

Magnolia

Community Reporting Area Snapshot

Expanded, Accessible Version

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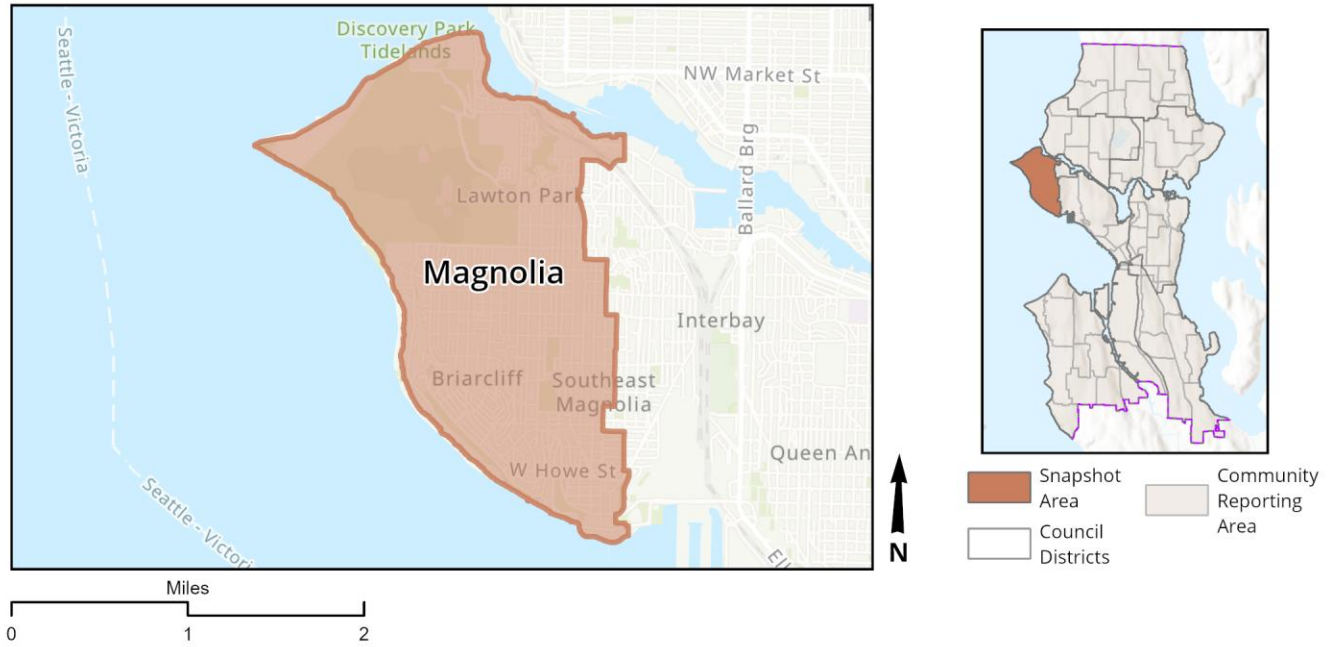
Introduction

The Office of Planning & Community Development produces a Neighborhood Snapshot for each of the 53 Community Reporting Areas in Seattle. We also produce a District Snapshot for each of the seven Council Districts in the city. Each of these areas has both a graphic-rich version of the Snapshot and an expanded, accessible version of the Snapshot. The Snapshots for Community Reporting Areas are available online at [Neighborhood Snapshots](#), while the Snapshots for Council Districts are online at [Council District Snapshots](#).

This document is the expanded, accessible version of the Snapshot for Magnolia. We designed the accessible version to respond to guidelines for making information on the Web accessible to help meet requirements of the Americans with Disabilities Act (ADA). Like the graphic-rich version, this version includes data for both the Community Reporting Area and Seattle to enable users to understand this area in context of the city as a whole. *This version additionally provides comparison data for King County, Washington state, and the United States.* This document presents the Snapshot data in two sections.

- **The first section uses tables to present most of the data in the Snapshot.** We recommend that people using a screen reader skip to the narrative section described and bookmarked below.
- **The second section uses narrative to present the data in the Snapshot tables** to help make the information easier to understand with use of a screen reader. Click on the [Narrative Section bookmark](#) to skip to this section. If you are using an NVDA screen reader, visit [NVDA Keyboard Shortcuts](#) for documentation of keyboard commands. For additional assistance, call the Office of Planning and Community Development at 206-386-1010 or email opcd@seattle.gov.

Figure 1 Maps of the Community Reporting Area and Seattle



The map on the right identifies this Community Reporting Area's location within Seattle as well as showing boundaries of the 53 [Community Reporting Areas](#) and seven [Council Districts](#) in the city.

A narrative description of the boundaries shown in this map of the Magnolia Community Reporting Area is provided in the Area Description section of the document.

Data Tables

Population Size & Growth

From the Washington State Office of Financial Management and U.S. Census Bureau

Table 1 Population 2010 to 2025

	Magnolia	Seattle	King County	Washington State	United States (Decennial Census)
2010	12,278	608,660	1,931,249	6,724,539	308,745,538
2011	12,340	611,249	1,945,686	6,777,903	—
2012	12,373	614,283	1,956,755	6,831,660	—
2013	12,478	624,045	1,983,550	6,906,026	—
2014	12,620	638,784	2,021,027	7,005,209	—
2015	12,868	660,908	2,061,981	7,106,620	—
2016	13,184	684,136	2,118,958	7,237,219	—
2017	13,371	694,513	2,149,910	7,344,073	—
2018	13,504	707,505	2,187,460	7,463,479	—
2019	13,601	724,144	2,227,755	7,581,818	—
2020	13,716	737,015	2,269,675	7,706,310	331,449,281
2021	13,827	742,400	2,287,050	7,766,975	—
2022	13,785	762,500	2,317,700	7,864,400	—
2023	13,820	779,200	2,347,800	7,951,150	—

	Magnolia	Seattle	King County	Washington State	United States (Decennial Census)
2024	13,954	797,700	2,378,100	8,035,700	—
2025	14,008	816,600	2,411,700	8,115,100	—

Table 2 Population Size and Growth Summary

	Magnolia	Seattle	King County	Washington State	United States (Decennial Census)
Population in 2025	14,008	816,600	2,411,700	8,115,100	—
Average Annual Growth from 2020 to 2025	0.4%	2.1%	1.2%	1.0%	—
Average Annual Growth from 2010 to 2020	1.1%	1.9%	1.6%	1.4%	0.7%

Note: Average annual growth rates were calculated using Compound Annual Growth Rate (CAGR).

Community Characteristics

From the 2024 American Community Survey 5-Year Estimates Unless Otherwise Specified

RACE & ETHNICITY

Table 3 Race & Ethnicity Summary

	Magnolia	Seattle	King County	Washington State	United States
People of Color	26%	41%	47%	37%	43%

Table 4 Racial and Ethnic Composition

	Magnolia	Seattle	King County	Washington State	United States
American Indian and Alaskan Native	0.0%	0.3%	0.4%	0.8%	0.5%
Asian	9.6%	17.5%	20.5%	9.7%	5.9%
Black or African American	2.0%	6.4%	6.4%	3.8%	11.9%
Hispanic or Latino (of any race)	6.0%	8.5%	11.0%	14.4%	19.3%
Native Hawaiian and Other Pacific Islander	0.3%	0.2%	0.7%	0.7%	0.2%
White	74.0%	58.8%	52.9%	63.1%	57.4%
Some Other Race	1.4%	0.6%	0.6%	0.6%	0.6%
Two or More Races	6.8%	7.7%	7.3%	6.8%	4.3%

LANGUAGES SPOKEN AT HOME

Table 5 Language Characteristics

	Magnolia	Seattle	King County	Washington State	United States
People speaking language other than English	13%	24%	31%	21%	22%
People speaking English less than very well	2%	7%	11%	8%	9%
Limited English-speaking households	1%	5%	6%	4%	4%
Most common language group of limited-English-speaking households	Asian and Pacific Island	Asian and Pacific Island	Asian and Pacific Island	Asian and Pacific Island	Spanish

Non-English languages spoken at home in and around Magnolia include Chinese (incl. Mandarin, Cantonese) and Spanish based on data from the ACS and Seattle Public Schools data. This is not a complete list and the order in which individual languages are listed does not necessarily indicate relative prevalence.

In Seattle as a whole, the ACS indicates that the most common languages spoken at home besides English are Chinese (incl. Mandarin, Cantonese); Spanish; Vietnamese; Amharic, Somali, or other Afro-Asiatic languages; Hindi; Tagalog (incl. Filipino); Korean; French (incl. Cajun); Japanese; and German.

For more information about languages spoken in Seattle or guidance on City translation and interpretation services, go to the [OIRA Language Access Program webpage](#).

AGE GROUPS

Table 6 Age Distribution

	Magnolia	Seattle	King County	Washington State	United States
Children under 18 years	24%	14%	20%	21%	22%
Adults 18 to 64 years	58%	73%	66%	62%	61%
Older adults 65 years and over	18%	13%	14%	17%	17%

LEVEL OF EDUCATION

Table 7 Level of Education

	Magnolia	Seattle	King County	Washington State	United States
High school graduate or higher	100%	96%	94%	92%	90%
Bachelor's degree or higher	80%	68%	57%	40%	36%

LIVING ARRANGEMENTS

Table 8 Living Arrangements of the Population

	Magnolia	Seattle	King County	Washington State	United States
Population living in a household	100%	97%	98%	98%	98%
Living in group settings (e.g., dormitory, nursing facility, group home, emergency shelter)	0%	3%	2%	2%	2%

HOUSEHOLD SIZE & TYPES

Table 9 Average Household Size

	Magnolia	Seattle	King County	Washington State	United States
Average number of people per household	2.38	2.00	2.40	2.50	2.50

Table 10 Household Types

	Magnolia	Seattle	King County	Washington State	United States
Married couple family, no children	29.7%	13.0%	20.5%	20.5%	19.3%
Married couple family with children	31.9%	21.3%	25.9%	28.6%	27.7%
Other family household with children	1.5%	4.1%	6.1%	8.4%	10.0%
Other family, no children	2.4%	3.6%	5.0%	5.8%	7.3%
Nonfamily, two or more people	7.4%	15.4%	10.8%	8.9%	7.0%
Living alone	27.1%	42.5%	31.7%	27.7%	28.7%

INCOME & POVERTY

Table 11 Income and Poverty Characteristics

	Magnolia	Seattle	King County	Washington State	United States
Per capita income	\$106,844	\$86,095	\$74,100	\$53,744	\$44,673
Population below the poverty threshold	3%	10%	9%	10%	12%
Population below 200% of poverty threshold	8%	18%	18%	22%	28%

HEALTH INSURANCE & DISABILITY

Table 12 Health Insurance Coverage and Disability Characteristics

	Magnolia	Seattle	King County	Washington State	United States
Population with health insurance	96%	96%	95%	94%	92%
Adults with a disability	9%	12%	12%	16%	16%

HOUSING & TRANSPORTATION

Table 13 Housing and Transportation Characteristics

	Magnolia	Seattle	King County	Washington State	United States
Renter households	22%	56%	45%	36%	35%
Renter households spending 30% or more of their income on housing	30%	42%	45%	48%	48%
Owner households with a mortgage spending 30% or more of their income on housing	31%	25%	28%	30%	28%
Households without a vehicle	4%	19%	11%	7%	8%
Most common way residents get to work	Drive Alone	Drive Alone	Drive Alone	Drive Alone	Drive Alone

Note: The “Narrative” section that follows repeats the data in the tables above in an alternative format for ADA accessibility.

You can [skip to the concluding pages of the Snapshot](#) where you can learn more about making the best use of the Snapshots and find out about additional data and resources.

Narrative

Area Description

Figure 1 provides a pair of small maps, with the map on the left showing the boundaries of the Community Reporting Area and the map on the right showing its location within Seattle. The following narrative describes the Community Reporting Area in more detail.

The Magnolia Community Reporting Area includes boundaries such as Puget Sound to the northwest, west and south, Salmon Bay to the north, and portions of 30th Avenue Northwest and 27th Avenue West to the east. The Community Reporting Area includes Discovery Park, surrounding blufftop and shoreline areas, and adjacent residential neighborhoods, and contains two King County census tracts: 56 and 57.

Note: This is a general description of the Community Reporting Area and is intended to provide an overview. It may not capture every boundary detail or feature.

Population Size & Growth

From the Washington State Office of Financial Management and U.S. Census Bureau

Narrative for Table 1 Population 2010 to 2025

The table contains population estimates for each of these years for Magnolia, Seattle, King County, and Washington state. For the United States, the population estimates shown in the table are limited to data from the 2010 and 2020 decennial censuses.

2010 Population

In Magnolia, the 2010 population was 12,278.

In *Seattle*, the population was 608,660.

In *King County*, the population was 1,931,249.

In *Washington state*, the population was 6,724,539.

In the *United States*, the population was 308,745,538.

2011 Population

In Magnolia, the 2011 population was 12,340.

In *Seattle*, the population was 611,249.

In *King County*, the population was 1,945,686.

In *Washington state*, the population was 6,777,903.

2012 Population

In Magnolia, the 2012 population was 12,373.

In *Seattle*, the population was 614,283.

In *King County*, the population was 1,956,755.

In *Washington state*, the population was 6,831,660.

2013 Population

In Magnolia, the 2013 population was 12,478.

In *Seattle*, the population was 624,045.

In *King County*, the population was 1,983,550.

In *Washington state*, the population was 6,906,026.

2014 Population

In Magnolia, the 2014 population was 12,620.

In *Seattle*, the population was 638,784.

In *King County*, the population was 2,021,027.

In *Washington state*, the population was 7,005,209.

2015 Population

In Magnolia, the 2015 population was 12,868.

In *Seattle*, the population was 660,908.

In *King County*, the population was 2,061,981.

In *Washington state*, the population was 7,106,620.

2016 Population

In Magnolia, the 2016 population was 13,184.

In *Seattle*, the population was 684,136.

In *King County*, the population was 2,118,958.

In *Washington state*, the population was 7,237,219.

2017 Population

In Magnolia, the 2017 population was 13,371.

In *Seattle*, the population was 694,513.

In *King County*, the population was 2,149,910.

In *Washington state*, the population was 7,344,073.

2018 Population

In Magnolia, the 2018 population was 13,504.

In *Seattle*, the population was 707,505.

In *King County*, the population was 2,187,460.

In *Washington state*, the population was 7,463,479.

2019 Population

In Magnolia, the 2019 population was 13,601.

In *Seattle*, the population was 724,144.

In *King County*, the population was 2,227,755.

In *Washington state*, the population was 7,581,818.

2020 Population

In Magnolia, the 2020 population was 13,716.

In *Seattle*, the population was 737,015.

In *King County*, the population was 2,269,675.

In *Washington state*, the population was 7,706,310.

In the *United States*, the population was 331,449,281.

2021 Population

In Magnolia, the 2021 population was 13,827.

In *Seattle*, the population was 742,400.

In *King County*, the population was 2,287,050.

In *Washington state*, the population was 7,766,975.

2022 Population

In Magnolia, the 2022 population was 13,785.

In *Seattle*, the population was 762,500.

In *King County*, the population was 2,317,700.

In *Washington state*, the population was 7,864,400.

2023 Population

In Magnolia, the 2023 population was 13,820.

In *Seattle*, the population was 779,200.

In *King County*, the population was 2,347,800.

In *Washington state*, the population was 7,951,150.

2024 Population

In Magnolia, the 2024 population was 13,954.

In *Seattle*, the population was 797,700.

In *King County*, the population was 2,378,100.

In *Washington state*, the population was 8,035,700.

2025 Population

In Magnolia, the 2025 population was 14,008.

In *Seattle*, the population was 816,600.

In *King County*, the population was 2,411,700.

In *Washington state*, the population was 8,115,100.

Narrative for Table 2 Population Size and Growth Summary

The table contains three statistics for five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

2025 Population

In Magnolia, the 2025 population was 14,008.

In *Seattle*, the population was 816,600.

In *King County*, the population was 2,411,700.

In *Washington state*, the population was 8,115,100.

Average Annual Growth 2010-2020

In Magnolia, the average annual growth from 2010 to 2020 was 1.1%.

In *Seattle*, the average growth was 1.9%.

In *King County*, the average growth was 1.6%.

In *Washington state*, the average growth was 1.4%.

In the *United States*, the average growth was 0.7%.

Average Annual Growth 2020-2025

In Magnolia, the average annual growth from 2020 to 2025 was 0.4%.

In *Seattle*, the average growth was 2.1%.

In *King County*, the average growth was 1.2%.

In *Washington state*, the average growth was 1.0%.

Note: Average annual growth rates were calculated using Compound Annual Growth Rate (CAGR).

Community Characteristics

From the 2024 American Community Survey 5-Year Estimates Unless Otherwise Specified

RACE & ETHNICITY

Narrative for Table 3 Race & Ethnicity Summary

The table contains one race and ethnicity category for five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

People of Color

In Magnolia, the share identifying as people of color is **26%**.

In *Seattle*, the share is **41%**.

In *King County*, the share is **47%**.

In *Washington state*, the share is **37%**.

In the *United States*, the share is **43%**.

Narrative for Table 4 Racial and Ethnic Composition

The table contains eight race and ethnicity categories for five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

American Indian and Alaska Native

In Magnolia, the share identifying as American Indian and Alaska Native is **0.0%**.

In *Seattle*, the share is **0.3%**.

In *King County*, the share is **0.4%**.

In *Washington state*, the share is **0.8%**.

In the *United States*, the share is **0.5%**.

Asian

In Magnolia, the share identifying as Asian is **9.6%**.

In *Seattle*, the share is **17.5%**.

In *King County*, the share is **20.5%**.

In *Washington state*, the share is **9.7%**.

In the *United States*, the share is **5.9%**.

Black or African American

In Magnolia, the share identifying as Black or African American is **2.0%**.

In *Seattle*, the share is **6.4%**.

In *King County*, the share is **6.4%**.

In *Washington state*, the share is **3.8%**.

In the *United States*, the share is **11.9%**.

Hispanic or Latino (of any race)

In Magnolia, the share identifying as Hispanic or Latino is **6.0%**.

In *Seattle*, the share is **8.5%**.

In *King County*, the share is **11.0%**.

In *Washington state*, the share is **14.4%**.

In the *United States*, the share is **19.3%**

Native Hawaiian and Other Pacific Islander

In Magnolia, the share identifying as Native Hawaiian or Pacific Islander is **0.3%**.

In *Seattle*, the share is **0.2%**.

In *King County*, the share is **0.7%**.

In *Washington state*, the share is **0.7%**.

In the *United States*, the share is **0.2%**.

White

In Magnolia, the share identifying as White is **74.0%**.

In *Seattle*, the share is **58.8%**.

In *King County*, the share is **52.9%**.

In *Washington state*, the share is **63.1%**.

In the *United States*, the share is **57.4%**.

Some Other Race

In Magnolia, the share identifying as Some Other Race is **1.4%**.

In *Seattle*, the share is **0.6%**.

In *King County*, the share is **0.6%**.

In *Washington state*, the share is **0.6%**.

In the *United States*, the share is **0.6%**.

Two or More Races

In Magnolia, the share identifying as Two or More Races is **6.8%**.

In *Seattle*, the share is **7.7%**.

In *King County*, the share is **7.3%**.

In *Washington state*, the share is **6.8%**.

In the *United States*, the share is **4.3%**.

LANGUAGES SPOKEN AT HOME

Narrative for Table 5 Language Characteristics

The table provides information about four language-related characteristics for five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

People Speaking a Language other than English

In Magnolia, the share speaking a language other than English is **13%**.

In *Seattle*, the share is **24%**.

In *King County*, the share is **31%**.

In *Washington state*, the share is **21%**.

In the *United States*, the share is **22%**.

People Speaking English Less Than Very Well

In Magnolia, the share speaking English less than very well is **2%**.

In *Seattle*, the share is **7%**.

In *King County*, the share is **11%**.

In *Washington state*, the share is **8%**.

In the *United States*, the share is **9%**.

Limited English-Speaking Households

In Magnolia, the share of limited English-speaking households is **1%**.

In *Seattle*, the share is **5%**.

In *King County*, the share is **6%**.

In *Washington state*, the share is **4%**.

In the *United States*, the share is **4%**.

Most Common Language Group of Limited English-Speaking Households

In Magnolia, the most common language group of limited English-speaking households is **Asian and Pacific Island**.

In *Seattle*, the most common is **Asian and Pacific Island**.

In *King County*, the most common is **Asian and Pacific Island**.

In *Washington state*, the most common is **Asian and Pacific Island**.

In the *United States*, the most common is **Spanish**.

Non-English languages spoken at home in and around Magnolia include Chinese (incl. Mandarin, Cantonese) and Spanish based on the American Community Survey and Seattle Public Schools data. This is not a complete list and the order in which individual languages are listed does not necessarily indicate relative prevalence.

In Seattle as a whole, the American Community Survey indicates the most common languages spoken at home besides English are Chinese (incl. Mandarin, Cantonese); Spanish; Vietnamese; Amharic, Somali, or other Afro-Asiatic languages; Hindi; Tagalog (incl. Filipino); Korean; French (incl. Cajun); Japanese; and German.

For more information about languages spoken in Seattle or guidance on City translation and interpretation services, go to the [OIRA Language Access Program webpage](#).

AGE GROUPS

Narrative Table 6 Age Distribution

The table contains estimates for three age categories in five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

Children Under 18 Years

In Magnolia, the share of children under 18 years is **24%**.

In *Seattle*, the share is **14%**.

In *King County*, the share is **20%**.

In *Washington state*, the share is **21%**.

In the *United States*, the share is **22%**.

Adults 18 to 64 Years

In Magnolia, the share of adults 18 to 64 years is **58%**.

In *Seattle*, the share is **73%**.

In *King County*, the share is **66%**.

In *Washington state*, the share is **62%**.

In the *United States*, the share is **61%**.

Older Adults 65 Years and Over

In Magnolia, the share of older adults 65 years and over is **18%**.

In *Seattle*, the share is **13%**.

In *King County*, the share is **14%**.

In *Washington state*, the share is **17%**.

In the *United States*, the share is **17%**.

LEVEL OF EDUCATION

Narrative Table 7 Level of Education

The table contains estimates for two levels of educational attainment in five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

High School Graduate or Higher

In Magnolia, the share who graduated high school or higher is **100%**.

In *Seattle*, the share is **96%**.

In *King County*, the share is **94%**.

In *Washington state*, the share is **92%**.

In the *United States*, the share is **90%**.

Bachelor's Degree or Higher

In Magnolia, the share who have a bachelor's degree or higher is **80%**.

In *Seattle*, the share is **68%**.

In *King County*, the share is **57%**.

In *Washington state*, the share is **40%**.

In the *United States*, the share is **36%**.

LIVING ARRANGEMENTS

Narrative for Table 8 Living Arrangements of the Population

The table contains estimates for two living arrangement categories in five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

Population Living in a Household

In Magnolia, the share living in a household is **100%**.

In *Seattle*, the share is **97%**.

In *King County*, the share is **98%**.

In *Washington state*, the share is **98%**.

In the *United States*, the share is **98%**.

Population Living in Group Settings (e.g., dormitory, nursing facility, group home, emergency shelter)

In Magnolia, the share living in group settings is **0%**.

In *Seattle*, the share is **3%**.

In *King County*, the share is **2%**.

In *Washington state*, the share is **2%**.

In the *United States*, the share is **2%**.

HOUSEHOLD SIZE & TYPES

Narrative for Table 9 Average Household Size

The table contains estimates of average household size in five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

Average Household Size

In Magnolia, the average household size is **2.38**.

In *Seattle*, the average household size is **2.00**.

In *King County*, the average household size is **2.40**.

In *Washington state*, the average household size is **2.50**.

In the *United States*, the average household size is **2.50**.

Narrative for Table 10 Household Types

The table provides estimates for six household type categories in five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

Married Couple Family, No Children

In Magnolia, the share of married couple family households with no children is **29.7%**.

In *Seattle*, the share is **13.0%**.

In *King County*, the share is **20.5%**.

In *Washington state*, the share is **20.5%**.

In the *United States*, the share is **19.3%**.

Married Couple Family with Children

In Magnolia, the share of married couple family households with children is **31.9%**.

In *Seattle*, the share is **21.3%**.

In *King County*, the share is **25.9%**.

In *Washington state*, the share is **28.6%**.

In the *United States*, the share is **27.7%**.

Other Family Household with Children

In Magnolia, the share of other family households with children is **1.5%**.

In *Seattle*, the share is **4.1%**.

In *King County*, the share is **6.1%**.

In *Washington state*, the share is **8.4%**.

In the *United States*, the share is **10.0%**.

Other Family, No Children

In Magnolia, the share of other family households with no children is **2.4%**.

In *Seattle*, the share is **3.6%**.

In *King County*, the share is **5.0%**.

In *Washington state*, the share is **5.8%**.

In the *United States*, the share is **7.3%**.

Nonfamily, Two or More People

In Magnolia, the share of nonfamily households with two or more people is **7.4%**.

In *Seattle*, the share is **15.4%**.

In *King County*, the share is **10.8%**.

In *Washington state*, the share is **8.9%**.

In the *United States*, the share is **7.0%**.

Living Alone

In Magnolia, the share of households living alone is **27.1%**.

In *Seattle*, the share is **42.5%**.

In *King County*, the share is **31.7%**.

In *Washington state*, the share is **27.7%**.

In the *United States*, the share is **28.7%**.

INCOME & POVERTY

Narrative for Table 11 Income and Poverty Characteristics

The table provides estimates on three income and poverty topics for five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

Per Capita Income

In Magnolia, the per capita income is **\$106,844**.

In *Seattle*, the per capita income is **\$86,095**.

In *King County*, the per capita income is **\$74,100**.

In *Washington state*, the per capita income is **\$53,744**.

In the *United States*, the per capita income is **\$44,673**.

Population Below the Poverty Threshold

In Magnolia, the share of the population below the poverty threshold is **3%**.

In *Seattle*, the share is **10%**.

In *King County*, the share is **9%**.

In *Washington state*, the share is **10%**.

In the *United States*, the share is **12%**.

Population Below 200% of Poverty Threshold

In Magnolia, the share of the population below 200% of the poverty threshold is **8%**.

In *Seattle*, the share is **18%**.

In *King County*, the share is **18%**.

In *Washington state*, the share is **22%**.

In the *United States*, the share is **28%**.

HEALTH INSURANCE & DISABILITY

Narrative for Table 12 Health Insurance Coverage and Disability Characteristics

The table provides estimates on two topics, health insurance coverage and disability, for five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

Population with Health Insurance

In Magnolia, the share of the population with health insurance is **96%**.

In *Seattle*, the share is **96%**.

In *King County*, the share is **95%**.

In *Washington state*, the share is **94%**.

In the *United States*, the share is **92%**.

Adults with a Disability

In Magnolia, the share of adults with a disability is **9%**.

In *Seattle*, the share is **12%**.

In *King County*, the share is **12%**.

In *Washington state*, the share is **16%**.

In the *United States*, the share is **16%**.

HOUSING & TRANSPORTATION

Narrative for Table 13 Housing and Transportation Characteristics

The table provides estimates for five housing and transportation characteristics in five geographic areas: Magnolia, Seattle, King County, Washington state, and the United States.

Renter Households

In Magnolia, the share of renter households is **22%**.

In *Seattle*, the share is **56%**.

In *King County*, the share is **45%**.

In *Washington state*, the share is **36%**.

In the *United States*, the share is **35%**.

Renter Households Spending 30% or More of Their Income on Housing

In Magnolia, the share of renter households spending 30% or more of their income on housing is **30%**.

In *Seattle*, the share is **42%**.

In *King County*, the share is **45%**.

In *Washington state*, the share is **48%**.

In the *United States*, the share is **48%**.

Owner Households with a Mortgage Spending 30% or More of Their Income on Housing

In Magnolia, the share of owner households with a mortgage spending 30% or more of their income on housing is **31%**.

In *Seattle*, the share is **25%**.

In *King County*, the share is **28%**.

In *Washington state*, the share is **30%**.

In the *United States*, the share is **28%**.

Households Without a Vehicle

In Magnolia, the share of households without a vehicle is **4%**.

In *Seattle*, the share is **19%**.

In *King County*, the share is **11%**.

In *Washington state*, the share is **7%**.

In the *United States*, the share is **8%**.

Most Common Way Residents Get to Work

In Magnolia, the most common way residents get to work is **Drive Alone**.

In *Seattle*, the most common way is **Drive Alone**.

In *King County*, the most common way is **Drive Alone**.

In *Washington state*, the most common way is **Drive Alone**.

In the *United States*, the most common way is **Drive Alone**.

Supplemental Information

About the Neighborhood and Council District Snapshots

The Office of Planning and Community Development produces and periodically updates the Snapshots for all **53 Community Reporting Areas** and **seven Council Districts**. The Snapshots provide basic data about the population and demographic characteristics in each area and include comparison data for broader geographies.

Community Reporting Areas are combinations of census tracts used by the City to summarize neighborhood-level data published by the U.S. Census Bureau. Because they are based on census geographies, Community Reporting Areas may not match local ideas of neighborhood boundaries. If a Snapshot does not show enough of the area you're interested in, please look at Snapshots for adjoining areas.

The City Council consists of one representative for each district plus two citywide Councilmembers representing the entire city. Information about Council Districts is available on the [Find Your Council District webpage](#).

You can find links to both sets of Snapshots as well as more detailed data resources on our [Population and Demographics Neighborhoods webpage](#).

About the Data

The population size and growth statistics in the Snapshots come from the Washington State Office of Financial Management (OFM) and U.S. Census Bureau's decennial census. At the city-level these statistics are from OFM's April 1 intercensal estimates for 2010-2019 and April 1 official estimates for 2020-2025, while the statistics for other geographies in Washington are based on OFM's annual April 1 [Small Area Estimates](#).

Unless otherwise stated, data on population and household characteristics are from the [American Community Survey](#) 2024 5-Year Estimates published by the U.S. Census Bureau. The list of neighborhood languages is based on a combination of data from the American Community Survey and Seattle Public Schools' Home Language Survey. Five years of American Community Survey data are pooled for estimates at a neighborhood level. Even then, margins of error for American Community Survey estimates can be substantial. Some characteristics in the Snapshots are for a subset of the population.

A document with technical notes about the Snapshot data accompanies the Snapshots online. All the data in these Snapshots can be found on the [Seattle GeoData Open Data Portal](#).

For More Information

The Office of Planning and Community Development produces Neighborhood Snapshots and Council District Snapshots in collaboration with the Department of Neighborhoods and the Office of Immigrant and Refugee Affairs.

Contact us with questions about the Neighborhood Snapshots and find additional demographic data:

Office of Planning & Community Development
[Office of Planning and Community Development Population and Demographics Website](#)
[Office of Planning and Community Development Neighborhoods Page](#)
Email: opcd@seattle.gov
Phone: 206-386-1010

Learn about opportunities for residents to engage with community and City government:

Seattle Department of Neighborhoods
[Department of Neighborhoods Website](#)
Email: seattleneighborhoods@seattle.gov
Phone: 286-684-0464

Explore City language access services:

Office of Immigrant & Refugee Affairs
[Office of Immigrant and Refugee Affairs Website](#)
[Office of Immigrant and Refugee Affairs Language Access Program](#)
Email: oira@seattle.gov
Phone: 206-727-8515

Find out about the current work of City Council:

Seattle City Council
[Seattle City Council Website](#)
Email: council@seattle.gov
Find your District and the Councilmembers representing you:
[Find Your District and Councilmembers](#)