



# Community Profile

University Place city, WA (5373465)  
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 Geography: Place

Invest Pierce County

## University Pl...

Population Summary	
2000 Total Population	29,708
2010 Total Population	31,103
2021 Total Population	34,022
2021 Group Quarters	195
2026 Total Population	35,857
2021-2026 Annual Rate	1.06%
2021 Total Daytime Population	30,048
Workers	13,277
Residents	16,771
Household Summary	
2000 Households	12,092
2000 Average Household Size	2.44
2010 Households	12,802
2010 Average Household Size	2.41
2021 Households	13,971
2021 Average Household Size	2.42
2026 Households	14,724
2026 Average Household Size	2.42
2021-2026 Annual Rate	1.06%
2010 Families	8,466
2010 Average Family Size	2.94
2021 Families	9,089
2021 Average Family Size	2.96
2026 Families	9,542
2026 Average Family Size	2.96
2021-2026 Annual Rate	0.98%
Housing Unit Summary	
2000 Housing Units	12,598
Owner Occupied Housing Units	54.0%
Renter Occupied Housing Units	42.0%
Vacant Housing Units	4.0%
2010 Housing Units	13,551
Owner Occupied Housing Units	54.0%
Renter Occupied Housing Units	40.5%
Vacant Housing Units	5.5%
2021 Housing Units	14,694
Owner Occupied Housing Units	56.2%
Renter Occupied Housing Units	38.9%
Vacant Housing Units	4.9%
2026 Housing Units	15,398
Owner Occupied Housing Units	57.3%
Renter Occupied Housing Units	38.3%
Vacant Housing Units	4.4%
Median Household Income	
2021	\$78,479
2026	\$85,683
Median Home Value	
2021	\$437,791
2026	\$492,260
Per Capita Income	
2021	\$42,234
2026	\$47,712
Median Age	
2010	39.4
2021	39.8
2026	40.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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### 2021 Households by Income

Household Income Base	13,973
<\$15,000	6.2%
\$15,000 - \$24,999	5.2%
\$25,000 - \$34,999	6.2%
\$35,000 - \$49,999	10.7%
\$50,000 - \$74,999	18.8%
\$75,000 - \$99,999	15.7%
\$100,000 - \$149,999	20.2%
\$150,000 - \$199,999	7.1%
\$200,000+	10.0%
Average Household Income	\$102,948

### 2026 Households by Income

Household Income Base	14,724
<\$15,000	5.0%
\$15,000 - \$24,999	4.0%
\$25,000 - \$34,999	5.0%
\$35,000 - \$49,999	9.8%
\$50,000 - \$74,999	18.2%
\$75,000 - \$99,999	15.9%
\$100,000 - \$149,999	21.7%
\$150,000 - \$199,999	8.8%
\$200,000+	11.6%
Average Household Income	\$116,319

### 2021 Owner Occupied Housing Units by Value

Total	8,252
<\$50,000	0.6%
\$50,000 - \$99,999	0.1%
\$100,000 - \$149,999	0.1%
\$150,000 - \$199,999	0.2%
\$200,000 - \$249,999	1.0%
\$250,000 - \$299,999	5.9%
\$300,000 - \$399,999	31.9%
\$400,000 - \$499,999	27.1%
\$500,000 - \$749,999	24.1%
\$750,000 - \$999,999	7.3%
\$1,000,000 - \$1,499,999	0.9%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.8%
Average Home Value	\$497,070

### 2026 Owner Occupied Housing Units by Value

Total	8,824
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	1.5%
\$300,000 - \$399,999	21.5%
\$400,000 - \$499,999	29.1%
\$500,000 - \$749,999	32.0%
\$750,000 - \$999,999	11.9%
\$1,000,000 - \$1,499,999	2.0%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	1.7%
Average Home Value	\$580,921

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age	
Total	31,103
0 - 4	5.8%
5 - 9	6.4%
10 - 14	6.9%
15 - 24	13.7%
25 - 34	12.1%
35 - 44	12.1%
45 - 54	15.6%
55 - 64	13.3%
65 - 74	7.5%
75 - 84	4.8%
85 +	1.8%
18 +	76.3%
2021 Population by Age	
Total	34,021
0 - 4	5.4%
5 - 9	5.5%
10 - 14	5.8%
15 - 24	12.9%
25 - 34	14.3%
35 - 44	11.9%
45 - 54	11.3%
55 - 64	13.7%
65 - 74	11.3%
75 - 84	5.7%
85 +	2.2%
18 +	79.7%
2026 Population by Age	
Total	35,857
0 - 4	5.5%
5 - 9	5.4%
10 - 14	5.5%
15 - 24	12.3%
25 - 34	14.4%
35 - 44	12.9%
45 - 54	10.8%
55 - 64	12.0%
65 - 74	11.9%
75 - 84	7.1%
85 +	2.3%
18 +	80.3%
2010 Population by Sex	
Males	14,611
Females	16,492
2021 Population by Sex	
Males	16,104
Females	17,917
2026 Population by Sex	
Males	17,052
Females	18,805

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



# Community Profile

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		University Pl...
<b>2010 Population by Race/Ethnicity</b>		
Total		31,103
White Alone		71.0%
Black Alone		8.5%
American Indian Alone		0.8%
Asian Alone		9.0%
Pacific Islander Alone		0.8%
Some Other Race Alone		1.7%
Two or More Races		8.2%
Hispanic Origin		6.7%
Diversity Index		54.5
<b>2021 Population by Race/Ethnicity</b>		
Total		34,023
White Alone		64.5%
Black Alone		10.2%
American Indian Alone		0.8%
Asian Alone		10.8%
Pacific Islander Alone		1.2%
Some Other Race Alone		2.3%
Two or More Races		10.1%
Hispanic Origin		9.1%
Diversity Index		63.3
<b>2026 Population by Race/Ethnicity</b>		
Total		35,856
White Alone		64.5%
Black Alone		10.3%
American Indian Alone		0.8%
Asian Alone		10.8%
Pacific Islander Alone		1.2%
Some Other Race Alone		2.3%
Two or More Races		10.1%
Hispanic Origin		9.1%
Diversity Index		63.4
<b>2010 Population by Relationship and Household Type</b>		
Total		31,103
In Households		99.3%
In Family Households		82.4%
Householder		27.2%
Spouse		19.7%
Child		30.3%
Other relative		2.9%
Nonrelative		2.3%
In Nonfamily Households		16.9%
In Group Quarters		0.7%
Institutionalized Population		0.4%
Noninstitutionalized Population		0.3%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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<b>2021 Population 25+ by Educational Attainment</b>	
Total	23,983
Less than 9th Grade	1.3%
9th - 12th Grade, No Diploma	2.7%
High School Graduate	16.6%
GED/Alternative Credential	2.3%
Some College, No Degree	24.2%
Associate Degree	11.3%
Bachelor's Degree	26.5%
Graduate/Professional Degree	15.1%
<b>2021 Population 15+ by Marital Status</b>	
Total	28,365
Never Married	31.6%
Married	51.4%
Widowed	5.0%
Divorced	12.0%
<b>2021 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	17,933
Population 16+ Employed	94.4%
Population 16+ Unemployment rate	5.6%
Population 16-24 Employed	13.7%
Population 16-24 Unemployment rate	5.2%
Population 25-54 Employed	59.7%
Population 25-54 Unemployment rate	6.0%
Population 55-64 Employed	18.7%
Population 55-64 Unemployment rate	5.9%
Population 65+ Employed	7.9%
Population 65+ Unemployment rate	2.3%
<b>2021 Employed Population 16+ by Industry</b>	
Total	16,937
Agriculture/Mining	0.2%
Construction	4.6%
Manufacturing	6.0%
Wholesale Trade	2.2%
Retail Trade	10.1%
Transportation/Utilities	9.1%
Information	1.3%
Finance/Insurance/Real Estate	7.2%
Services	51.3%
Public Administration	8.0%
<b>2021 Employed Population 16+ by Occupation</b>	
Total	16,938
White Collar	67.2%
Management/Business/Financial	18.5%
Professional	28.1%
Sales	9.0%
Administrative Support	11.6%
Services	14.6%
Blue Collar	18.3%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	3.9%
Installation/Maintenance/Repair	3.0%
Production	3.5%
Transportation/Material Moving	7.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2010 Households by Type</b>	
Total	12,802
Households with 1 Person	27.7%
Households with 2+ People	72.3%
Family Households	66.1%
Husband-wife Families	47.9%
With Related Children	20.0%
Other Family (No Spouse Present)	18.3%
Other Family with Male Householder	4.2%
With Related Children	2.6%
Other Family with Female Householder	14.0%
With Related Children	9.8%
Nonfamily Households	6.2%
All Households with Children	32.7%
Multigenerational Households	2.9%
Unmarried Partner Households	6.7%
Male-female	6.0%
Same-sex	0.7%
<b>2010 Households by Size</b>	
Total	12,802
1 Person Household	27.7%
2 Person Household	35.1%
3 Person Household	16.8%
4 Person Household	13.0%
5 Person Household	4.7%
6 Person Household	1.7%
7 + Person Household	0.9%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	12,802
Owner Occupied	57.2%
Owned with a Mortgage/Loan	43.0%
Owned Free and Clear	14.1%
Renter Occupied	42.8%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	93
Percent of Income for Mortgage	23.5%
Wealth Index	123
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	13,551
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	31,103
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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### Top 3 Tapestry Segments

1. In Style (5B)
2. Bright Young Professionals (8C)
3. Set to Impress (11D)

### 2021 Consumer Spending

Apparel & Services: Total \$	\$33,407,025
Average Spent	\$2,391.17
Spending Potential Index	113
Education: Total \$	\$28,217,061
Average Spent	\$2,019.69
Spending Potential Index	117
Entertainment/Recreation: Total \$	\$49,719,871
Average Spent	\$3,558.79
Spending Potential Index	110
Food at Home: Total \$	\$84,089,322
Average Spent	\$6,018.85
Spending Potential Index	110
Food Away from Home: Total \$	\$59,252,997
Average Spent	\$4,241.14
Spending Potential Index	112
Health Care: Total \$	\$95,048,174
Average Spent	\$6,803.25
Spending Potential Index	109
HH Furnishings & Equipment: Total \$	\$35,199,661
Average Spent	\$2,519.48
Spending Potential Index	112
Personal Care Products & Services: Total \$	\$14,153,527
Average Spent	\$1,013.06
Spending Potential Index	113
Shelter: Total \$	\$318,113,088
Average Spent	\$22,769.53
Spending Potential Index	113
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$37,186,281
Average Spent	\$2,661.68
Spending Potential Index	111
Travel: Total \$	\$39,600,601
Average Spent	\$2,834.49
Spending Potential Index	112
Vehicle Maintenance & Repairs: Total \$	\$17,292,019
Average Spent	\$1,237.71
Spending Potential Index	112

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

June 17, 2022