

# Basic Population and Housing Unit Characteristics

## Decennial Census

Neighborhood District: Southwest

	1990		2000		2010		Change 1990 - 2000			Change 2000 - 2010		
	Estimate	% Share	Estimate	% Share	Estimate	% Share	Change	% Change	% Share Ch	Change	% Change	% Share Ch
<b>Total Population</b>	45,063	100.0%	45,886	100.0%	48,008	100.0%	823	1.8%	N/A	2,122	4.6%	N/A
<b>Age Groups</b>												
Adults (18 and over)	37,739	83.7%	38,519	83.9%	39,766	82.8%	780	2.1%	0.2%	1,247	3.2%	-1.1%
Children (under 18)	7,324	16.3%	7,367	16.1%	8,242	17.2%	43	0.6%	-0.2%	875	11.9%	1.1%
<b>Race (1990 Categories)</b>												
White	41,851	92.9%										
Black	691	1.5%										
American Indian, Eskimo, or Aleut	464	1.0%										
Asian or Pacific Islander	1,616	3.6%										
Other Race	441	1.0%										
<b>Hispanic Ethnicity</b>												
Hispanic	1,210	2.7%										
Not Hispanic	43,853	97.3%										
<b>Race and Ethnicity</b>												
Not Hispanic Ethnicity; White Race	41,168	91.4%										
Persons of Color *	3,895	8.6%										
<b>Race Categories</b>												
One Race			44,309	96.6%	45,758	95.3%				1,449	3.3%	-1.2%
White			40,394	88.0%	41,398	86.2%				1,004	2.5%	-1.8%
Black or African American			939	2.0%	977	2.0%				38	4.0%	0.0%
American Indian and Alaska Native			408	0.9%	327	0.7%				-81	-19.9%	-0.2%
Asian			1,804	3.9%	2,360	4.9%				556	30.8%	1.0%
Native Hawaiian and Other Pacific Islander			139	0.3%	114	0.2%				-25	-18.0%	-0.1%
Some Other Race			625	1.4%	582	1.2%				-43	-6.9%	-0.1%
Two or More Races			1,577	3.4%	2,250	4.7%				673	42.7%	1.2%
<b>Hispanic or Latino Ethnicity</b>												
Hispanic or Latino			1,671	3.6%	2,293	4.8%				622	37.2%	1.1%
Not Hispanic or Latino			44,215	96.4%	45,715	95.2%				1,500	3.4%	-1.1%
<b>Race and Ethnicity</b>												
Not Hispanic or Latino Ethnicity; White Alone			39,528	86.1%	40,070	83.5%				542	1.4%	-2.7%
Persons of Color *			6,358	13.9%	7,938	16.5%				1,580	24.9%	2.7%
Persons of Color under 18 years			1,625	3.5%	2,133	4.4%				508	31.3%	0.9%
<b>Total Housing Units</b>	21,811	100.0%	22,864	100.0%	24,629	100.0%	1,053	4.8%	N/A	1,765	7.7%	N/A
Occupied housing units	21,059	96.6%	22,055	96.5%	23,025	93.5%	996	4.7%	-0.1%	970	4.4%	-3.0%
Vacant housing units	752	3.4%	809	3.5%	1,604	6.5%	57	7.6%	0.1%	795	98.3%	3.0%

Census questionnaire changes limit comparability of 1990 Census estimates on race and ethnicity with later Census estimates:

-1990 estimates for race are not directly comparable to 2000 and 2010 estimates due to changes in race categories on Census questionnaire.

-Starting in 2000, the question about ethnicity was moved to precede the race question. This and other changes may affect comparability of 1990 estimates on Hispanic/Latino ethnicity with estimates from 2000 and 2010.

See note on comparability of race and ethnicity categories above.

\* Persons of Hispanic or Latino ethnicity and/or race other than White alone (for 1990: and/or other than white).

Note: The Census asks about Hispanic/Latino ethnicity and race in two separate questions. Persons in any race categories may be of Hispanic/Latino ethnicity.

# Population Characteristics

Census 2010, Summary File 1

Neighborhood:

Southwest

HIGHLIGHTS	2000	2010	% Change	P4/5/6/8. RACE AND ETHNICITY <i>Universe: Total population</i>	P12/13/14. SEX BY AGE <i>Universe: Total population</i>
<b>Total Population</b>				<b>RACE</b>	<b>Total Population</b>
Total	45,886	48,008	4.6%	Number	% of
Males:	21,871	22,857	4.5%	One Race	45,758 95.3%
Females:	24,015	25,151	4.7%	White	41,398 86.2%
<b>Median Age [1]</b>				Black or African American	977 2.0%
Total:	40.8	42.2	3.4%	American Indian and Alaska Native	327 0.7%
Males:	40.1	41.5	3.5%	Asian	2,360 4.9%
Females:	41.4	42.8	3.2%	Native Hawaiian and Other Pacific Islander	114 0.2%
<b>Population Under 18</b>	7,367	8,242	11.9%	Some Other Race	582 1.2%
<b>Population Under 5</b>	2,336	2,827	21.0%	Two or More Races	2,250 4.7%
<b>Population 5-17 years</b>	5,031	5,415	7.6%	White; American Indian and Alaska Native [3]	358 0.7%
<b>Population 65 and Over</b>	7,427	6,777	-8.8%	White; Asian [3]	910 1.9%
<b>Race</b>				White; Black or African American [3]	337 0.7%
One Race	44,309	45,758	3.3%	White; Some Other Race [3]	168 0.3%
White	40,394	41,398	2.5%	Race alone or in combination with one or more other races [4]	50,521 X
Black or African American	939	977	4.0%	White	43,441 X
American Indian and Alaska Native	408	327	-19.9%	Black or African American	1,531 X
Asian	1,804	2,360	30.8%	American Indian and Alaska Native	893 X
Native Hawaiian and Other Pacific Islander	139	114	-18.0%	Asian	3,557 X
Some Other Race	625	582	-6.9%	Native Hawaiian and Other Pacific Islander	260 X
Two or More Races	1,577	2,250	42.7%	Some Other Race	839 X
<b>Hispanic or Latino Origin</b>				<b>HISPANIC OR LATINO ORIGIN</b>	
Hispanic or Latino	1,671	2,293	37.2%	Hispanic or Latino (of any race)	2,293 4.8%
Not Hispanic or Latino	44,215	45,715	3.4%	Not Hispanic or Latino	45,715 95.2%
<b>Persons of color [2]</b>				<b>HISPANIC OR LATINO AND RACE</b>	
Total:	6,358	7,938	24.9%	Hispanic or Latino	2,293 4.8%
Males:	3,101	3,756	21.1%	White alone	1,328 2.8%
Females:	3,257	4,182	28.4%	Black or African American alone	39 0.1%
<b>Persons of color under 18</b>				American Indian and Alaska Native alone	49 0.1%
Total:	1,625	2,133	31.3%	Asian alone	29 0.1%
Males:	820	1,053	28.4%	Native Hawaiian and Other Pacific Islander alone	5 0.0%
Females:	805	1,080	34.2%	Some Other Race alone	486 1.0%
<b>Persons of color 65 and Over</b>				Two or More Races	357 0.7%
Total:	372	561	50.8%	Not Hispanic or Latino	45,715 95.2%
Males:	135	197	45.9%	White alone	40,070 83.5%
Females:	237	364	53.6%	Black or African American alone	938 2.0%
<b>White alone not Hispanic or Latino</b>	39,528	40,070	1.4%	American Indian and Alaska Native alone	278 0.6%
				Asian alone	2,331 4.9%
				Native Hawaiian and Other Pacific Islander alone	109 0.2%
				Some Other Race alone	96 0.2%
				Two or More Races	1,893 3.9%
				Persons of color	7,938 16.5%
				<b>TOTAL</b>	<b>48,008 100%</b>
					<b>22,857 100%</b>
					<b>25,151 100%</b>

[1] Medians for local geographies are estimated from the grouped distributions.  
 [2] Persons of Hispanic or Latino ethnicity and/or race other than White alone.  
 [3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.  
 [4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

# Household Characteristics

Census 2010, Summary File 1

Neighborhood:

Southwest

HIGHLIGHTS	2000	2010	% Change
Total Households	22,055	23,025	4.4%
Total Population	45,886	48,008	4.6%
In households	45,234	47,388	4.8%
Family households [1]	30,543	31,987	4.7%
Nonfamily household	14,691	14,569	-0.8%
In group quarters	652	620	-4.9%
Institutionalized	635	548	-13.7%
Noninstitutionalized	17	72	323.5%
Households with people under 18 years	4,547	5,121	12.6%
Households with people 65 years and over	5,048	4,928	-2.4%
Average household size	2.05	2.06	0.3%
Average family size	2.71	2.76	2.0%

## P31. POPULATION UNDER 18 IN HOUSEHOLDS AND GROUP QUARTERS

Universe: Population under 18 years	Number	Percent
Total population under 18 years	8,242	100.0%
In households	8,238	100.0%
Householder or spouse	1	0.0%
Own child	7,804	94.7%
Other relatives	322	3.9%
Non relatives	111	1.3%
In group quarters	4	0.0%
Institutionalized population	0	0.0%
Noninstitutionalized population	4	0.0%

## P34. POPULATION 65 AND OVER IN HOUSEHOLDS AND GROUP QUARTERS

Universe: Population 65 years and over	Number	Percent
Total population 65 years and over	6,777	100.0%
In households	6,244	92.1%
Householder or spouse in family hhld	3,178	46.9%
Other relatives	265	3.9%
Non relatives	376	5.5%
Living alone	2,425	35.8%
In group quarters	533	7.9%
Institutionalized population	494	7.3%
Noninstitutionalized population	39	0.6%

## P28. HOUSEHOLD TYPE BY HOUSEHOLD SIZE

Universe: Households	Total		Family Households		Nonfamily Households	
	Number	Percent	Number	Percent	Number	Percent
1-person hhld	8,713	37.8%	X	X	8,713	76.2%
2-person hhld	8,279	36.0%	5,848	50.5%	2,431	21.3%
3-person hhld	3,076	13.4%	2,862	24.7%	214	1.9%
4-person hhld	2,181	9.5%	2,120	18.3%	61	0.5%
5-person hhld	588	2.6%	577	5.0%	11	0.1%
6-person hhld	125	0.5%	121	1.0%	4	0.0%
7-or-more-	63	0.3%	59	0.5%	4	0.0%
Total	23,025	100%	11,587	100%	11,438	100%

## P29. RELATIONSHIP TO HOUSEHOLDER BY HOUSEHOLD TYPE

Universe: Total population	Number	Percent
Total population	48,008	100.0%
In households	47,388	98.7%
In family households	32,819	68.4%
Householder	11,587	24.1%
Spouse of householder [2]	9,419	19.6%
Child of householder (any age)	9,727	20.3%
Other relatives of householder	1,254	2.6%
Nonrelatives	832	1.7%
In nonfamily households	14,569	30.3%
Householder	11,438	23.8%
Living alone	8,713	18.1%
Not living alone	2,725	5.7%
Nonrelative of householder	3,131	6.5%
In group quarters	620	1.3%

## P42. GROUP QUARTERS POPULATION BY TYPE

Universe: Population in group quarters	Number	Percent
Total Population in Group Quarters	620	100.0%
Institutionalized population	548	88.4%
Correctional facilities for adults	0	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	543	87.6%
Other institutional facilities	5	0.8%
Noninstitutionalized population	72	11.6%
College/University student housing	0	0.0%
Military quarters	0	0.0%
Other noninstitutional facilities	72	11.6%

## P21. HOUSEHOLD TYPE AND PRESENCE OF RELATED CHILDREN UNDER 18 YEARS

Universe: Households	Number	Percent
Total households	23,025	100.0%
Family households	11,587	50.3%
Husband-wife family w/related children under 18 years	3,805	16.5%
Husband-wife family w/o related children under 18 years	5,614	24.4%
Other family w/related children under 18 years	1,245	5.4%
Male householder, no wife	332	1.4%
Female householder, no husband	913	4.0%
Other family household w/o related children under 18 years	923	4.0%
Nonfamily households	11,438	49.7%
One person household	8,713	37.8%
Two or more nonrelatives	2,725	11.8%

## P38. FAMILY TYPE BY PRESENCE AND AGE OF OWN CHILDREN

Universe: Families	Number	Percent
Total Families	11,587	100.0%
With own children under 18 years	4,854	41.9%
Husband-wife family	9,419	81.3%
With own children under 18 years	3,716	32.1%
Male householder, no wife present	625	5.4%
With own children under 18 years	310	2.7%
Female householder, no husband present	1,543	13.3%
With own children under 18 years	828	7.1%

## P20/25. HOUSEHOLDS BY PRESENCE OF INDIVIDUALS UNDER 18 YEARS; 65 YEARS AND OVER

Universe: Households	Number	Percent
Total households	23,025	100.0%
One or more people under 18 years	5,121	22.2%
One or more people 65 years and over	4,928	21.4%

[1] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[2] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

# Housing Characteristics

Census 2010, Summary File 1

Neighborhood:

Southwest

HIGHLIGHTS	2000	2010	% Change
Housing units	22,864	24,629	7.7%
Occupied housing units	22,055	23,025	4.4%
Owner occupied	14,150	14,747	4.2%
Renter occupied	7,905	8,278	4.7%
Average household size	2.05	2.06	0.3%
Owner occupied	2.22	2.26	1.7%
Renter occupied	1.75	1.70	-2.6%
Vacant housing unit	809	1,604	98.3%
Homeowner vacancy rate [1]	0.9	2.3	165.7%
Rental vacancy rate [2]	3.1	5.6	81.6%

## HOUSING UNIT CHARACTERISTICS

	Total Housing Units		Vacant		Occupied		Owner Occupied		Renter Occupied		Homeownership Rates
	Total	% of	Total	% of	Total	% of	Total	% of	Total	% of	% in Category that are Owner-Occupied
	24,629	100.0%	1,604	6.5%	23,025	93.5%	14,747	59.9%	8,278	33.6%	64.0%

## H16. TENURE BY HOUSEHOLD SIZE

1-person hhld	8,713	35.4%	4,209	28.5%	4,504	54.4%	48.3%
2-person hhld	8,279	33.6%	5,817	39.4%	2,462	29.7%	70.3%
3-person hhld	3,076	12.5%	2,261	15.3%	815	9.8%	73.5%
4-person hhld	2,181	8.9%	1,849	12.5%	332	4.0%	84.8%
5-person hhld	588	2.4%	465	3.2%	123	1.5%	79.1%
6-person hhld	125	0.5%	96	0.7%	29	0.4%	76.8%
7-or-more- person hhld	63	0.3%	50	0.3%	13	0.2%	79.4%

## H5. VACANCY STATUS

Universe: Vacant housing units	Number	Percent
Total	1,604	100.0%
For rent	492	30.7%
Rented, not occupied	34	2.1%
For sale only	350	21.8%
Sold, not occupied	68	4.2%
For seasonal, recreational, or occasional use	229	14.3%
All other vacants	431	26.9%

## H18/19. TENURE BY HOUSEHOLD TYPE

Family households	11,587	50.3%	9,174	62.2%	2,413	29.1%	79.2%
Nonfamily households	11,438	49.7%	5,573	37.8%	5,865	70.9%	48.7%
Households with persons under 18 years (excludes householders, spouses and unmarried partners under 18)	5,120	22.2%	3,907	26.5%	1,213	14.7%	76.3%

## H4. TENURE

Universe: Occupied housing units	Number	Percent
Total	23,025	100.0%
Owner occupied	14,747	64.0%
Owned with a mortgage or a loan	11,329	49.2%
Owned free and clear	3,418	14.8%
Renter occupied	8,278	36.0%

## H17. TENURE BY AGE OF HOUSEHOLDER

HHer 15 to 34 years	4,093	17.8%	1,333	9.0%	2,760	33.3%	32.6%
HHer 35 to 64 years	14,416	62.6%	10,146	68.8%	4,270	51.6%	70.4%
HHer 65 years and over	4,516	19.6%	3,268	22.2%	1,248	15.1%	72.4%

## H11. TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE

Universe: Population in occupied housing units	Number	Percent
Total	47,388	100.0%
Owner occupied	33,295	70.3%
Owned with a mortgage or a loan	27,206	57.4%
Owned free and clear	6,089	12.8%
Renter occupied	14,093	29.7%

## H14/15/16. TENURE BY RACE AND HISPANIC/LATINO ORIGIN OF HOUSEHOLDER

White alone	20,566	89.3%	13,599	92.2%	6,967	84.2%	66.1%
Black or African American alone	472	2.0%	125	0.8%	347	4.2%	26.5%
American Indian and Alaska Native alone	137	0.6%	59	0.4%	78	0.9%	43.1%
Asian alone	961	4.2%	604	4.1%	357	4.3%	62.9%
Native Hawaiian and Other Pacific Islander alone	44	0.2%	17	0.1%	27	0.3%	38.6%
Some Other Race alone	210	0.9%	73	0.5%	137	1.7%	34.8%
Two or More Races	635	2.8%	270	1.8%	365	4.4%	42.5%
Hispanic or Latino householder (of any race)	822	3.6%	384	2.6%	438	5.3%	46.7%
Not Hispanic or Latino householder	22,203	96.4%	14,363	97.4%	7,840	94.7%	64.7%
White alone, not Hispanic/Latino	20,050	87.1%	13,315	90.3%	6,735	81.4%	66.4%
Householder of color [3]	2,975	12.9%	1,432	9.7%	1,543	18.6%	48.1%

[1] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[2] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Neighborhood  
District

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[3] Householders of Hispanic/Latino ethnicity and/or race other than White alone.

Source: U.S. Census Bureau Decennial Census 100% Count data 2010  
Produced by: City of Seattle, Department of Planning and Development  
On the Web at:  
[http://www.seattle.gov/dpd/Research/Population\\_Demographics/Overview/](http://www.seattle.gov/dpd/Research/Population_Demographics/Overview/)

August, 2011

# Southwest Neighborhood District

## 2010 Census Tract to Neighborhood Equivalents

Neighborhood District  
Boundary

10 2010 Census Tract



0 3,800 7,600 15,200  
Feet

