

Total Jobs				
Industry	2019	2020	2021	Q1 2022
Agriculture, Forestry, Fishing and Hunting	45	47	57	77
Mining, Quarrying, and Oil and Gas Extraction	-	-	-	-
Utilities	63	73	78	81
Construction	1,626	1,650	1,668	1,775
Manufacturing	1,047	983	961	1,069
Wholesale Trade	872	960	937	1,008
Retail Trade	4,047	2,904	3,309	3,831
Transportation and Warehousing	2,174	2,510	2,441	2,349
Information	225	187	144	206
Finance and Insurance	1,065	599	592	597
Real Estate and Rental and Leasing	794	749	696	720
Professional, Scientific, and Technical Services	929	947	1,179	1,234
Management of Companies and Enterprises	2	1	18	20
Administrative and Support and Waste Management and Remediation Services	1,010	986	817	1,007
Educational Services	3,607	2,740	2,469	2,583
Health Care and Social Assistance	11,338	10,812	11,057	10,156
Arts, Entertainment, and Recreation	1,132	551	712	924
Accommodation and Food Services	2,973	2,434	2,363	2,884
Other Services (except Public Administration)	1,503	1,165	1,022	1,054
Public Administration	501	471	456	432
Total *Estimated (Pandemic)	34,953	30,769*	30,976	32,008

Source: Workforce Central; Chmura JobsEQ

Income								
Type/Year	Median Household Income		Mean Household Income		Mean Family Income		Per Capita Income	
	2019	2020	2019	2020	2019	2020	2019	2020
Washington State	\$78,687	\$77,006	\$105,775	\$103,515	\$122,737	\$120,115	\$41,521	\$40,837
Pierce County	\$72,113	\$76,438	\$90,659	\$96,096	\$103,127	\$109,312	\$34,618	\$36,548
City of Tacoma	\$62,358	\$64,457	\$87,720	\$90,673	\$103,355	\$106,834	\$35,796	\$34,759
City of Lakewood	\$51,972	\$55,723	\$69,522	\$74,540	\$80,160	\$85,945	\$29,467	\$30,856

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	2017-2018	2018-2019	2019-2020	2020-2021
# of Students Enrolled	13,308	12,953	12,618	12,239

Source: Clover Park School District

Adjusted 4-Year Cohort Graduation Rate				
Graduating Class	2017	2018	2019	2020
Clover Park High School	83.6%	84.2%	74.0%	83.5%
Lakes High School	94%	91.9%	83.2%	92.2%
Harrison Preparatory School	100%	100%	100%	100.0%
District	88.7%	88.6%	79.2%	88.3%

Source: Clover Park School District

Regional & National Index			
Date	Dec. 31, 2020	Dec. 31, 2021	Sept. 2022
Consumer Price Index (CPI) Seattle-Tacoma-Bellevue	283.41	304.86	326.66 (Jun. 2022)
National Prime Lending Rate	3.25%	3.25%	5.50%
Dow Jones Industrial Average	30,403.97	36,385.85	31,597.53
NASDAQ	13,107.38	15,722.91	11,783.38

Sources: Statista.com, Bank of America, Google Finance

General Demographics and Statistics (as of July 1, 2021)	
Incorporation	1996
Government Style	Council-Manager
Population	63,800
Households	26,956 (24,821 occupied)
Owner Occupied HH	10,730
Median Household Income	\$55,723
Residents with a Min. 4 Year Degree	22.2%
Active General Business Licenses	4,492
Assessed Property Value	\$9.4 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	14.7%

Source: City of Lakewood, U.S. Census Bureau

Public Safety	
Sworn Police Officers	95
Patrol Units	40
Police calls for Service, 2021	48,496
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

[2021 Lakewood Police Department Annual Report](#)

Culture and Recreation	
Libraries	1
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



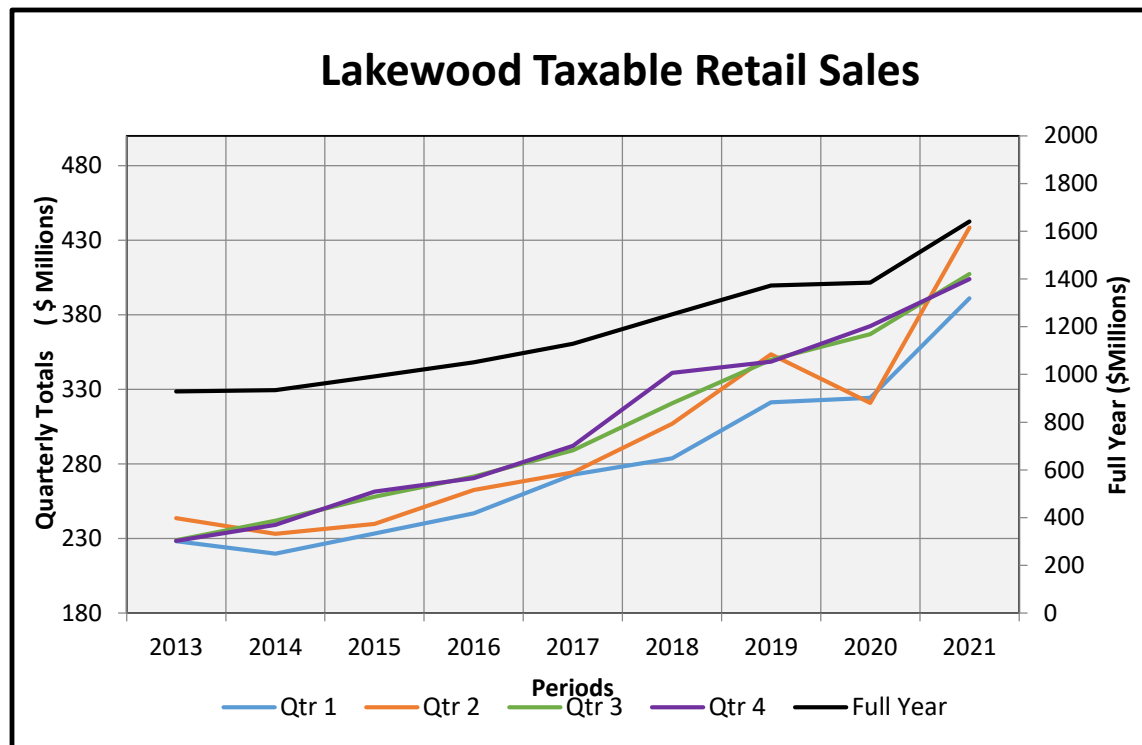
CITY OF LAKEWOOD | ECONOMIC INDICATORS | 2ND QUARTER 2022

Permit Type (sample)	2019	2020	2021	2022 Q1-Q2
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	\$10,386,517
New Commercial Bldg - Multi-Family	\$1,102,392	\$8,850,680	\$0	\$4,130,426
Commercial Remodel	\$7,801,427	\$23,416,462	\$16,101,545	\$15,530,876
New Single Family Residence	\$2,703,254	\$6,814,207	\$14,235,257	\$10,159,061
Residential Accessory Structure	\$613,229	\$906,235	\$599,237	\$295,331
Residential Addition	\$2,756,971	\$3,179,267	\$1,488,391	\$579,966
Residential Accessory Dwelling Unit	\$332,824	\$349,875	\$649,141	\$307,947
Residential Demolition Permit	\$1,083,900	\$516,840	\$330,115	\$310,680
Residential Remodel/Repair	\$6,226,198	\$6,237,812	\$4,115,117	\$3,766,755
Totals (all permits)	\$88,335,917	\$160,582,777	\$163,206,389	\$50,945,616

Source: City of Lakewood

Single Family Residential Real Estate			
Type	2020	2021	Aug 2022 Snapshot
Average Sales Price	\$436,171	\$523,432	\$563,291
Average List Price	\$761,900	\$778,154	\$743,202
Number of Listings	643	779	50
Number of Closed Sales	558	701	443
Average days on the Market	31	16	19

Source: Windermere Real Estate



Businesses Located in Lakewood by Industry	
Agriculture, Forestry, Fishing, and Hunting	7
Utilities	6
Construction	360
Manufacturing	76
Wholesale Trade	89
Retail Trade	644
Transportation and Warehousing	111
Information	22
Finance and Insurance	110
Real Estate and Rental and Leasing	157
Professional, Scientific, and Technical Services	302
Management of Companies	5
Administrative and Support and Waste Management	184
Educational Services	42
Health Care and Social Services	394
Art, Entertainment, and Recreation	69
Accommodations and Food Services	236
Other Services (except Public Administration)	392
Public Administration	2
Total	3,208

Source: City of Lakewood

City Obligation and Debt Bond Rating	
Standard & Poor's	AA
Non-Voted Bonds Outstanding	\$18,832,777
Debt-Capacity for Non-Voted Bonds (General Purpose)	\$102,835,203

Vacancy Rates		
	5-yr Avg	2021
Multifamily	3.67%	3.67%
Office	5.41%	3.83%
Retail	3.83%	4.73%
Industrial	7.75%	10.9%

Source: CoStar (as of Q4 2021)

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	67,598

Source: Demographics Now

Business Operations	
Type	Number
Homebased in Lakewood	1,098
Commercial Location in Lakewood	2,110
Doing Business (Located Elsewhere)	1,284
TOTAL	4,492

Source: City of Lakewood

Top Employers – Private Sector	
Employer	Number of Employees
St Clare Hospital/Franciscan	814
Aacres WA LLC	598
McLane Northwest	540
Walmart Supercenter	533
Greater Lakes Mental Health	440

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
2017	\$6,741,607
2018	\$6,910,944
2019	\$7,160,000
2020	\$7,259,759
2021	\$7,430,550

Source: City of Lakewood

Rental Inspection Data	2021	2022 (through Q2)
Rental Properties	2,403	2,135
Unregistered	585	312
Registered	1,818	1,823
Rental Units	11,635	12,217
Unregistered	712	871
Registered	10,923	11,2346
Initial Property Inspections	255	46
Multifamily Inspections	29	20
Single Family Inspections	198	20
Duplex Inspections	28	6
Results—Properties Passed	33	1
Results—Properties Failed	222	45
Re-inspections—Passed	194	63
Re-inspections—Failed	63	20

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.