



## Executive Summary

Rucker Ave Multifamily  
 3213 Rucker Ave, Everett, Washington, 98201  
 Rings: 1, 3, 5 mile radii

Latitude: 47.97492  
 Longitude: -122.21127

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,684	54,188	99,640
2010 Population	12,668	56,201	109,120
2014 Population	13,321	57,163	111,924
2019 Population	14,050	59,376	117,320
2000-2010 Annual Rate	0.81%	0.37%	0.91%
2010-2014 Annual Rate	1.19%	0.40%	0.60%
2014-2019 Annual Rate	1.07%	0.76%	0.95%
2014 Male Population	56.4%	51.7%	50.9%
2014 Female Population	43.6%	48.3%	49.1%
2014 Median Age	37.6	37.2	36.0

In the identified area, the current year population is 111,924. In 2010, the Census count in the area was 109,120. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 117,320 representing a change of 0.95% annually from 2014 to 2019. Currently, the population is 50.9% male and 49.1% female.

### Median Age

The median age in this area is 37.6, compared to U.S. median age of 37.7.

### Race and Ethnicity

2014 White Alone	79.7%	77.2%	74.5%
2014 Black Alone	6.1%	4.6%	4.2%
2014 American Indian/Alaska Native Alone	2.1%	1.6%	1.5%
2014 Asian Alone	2.8%	5.6%	7.5%
2014 Pacific Islander Alone	0.4%	0.7%	0.7%
2014 Other Race	4.2%	4.8%	6.2%
2014 Two or More Races	4.7%	5.3%	5.4%
2014 Hispanic Origin (Any Race)	10.7%	12.1%	14.5%

Persons of Hispanic origin represent 14.5% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.7 in the identified area, compared to 62.6 for the U.S. as a whole.

### Households

2000 Households	5,326	21,255	38,567
2010 Households	5,590	22,765	42,739
2014 Total Households	5,944	23,266	44,022
2019 Total Households	6,417	24,341	46,383
2000-2010 Annual Rate	0.48%	0.69%	1.03%
2010-2014 Annual Rate	1.46%	0.51%	0.70%
2014-2019 Annual Rate	1.54%	0.91%	1.05%
2014 Average Household Size	1.84	2.29	2.45

The household count in this area has changed from 42,739 in 2010 to 44,022 in the current year, a change of 0.70% annually. The five-year projection of households is 46,383, a change of 1.05% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 26,020 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 18, 2015



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<b>Median Household Income</b>			
2014 Median Household Income	\$36,321	\$46,672	\$51,805
2019 Median Household Income	\$41,694	\$53,014	\$58,118
2014-2019 Annual Rate	2.80%	2.58%	2.33%
<b>Average Household Income</b>			
2014 Average Household Income	\$47,467	\$60,086	\$65,981
2019 Average Household Income	\$55,417	\$69,101	\$75,632
2014-2019 Annual Rate	3.15%	2.84%	2.77%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$22,850	\$25,413	\$26,454
2019 Per Capita Income	\$27,194	\$29,477	\$30,501
2014-2019 Annual Rate	3.54%	3.01%	2.89%

Current median household income is \$51,805 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$58,118 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$65,981 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$75,632 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$26,454 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$30,501 in five years, compared to \$32,168 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,809	22,438	40,651
2000 Owner Occupied Housing Units	1,592	10,790	20,892
2000 Renter Occupied Housing Units	3,734	10,465	17,675
2000 Vacant Housing Units	483	1,183	2,084
2010 Total Housing Units	6,254	24,678	45,958
2010 Owner Occupied Housing Units	1,701	11,044	22,737
2010 Renter Occupied Housing Units	3,889	11,721	20,002
2010 Vacant Housing Units	664	1,913	3,219
2014 Total Housing Units	6,604	25,347	47,421
2014 Owner Occupied Housing Units	1,677	10,781	22,626
2014 Renter Occupied Housing Units	4,267	12,486	21,396
2014 Vacant Housing Units	660	2,081	3,399
2019 Total Housing Units	7,074	26,474	49,877
2019 Owner Occupied Housing Units	1,773	11,207	23,767
2019 Renter Occupied Housing Units	4,643	13,135	22,616
2019 Vacant Housing Units	657	2,133	3,494

Currently, 47.7% of the 47,421 housing units in the area are owner occupied; 45.1%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 45,958 housing units in the area - 49.5% owner occupied, 43.5% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 1.40%. Median home value in the area is \$268,021, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 3.48% annually to \$317,943.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.