

Total Jobs				
Industry	2019	2020	2021	2022
Agriculture, Forestry, Fishing and Hunting	45	47	57	71
Mining, Quarrying, and Oil and Gas Extraction	-	-	-	-
Utilities	63	73	78	90
Construction	1,626	1,650	1,668	1,888
Manufacturing	1,047	983	961	1,064
Wholesale Trade	872	960	937	1,075
Retail Trade	4,047	2,904	3,309	3,941
Transportation and Warehousing	2,174	2,510	2,441	2,019
Information	225	187	144	216
Finance and Insurance	1,065	599	592	586
Real Estate and Rental and Leasing	794	749	696	708
Professional, Scientific, and Technical Services	929	947	1,179	1,331
Management of Companies and Enterprises	2	1	18	22
Administrative and Support and Waste Management and Remediation Services	1,010	986	817	981
Educational Services	3,607	2,740	2,469	2,527
Health Care and Social Assistance	11,338	10,812	11,057	9,963
Arts, Entertainment, and Recreation	1,132	551	712	1,033
Accommodation and Food Services	2,973	2,434	2,363	3,100
Other Services (except Public Administration)	1,503	1,165	1,022	1,141
Public Administration	501	471	456	450
Total *Estimated (Pandemic)	34,953	30,769*	30,976	32,205

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, 2021	Dec. 31, 2022	April, 2023
Consumer Price Index (CPI) Seattle-Tacoma-Bellevue	304.86	330.489	338.487
National Prime Lending Rate	3.25%	7.50%	8.25%
Dow Jones Industrial Avg	36,385.85	33,147.25	32,799.92
NASDAQ	15,722.91	10,466.48	12,226.58

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
2022 EMS responses (full year)	17,771
Number of Fire Personnel	211 (full-time) 4 (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



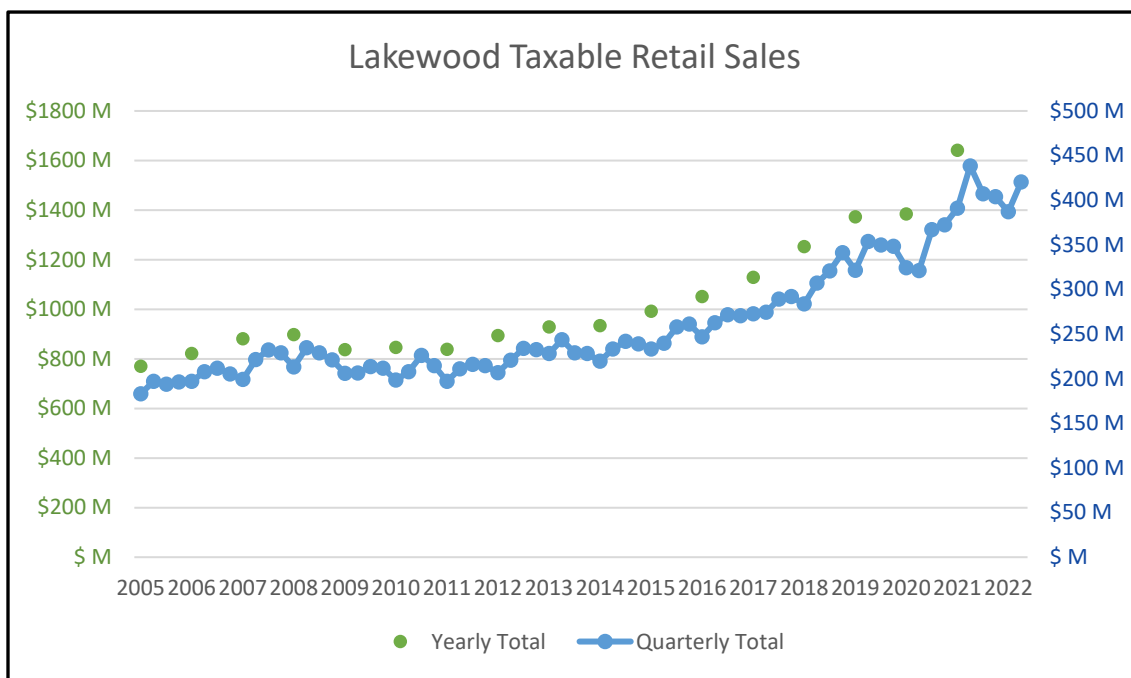
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Permit Type (sample)	2019	2020	2021	2022
Commercial Addition	\$10,582,060	\$21,836,280	\$21,305,000	\$1,632,504
New Commercial Building	\$40,797,590	\$67,947,656	\$24,951,587	\$10,412,517
New Commercial Bldg - Multi-Family	\$1,102,392	\$8,850,680	\$0	\$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	2021	2022	April, 2023
Average Sales Price	\$523,432	\$551,190	\$540,558
Average List Price	\$778,154	\$759,124	\$665,171
Number of Listings	779	761	198
Number of Closed Sales	701	611	174
Average days on the Market	16	19	51

Source: Windermere Real Estate



Businesses in Lakewood by Industry	
Ag, Forestry, Fishing, and Hunting	7
Utilities	5
Construction	312
Manufacturing	58
Wholesale Trade	66
Retail Trade	480
Transportation and Warehousing	91
Information	22
Finance and Insurance	111
Real Estate and Rental and Leasing	141
Prof, Scientific, and Tech Svcs	197
Management of Companies	4
Admin Support & Waste Mgmt	160
Educational Services	36
Health Care and Social Services	364
Art, Entertainment, and Recreation	53
Accommodations and Food Svcs	214
Other Svcs (except Public Admin)	349
Public Administration	1
Total	2671

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	3.99%	5.04%
Office	5.00%	4.08%
Retail	3.66%	1.81%
Industrial	4.37%	3.39%

Source: CoStar Analytics

Zip Codes: 98498 & 98499

Property Tax	
City of Lakewood	\$10.04
City of Tacoma	\$10.36
City of Puyallup	\$8.98

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	1,055
Commercial Location in Lakewood	1,686
Doing Business (Located Elsewhere)	1,779
Total Businesses in Lakewood	4,520

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
2022	\$7,636,449

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.

