

CITY OF KIRKLAND

QUICK FACTS

AT A GLANCE

Incorporated: **1905**
Area (acres): **11.29k**
Population: **96,920** (2023)
State Size Rank: **12th**
County Size Rank: **6th**
Est. Elevation Range: **16-500 ft.**
Neighborhoods: **14**

HOUSING (2020)

Housing Units: **39,594**
Housing Unit Growth since 2014: **5.7%**
Median Rent: **\$1,894**
Rental Vacancy Rate: **3.6%**
Median Home Price: **\$724,700**
Ownership Status: **Rent 37.8% Own 62%**
Rental Spending: **40% spend >30% income**
Owner Spending: **25% spend >30% income**

DEMOGRAPHICS (2020)

Population Growth since 2015: **12.1%** (2022)
Non-White Population: **25,573, 28%**
Median Age: **37.4**
<18 Years Population: **18,387, 20.2%**
>65 Years Population: **12,330, 13.5%**
Households: **37,142**
Average Household Size: **2.42**
Median Household Income: **\$116,595**
Households < Poverty Level: **3.6% Family, 8.1% Total**

ECONOMY

Property Assessed Valuation: **48,351,973,565** (2023)
Largest Employer: **EvergreenHealth, 4668**
Total Employment: **42,732** (2020)
Residents Working in City: **5,409, 10.5%** (2020)
Number of Business Licenses: **7,085** (2023)
Home Business Licenses: **3,842** (2023)
City Government Revenue: **\$404.8 mil** (2020)
Sales Tax Generated: **\$54.2 mil** (2022)
City Permit Valuation: **\$422 mil** (2021)
Employment Forecast: **73,302** (2035), **89,443** (2050)

LAND USE & GROWTH

High Density Housing Zoning: **4%**
Medium Density Housing Zoning: **7%**
Low Density Housing Zoning: **66%**
Mixed-Use Zoning: **5%**
Industrial/Institutional/Office Zoning: **7%**
Parks/Open Space: **11%**

Residential Density: **Moss Bay (High)/Bridle Trails (Low)**

Business Distribution: **Juanita (15%)/Everest (2%)**

Housing Unit Growth Target (2044): **+13,200**

Employment Growth Target (2044): **+26,490**

City of Kirkland 2023-2024 Budget Report

2019 & 2020 American Community Survey 5-Year Estimates
(U.S. Census)

City of Kirkland Comprehensive Annual Financial
Report

WA Employment Security Department

Geographic Names Information System
(GNIS) Database

Puget Sound Regional Council