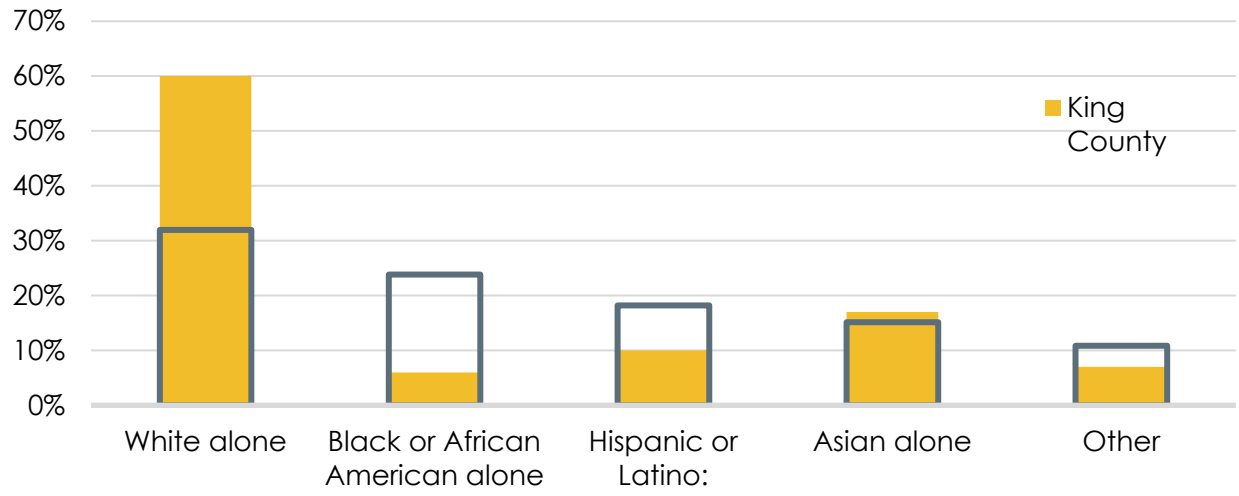
SeaTac Population & Housing Quick Facts

Demographics

Population by Race/Ethnicity, (2018) (Percent of Total Population)

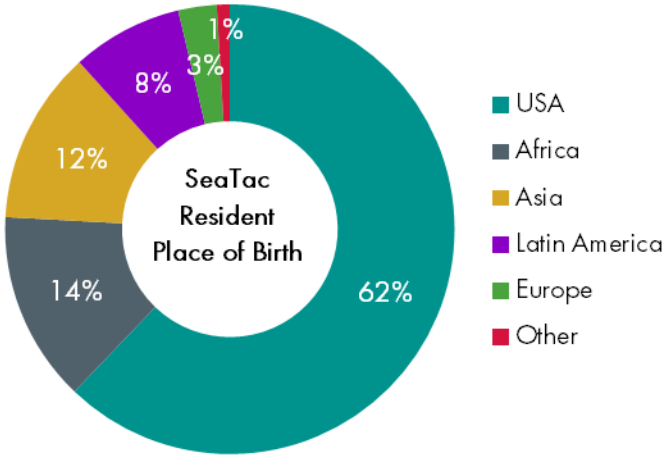
RACE/ETHNICITY	SEATAC	SOUTH KING COUNTY*	KING COUNTY
White, non-Hispanic	32%	55.1%	60%
Black, non-Hispanic	24%	11.2%	6%
American Indian, non-Hispanic	1%	0.9%	1%
Asian, non-Hispanic	15%	14.2%	17%
Native Hawaiian and Pacific Islander, non-Hispanic	3%	1.4%	1%
Two or more, non-Hispanic	6%	5.1%	5%
Hispanic, any race	18%	11.9	10%

Source: U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table B03002; *South King County Subregional Housing Action Framework – Task 2 Housing Context Assessment Methods memo, ECONorthwest, Summer 2020 (Figure 7. South King County Households by Race and Ethnicity, 2018). Cities included Auburn, Burien, Federal Way, Renton, and Tukwila.



U.S. Census Bureau, 2018 ACS 5-year Estimates, Table DP05

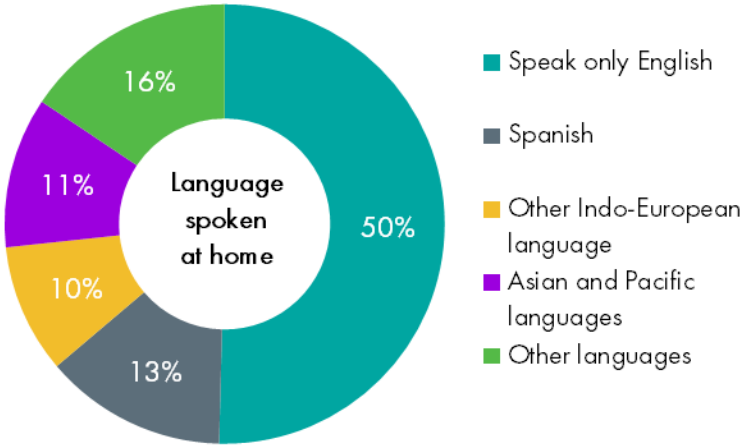
SeaTac Resident Place of Birth



PLACE OF BIRTH	
USA	62%
Africa	14%
Asia	12%
Latin America	8%
Europe	3%
Other	1%

Source: U.S. Census Bureau, 2018 ACS 5-year Estimates, Table B05002

SeaTac Household Languages Spoken at Home



LANGUAGES SPOKEN	
Speak only English	50.40%
Spanish	13.40%
Other Indo-European language	9.50%
Asian and Pacific languages	11.10%
Other languages	15.60%

Source: U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table S1601

Households

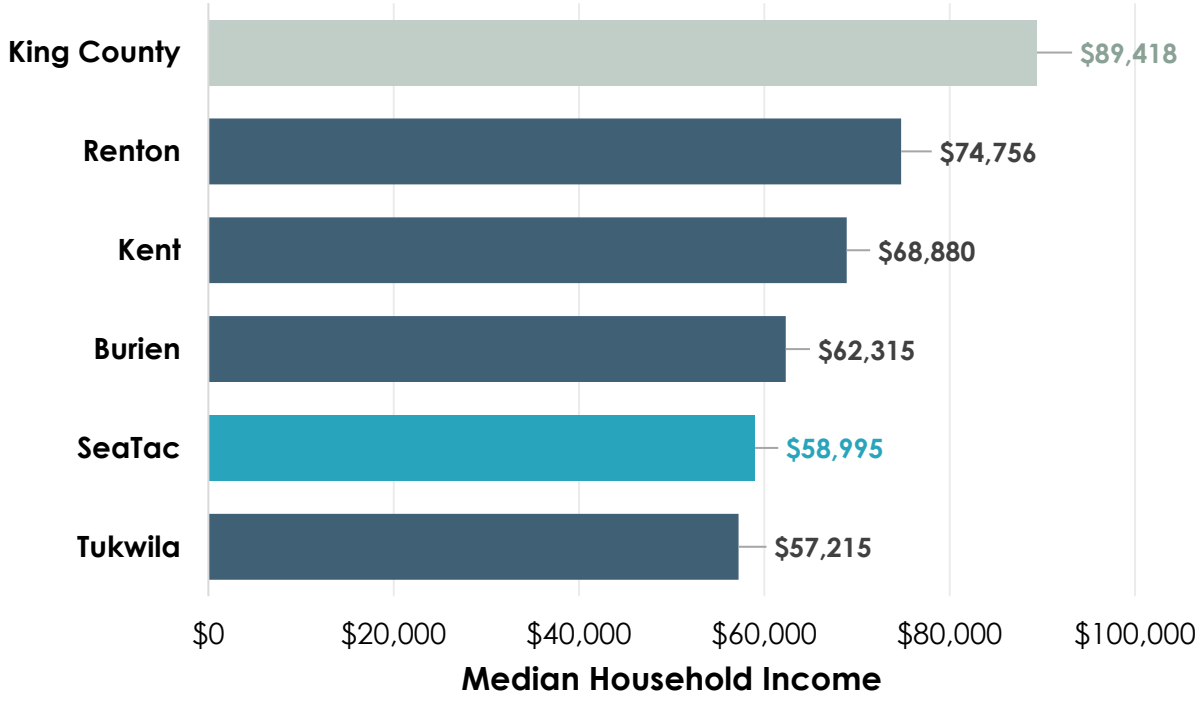
Total Households, SeaTac and King County

	SEATAC	KING COUNTY
Total households (2018)	**9,671**	865,627
Household size (people)	**2.88**	2.46

U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table DP02

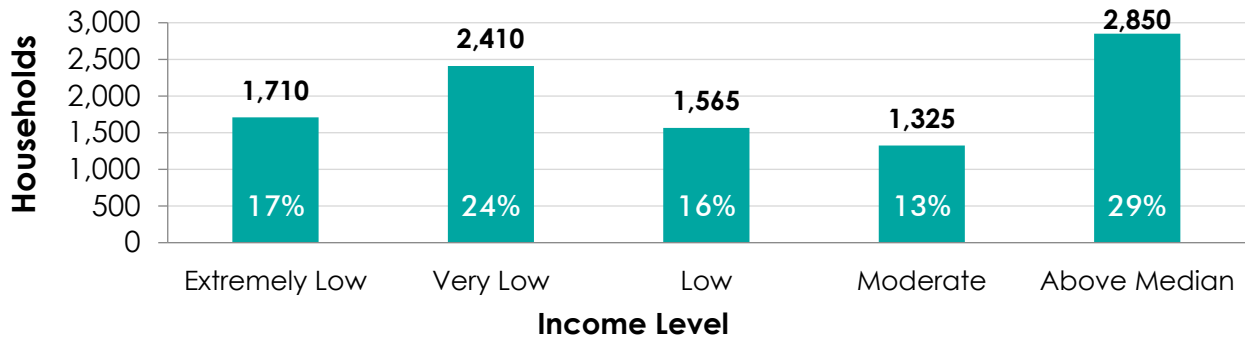
Household Income

Median Household Income in SeaTac, King County, and Peer Cities



Source: U.S. Census Bureau, 2018 ACS 5-Year Estimates.

SeaTac Households by Income Category



Source: HUD CHAS, 2020 (based on 2017 ACS 5-Year Estimates).

Income Categories with Sample Income and Job Information

INCOME CATEGORIES	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE INCOME	ABOVE MEDIAN INCOME
AMI Range	≤30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	>100% AMI
Approx. Household Income*	<$33,990	$33,990 - $56,650	$56,650 - $90,640	$90,640 - $113,300	>$150,000
Typical Jobs	Retiree using Social Security Benefits	Airport Maintenance	Flight Attendant	Firefighter	Airline Pilot
	Fast Food Worker	City of SeaTac Parks Operation Worker	Middle School Teacher	Dental Hygienist	Software Engineer
	Uber Driver	Drywall Installer	Architect	Engineer	

*US HUD income thresholds scale with household size

Source: Airport Economic Impacts, 2018, Port of Seattle; US Department of Housing and Urban Development, City of SeaTac

Household Tenure

"Tenure" refers to whether a household owns or rents the unit they live in. SeaTac has had nearly even split of owner and renter households since at least 2000, with a rising share of renter households.

SeaTac Households by Tenure

SEATAC		
Renter households	4,865	50.3%
Owner households	4,806	49.7%

U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table DP04

Comparison of SeaTac and King County Household Tenure (Owner/Renter Status)

SEATAC				KING COUNTY		
Year	**2000**	**2010**	**2018**	**2000**	**2010**	**2018**
Owner Occupied	54%	53%	49.7%	60%	59%	57.1%
Renter Occupied	46%	47%	50.3%	40%	41%	42.9%

Source: U.S. Census Bureau, 2000 and 2010 U.S. Census, 2018 ACS 5-Year Estimates, Table DP04

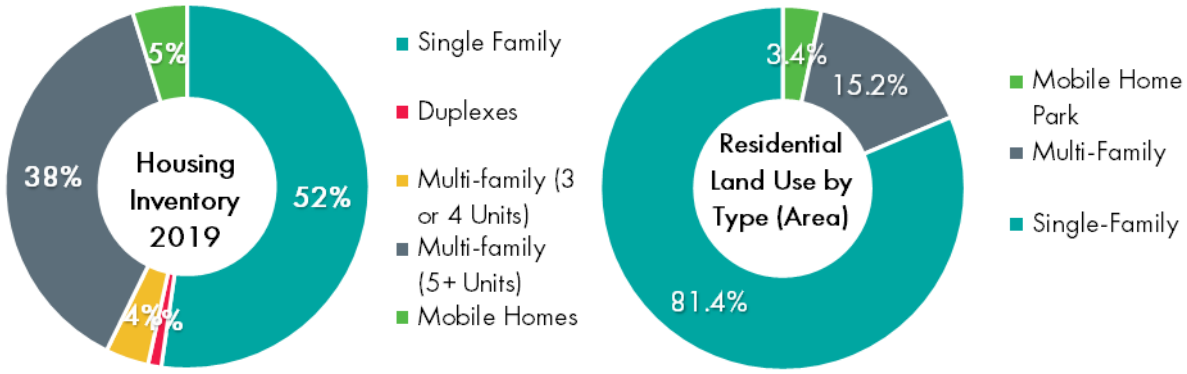
Housing Units

HOUSING TYPE	HOUSING UNITS	% OF TOTAL UNITS	ACREAGE	PERCENT OF RESIDENTIAL LAND USE
Single-family (detached) houses	5,675	52%	1,460	81.4%
Multi-family (includes duplexes and townhouses)	4,654	41%	273	15.2%
Mobile homes	526	5%	61	3.4%
Total (2019)	10,855	100%	1,794	100%

Washington Office of Financial Management, 2020, 2019; City of SeaTac, Land Use Background Report, 2015

SeaTac had 10,831 housing units as of 2020. [1]

SeaTac Residential Land Use and Housing Inventory Type



Source: City of SeaTac, Land Use Background Report, 2015; Washington Office of Financial Management, 2020

[1] Washington Office of Financial Management, 2020