. SW	24,507

Source: City of Lakewood

Average Day Time Population	
Day Time Population	68,958

Business Operations	
Type	Number
Homebased in Lakewood	1,004
Commercial Location in Lakewood	2,762
Doing Business (Located Elsewhere)	1,756
Total Businesses in Lakewood	4,518

Source: City of Lakewood

Top Employers – Private Sector	
Employer	Number of Employees
St Clare Hospital/Franciscan	814
Aero Precision	625
Aacres WA LLC	598
McLane Northwest	540
Walmart Supercenter	533

Source: City of Lakewood – as of Q1 2022

Top Employers – Public Sector	
Employer	Number of Employees
JBLM (includes Madigan, 5,580)	55,000
Western State Hospital	2,190
Clover Park School District	1,667
Pierce College	1,500
Camp Murray	854

Source: City of Lakewood – as of Q1 2022

Annual Property Tax Collected	
Year	Total Annual Revenue
2018	\$6,910,944
2019	\$7,160,000
2020	\$7,259,759
2021	\$7,430,550
YTD Q3 2022	\$7,152,831

Source: City of Lakewood

Rental Inspection Data	2021	2022
Rental Properties	2,403	2,135
Unregistered	585	281
Registered	1,818	1,854
Rental Units	11,635	12,217
Unregistered	712	580
Registered	10,923	11,637
Initial Property Inspections	255	94
Multifamily Inspections	29	37
Single Family Inspections	198	45
Duplex Inspections	28	12
Results—Properties Passed	33	8
Results—Properties Failed	222	86
Re-inspections—Passed	194	85
Re-inspections—Failed	63	32

Source: City of Lakewood

Our mission is to improve the economic well-being of Lakewood through efforts that increase job creation, job retention, tax base enhancements and quality of life.

