

Who is going where in King County?

Exploring novel data sources

Applied Research Fellowship Program
Population Health Initiative, University of Washington
17 August 2023



Meet the team!



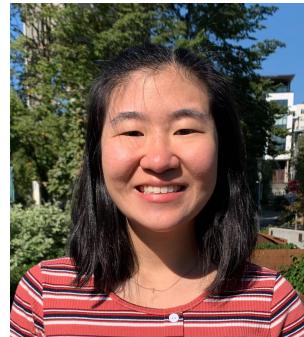
Rachel Song

PhD Student
Psychology



Zhaowen Guo

PhD Candidate
Political Science



Pamela Lim

Masters Student
Urban Planning and
Public Health



Tiffany Childs

Undergraduate
Public Health-
Global Health



Lily Bates

Undergraduate
Public Health-
Global Health

Principal Investigator: Jessica Godwin, PhD
Center for Studies in Demography & Ecology



Outline

Project Background

Research Questions

Data Sources

Measuring Migration

County-level Results

Area-level Results

Summary & Next Steps

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Summary & Next Steps

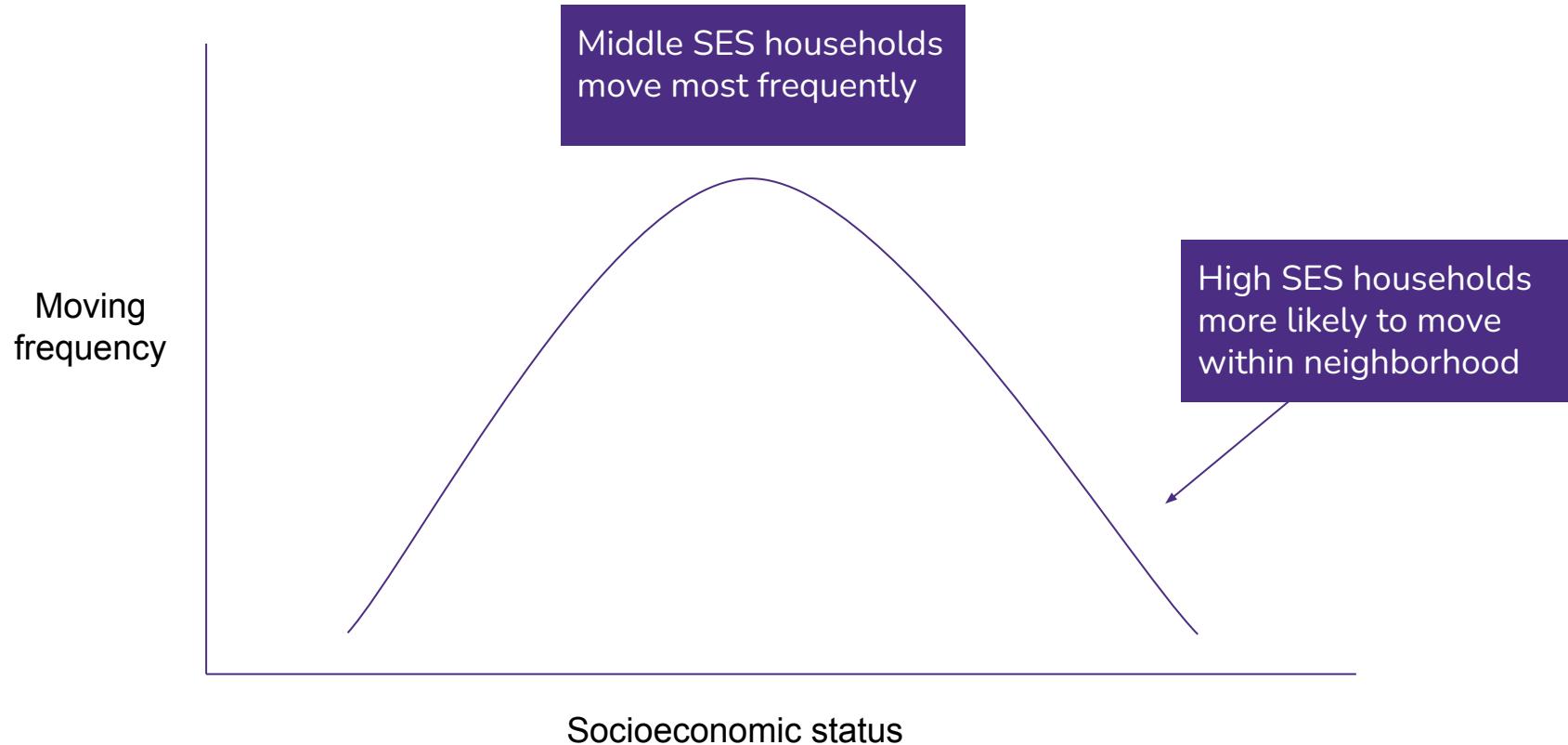
What do we know about migration in King County?

- ❖ In-migration to King County has increased rapidly over the past two decades
 - Expansion of high-paying jobs in the tech sector
 - Pressure on existing housing supply

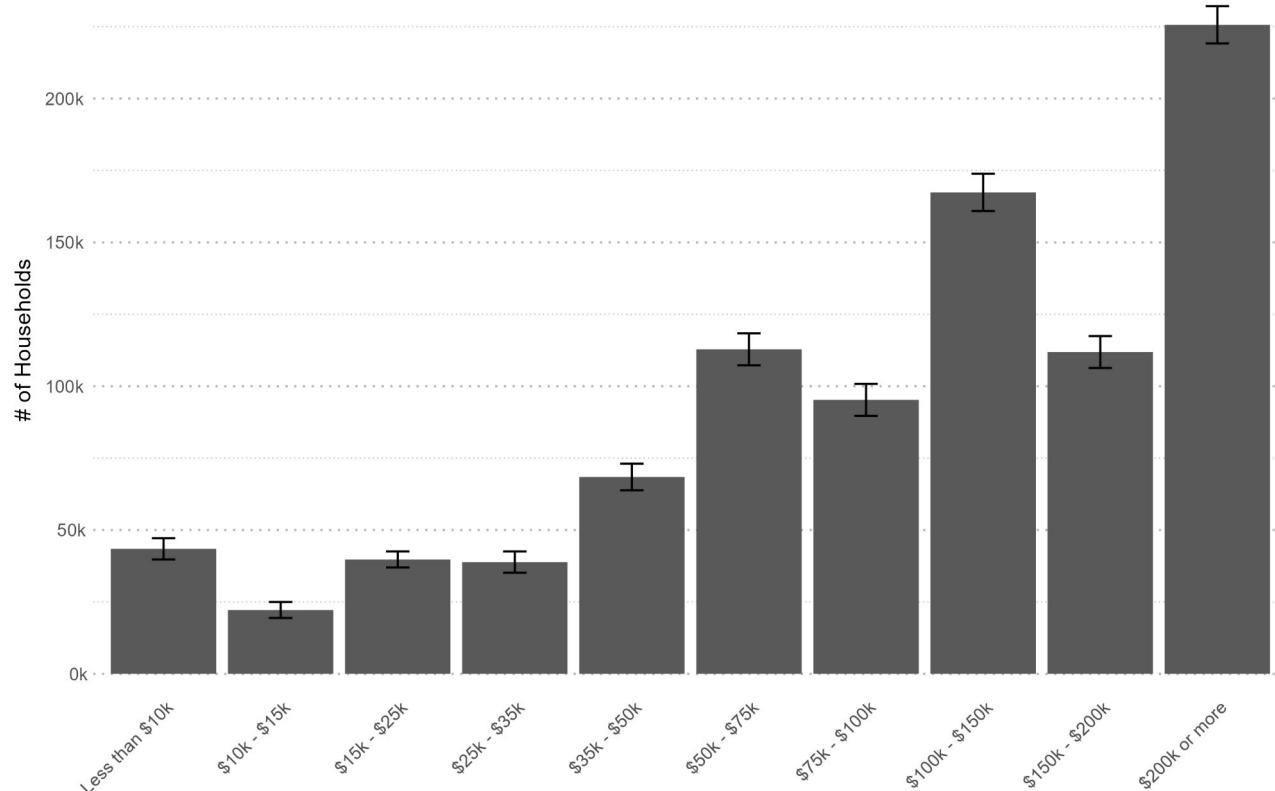
- ❖ This has led to increased internal migration within King County
 - Displacement of low income households
 - **Focus areas:** South Seattle, South King County



The inverted “U-shape” of household migration



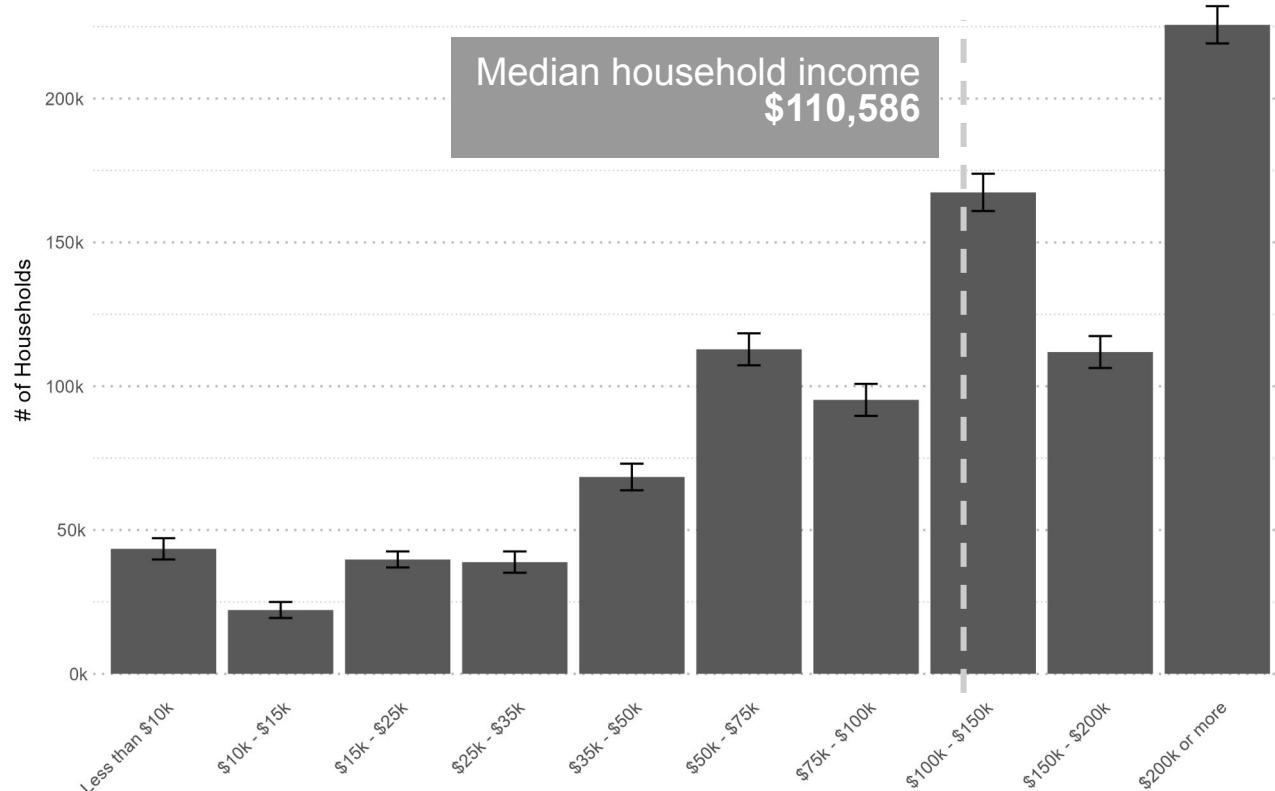
King County 2021 Household Income Distribution



Source: 2021 ACS



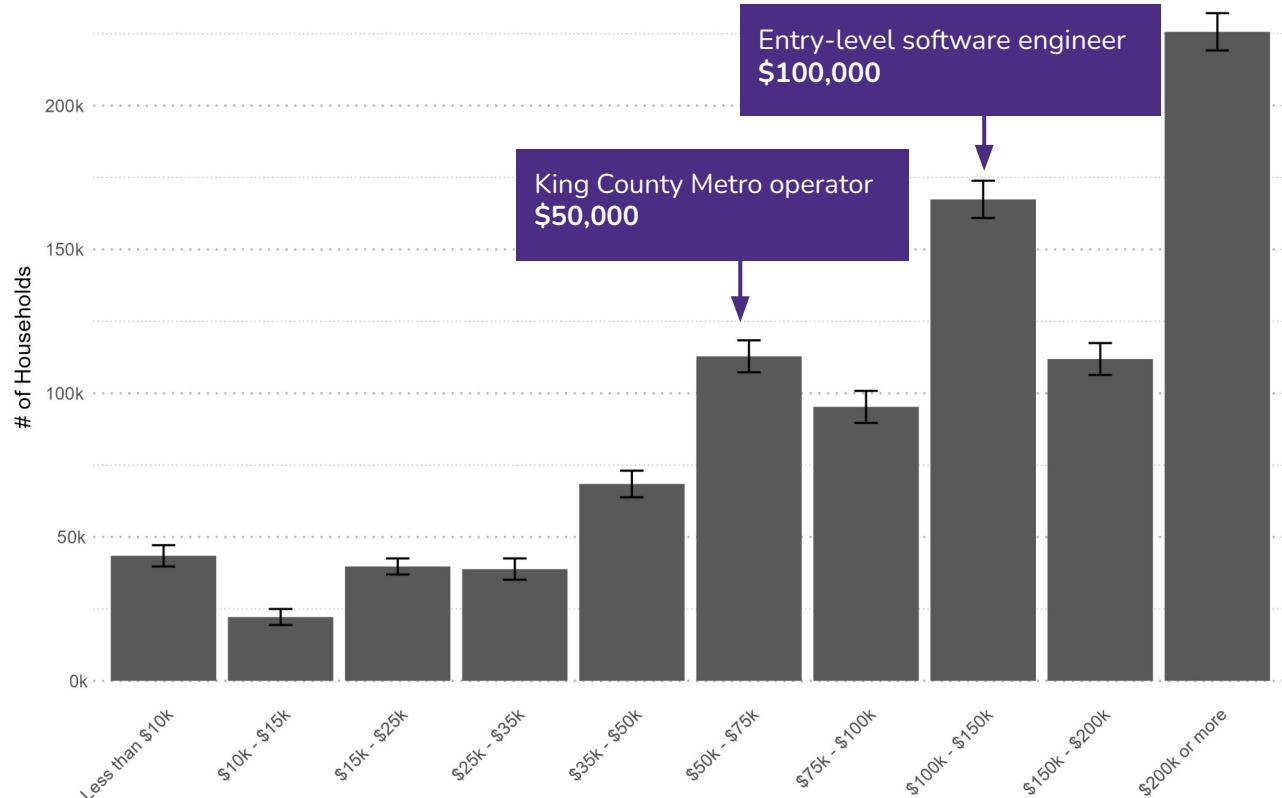
King County 2021 Household Income Distribution



Source: 2021 ACS



King County 2021 Household Income Distribution



Source: 2021 ACS



What don't we know?

Estimates on a
yearly time scale

Precise estimates at
the sub-county level

Impact of recent events
(e.g. COVID-19)



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What can we learn about migration from Data Axe?

Where are people moving within Seattle and South King County?

What are the socioeconomic conditions of people's origins and destinations?



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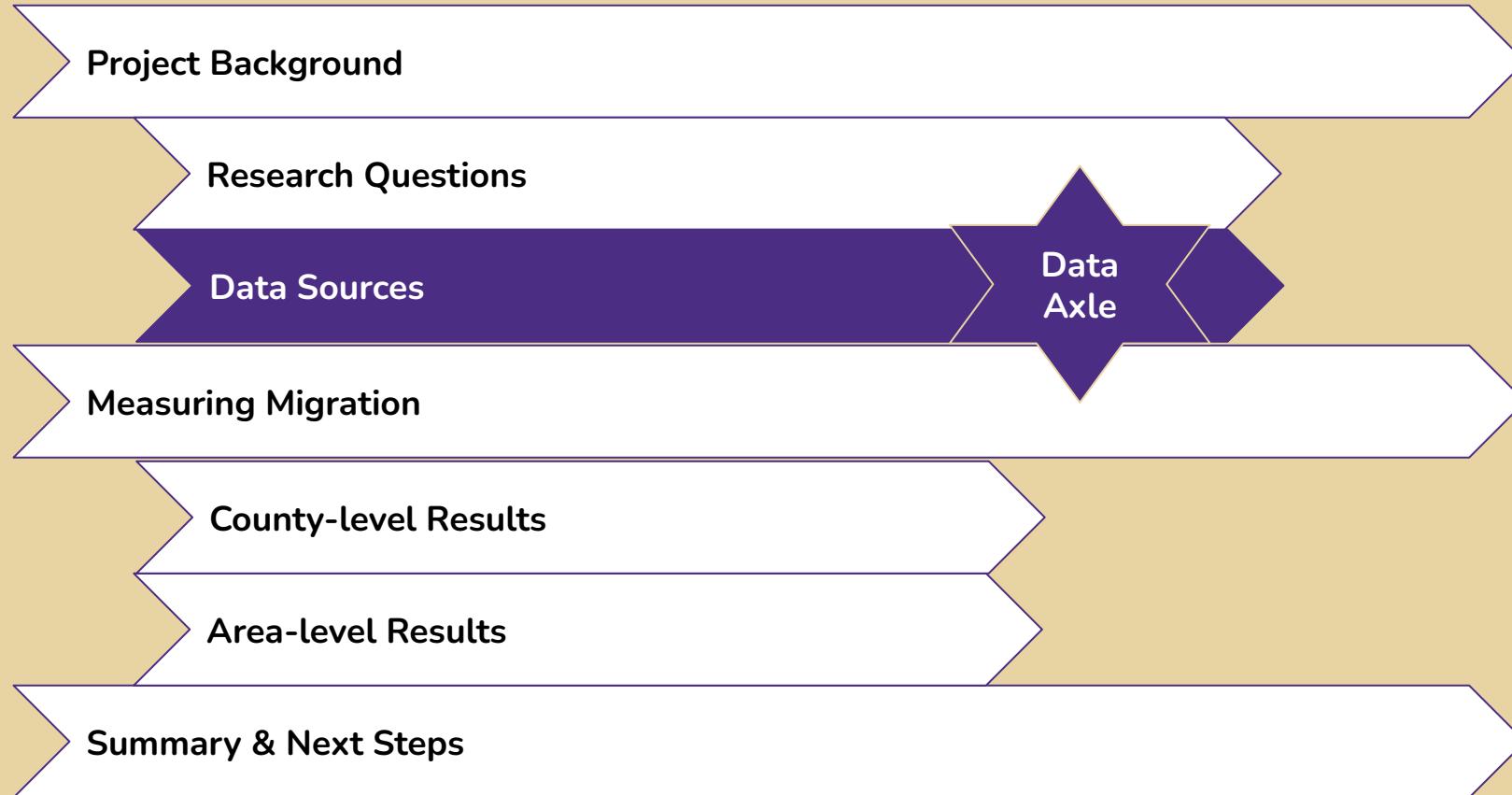
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Data Axle Problem: Not a Representative Sample

Key data sources for Data Axle

Sources	Nature
Utility connections and changes	Public
Change-of-address notifications	Private
Real estate tax assessments and deed transfers	Public
Voter registrations (where available for marketing applications)	Public
Credit card billing statements	Private
Public records, such as bankruptcies, pilot licenses, hunting licenses, and boat registrations	Public
Telephone white page directories	Private
Newspaper and magazine subscription lists	Private

Note: Data Axle indicates that it has over 100 contributing sources but does not list them all.

Source: Acolin, Decter-Frain, and Hall (2022)

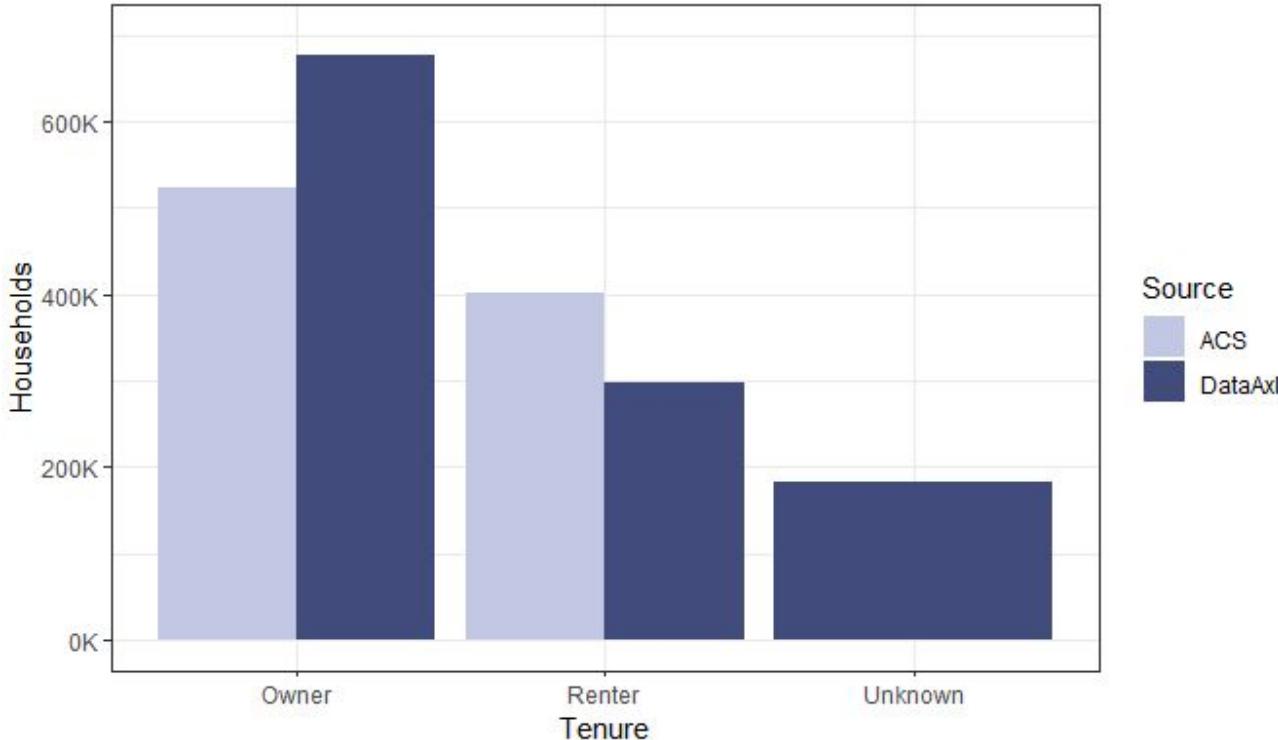
**Annual household addresses
(2017-2022)**

Over-represents people who are more financially stable

- Homeowners
- Older adults



Data Axle Problem: Not a Representative Sample

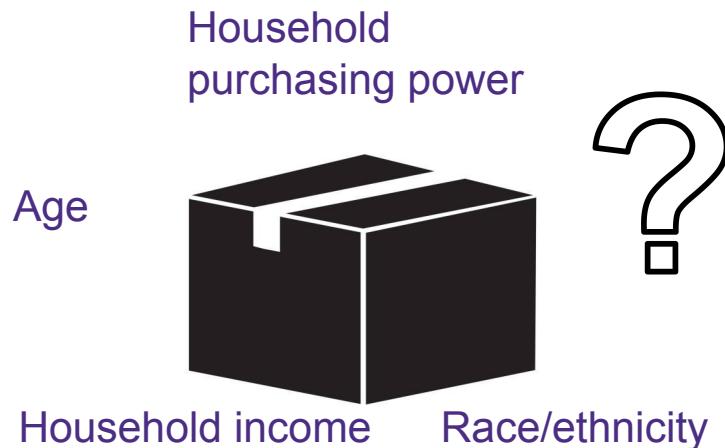


Source
■ ACS
■ DataAxe

- ❖ Tenure is
 - Self-reported
 - Imputed
- ❖ Owners are overrepresented
- ❖ Households are overestimated



Data Axle Problem: Model-based Demographic Indicators



Lack of transparency in how demographic indicators are formed



Data Axle Problem: Missing addresses

Household	2017	2018	2019	2020	2021
1	Tract A	x	Tract A	Tract A	Tract A
2	x	x	Tract B	Tract B	Tract B



Household	2017	2018	2019	2020	2021
1	Tract A				
2	x	x	Tract B	Tract B	Tract B



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SORL

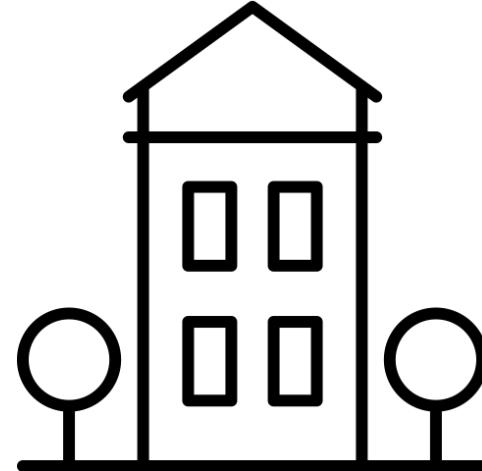
Understanding Origins & Destinations

Scraped Online Rental Listings (SORL)

800,000+ Craigslist rent listings
from Jan 2017 - June 2023

Data includes:

- ❖ # of bedrooms 
- ❖ Asking rent 
- ❖ Date of availability 
- ❖ Geolocation 



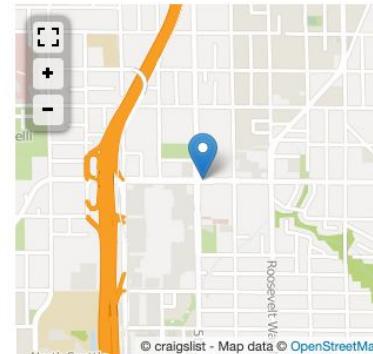
Rental Listing Problem: Extreme Outliers



Posted a day ago

[print](#)

\$17 / 1br - 598ft² - bright 1 bedroom with den and walk-in closet (Northgate)



525 NE Northgate way near 5th ave

[google map](#)

1BR / 1Ba **598ft²** **available now**

cats are OK - purrr

dogs are OK - woof

apartment

w/d in unit

attached garage

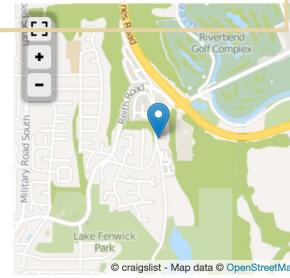
rent period: **monthly**



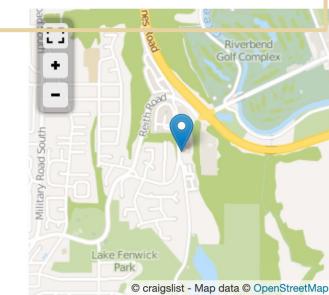
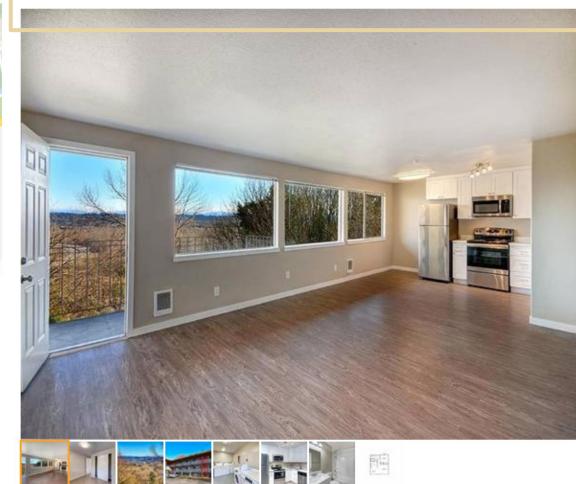
This is a 1 Bedroom, 1 Bath, Approximately 598 Sq. Ft.

Rental Listing Problem: Duplicate Listings

\$1,350 / 1br - 520ft² - 1B/1B, Great Location, Updated Modern Kitchen Cabinetry (4809 S 252nd Pl, Kent, WA)



\$1,350 / 1br - 520ft² - Hardwood-Like Flooring Throughout, Great Location, 1B/1B (4809 S 252nd Pl, Kent, WA)



4809 S 252nd Pl, Kent, WA 98032

1BR / 1Ba 520ft² available now

cats are OK - purrr

dogs are OK - woof

apartment

laundry on site

no smoking

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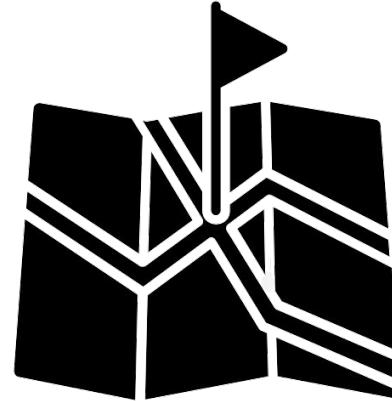
Summary & Next Steps

Other

Understanding Origins & Destinations

American Community Survey (ACS)

- ❖ Households by Tenure
- ❖ Individuals living in the same residence 1 year ago
 - By Tenure
 - By Age



Public Data Sources

- ❖ Multi-family land use (King County Assessor Data)
- ❖ # of transit stops (King County Metro and Sound Transit data)
- ❖ School sites and school districts
- ❖ Environmental exposure (WA DOH Environmental Health Disparities Data)



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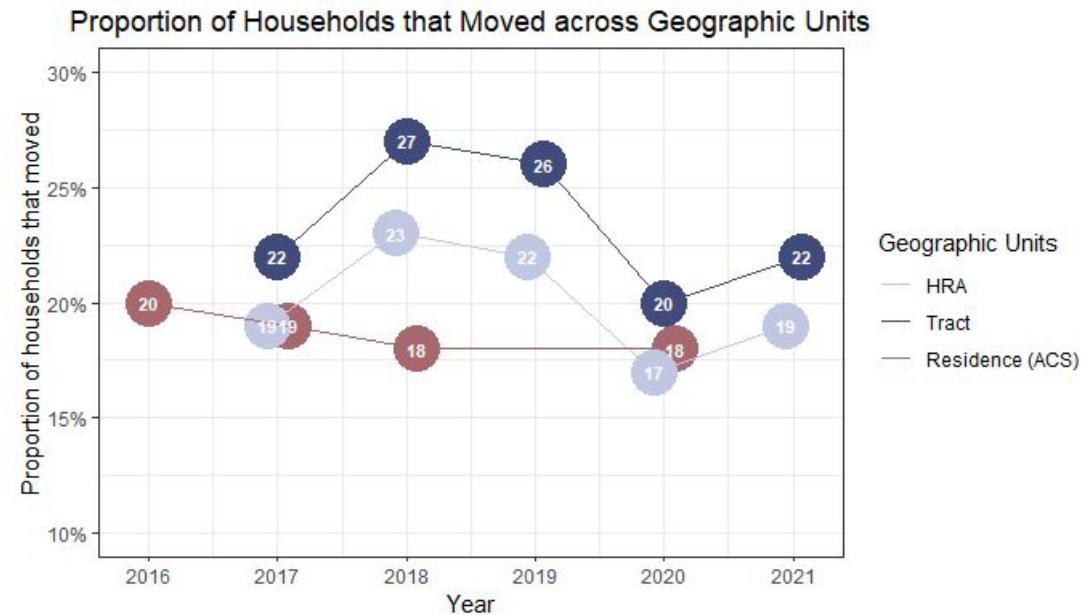
Summary & Next Steps

County-level Migration 2016-2021

Crude Migration Probability

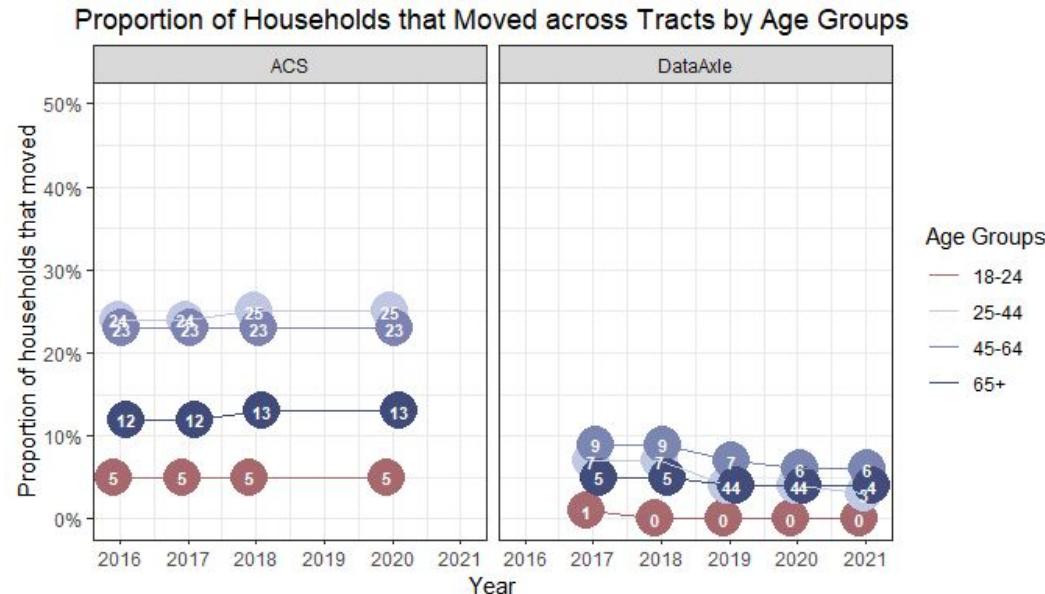
$$\frac{\# \text{ HHs moved across geographic units}}{\# \text{ Total HHs}}$$

- ❖ Measures general magnitude of migration
- ❖ Does not differentiate between in- and out-migration



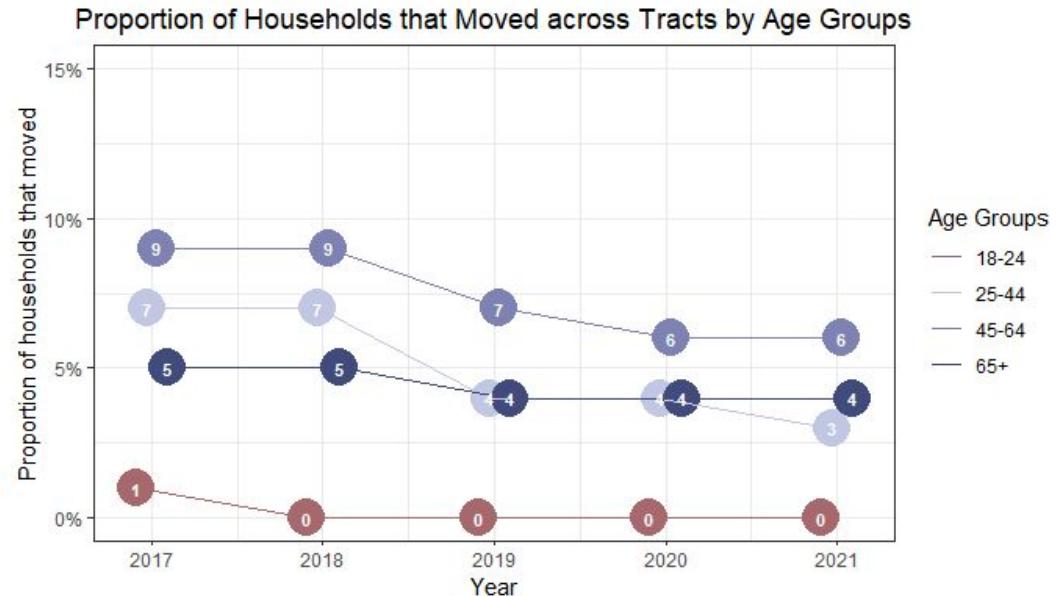
Age-specific Migration: Comparison with ACS

- ❖ Age is imputed in Data Axle and inaccurate
- ❖ Ordering across age is similar to ACS
- ❖ Lower rates across age than ACS
- ❖ “Stayers” most likely to be observed in Data Axle



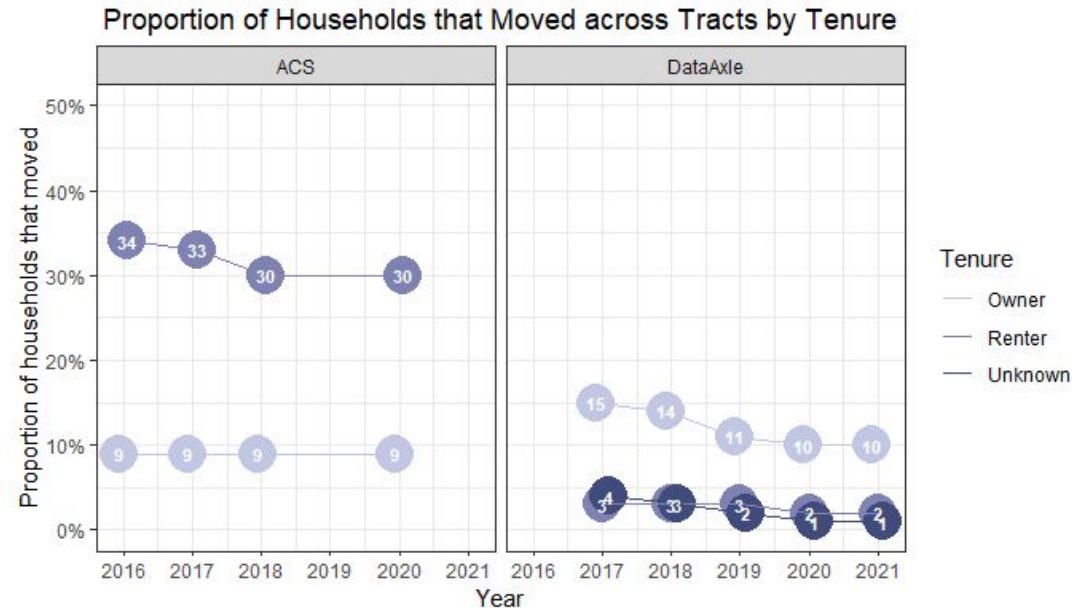
Age-specific Migration: Data Axe

DataAxe shows a decrease in migration activity for 25-44 and 45-64 year olds

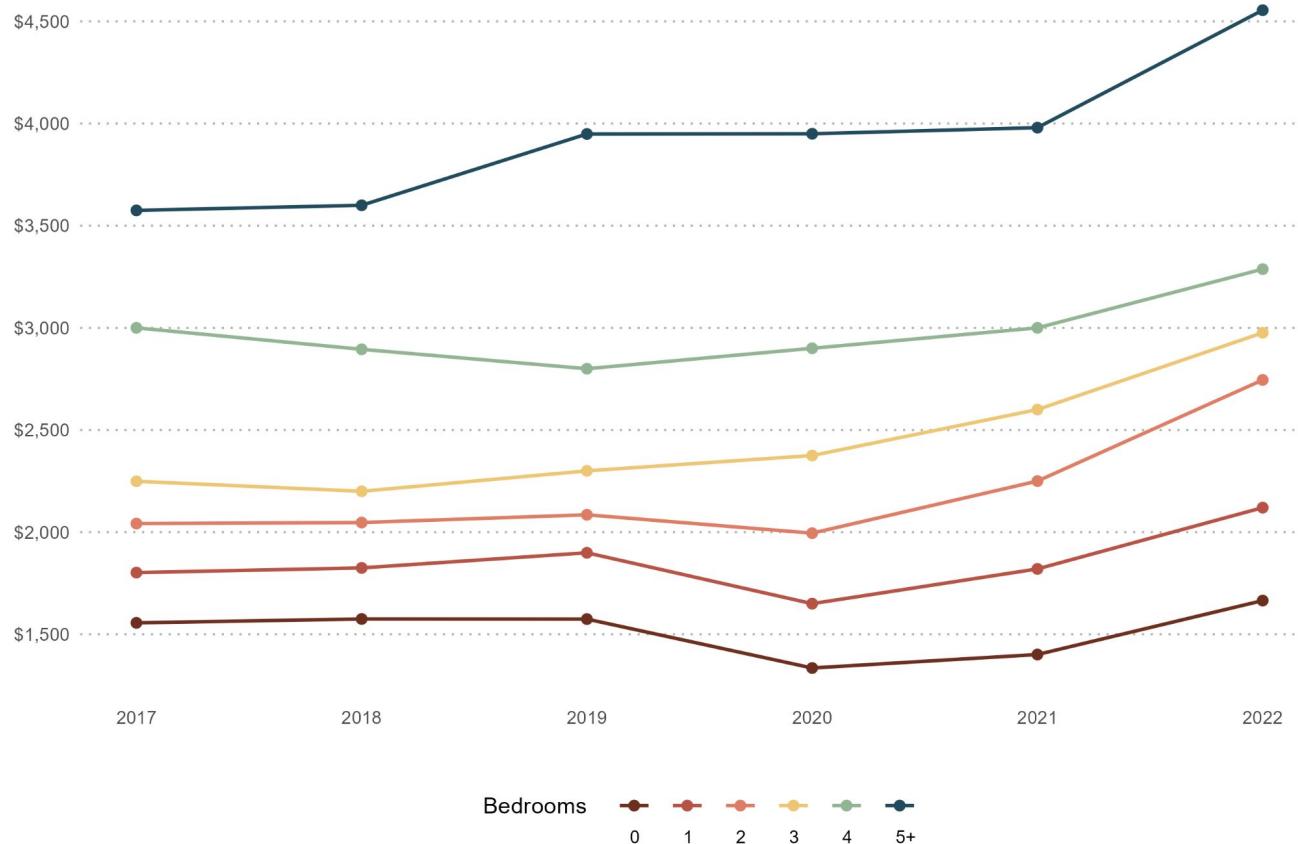


Migration by Tenure: Comparison with ACS

- ❖ Tenure is the “most trustworthy” variable
- ❖ Slightly overestimate owner moves
- ❖ Greatly underestimate Renter moves

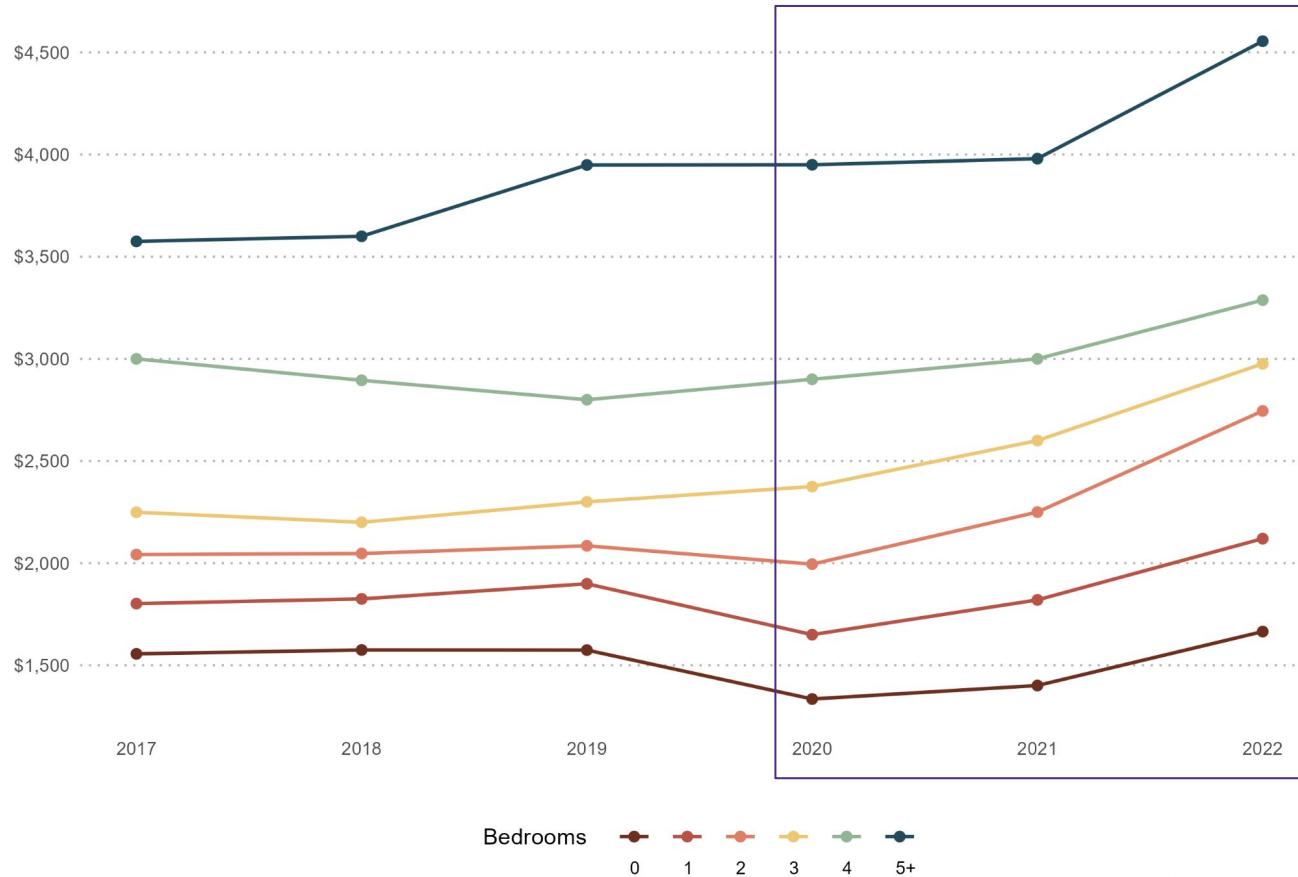


Median Rent by Bedrooms (2017-2022)



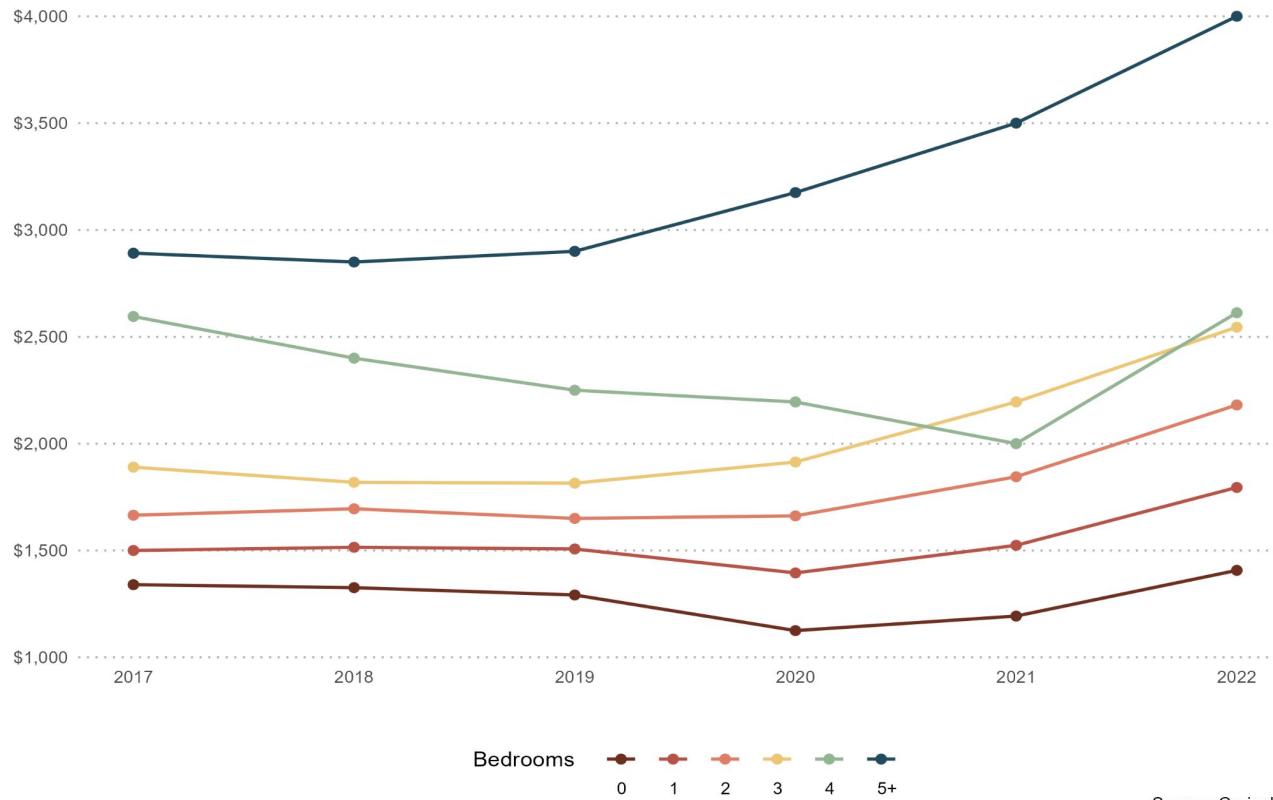
Source: Craigslist

Median rent by bedrooms (2017-2022)



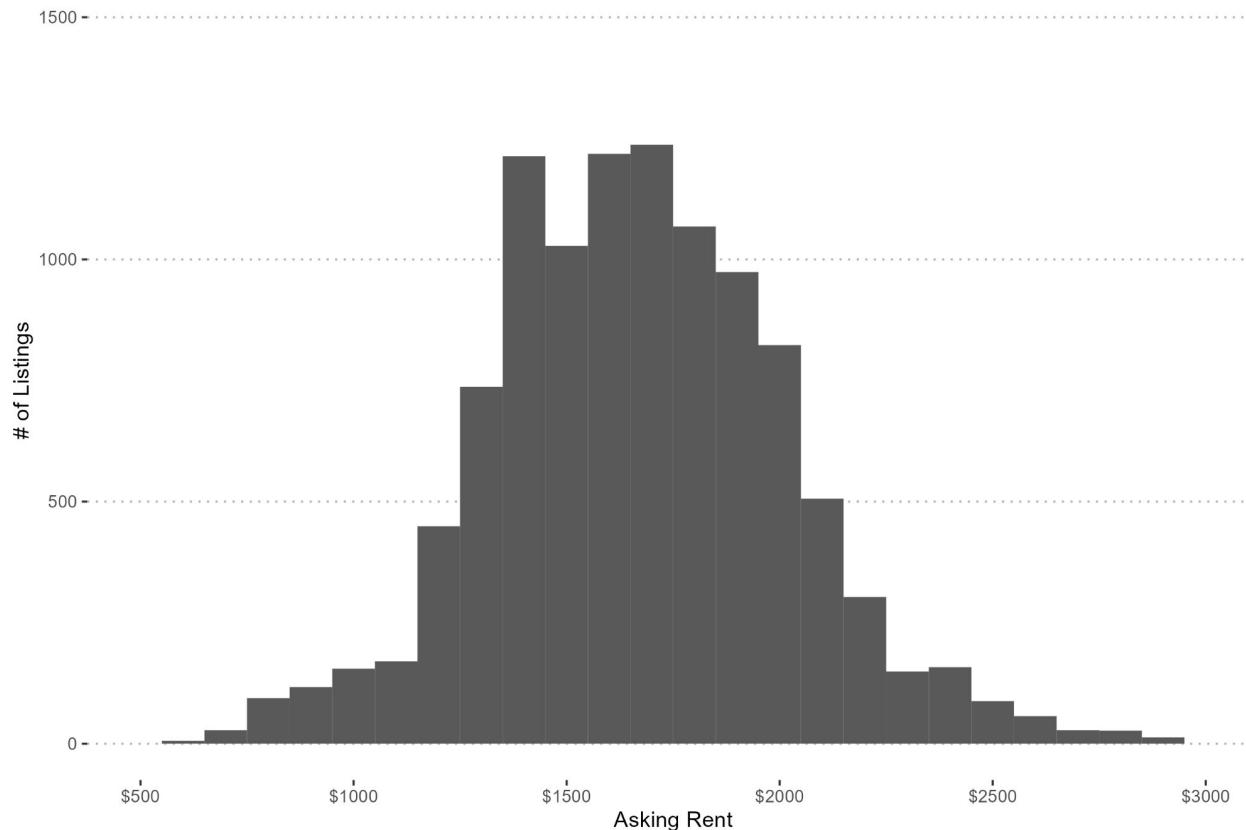
Source: Craigslist

First Quartile (1Q) Rent by Bedrooms (2017-2022)



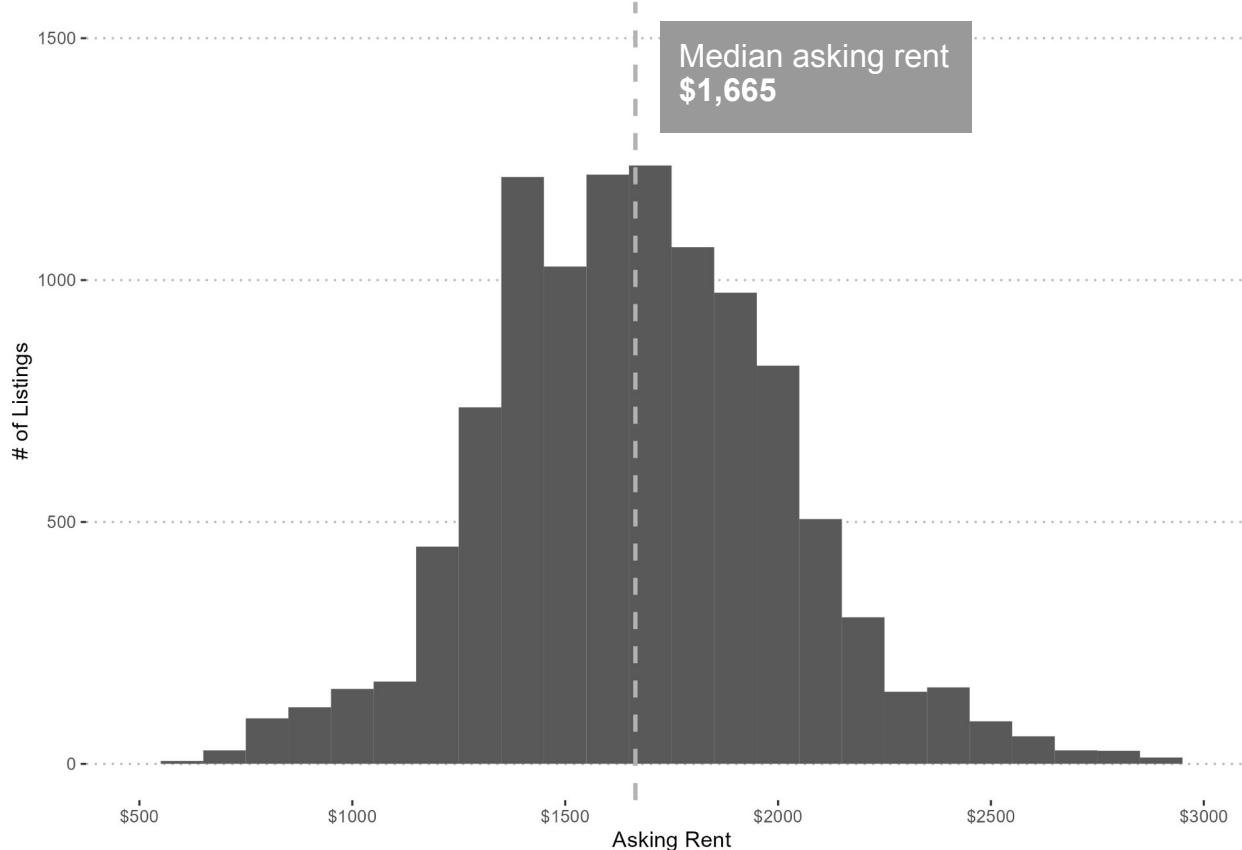
Source: Craigslist

Studio Rent Distribution (2022)



Source: Craigslist 2022

Studio Rent Distribution (2022)



Source: Craigslist 2022

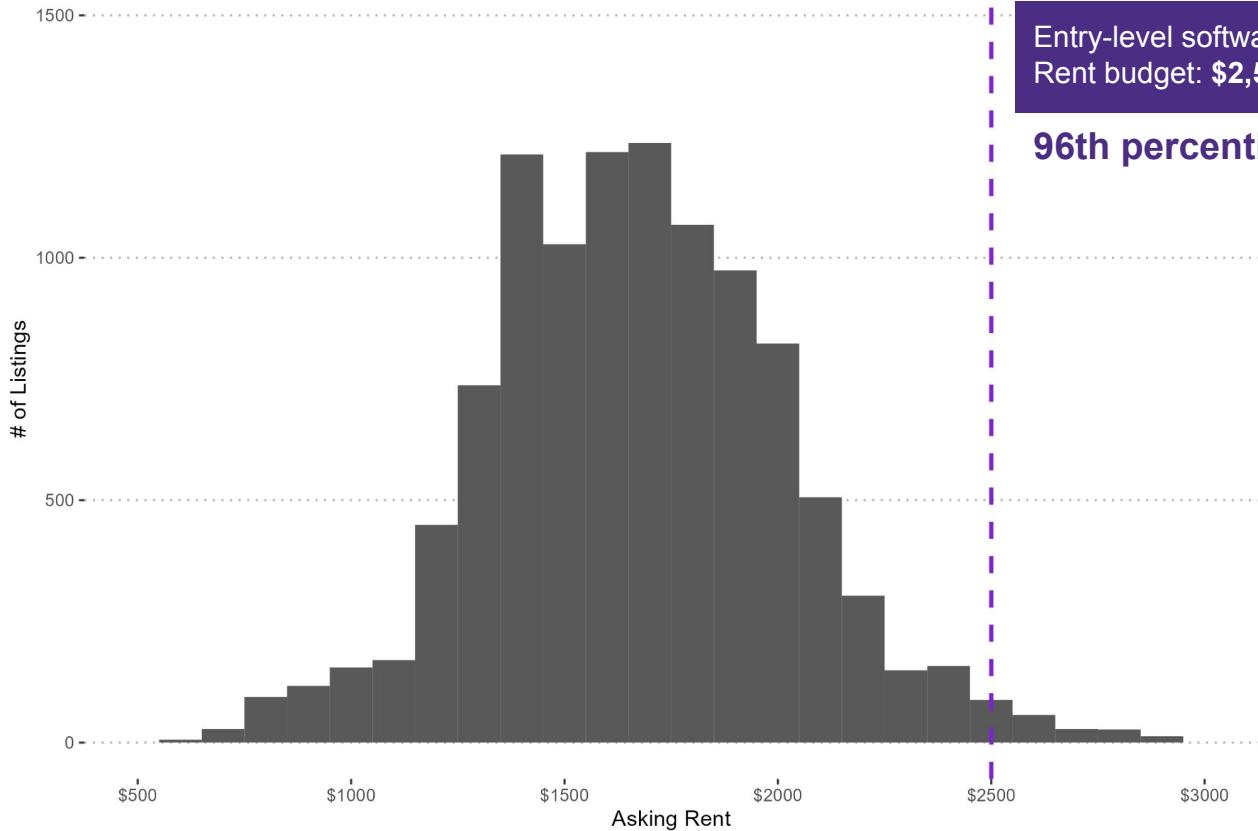


1500

1000

500

0

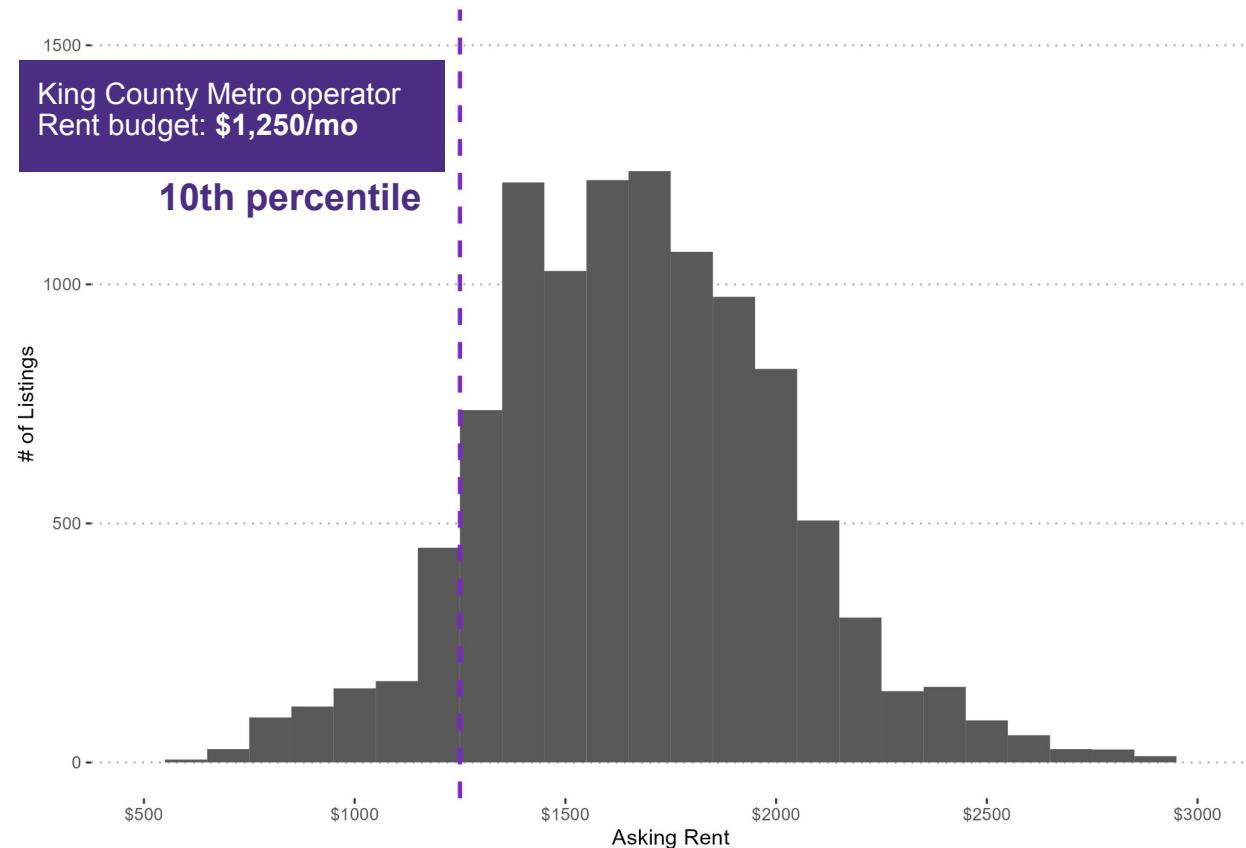


Entry-level software engineer
Rent budget: **\$2,500/mo**

96th percentile



Source: Craigslist 2022



Source: Craigslist 2022



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Migration flows across HRA groupings

2017

	Auburn-Federal Way	Burien-Renton	Central Seattle	Eastside	Kent-Des Moines	Kirkland-Shoreline	North Seattle	Northeast	South Seattle	Southeast
Southeast	1154	2295	527	933	1896	591	520	1001	413	2186
South Seattle	475	1901	4084	661	731	1168	3919	530	2344	360
Northeast	542	656	950	3032	549	1764	952	4198	535	973
North Seattle	536	2153	7144	1154	902	2599	8686	983	3915	575
Kirkland-Shoreline	515	1165	1782	2013	589	4892	2859	1686	1119	657
Kent-Des Moines	1174	1622	1008	603	3840	546	870	607	811	1732
Eastside	753	939	1293	8531	496	1876	1182	3021	616	838
Central Seattle	565	2303	7691	1214	982	1853	6763	1022	3961	544
Burien-Renton	874	4044	2131	1003	1465	1131	2160	756	2201	2352
Auburn-Federal Way	8302	931	492	483	1225	579	548	564	478	1174

2021

	Auburn-Federal Way	Burien-Renton	Central Seattle	Eastside	Kent-Des Moines	Kirkland-Shoreline	North Seattle	Northeast	South Seattle	Southeast
Southeast	1353	2824	576	994	2292	724	592	1131	465	2643
South Seattle	530	2153	4938	754	816	1430	5073	605	2652	496
Northeast	625	808	1134	3582	651	2157	1065	4959	617	1131
North Seattle	662	2415	8761	1363	1064	2992	10086	1075	4720	630
Kirkland-Shoreline	624	1410	2136	2185	719	6126	3192	1993	1361	788
Kent-Des Moines	1399	1835	1238	709	4928	652	1004	697	865	2000
Eastside	897	1021	1500	10235	559	2191	1323	3555	762	1024
Central Seattle	700	2660	9594	1517	1241	2069	8792	1085	4765	631
Burien-Renton	993	4988	2679	1145	1683	1351	2445	789	2508	2796
Auburn-Federal Way	10101	1079	598	603	1399	708	604	699	553	1353



Migration flows across HRA groupings

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Measuring Area-level Migration

Out-migration rate

HHs moved out
of given area

Total HHs in
given area

In-migration rate

HH moved into
given area

Total HH in a
given area

Net migration

In-Migration Rate — Out-Migration Rate



Area-level in- and out-migration

Geographic areas	Household ids in 2017	Household ids in 2018
Tract A	1,2,3	1,3
Tract B	4,5	4,5,6



Area-level in- and out-migration

Geographic areas	Household ids in 2017	Household ids in 2018
Tract A	1, 2,3	1,3
Tract B	4,5	4,5, 6

Challenge

- ❖ HH 2: family dissolution or out-migration?
- ❖ HH 6: family formation or in-migration?

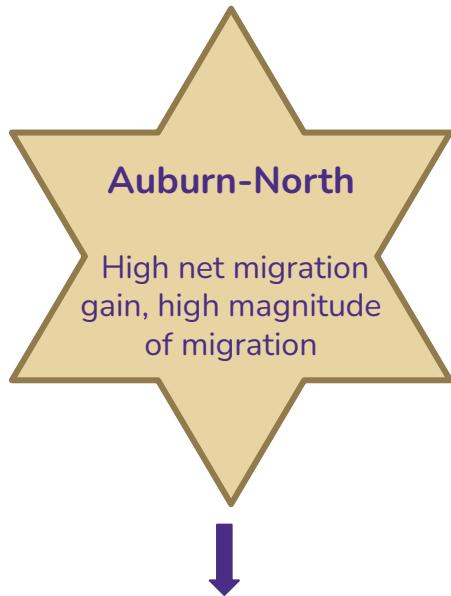


Solution

- ❖ Track HH 2 in 2018
- ❖ Track HH 6 in 2017



3 Area-Level Case Studies



55.4% non-white
43% low-income



67.9% non-white
57% low-income



76.7% non-white
79% low-income

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Auburn-
North

Summary & Next Steps

Auburn-North was consistently one of the top receiving areas

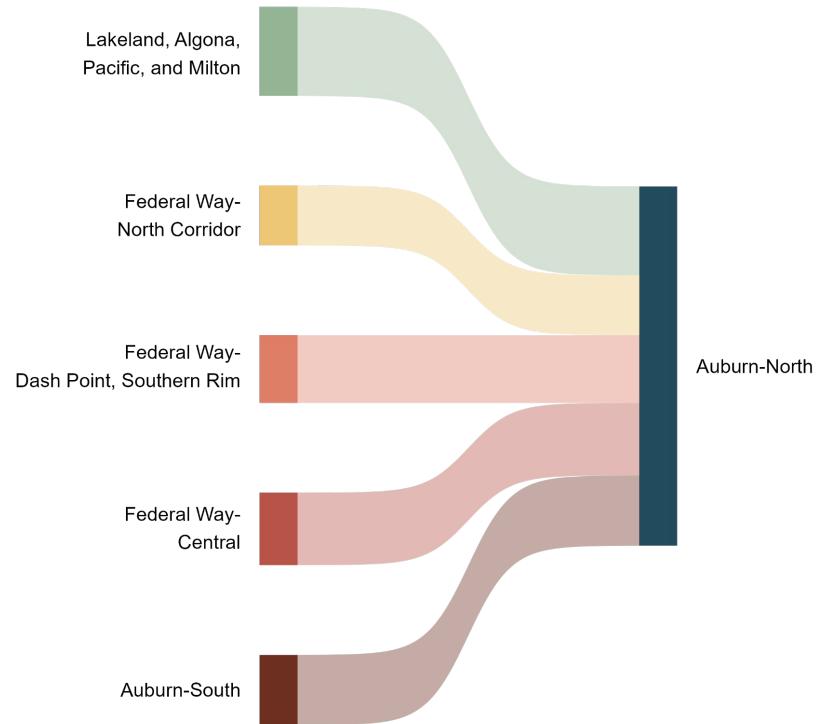
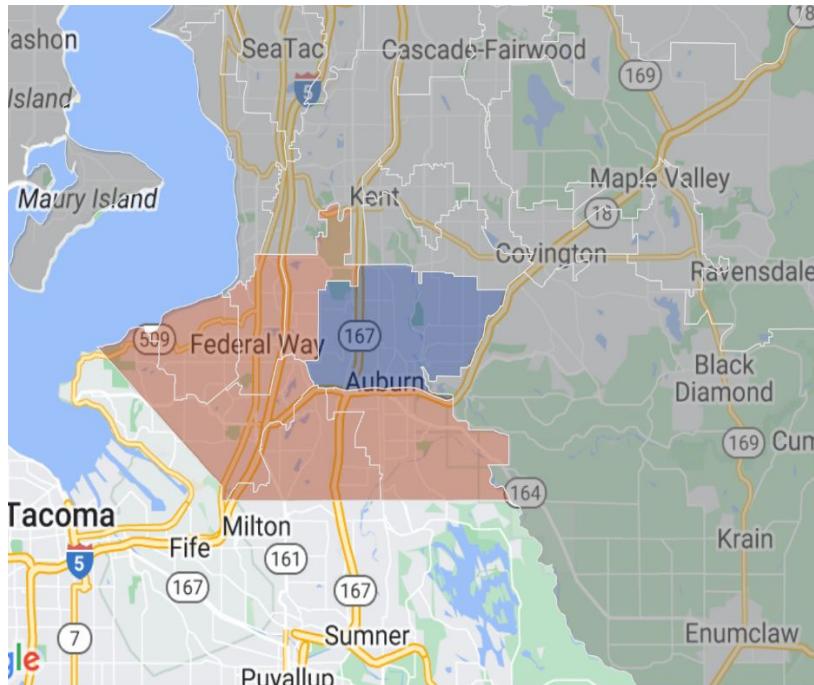
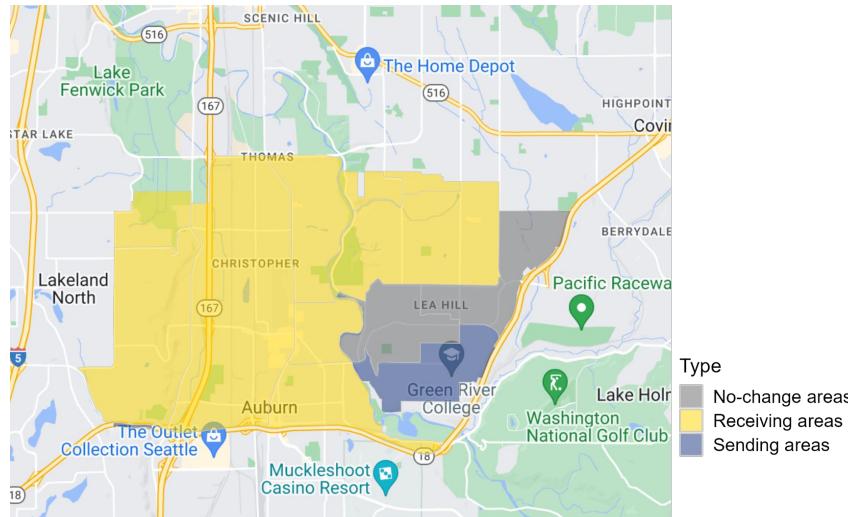


Figure reflects 2017

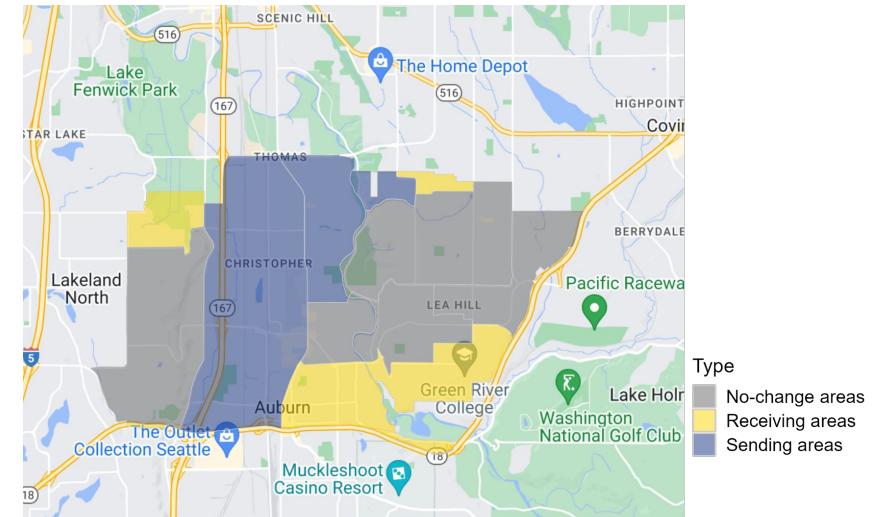


Tract-level Variation in Net Migration in Auburn-North

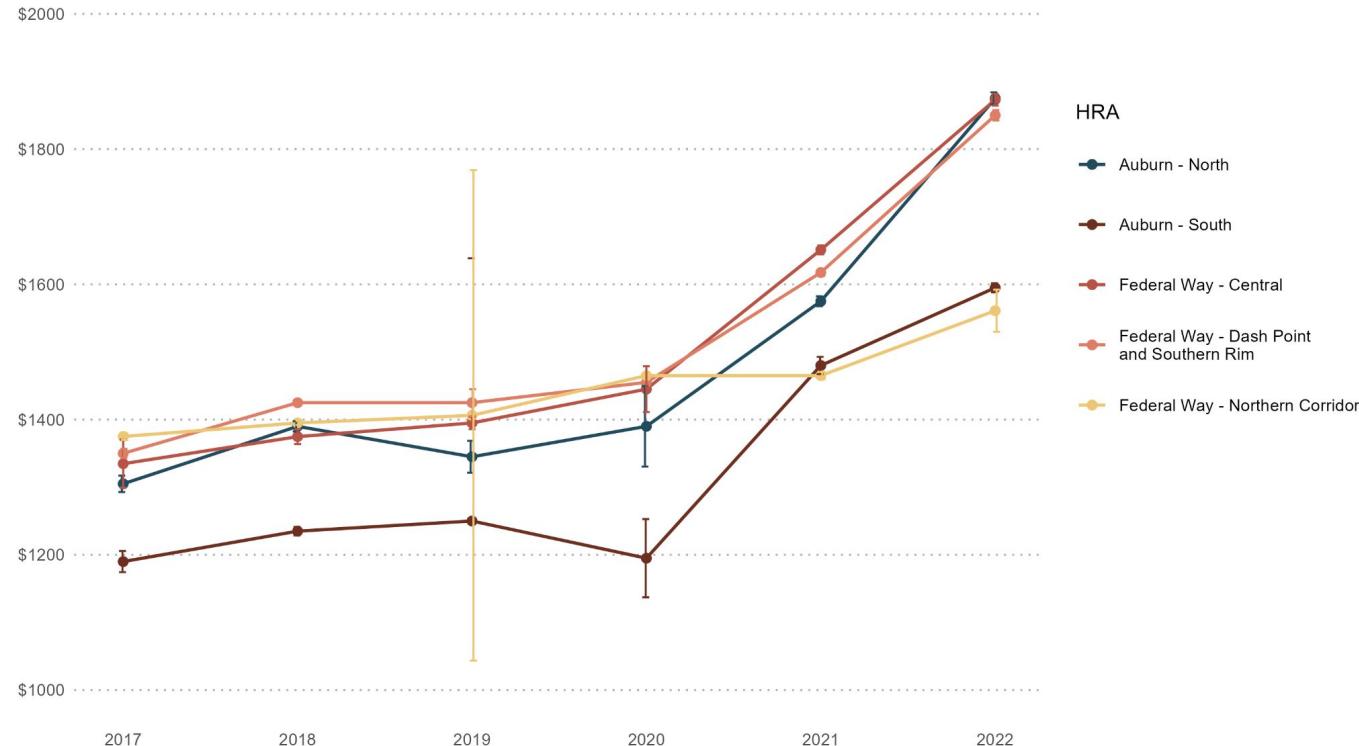
2017



2020



2-bedroom 1Q Rent Prices in Auburn North vs Top Sending Areas



Source: Craigslist

2-bedroom 1Q Rent Prices in Auburn North vs Top Sending Areas



Source: Craigslist

Environmental Exposure and Transit Access in Auburn North vs Sending Areas

Avg. environmental exposure: **8.0** 
Transit stops per sq mi: **11.8**



Avg. environmental exposure: **7.5** 
Transit stops per sq mi: **51.7**



Avg. environmental exposure: **6.2** 
Transit stops per sq mi: **21.8**



Avg. environmental exposure: **5.5** 
Transit stops per sq mi: **18.4**



Avg. environmental exposure: **6.3** 
Transit stops per sq mi: **17.5**



Avg. environmental exposure: **7.7**

Auburn-North

Transit stops per sq mi: **16**



Residential Land Use in Auburn North vs Sending Areas

% MF lots: 0.36% 

Lakeland, Algona,
Pacific, and Milton



% MF lots: 2.67% 

Federal Way-
North Corridor



% MF lots: 1.26%

% MF lots: 0.37% 

Federal Way-
Dash Point, Southern Rim



Auburn-North

% MF lots: 0.62% 

Federal Way-
Central

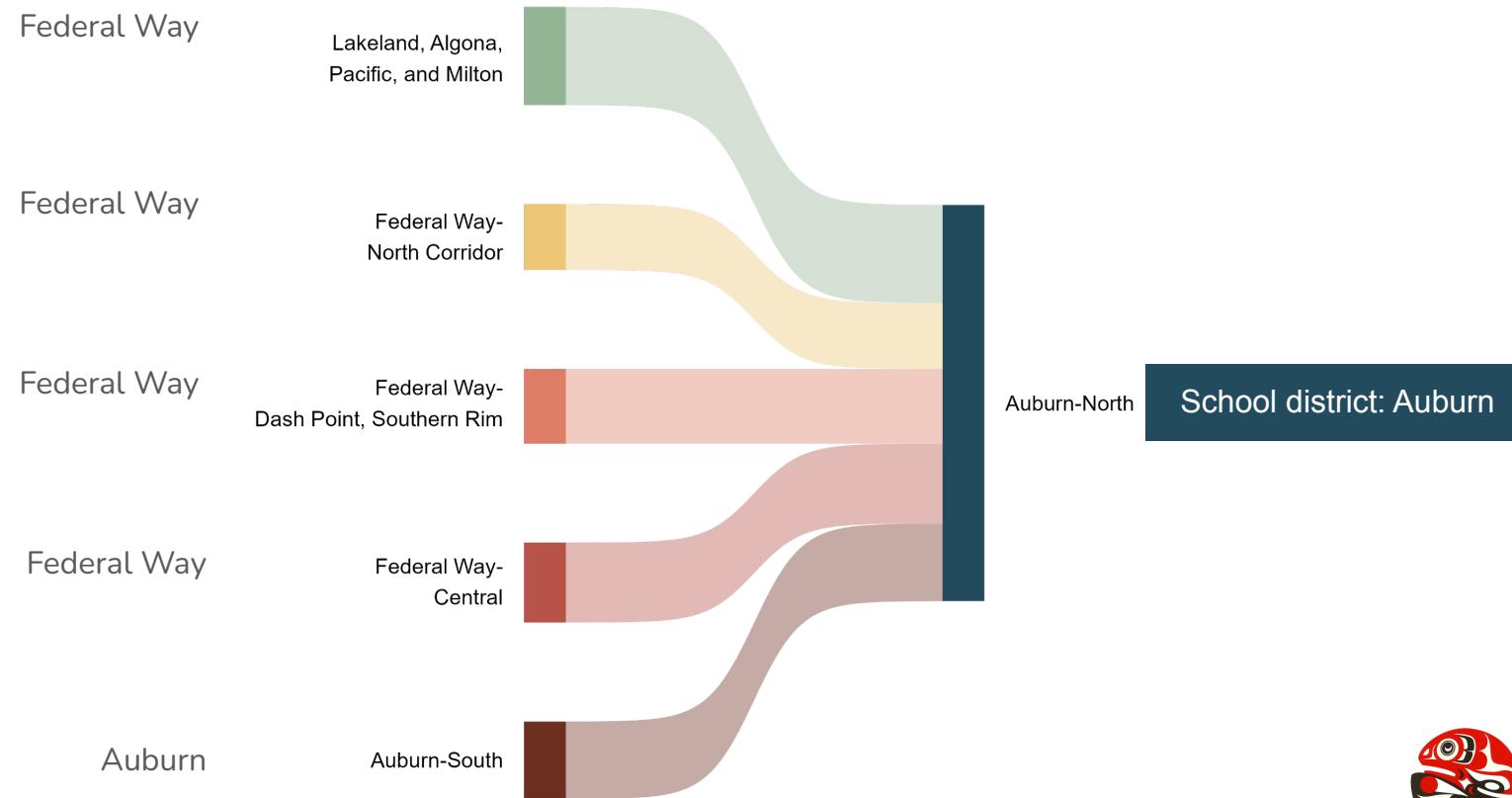


% MF lots: 1.98% 

Auburn-South



Main School Districts in Auburn North vs Sending Areas

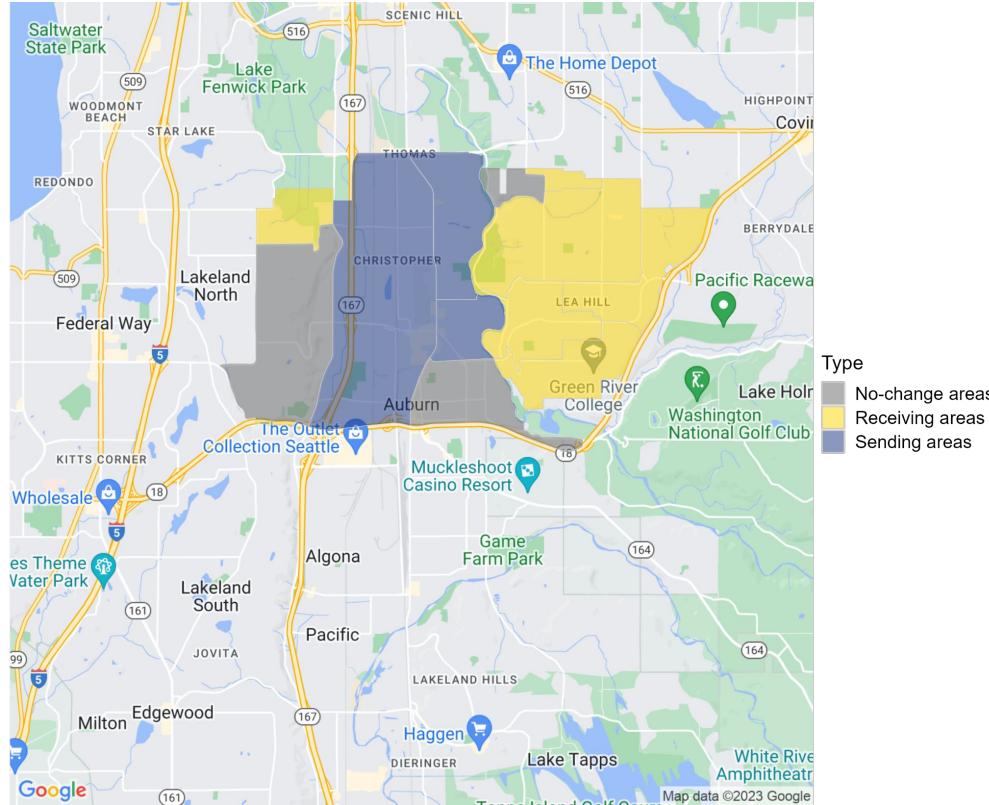


Land Use and School Districts in Auburn North vs top sending areas

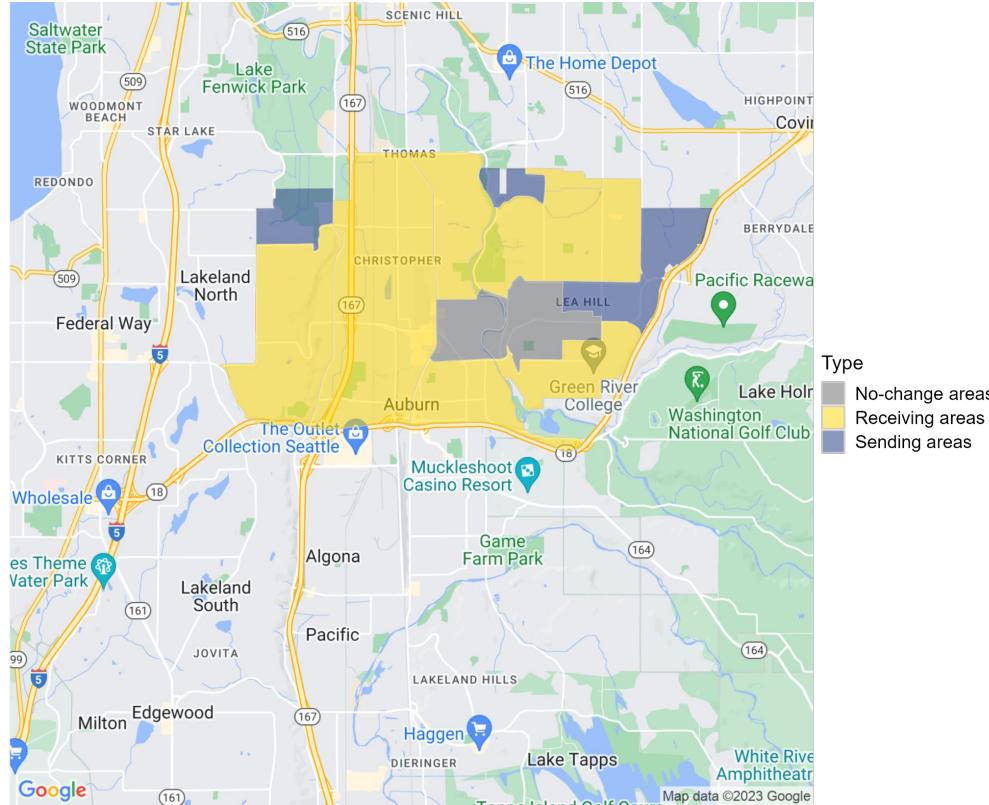
HRA	% of Residential Lots that are Multifamily	% of Residential Lots that are Single Family	Primary School District
Auburn - North	1.26%	93%	19 Auburn 1 Federal Way
Lakeland, Algona, Pacific, and Milton	0.36%	92%	1 Auburn 8 Federal Way
Federal Way - North Corridor	2.67%	91%	10 Federal Way
Federal Way - Dash Point and Southern Rim	0.37%	96%	12 Federal Way
Federal Way - Central	0.62%	96%	8 Federal Way
Auburn - South	1.98%	90%	13 Auburn



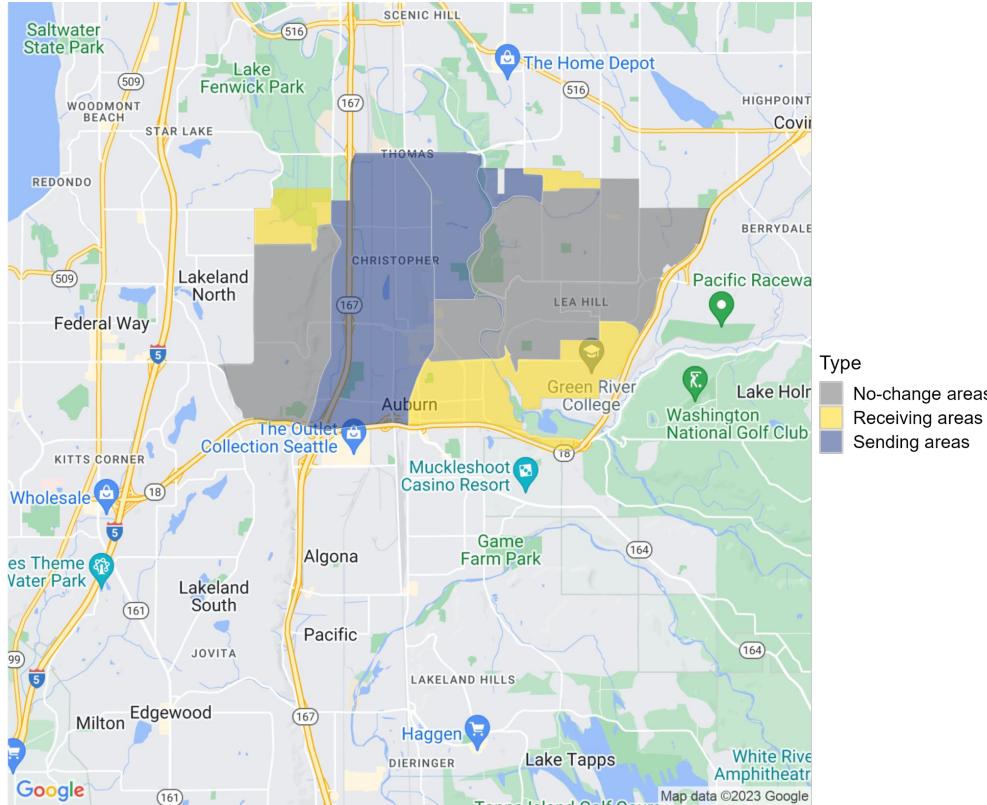
Zooming in tract-level variation in Auburn-North: 2018



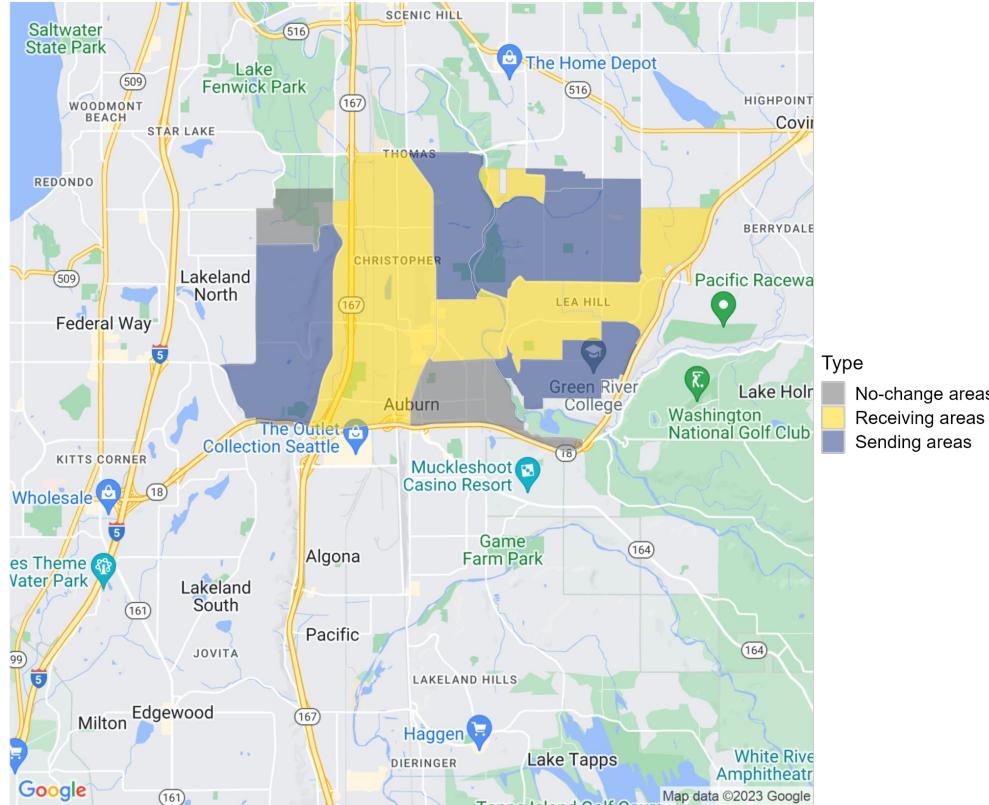
Zooming in tract-level variation in Auburn-North: 2019



Zooming in tract-level variation in Auburn-North: 2020



Zooming in tract-level variation in Auburn-North: 2021



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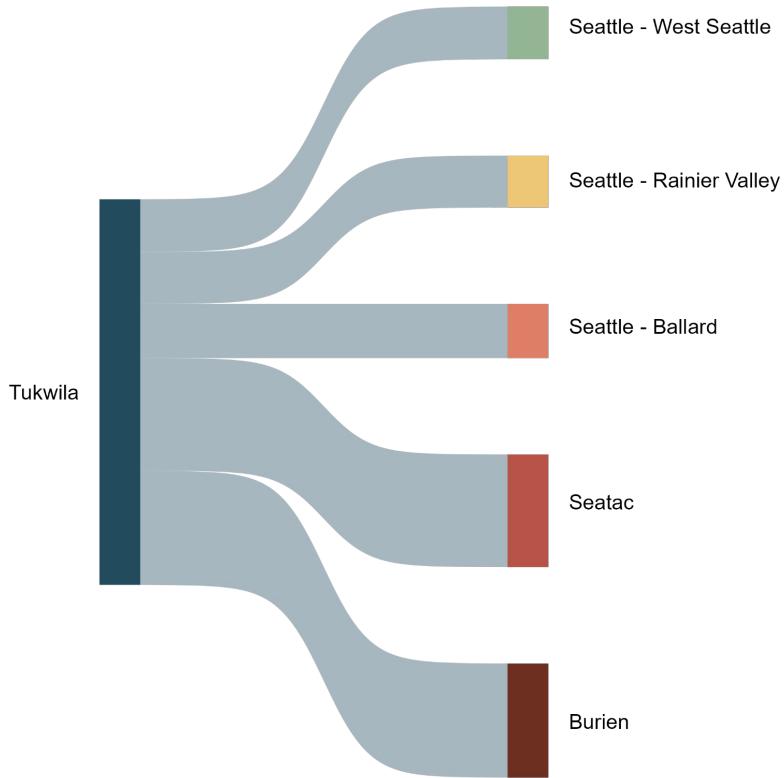
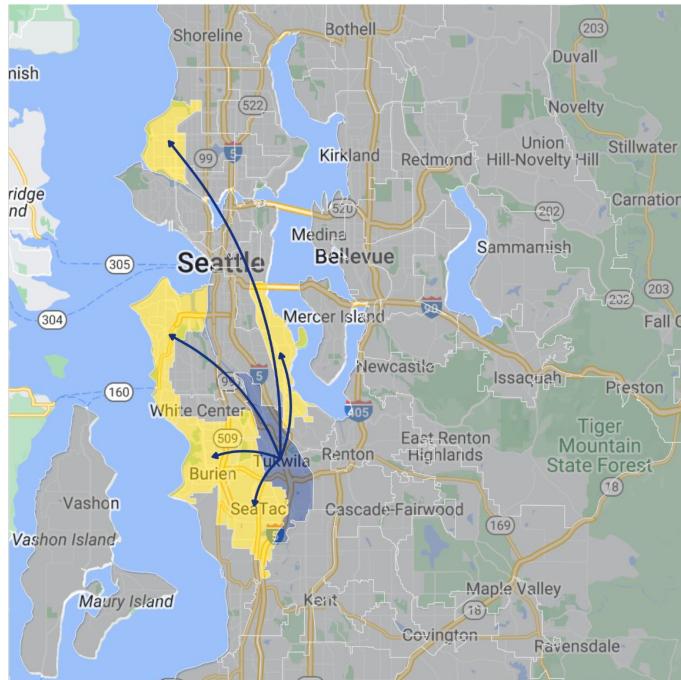
County-level Results

Area-level Results

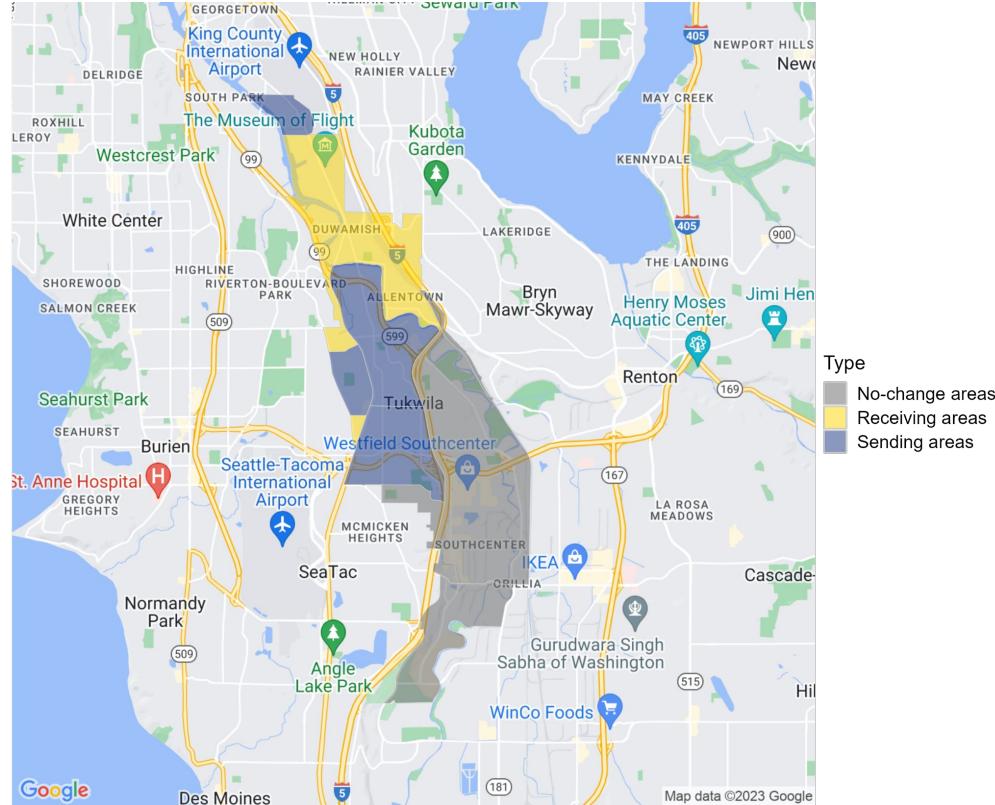
Tukwila

Summary & Next Steps

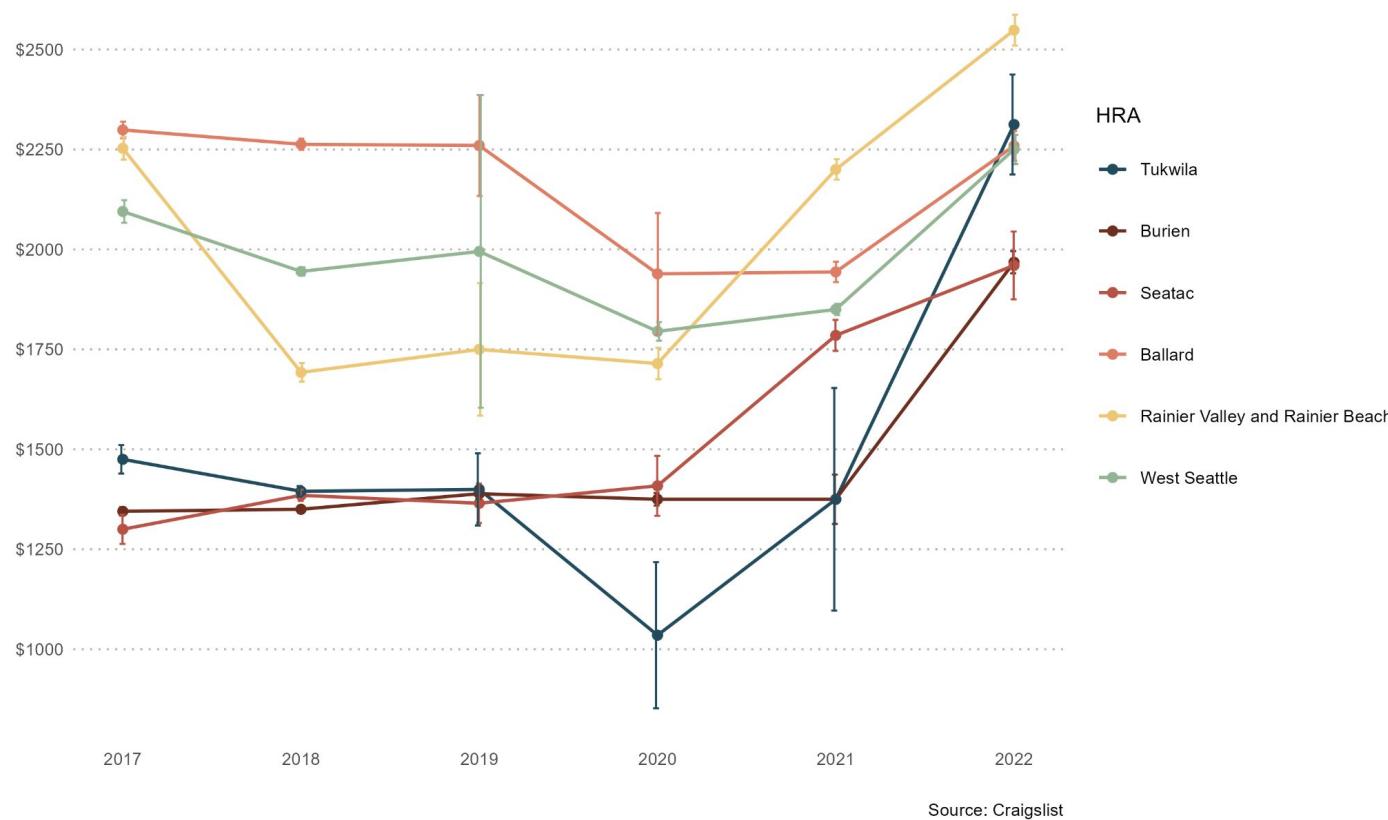
Tukwila was the only HRA in 2017 to see negative net migration



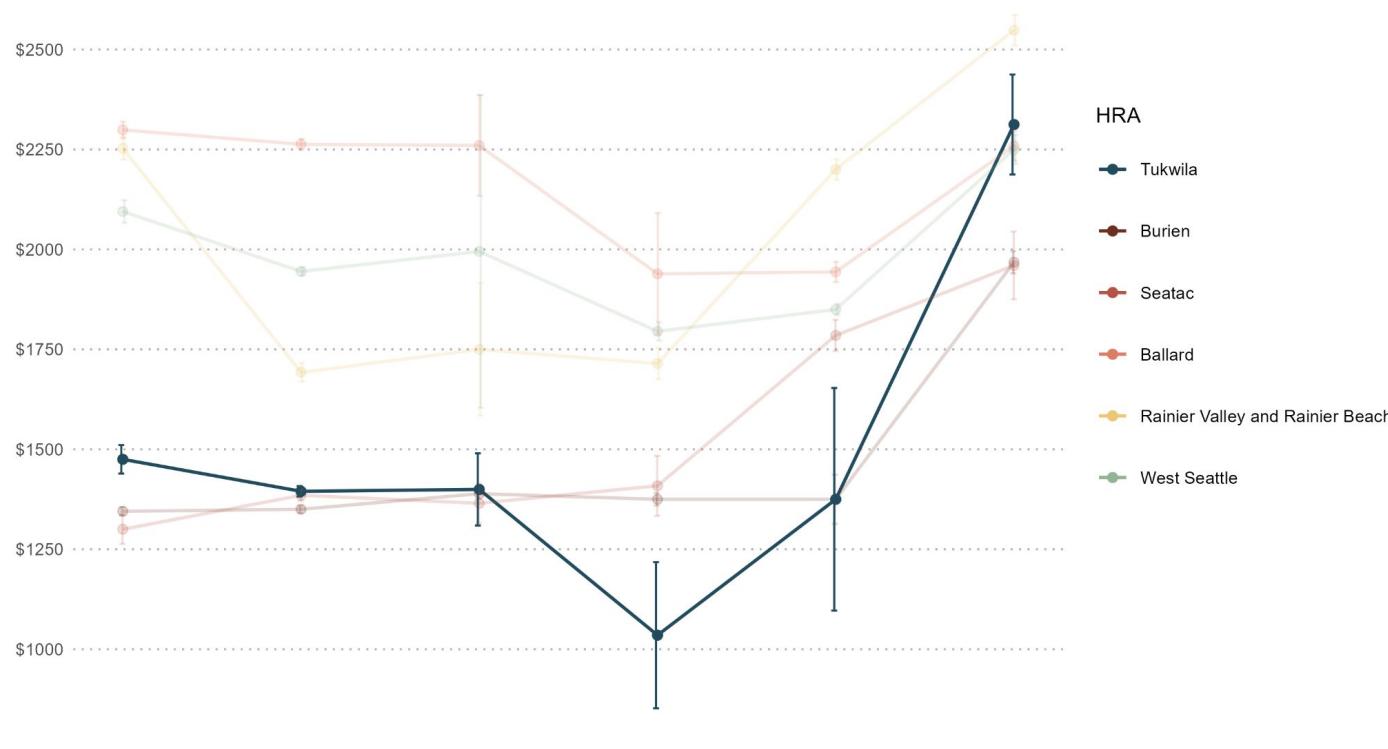
Tract-level variation in net migration in Tukwila



2-bedroom 1Q Rent Prices in Tukwila vs Top Receiving Areas



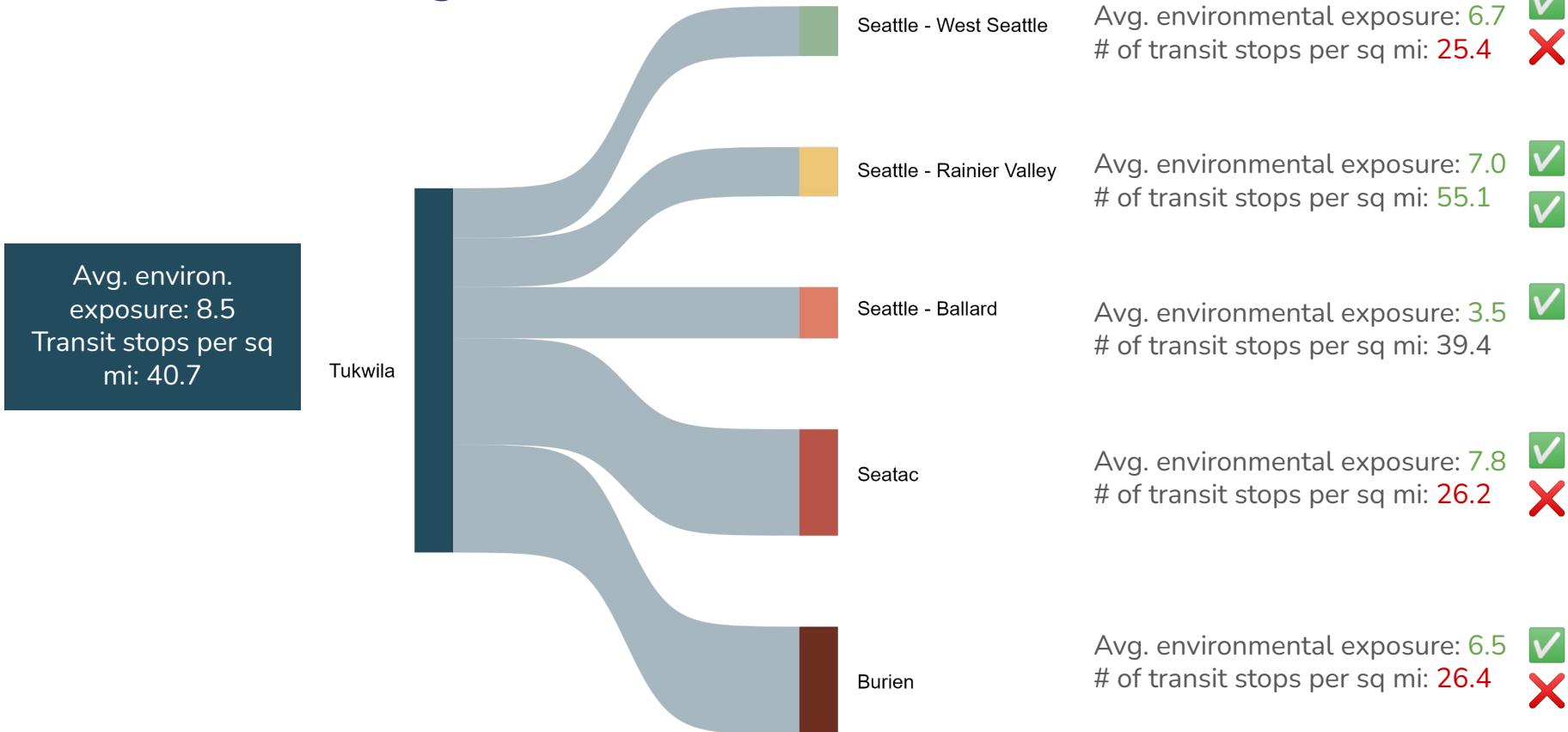
2-bedroom 1Q Rent Prices in Tukwila vs Top Receiving Areas



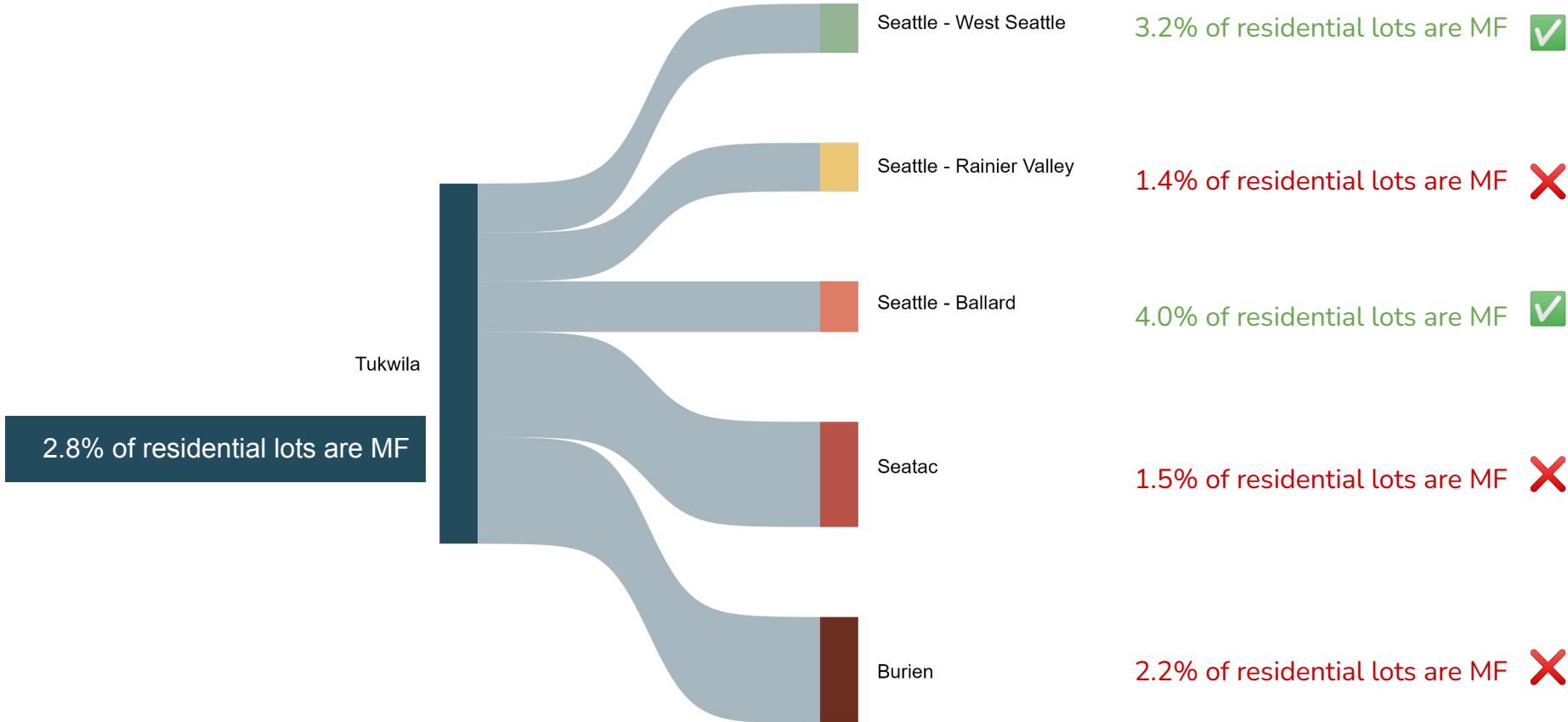
Source: Craigslist



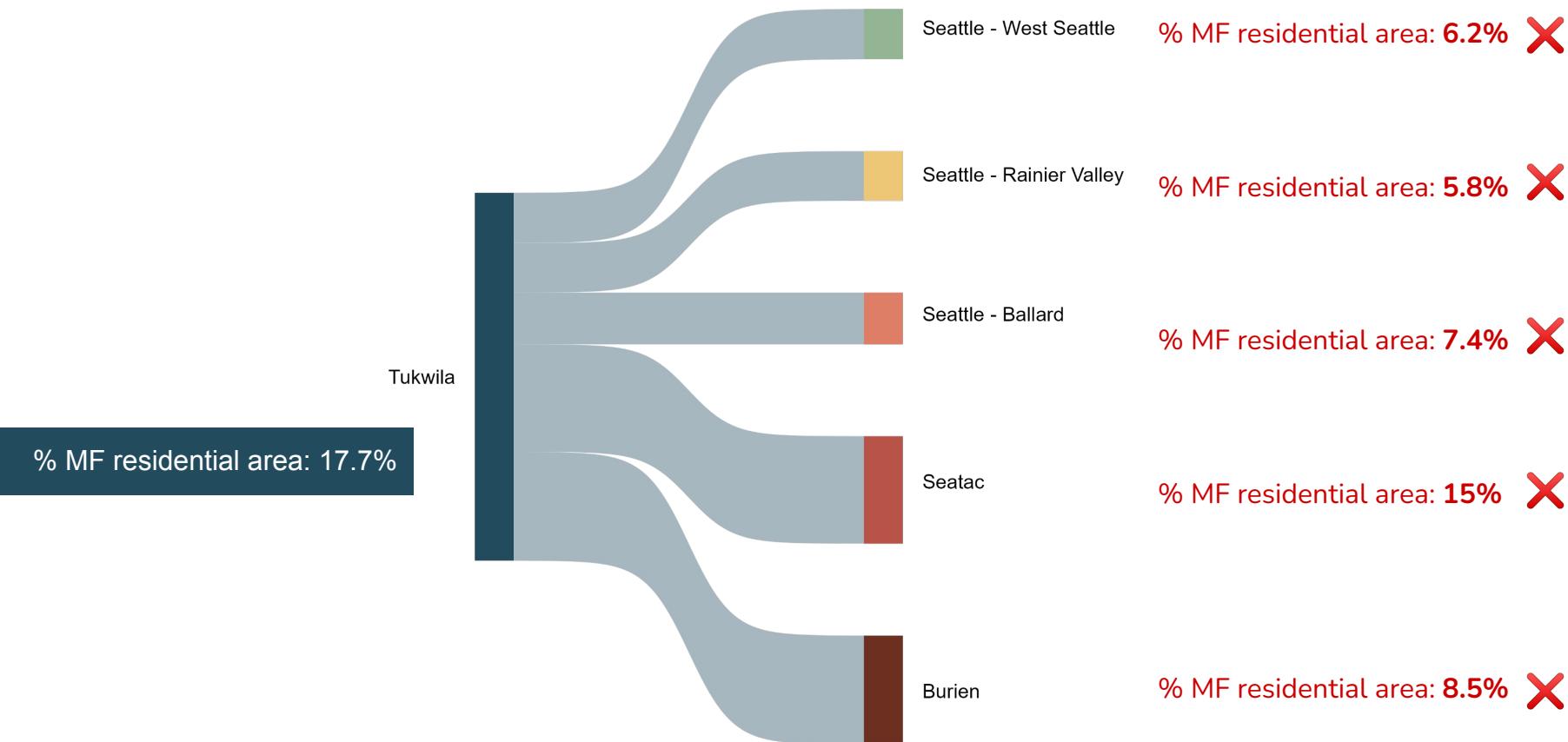
Environmental Exposure and Transit Access in Tukwila vs Receiving Areas



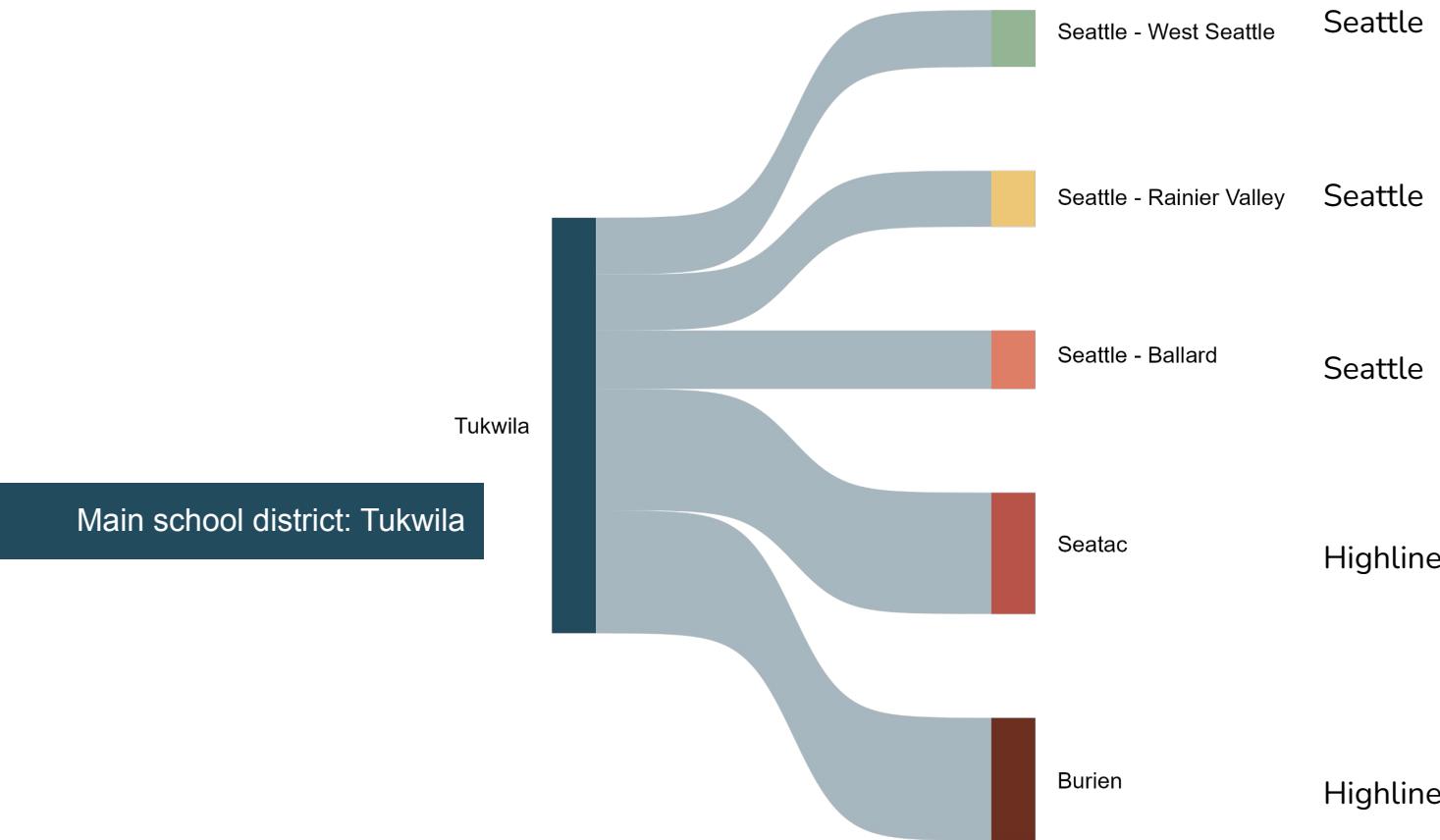
Residential Land Use in Tukwila vs Receiving Areas



Residential Land Use in Tukwila vs Sending Areas: SQFT of lots



Main schools in Tukwila vs Receiving Areas



Land Use in Tukwila vs top receiving areas

HRA	% of Residential area that is Multifamily	% of Residential Lots that are Multifamily	% of Residential area that is Single Family	% of Residential Lots that are Single Family
Seattle - Rainier Valley and Rainier Beach	5.81%	1.43%	89%	87.13%
Seatac	15.48%	1.47%	79%	94.73%
Burien	8.53%	2.24%	88%	94.43%
Tukwila	17.73%	2.77%	77%	90.77%
Seattle - West Seattle	6.19%	3.20%	88%	83.79%
Seattle - Ballard	7.37%	3.96%	82%	70.96%



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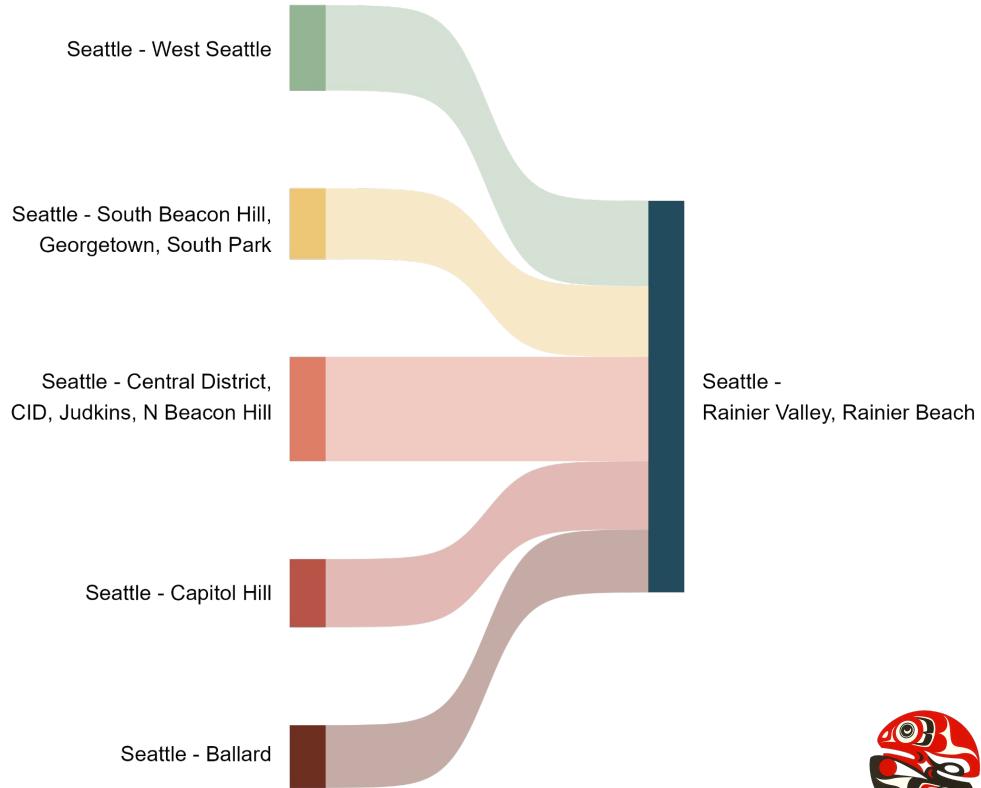
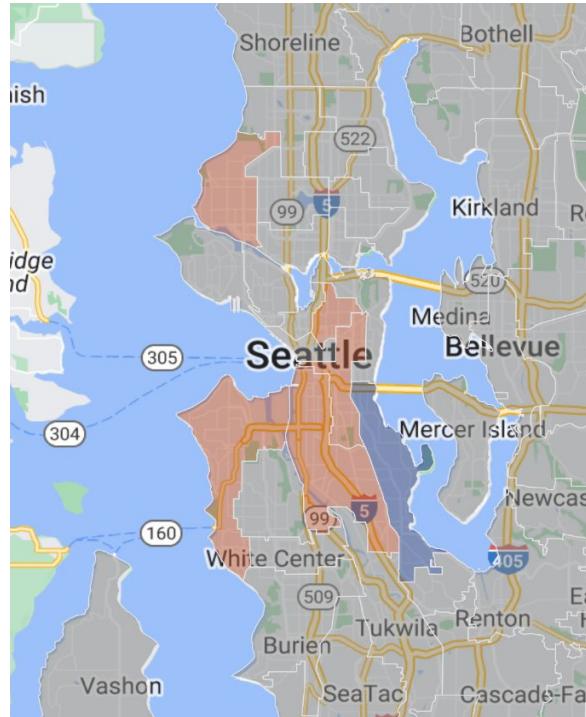
Rainier
Beach

Summary & Next Steps

Where are households in
Rainier Valley-Rainier Beach moving from?



Top 5 Sending Areas to Rainier Valley-Rainier Beach (2017)



Top 5 Sending Areas to Rainier Valley-Rainier Beach (2018-2020)

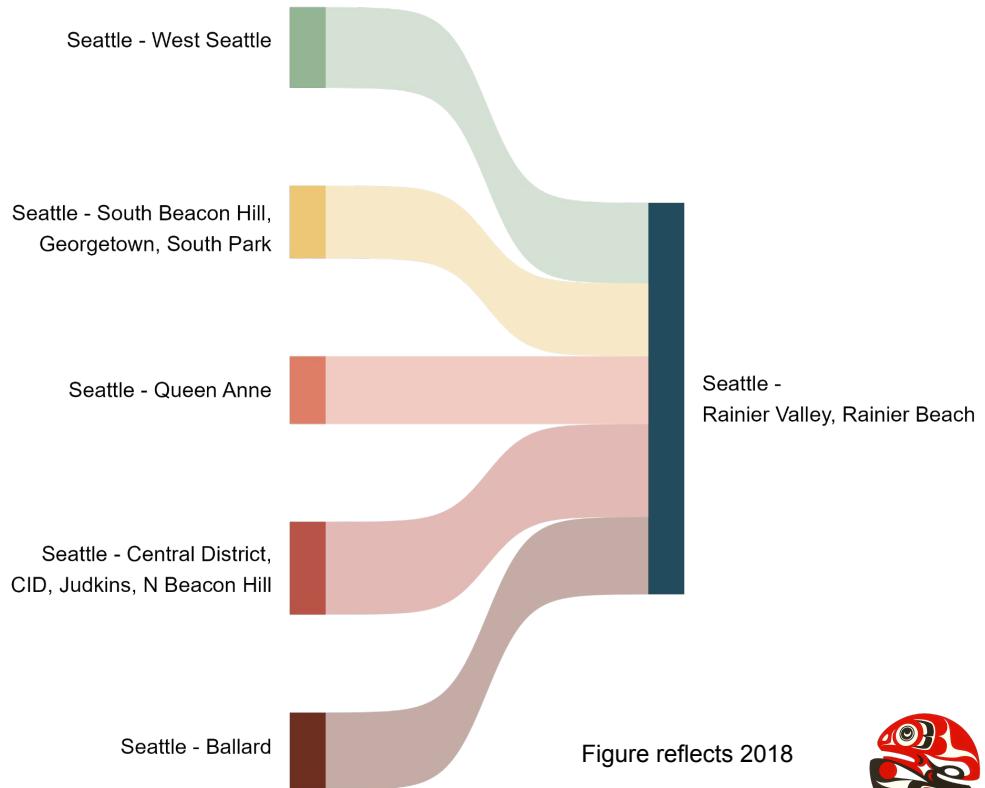
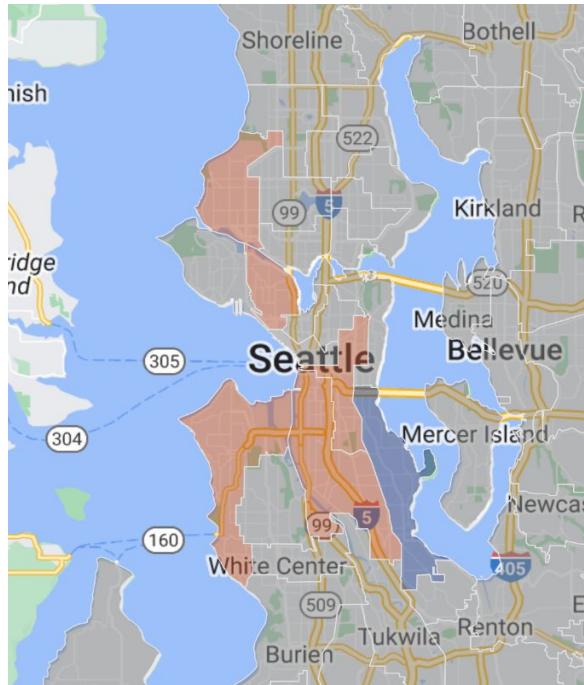
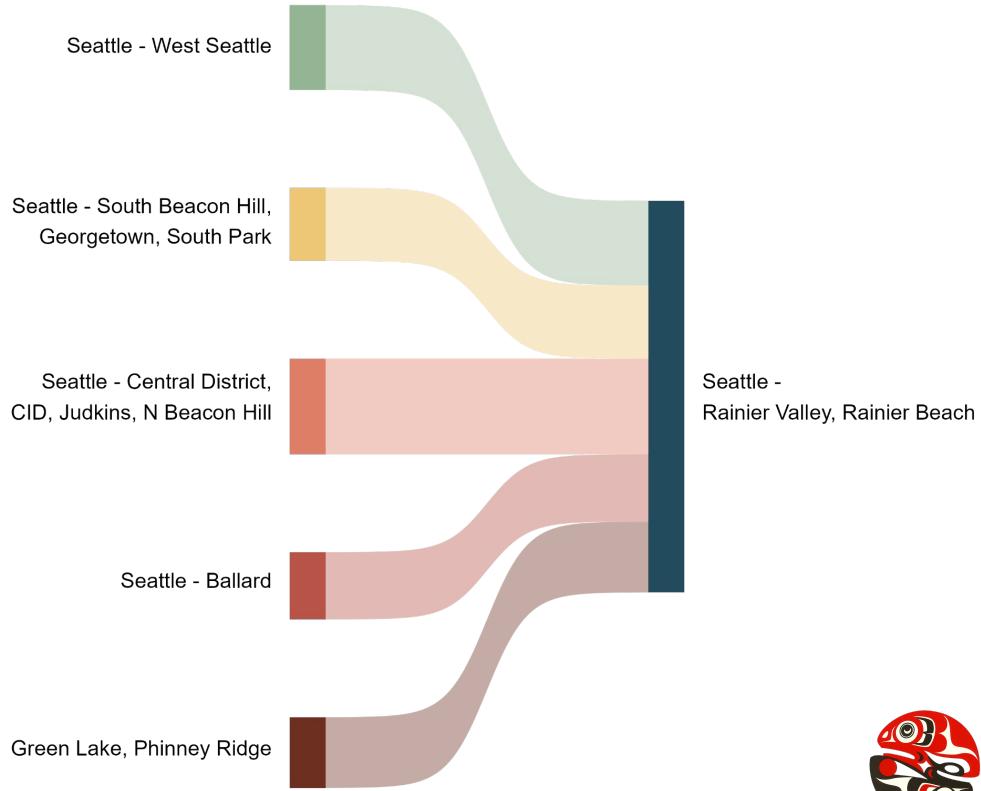
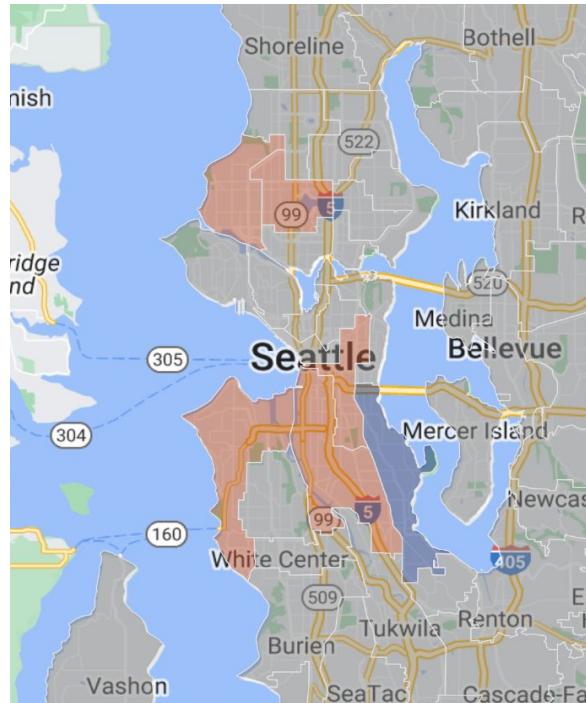


Figure reflects 2018



Top 5 Sending Areas to Rainier Valley-Rainier Beach (2021)



Where are households in
Rainier Valley-Rainier Beach moving to?



Top 5 Receiving Areas from RVRB (2017-2021)

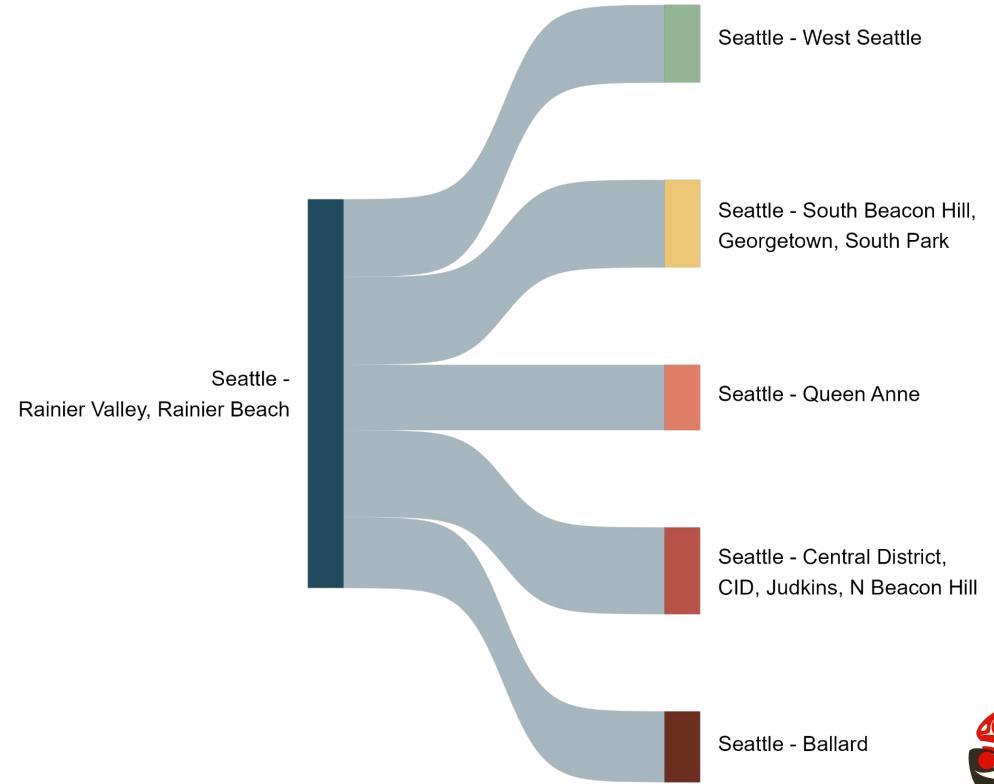
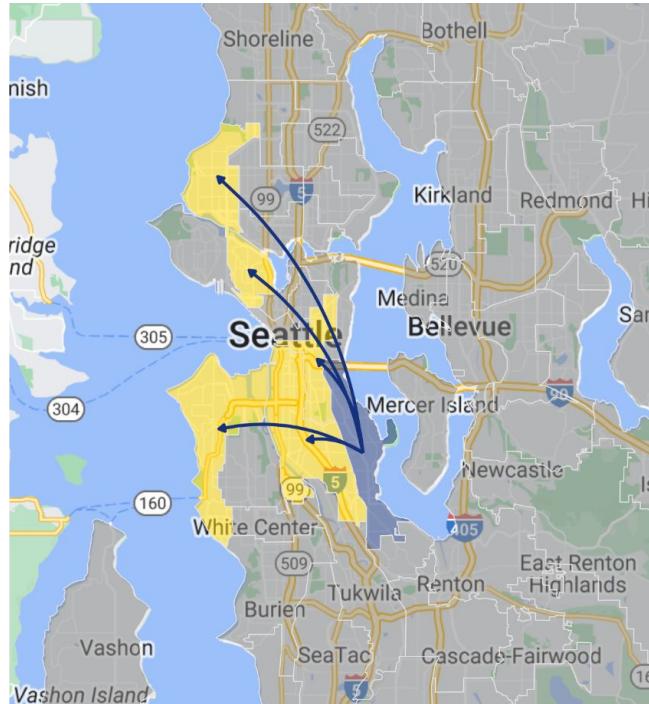
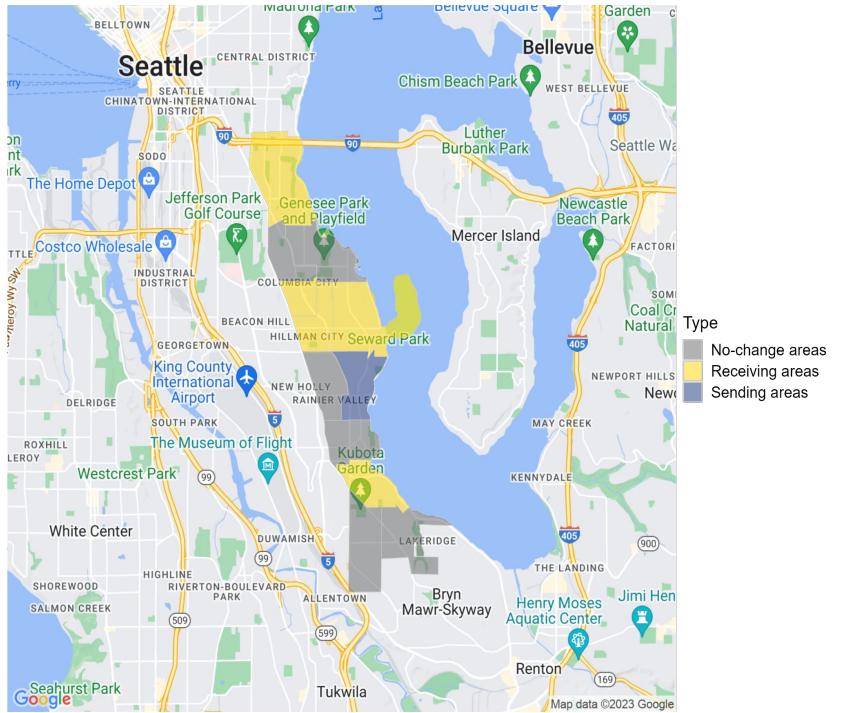


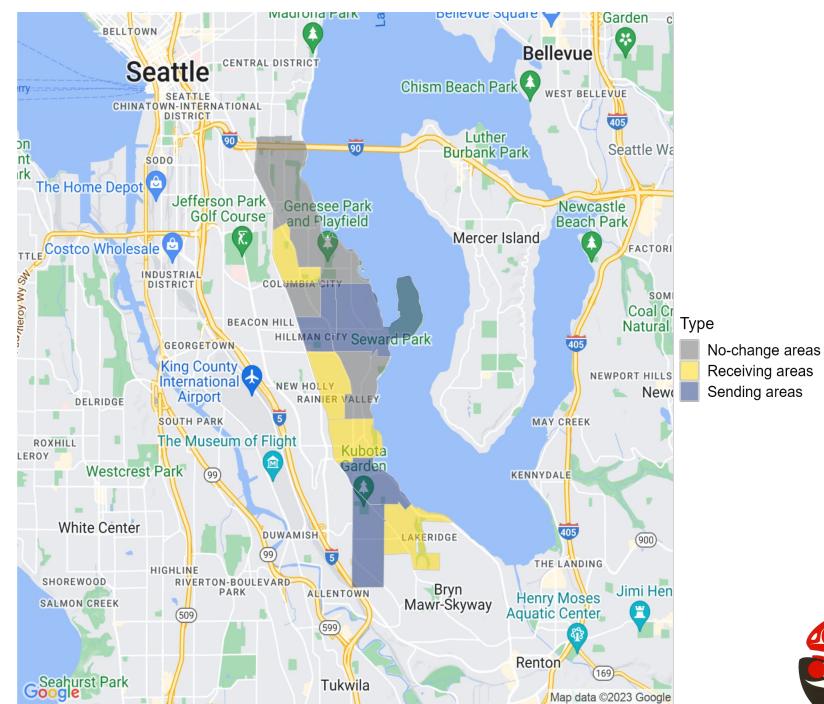
Figure reflects 2017

Tract-level variation net migration in RVRB

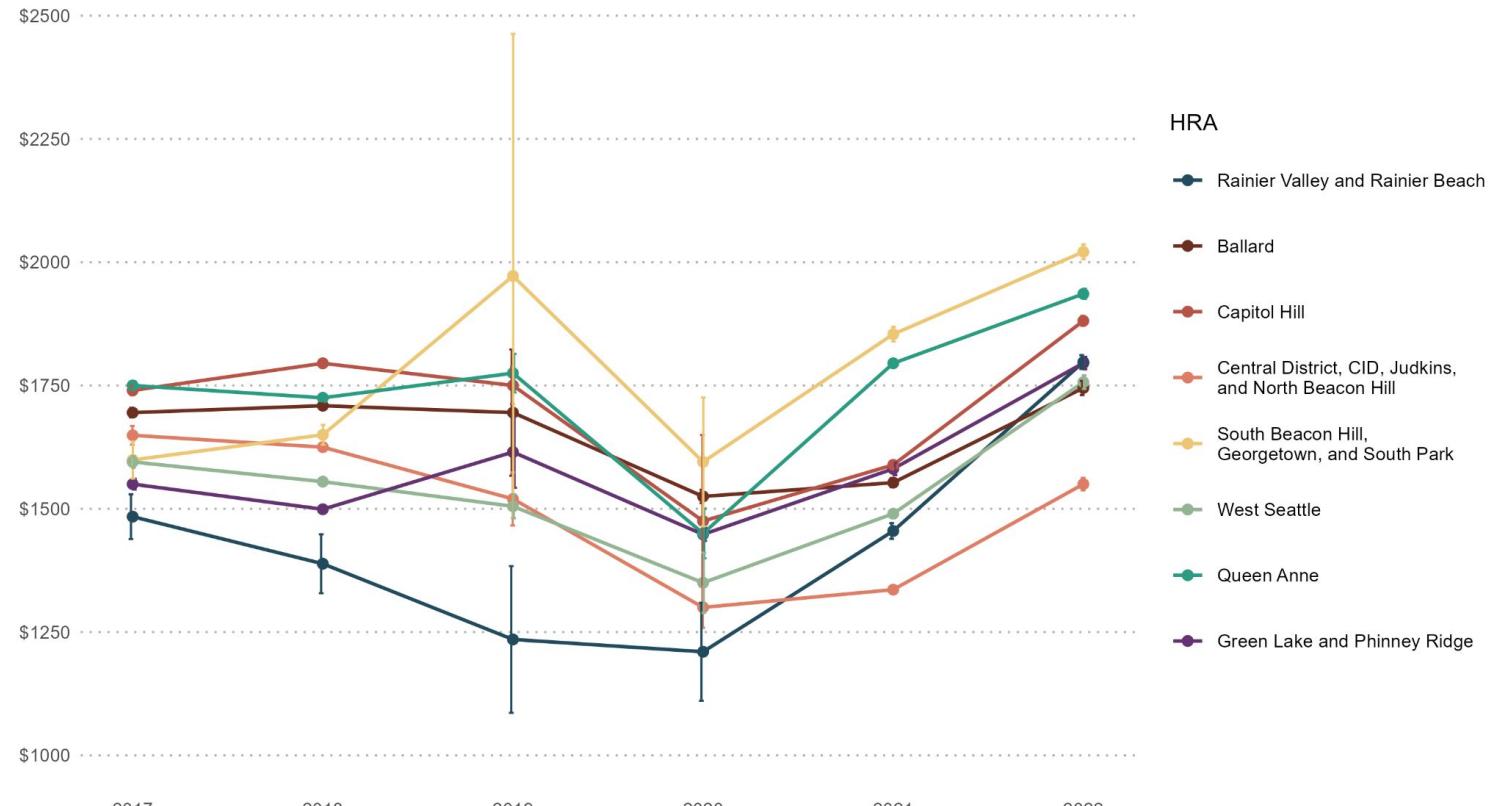
2017



2020

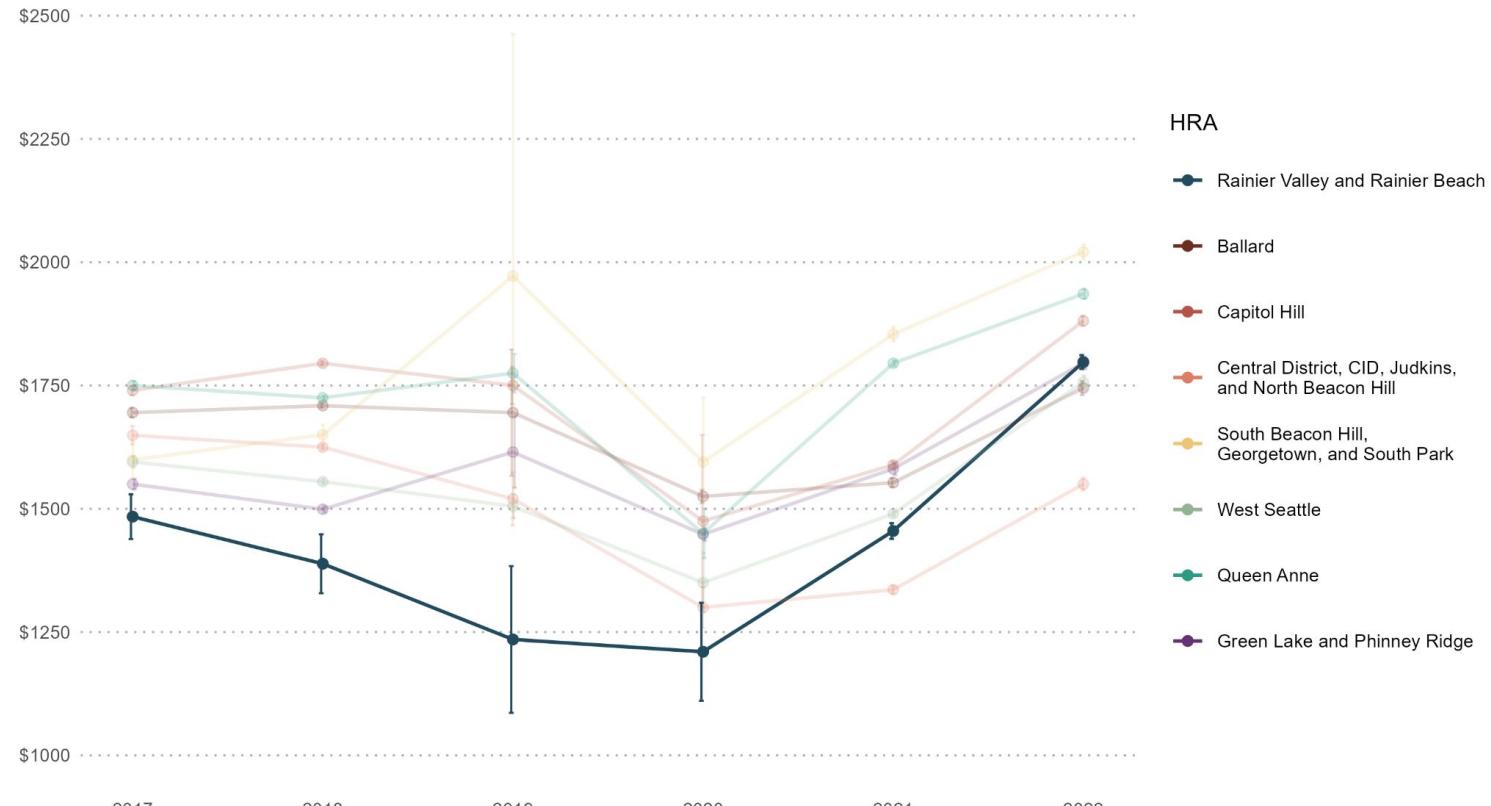


1BR 1Q Rent Prices in RVRB in Sending and Receiving Areas



Source: Craigslist

RVRB Rents were the lowest pre-2020 but have since increased rapidly



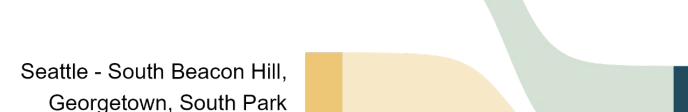
Source: Craigslist

RVRB has moderate average levels of environmental exposure and number of transit stops compared to its sending areas

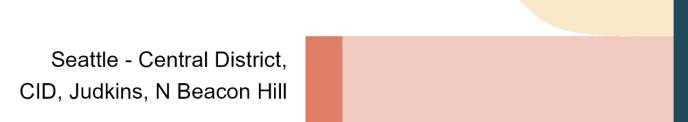
Avg environmental exposure: 6.7 ✓
of transit stops per sq mi: 25.4 ✗



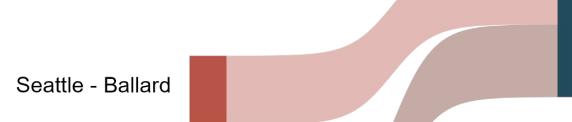
Avg environmental exposure: 7.2 ✗
of transit stops per sq mi: 68.2 ✓



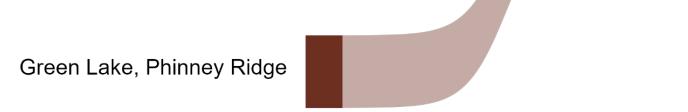
Avg environmental exposure: 6.4 ✓
of transit stops per sq mi: 152.7 ✓



Avg environmental exposure: 3.5 ✓
of transit stops per sq mi: 39.4 ✗



Avg environmental exposure: 7.5 ✗
of transit stops per sq mi: 175.2 ✓



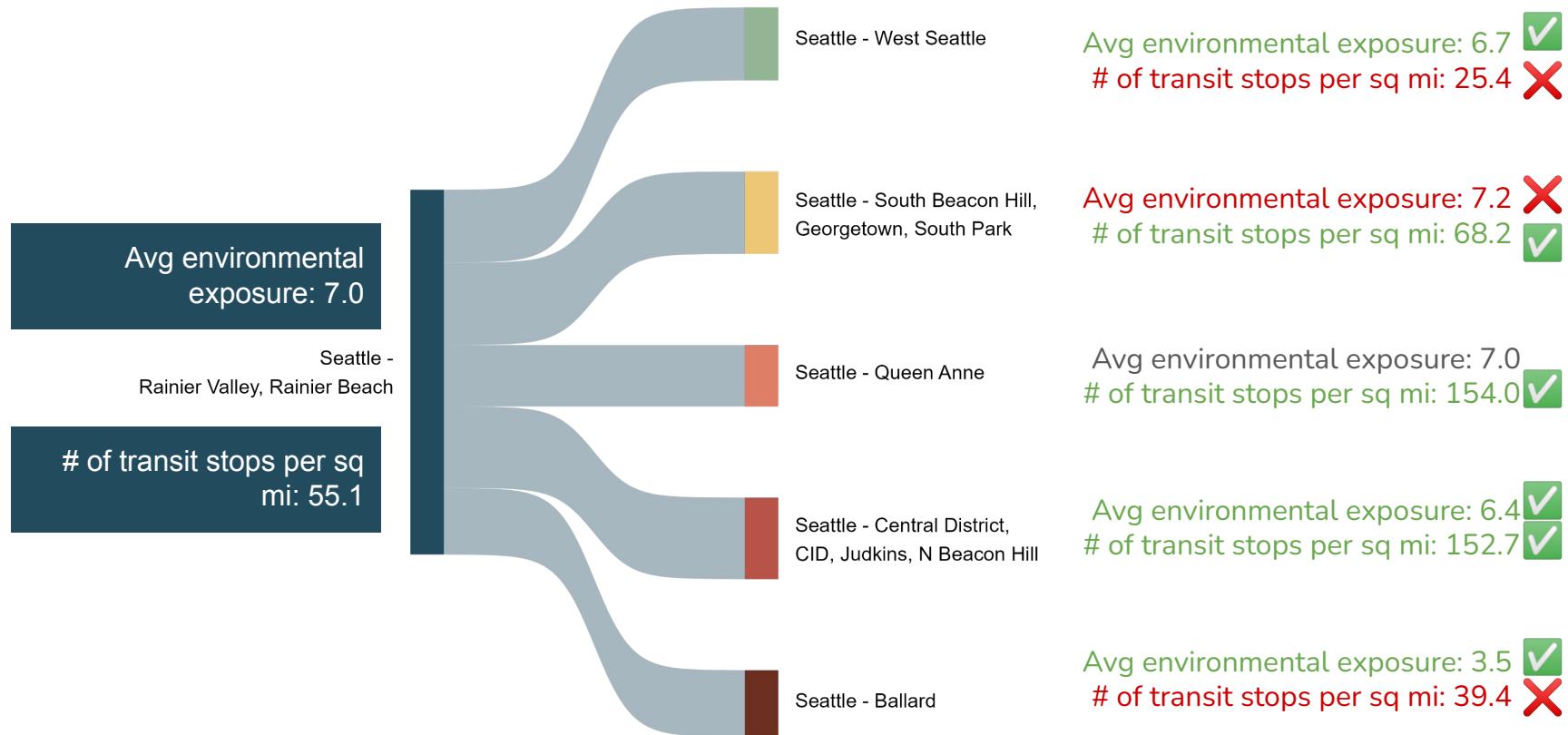
Avg environmental exposure: 7.0

Seattle - Rainier Valley, Rainier Beach

of transit stops per sq mi: 55.1



RVRB has moderate average levels of environmental exposure and number of transit stops compared to its receiving areas



RVRB has the lowest proportion of multifamily housing compared to its sending areas

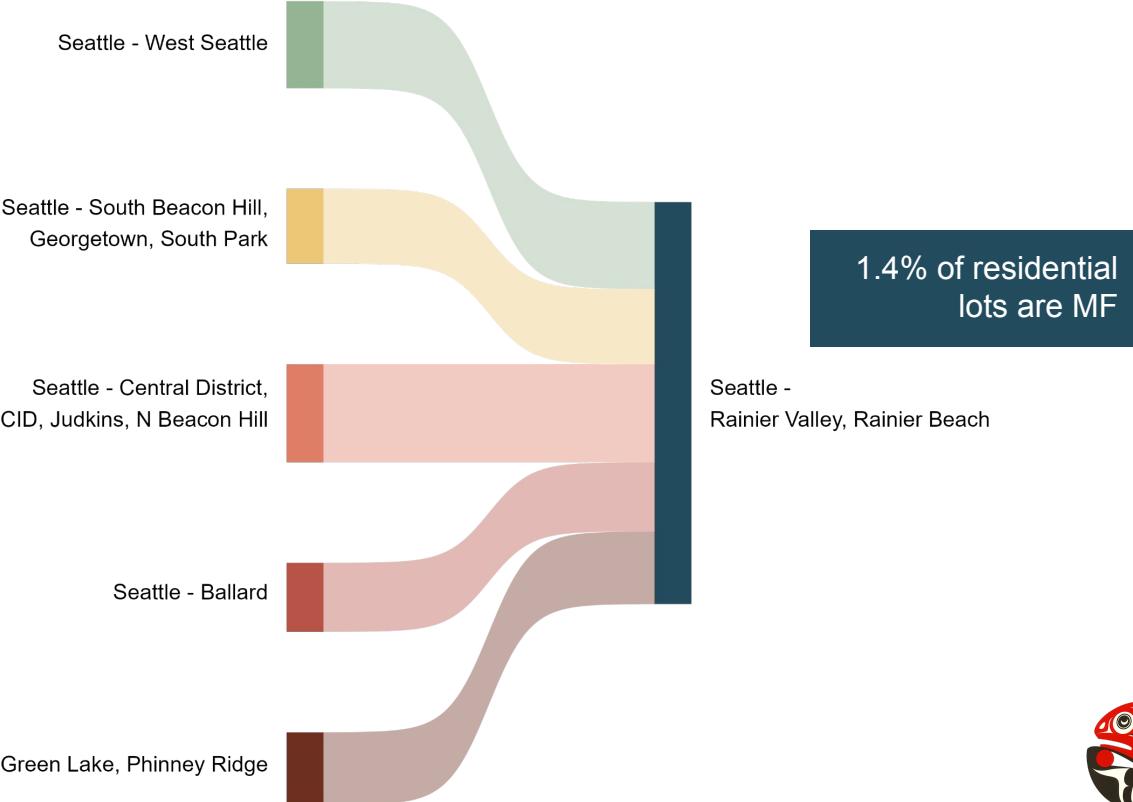
3.2% of residential lots are MF

1.7% of residential lots are MF

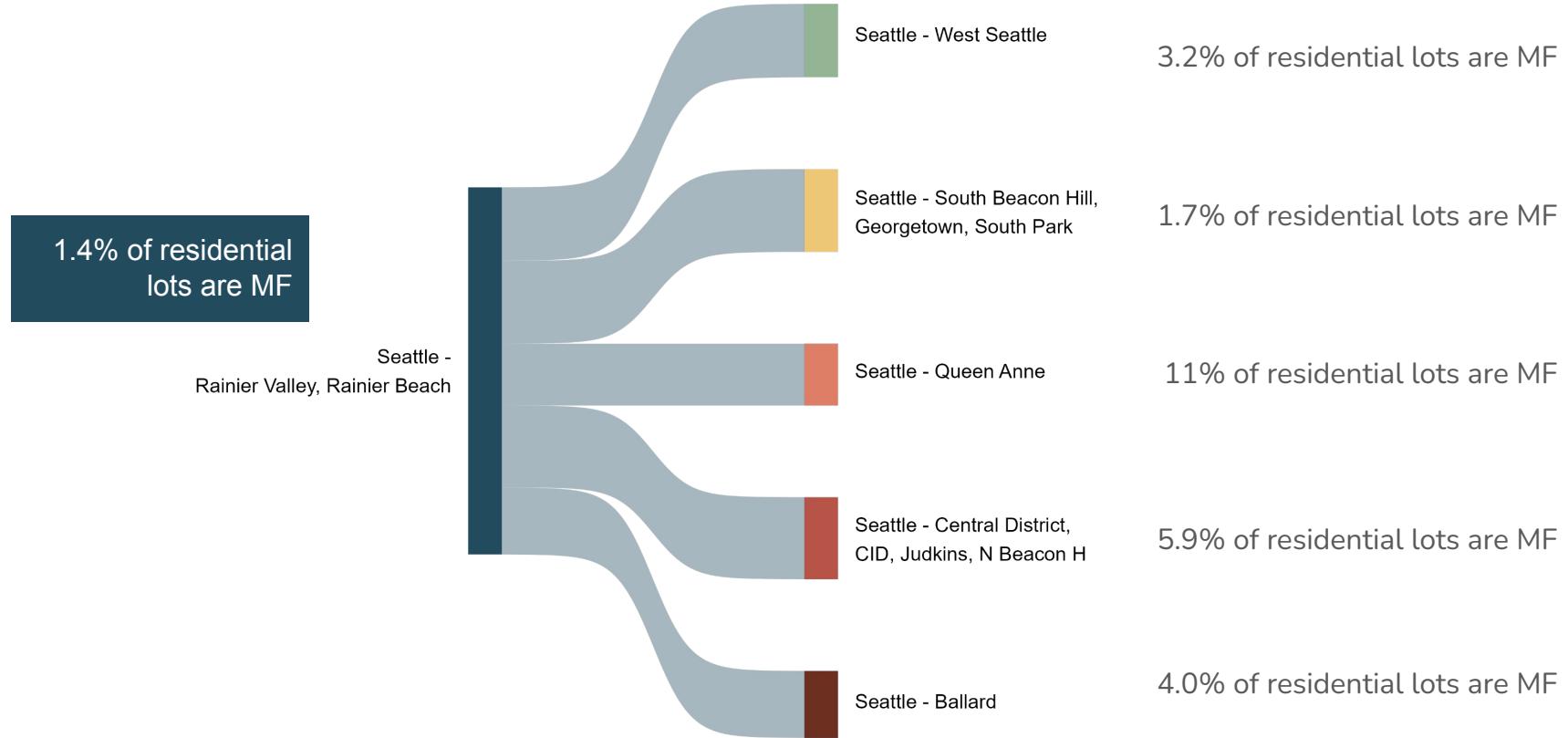
5.9% of residential lots are MF

4.0% of residential lots are MF

3.8% of residential lots are MF



RVRB has the lowest proportion of multifamily housing compared to its receiving areas



Zoning in Rainier Valley-Rainier Beach vs top sending areas

HRA	% of Residential Lots that are Multifamily	% of Residential Lots that are Single Family
Seattle - Capitol Hill	21.1%	52%
Seattle - Central District, Chinatown-International District, Judkins, and North Beacon Hill	5.9%	56%
Seattle - Ballard	4.0%	71%
Seattle - West Seattle	3.2%	84%
Seattle - South Beacon Hill, Georgetown, and South Park	1.7%	86%
Seattle - Rainier Valley and Rainier Beach	1.4%	87%

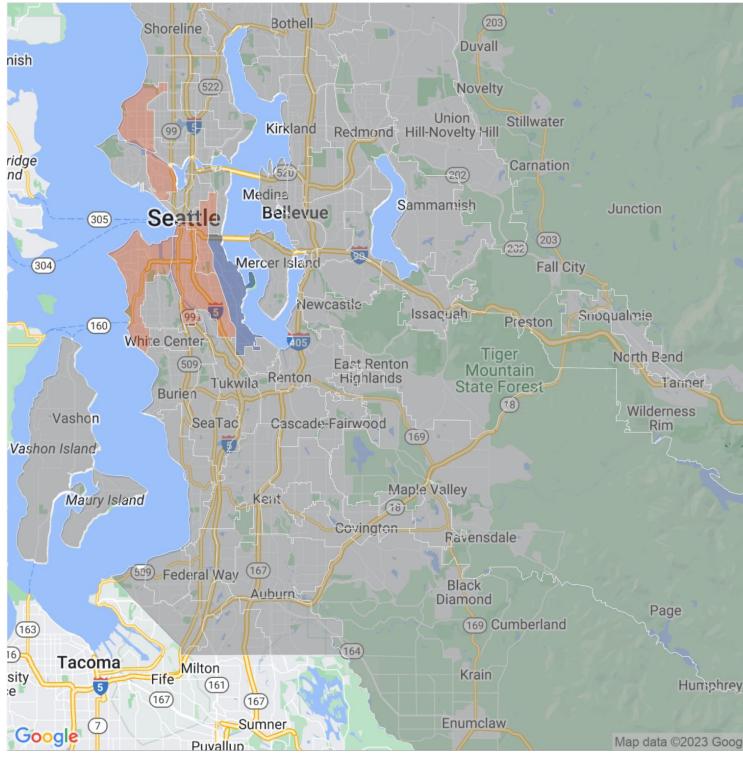


Housing types in Rainier Valley / Rainier Beach Compared to Sending Areas

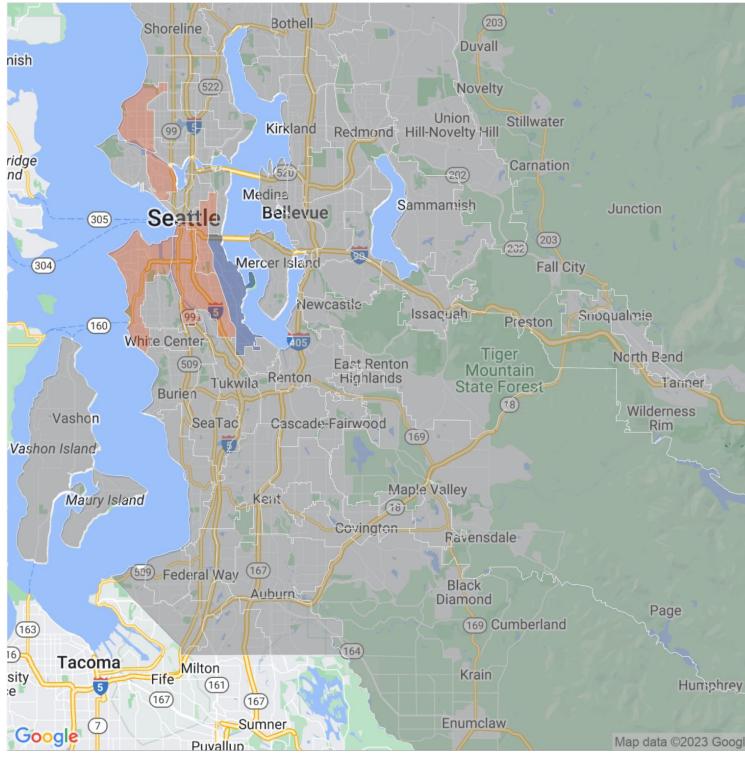
HRA	% of Residential Lots that are Multifamily	% of Residential Lots that are Single Family
Seattle - Central District, Chinatown-International District, Judkins, and North Beacon Hill	5.9%	56%
Seattle - Queen Anne	11.0%	66%
Seattle - Ballard	4.0%	71%
Seattle - West Seattle	3.2%	84%
Seattle - South Beacon Hill, Georgetown, and South Park	1.7%	86%
Seattle - Rainier Valley and Rainier Beach	1.4%	87%



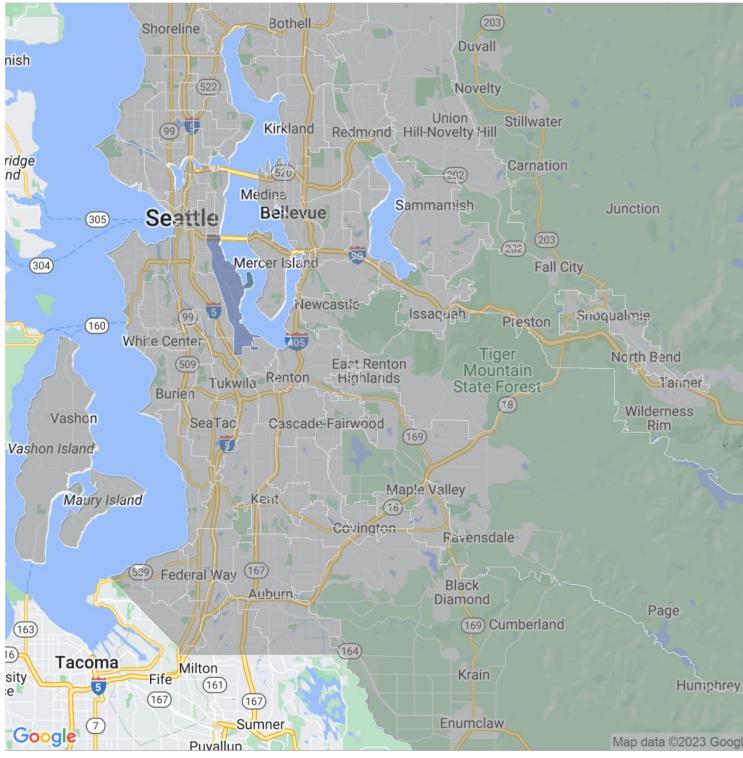
2019



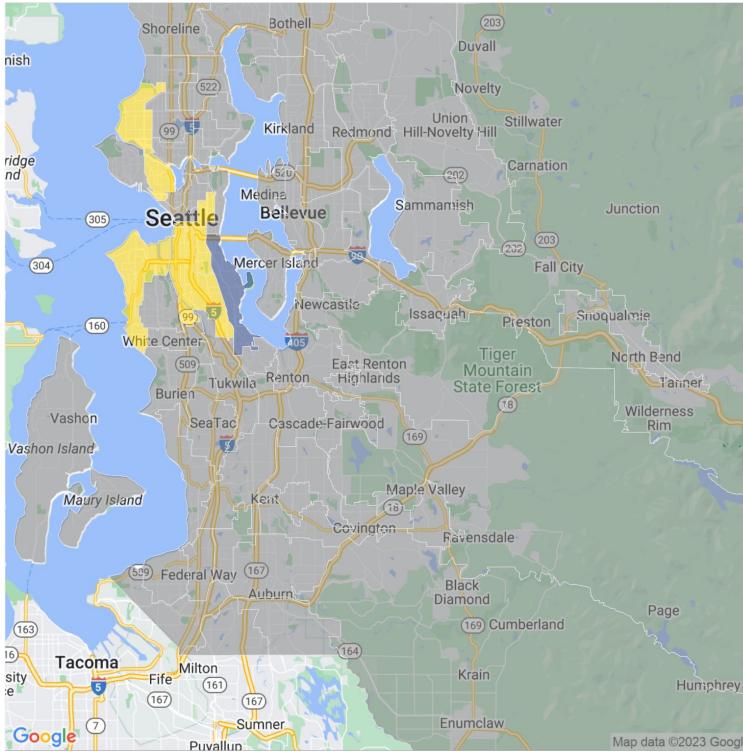
2020



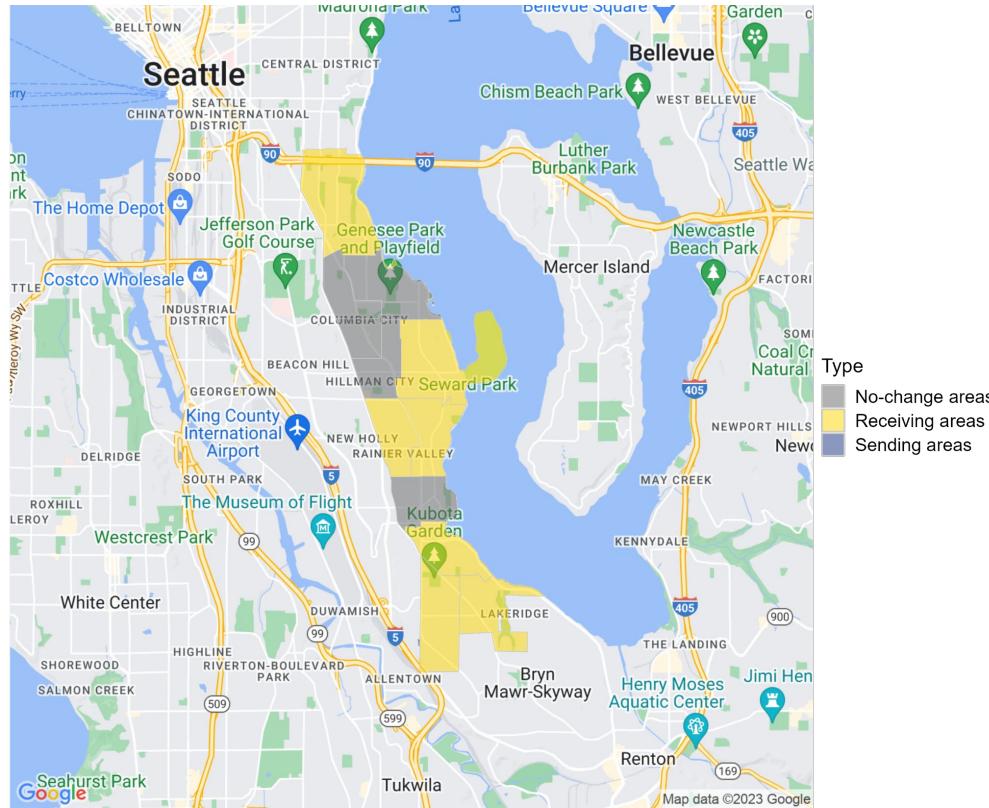
2017-2021



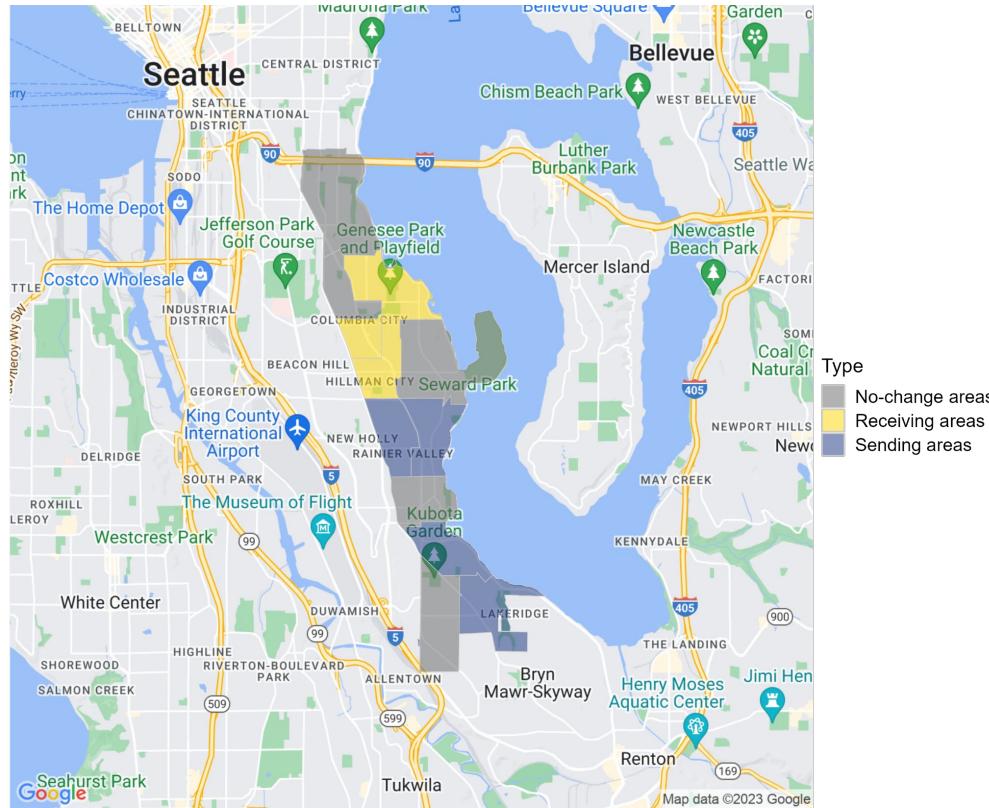
Top 5 destinations from Rainier Valley-Rainier Beach (2017-2021)



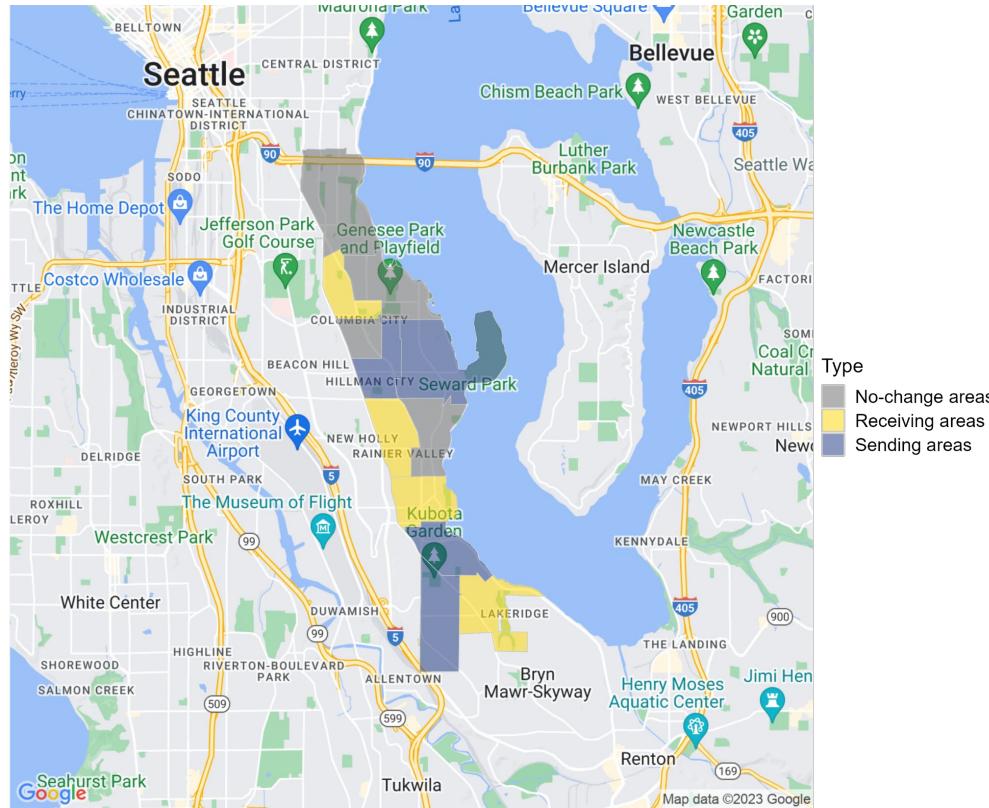
Zooming in tract-level variation: 2018



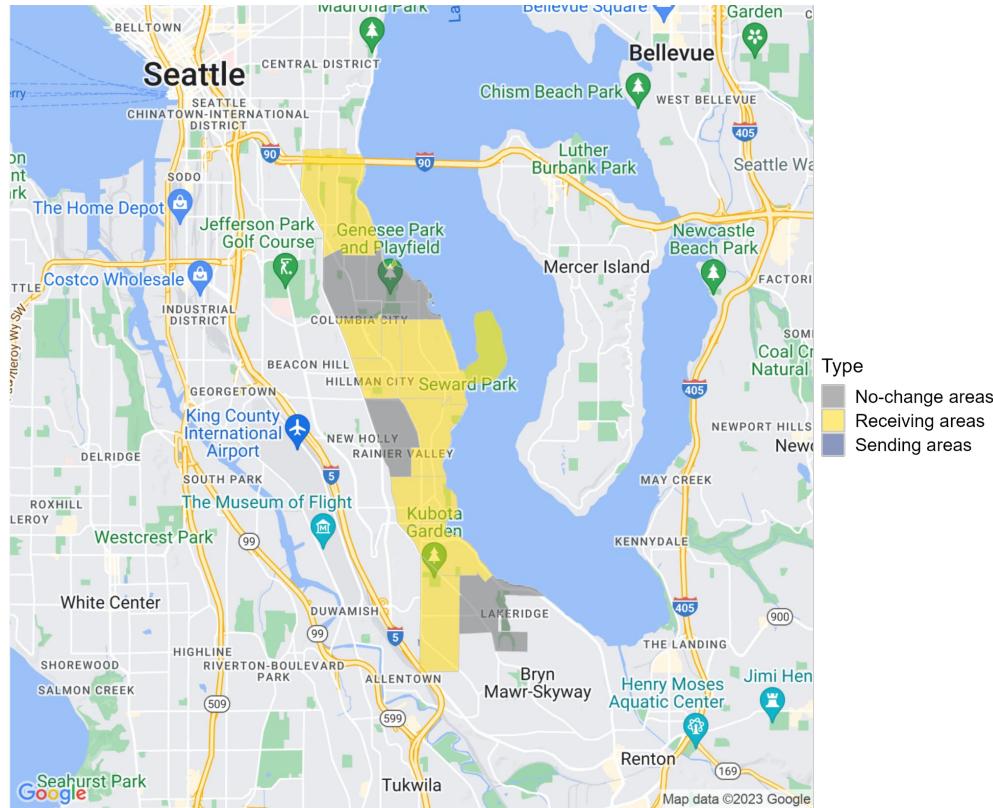
Zooming in tract-level variation: 2019



Zooming in tract-level variation: 2020



Zooming in tract-level variation: 2021



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Summary & Next Steps

Key findings

- ❖ Data Axle can reveal the relative order of migration magnitudes and rates
 - Underrepresented: Younger households and renters
- ❖ Most observed internal migration is hyperlocal
 - Most observed migration is likely not displacement (East King County musical chairs)
- ❖ A vast majority of HRAs see net migration gains
 - 1-2 HRAs each year still see net losses (e.g., Tukwila in 2017)
 - Within a given HRA, there is variation in net migration changes across tracts
- ❖ Popular observed origin-destination HRA pairs are often consistent across time
- ❖ Rising rents don't seem to precede observed out-migration

W

Next steps

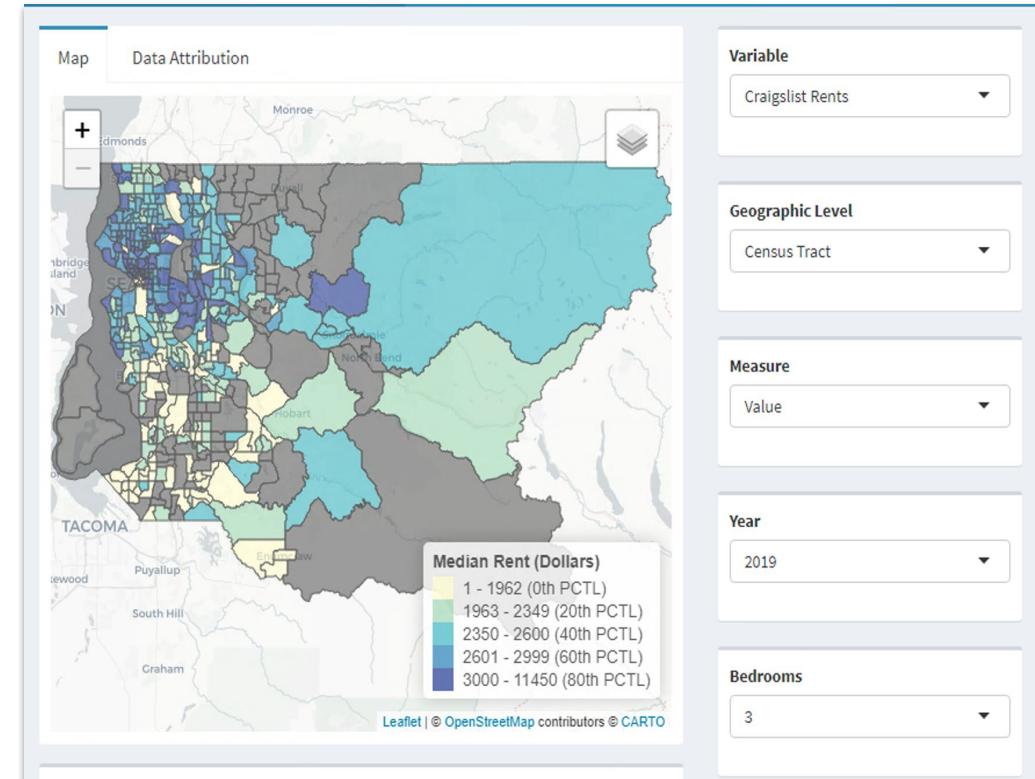
- ❖ Calibrate distributions of households from DataAxe to ACS by tenure and/or age
- ❖ Estimate area-level migration measures by household tenure
- ❖ Estimate migration between King, Pierce, and Snohomish County
- ❖ Incorporate area-level migration measures into Exploring King County tool from previous years



Exploring King County: Our Populations & Households

❖ Variables of Interest

- Population
- Education Level
- Median Income
- Median Rent
- Rent Burden
- Methods of Transportation to Work
- Number of Occupants per Room
- Household Size
- Housing Units by # BRs
- Rents (SORL)**
- Area-level Migration (DataAxle)**



<https://rsc.csde.washington.edu/kc-population-and-households/>

R Shiny- Visualizing Migration Patterns

- ❖ Tool has ability to quickly map datasets - sorting by variables and year



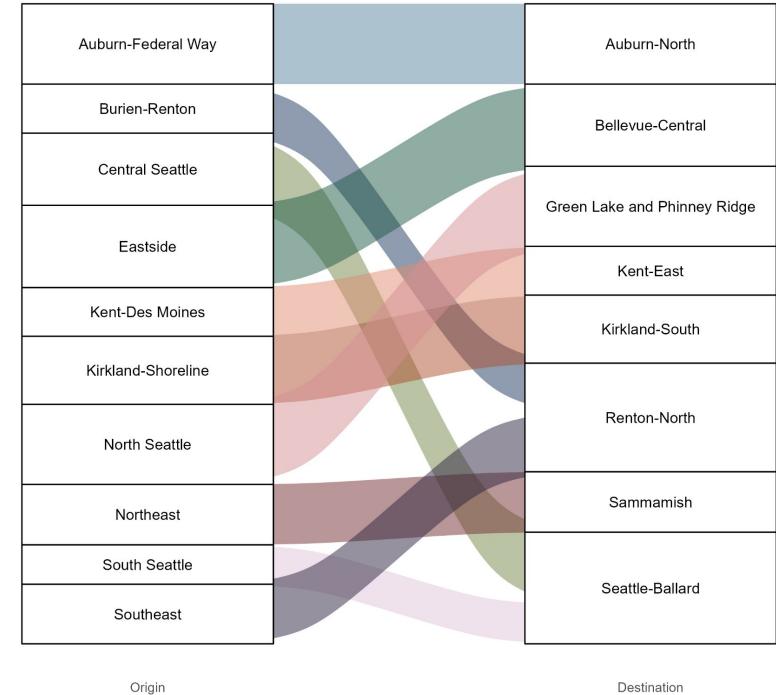
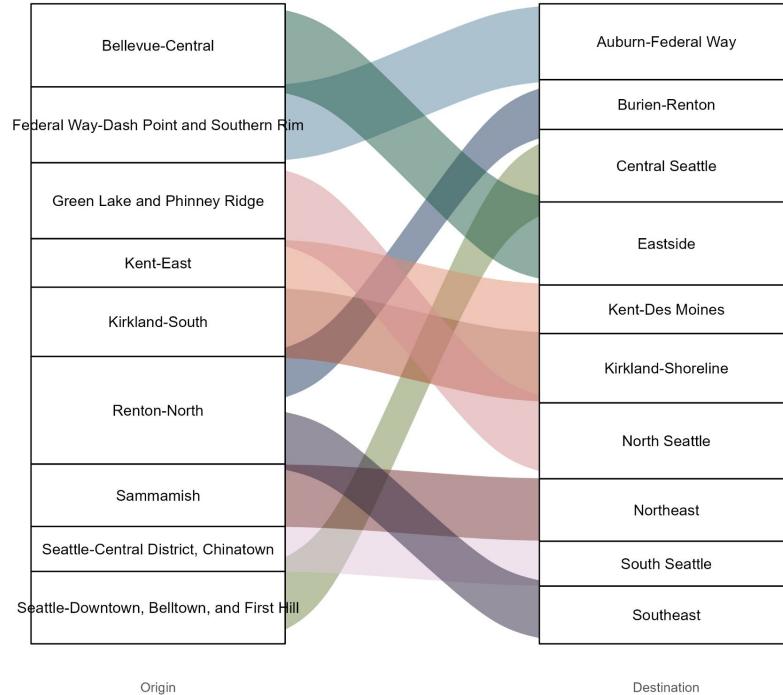
Thank you!

Questions?

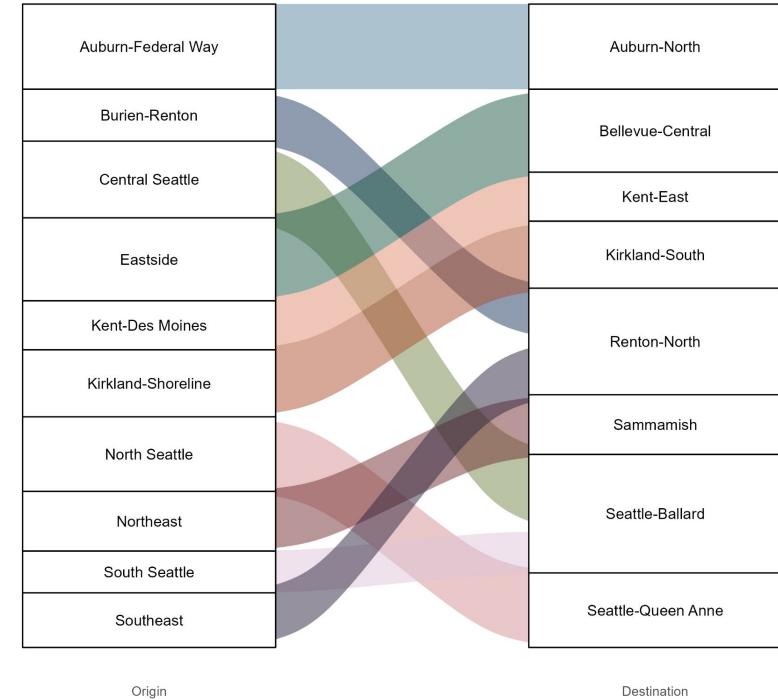
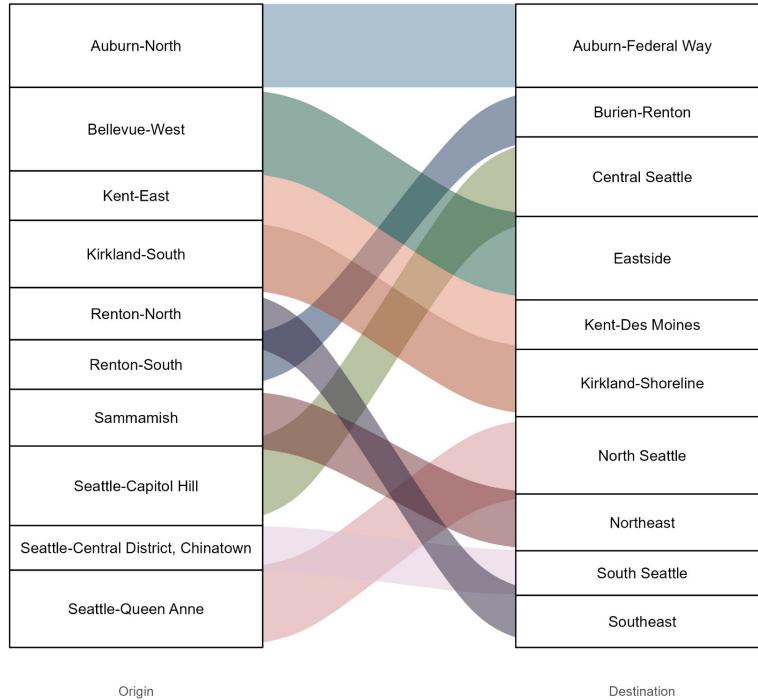
Appendix

- [HRA10 top migration flows](#)
- [Net negative migration HRAs](#)
- [Rent change - Outflow rate scatter plots](#)

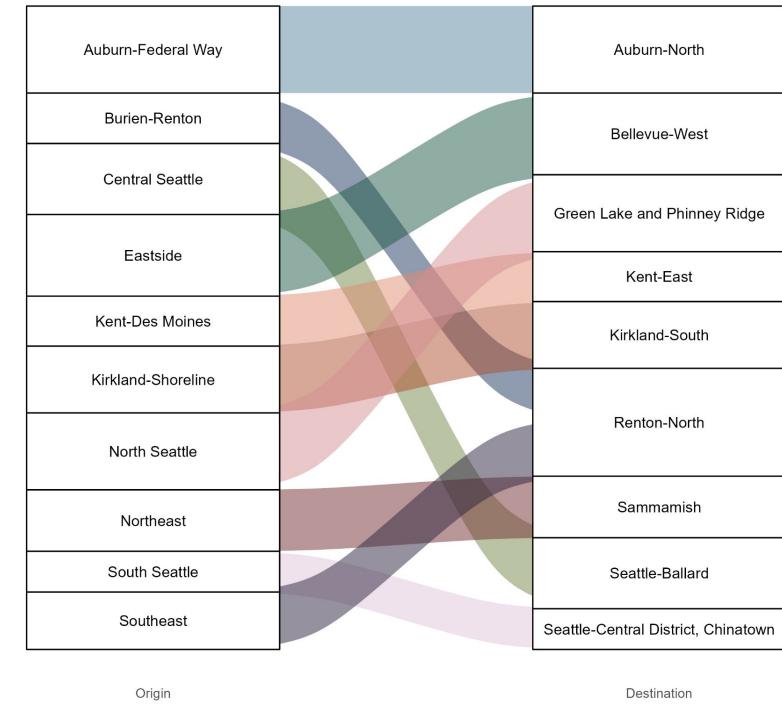
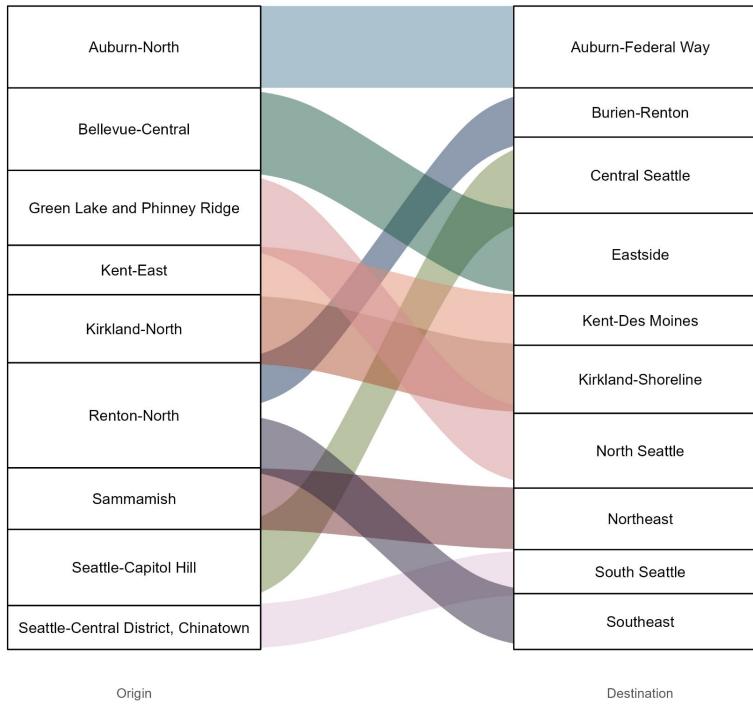
Migration flows: 2017



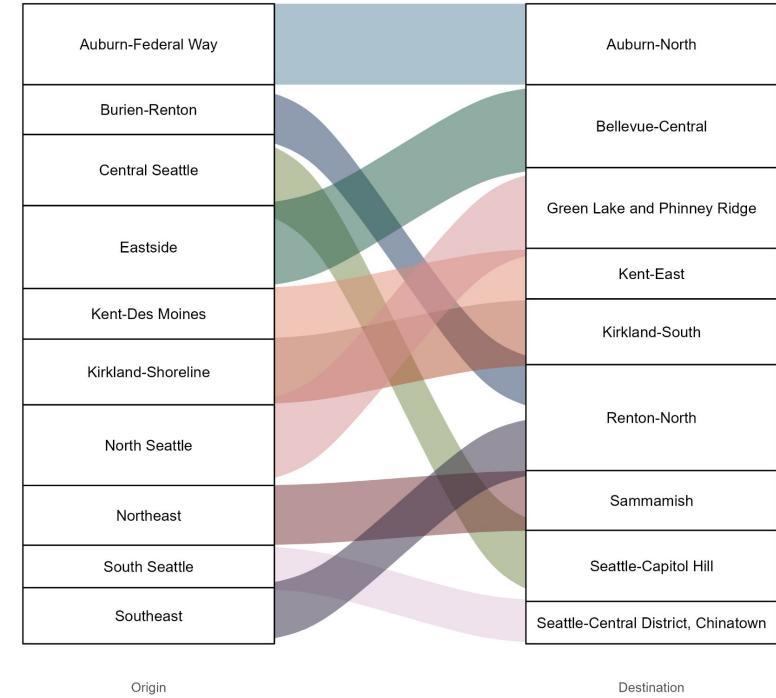
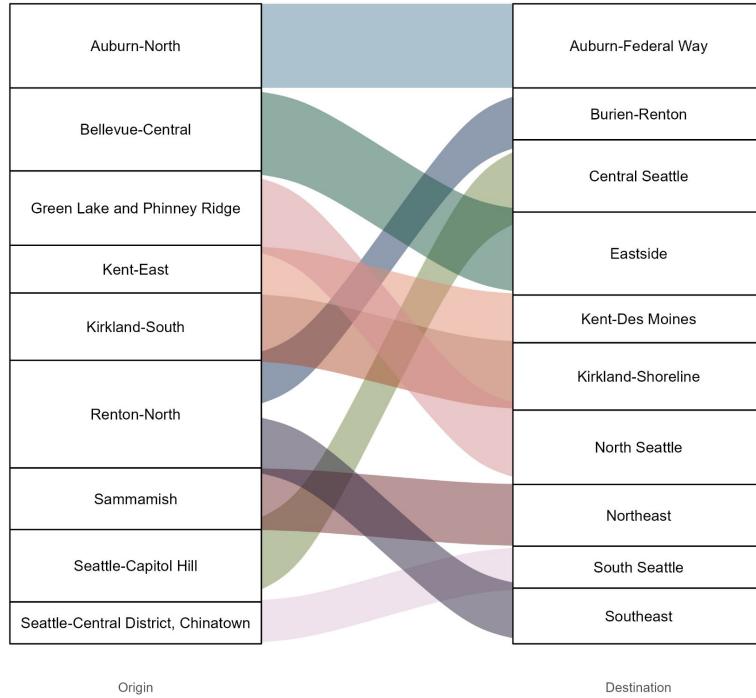
Migration flows: 2018



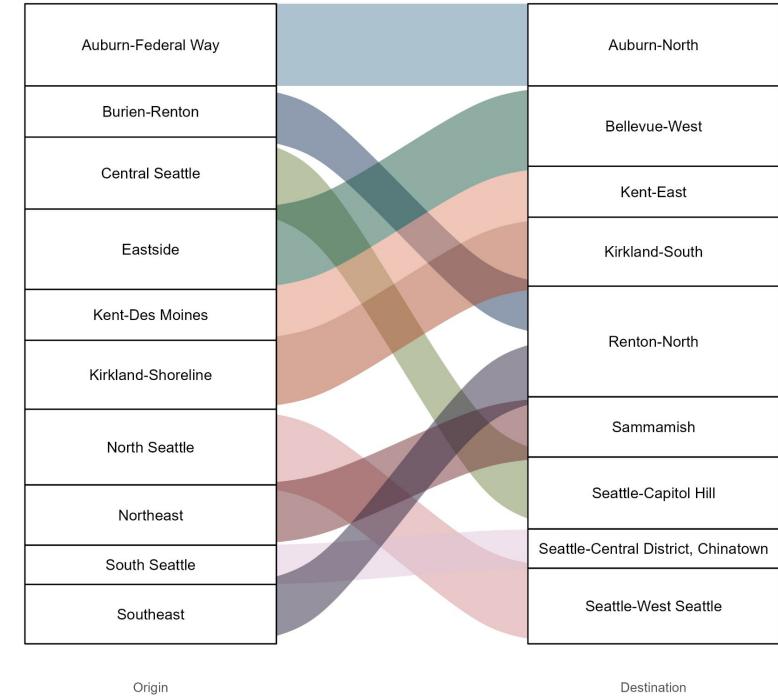
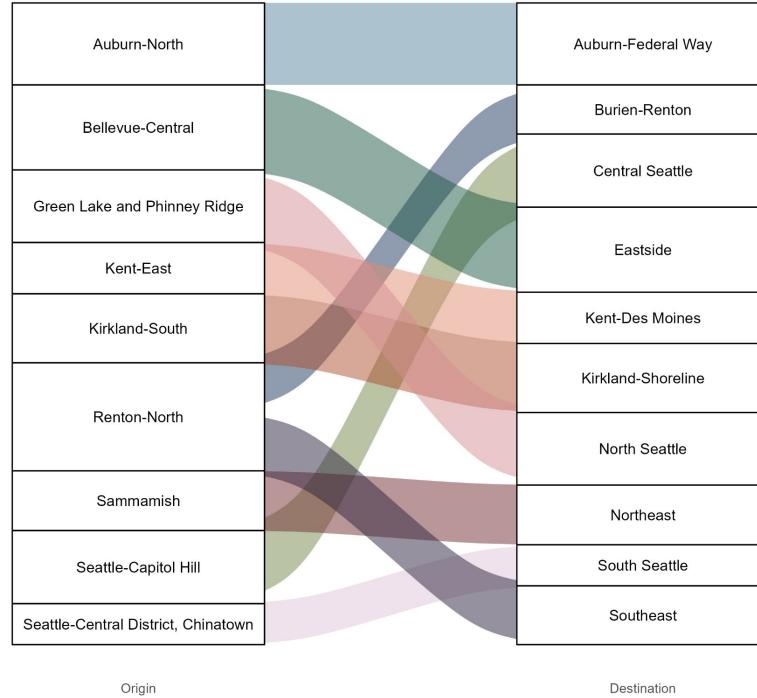
Migration flows: 2019



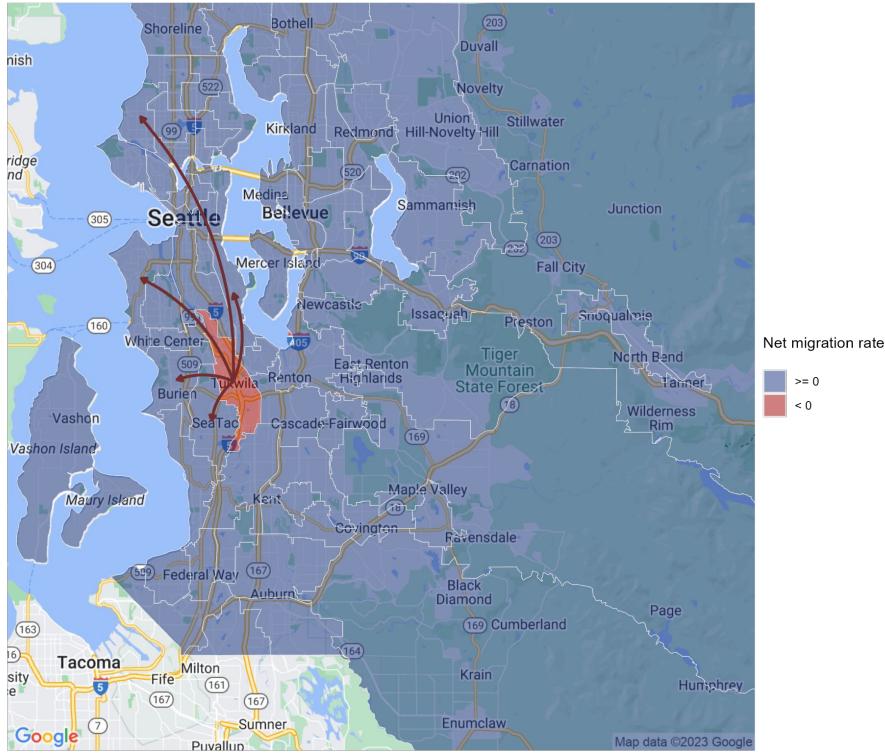
Migration flows: 2020



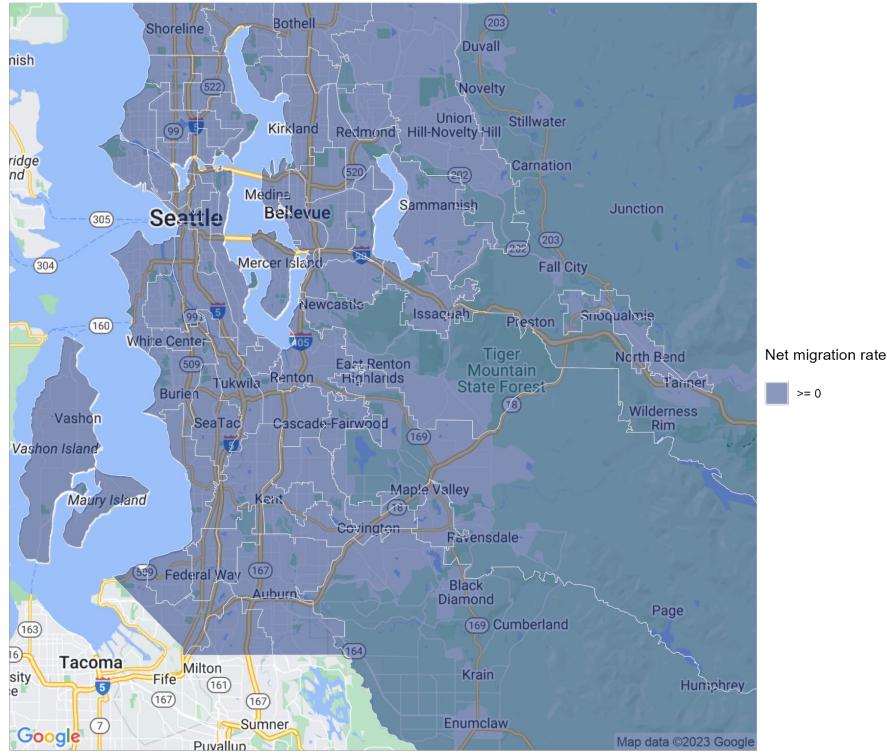
Migration flows: 2021



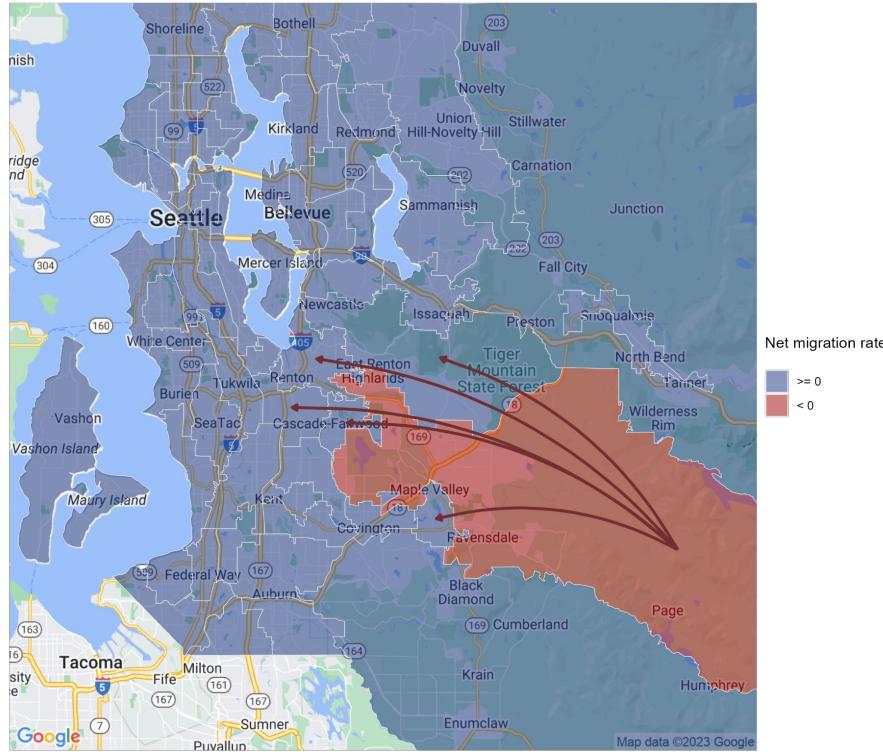
HRAs with negative net-migration rates: 2017



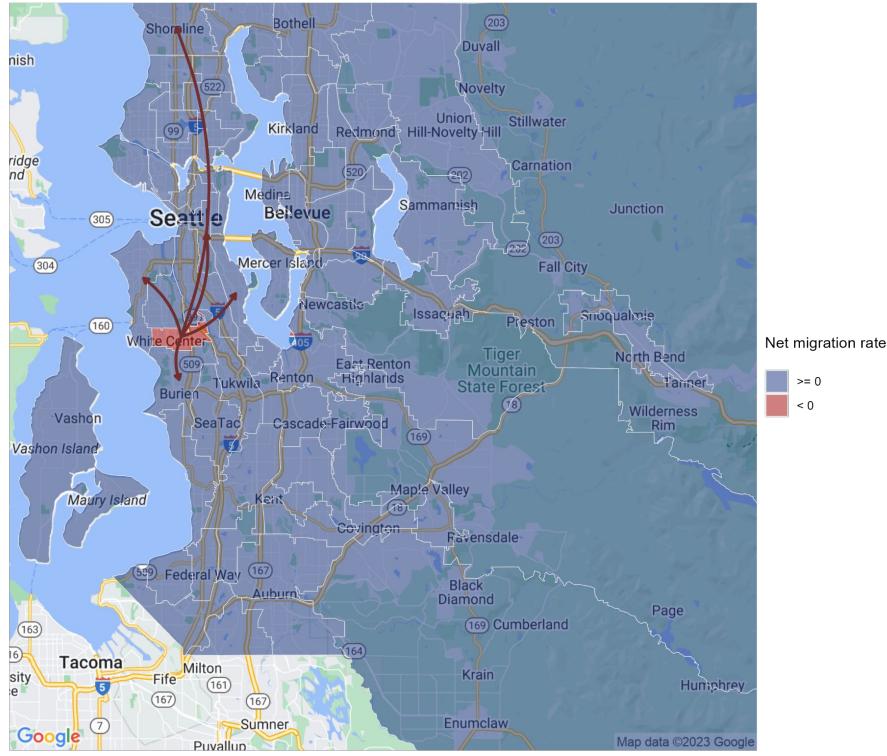
HRAs with negative net-migration rates: 2018



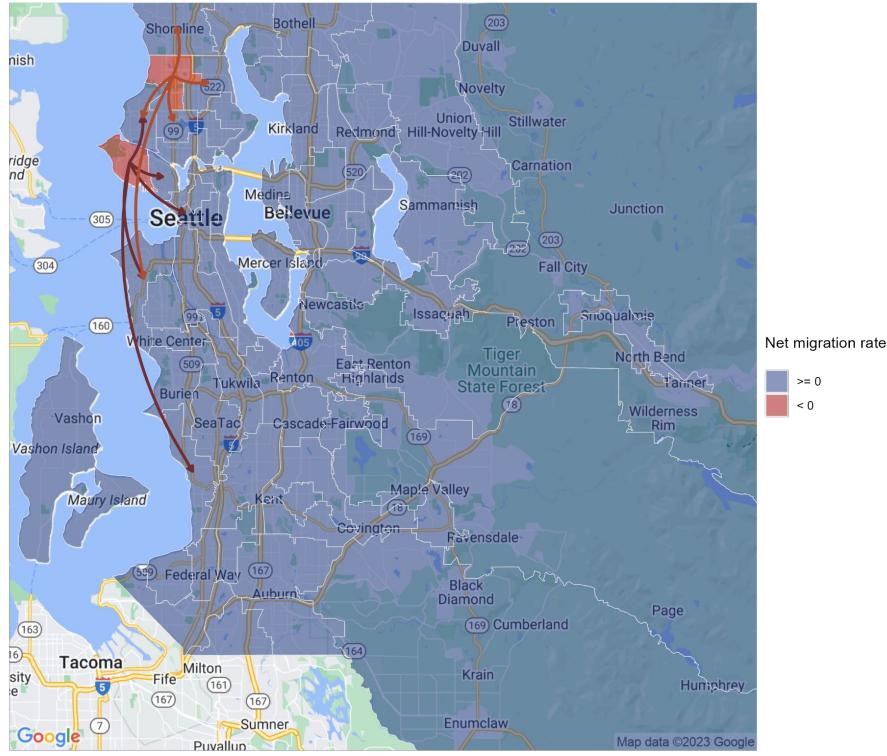
HRAs with negative net-migration rates: 2019



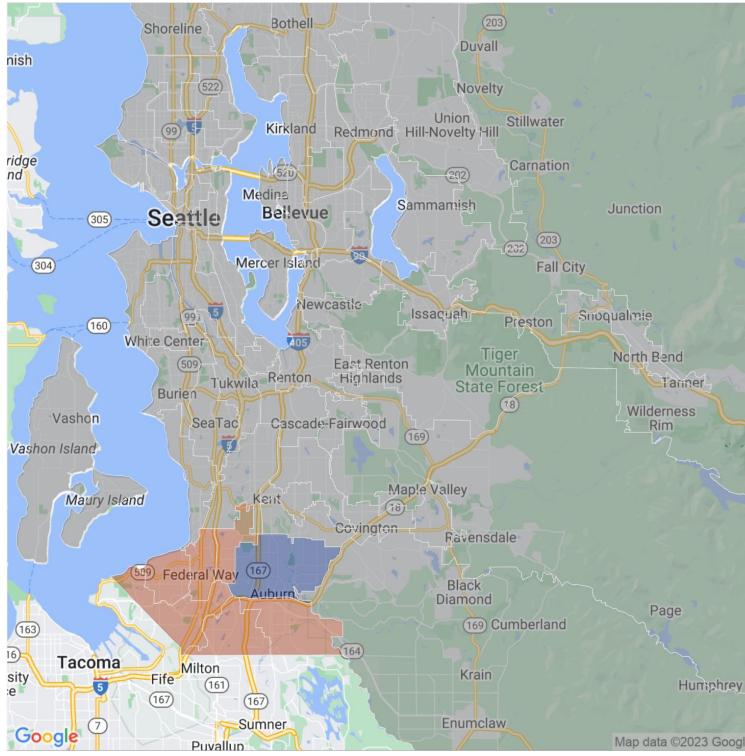
HRAs with negative net-migration rates: 2020



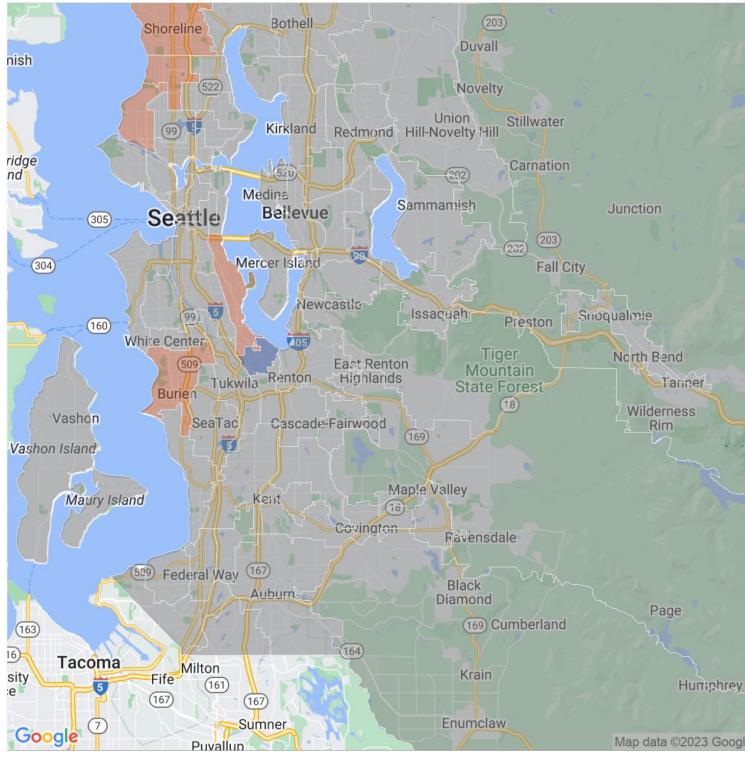
HRAs with negative net-migration rates: 2021



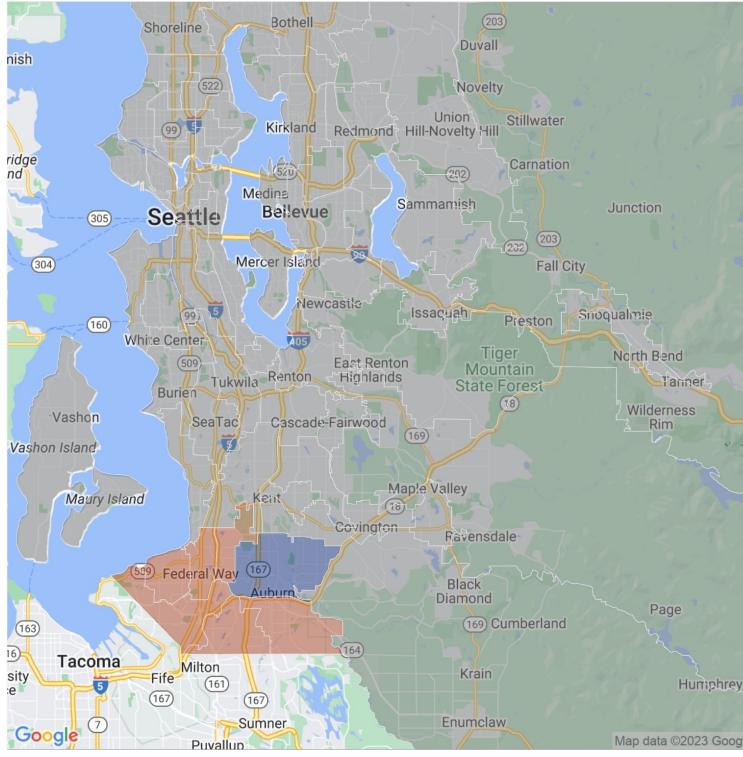
HRAs with the largest net-migration rate: 2017



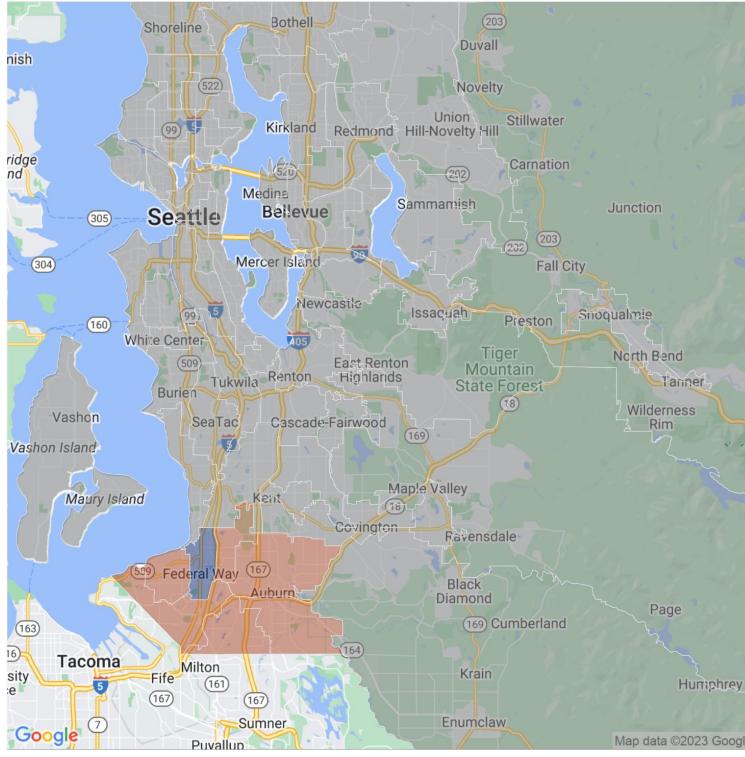
HRAs with the largest net-migration rate: 2018



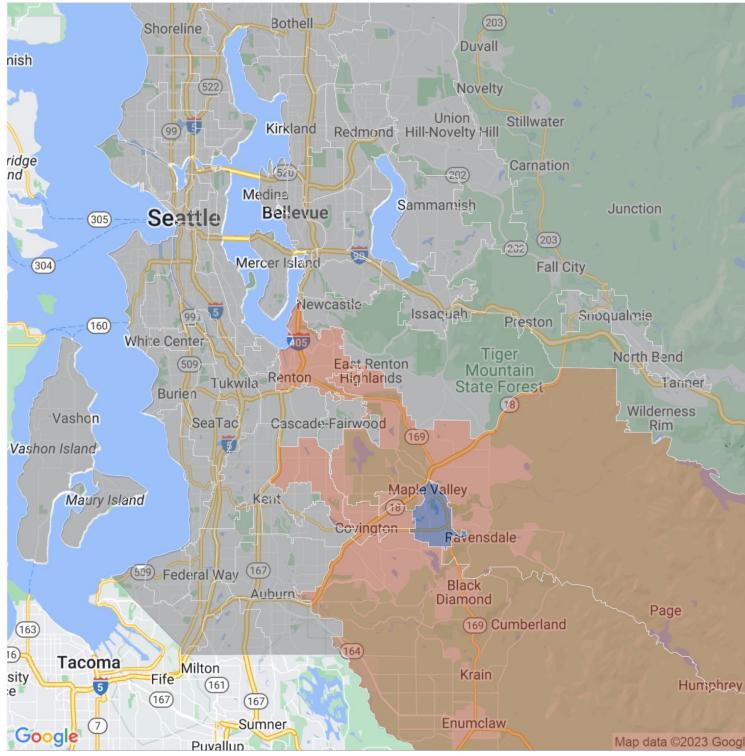
HRAs with the largest net-migration rate: 2019



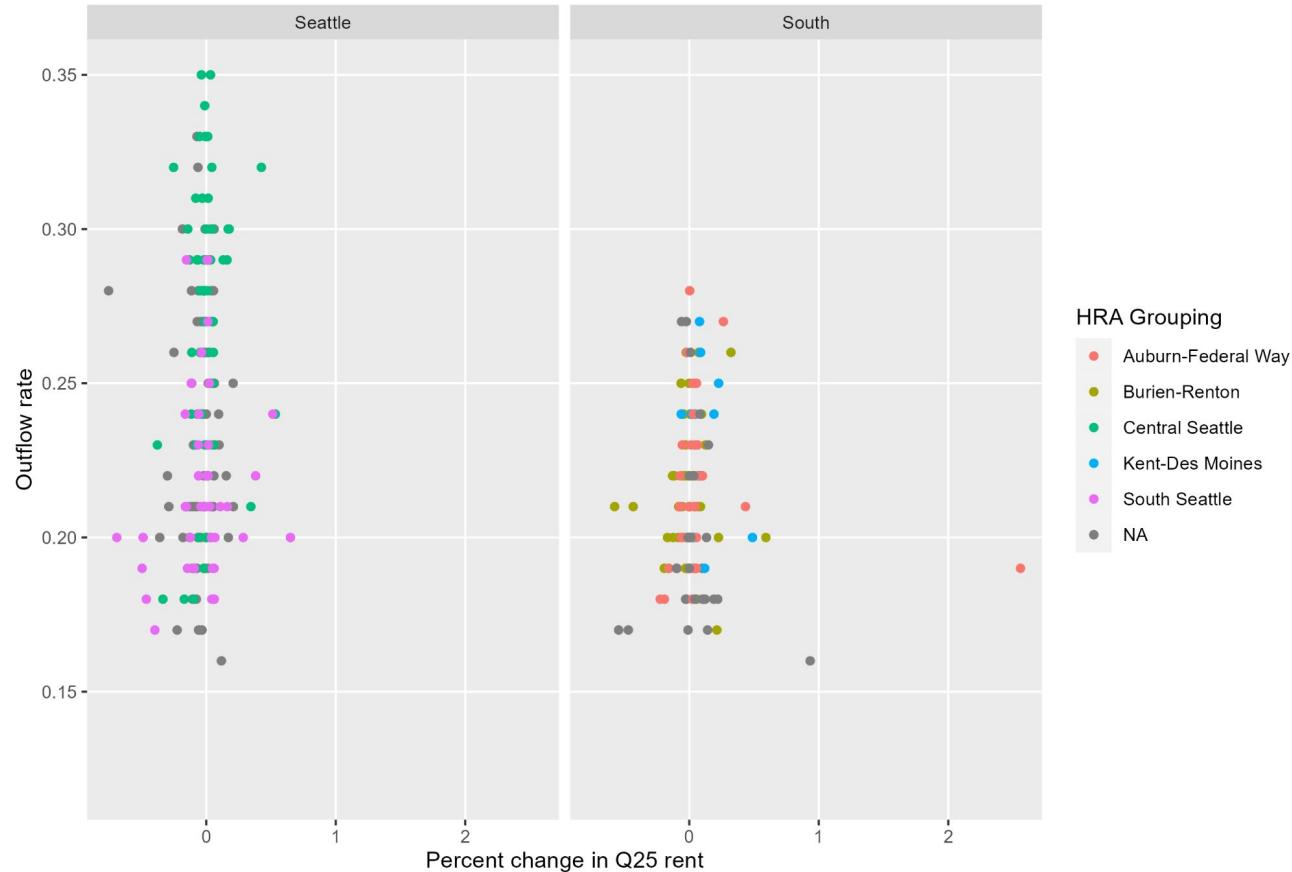
HRAs with the largest net-migration rate: 2020



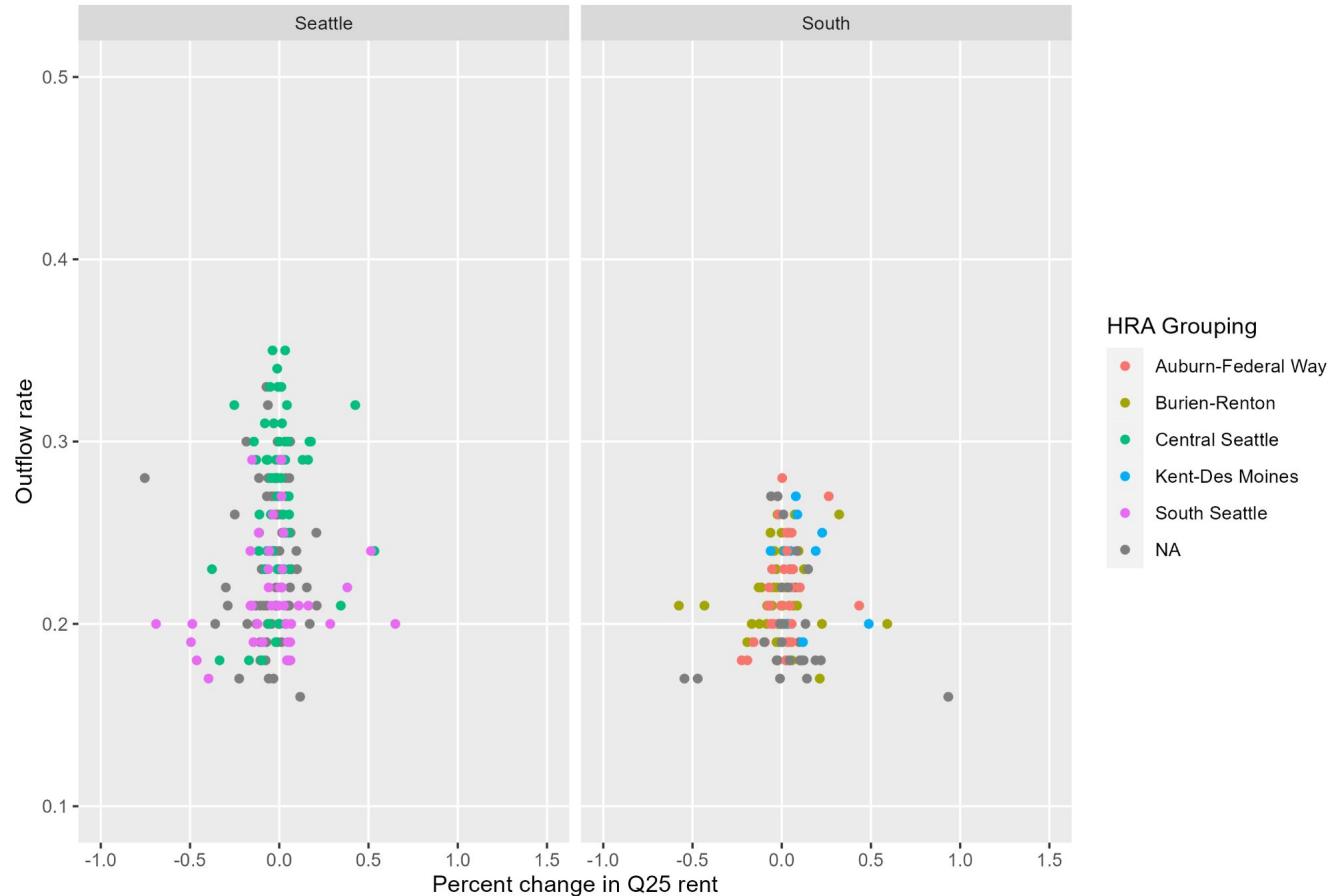
HRAs with the largest net-migration rate: 2021



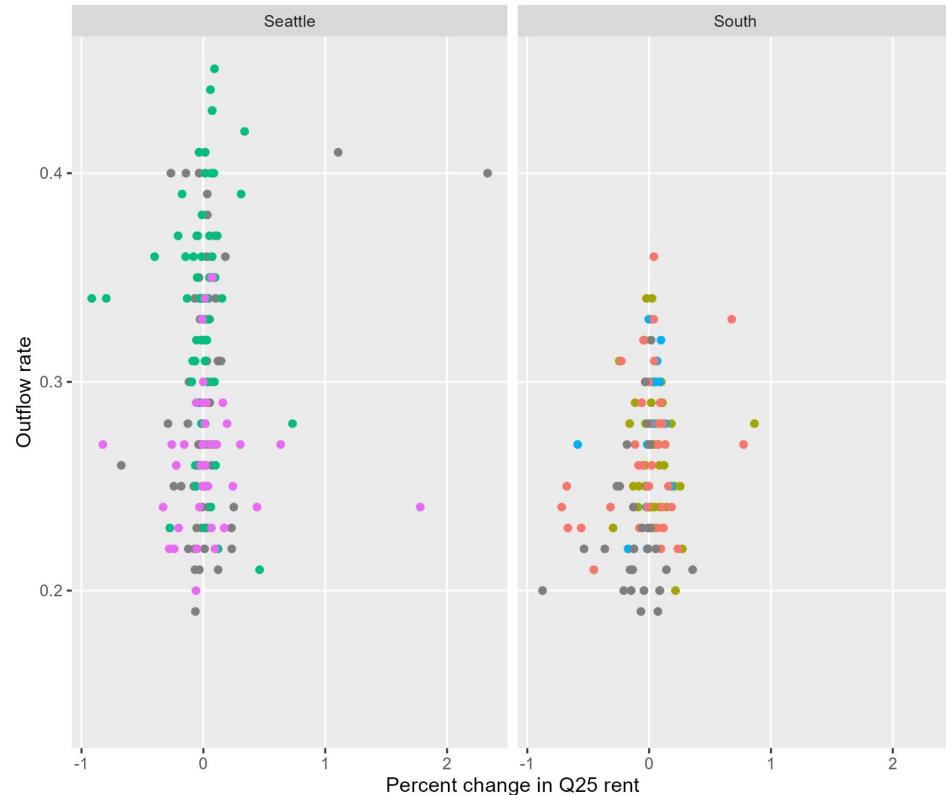
2017



2017



2018

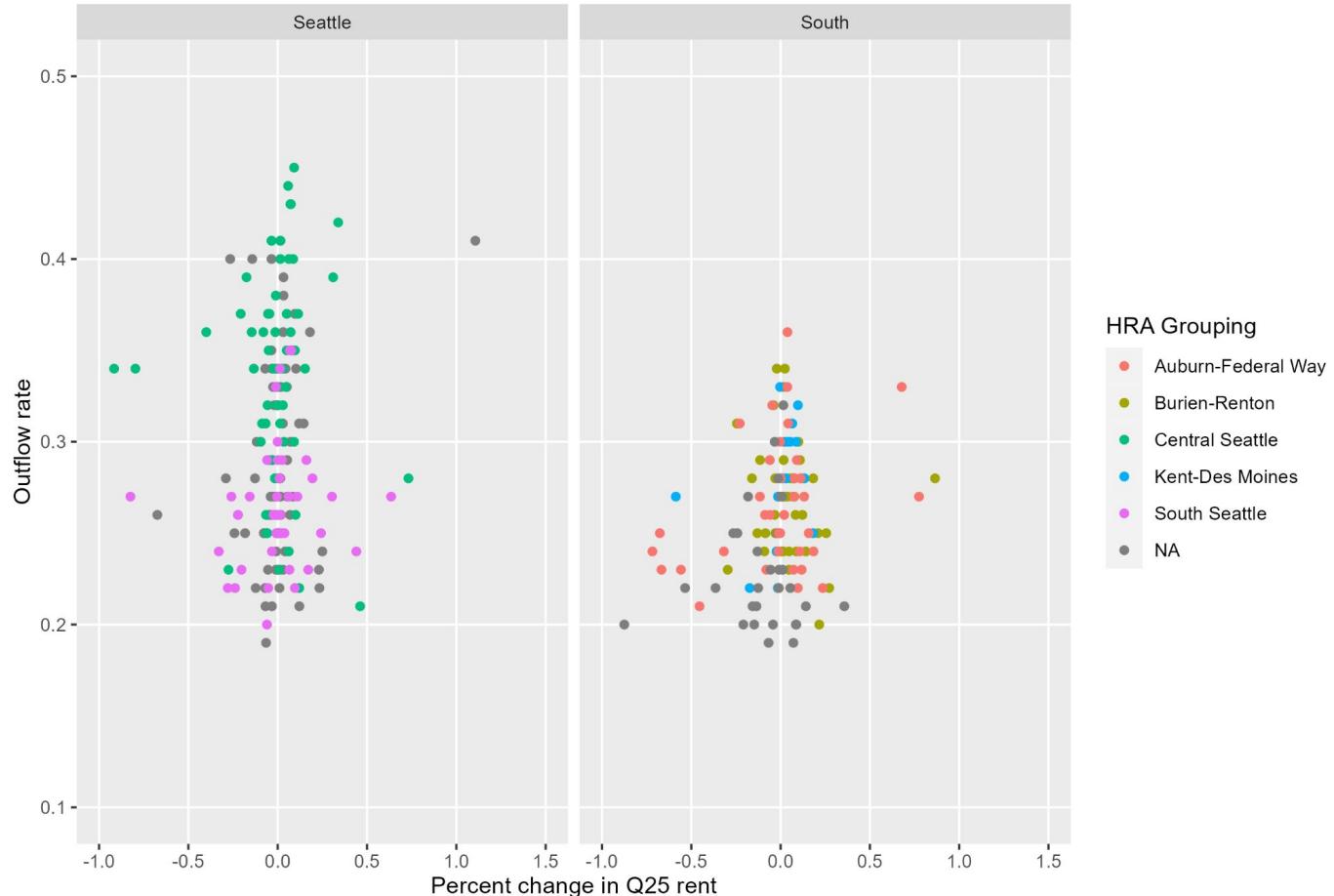


HRA Grouping

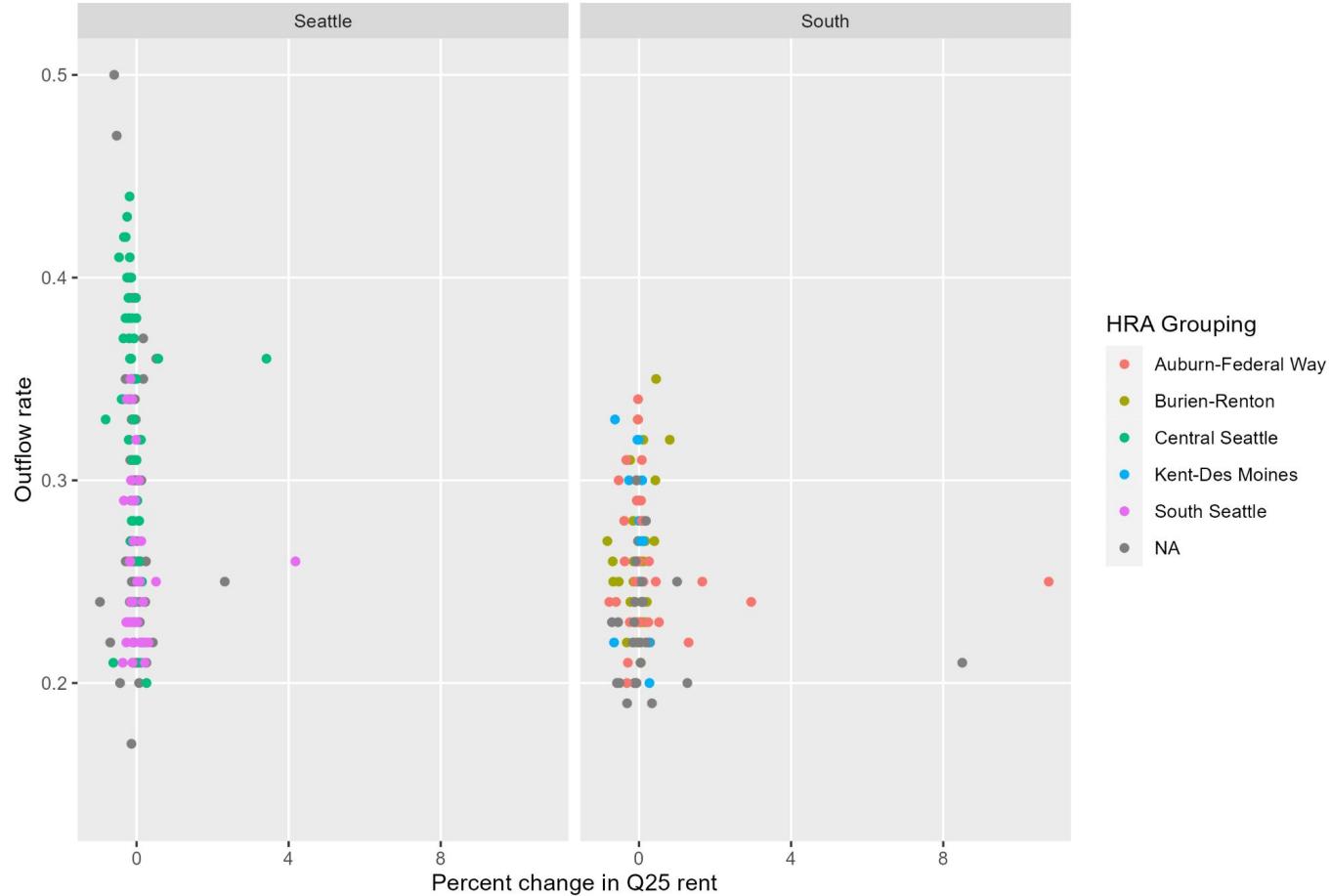
- Auburn-Federal Way
- Burien-Renton
- Central Seattle
- Kent-Des Moines
- South Seattle
- NA



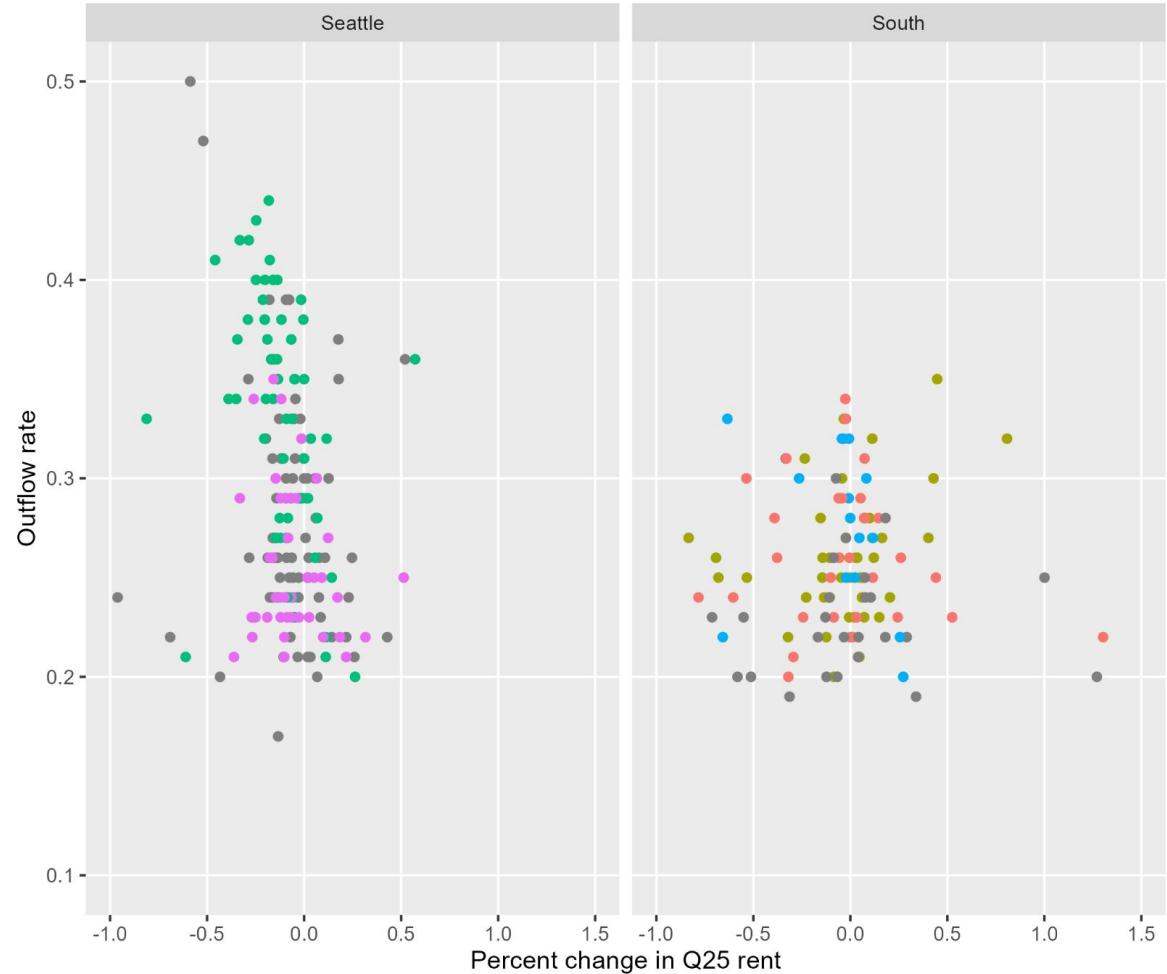
2018



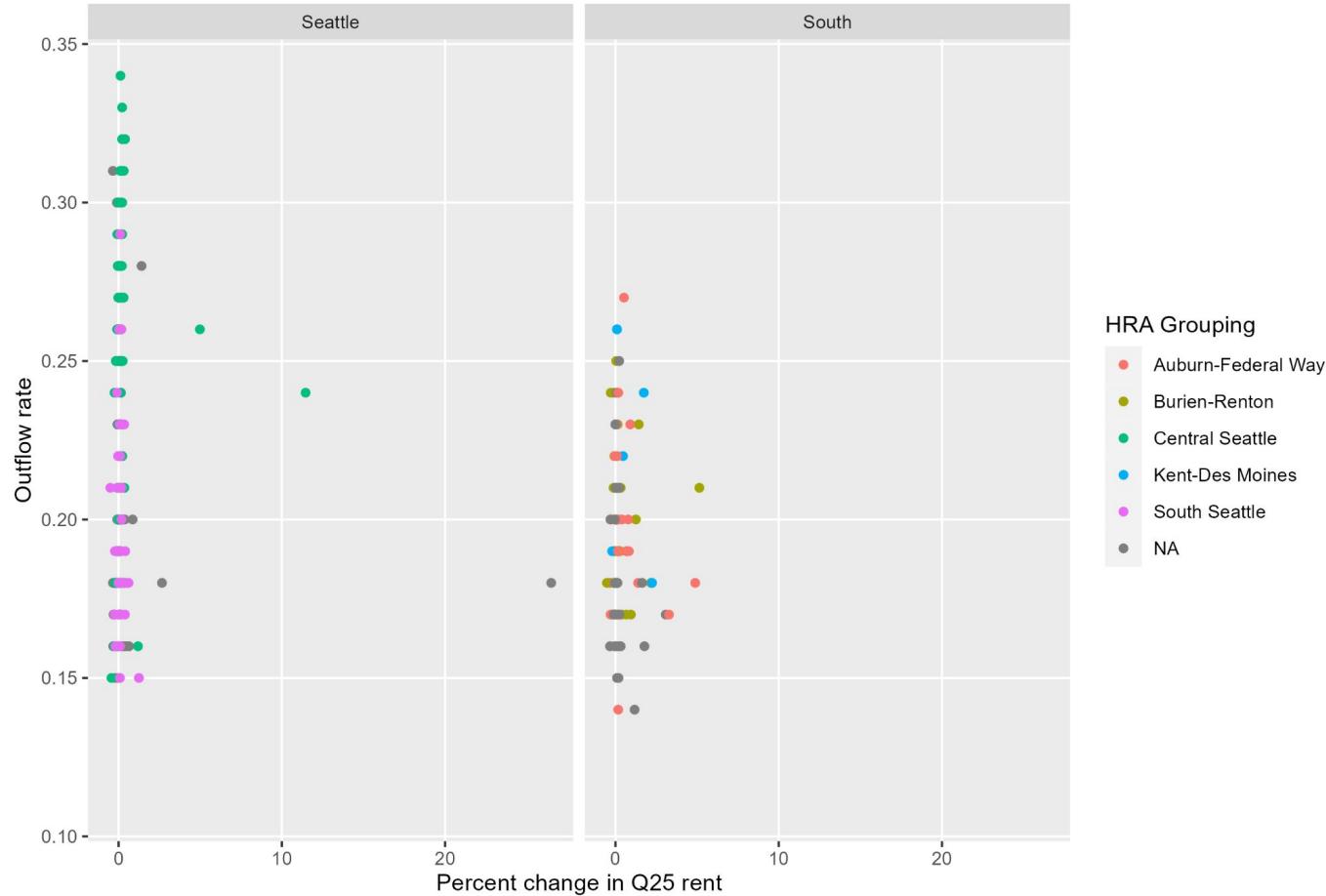
2019



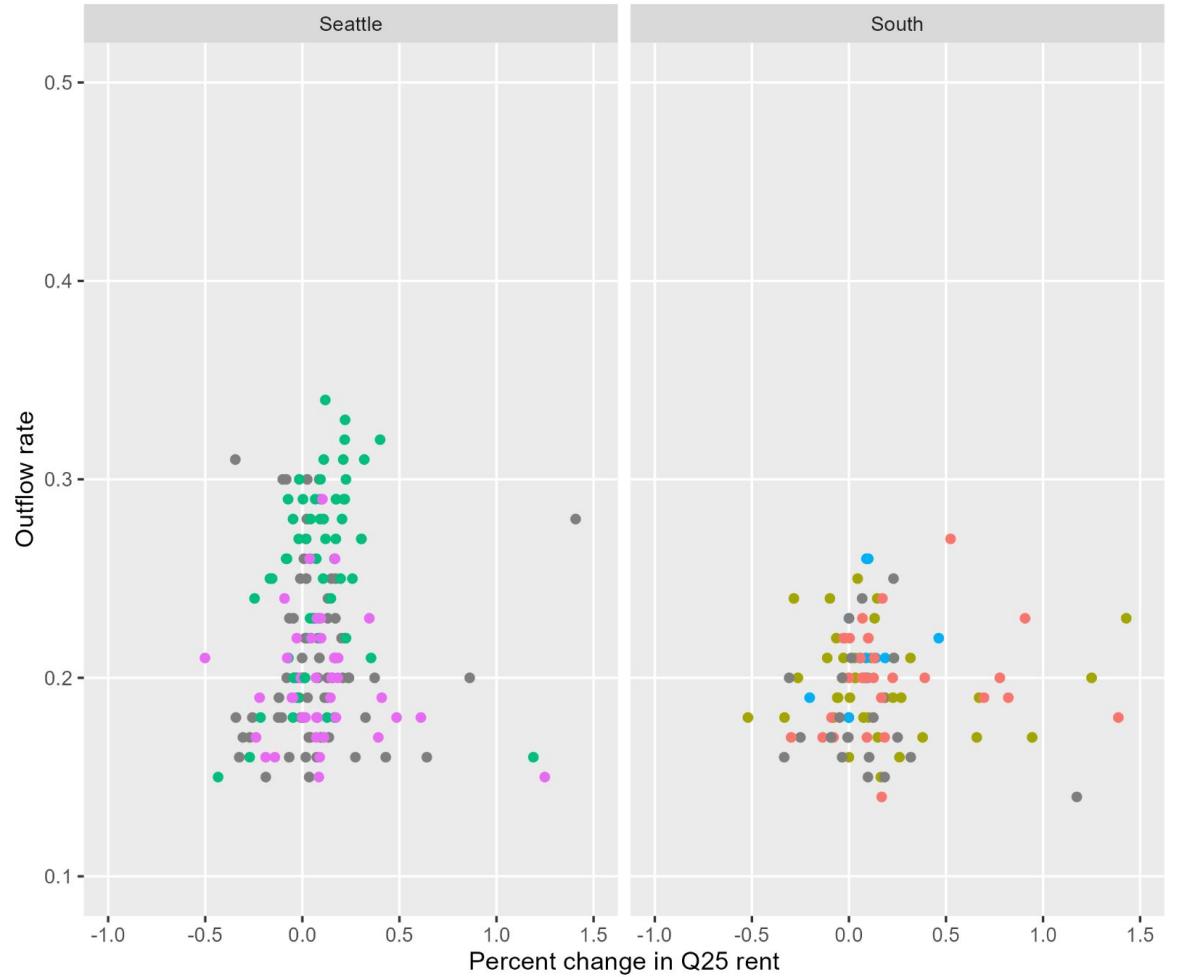
2019



2020



2020

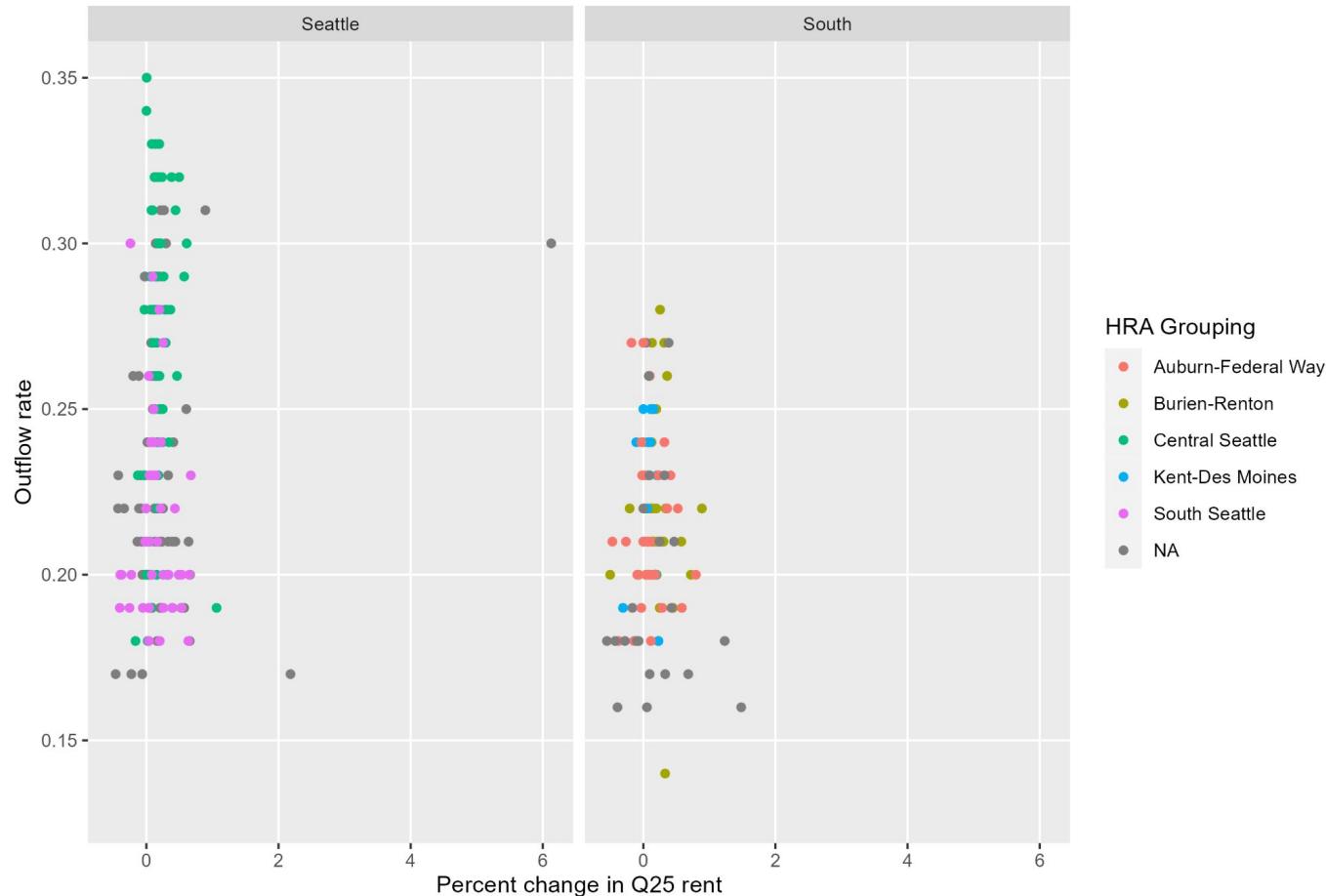


HRA Grouping

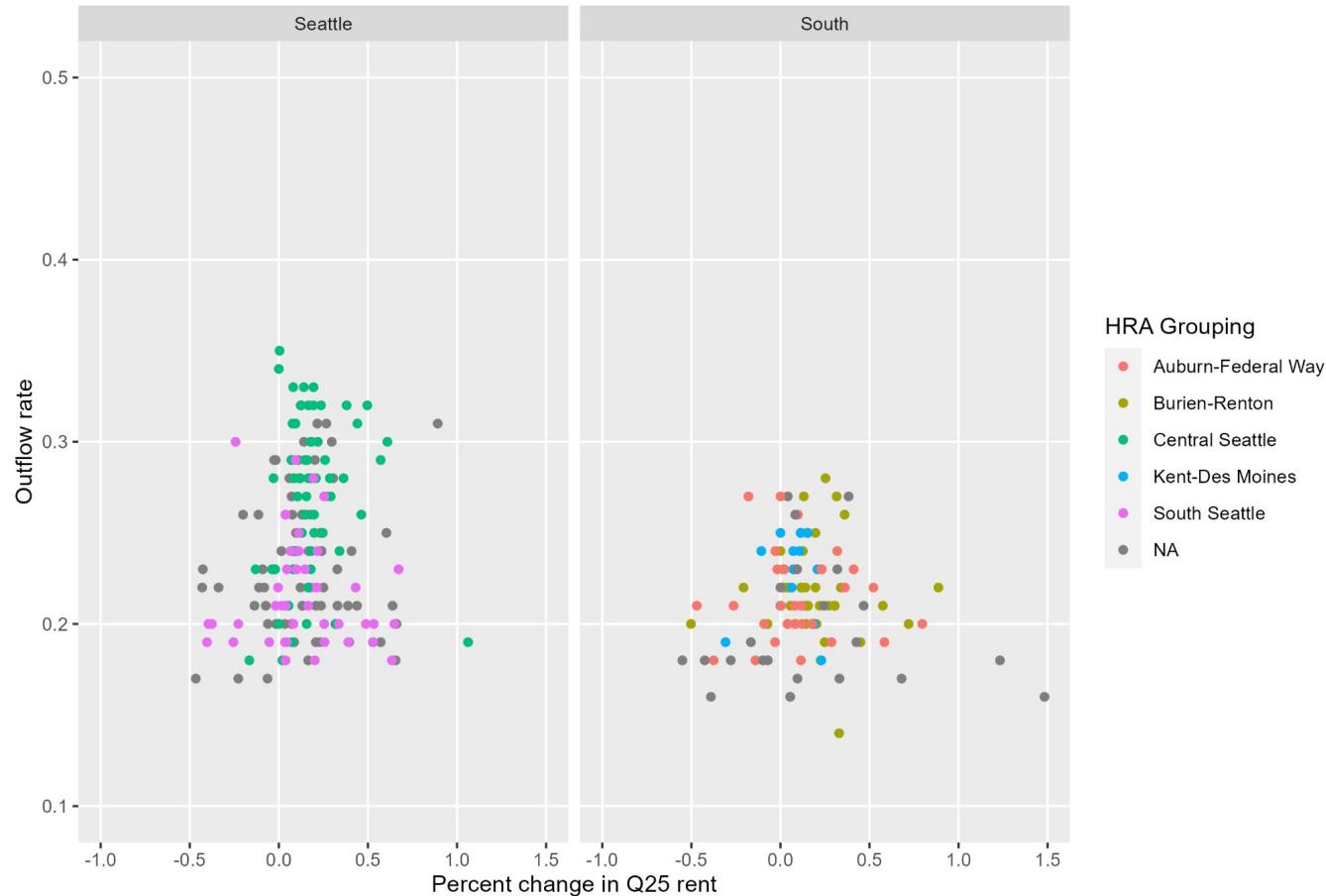
- Auburn-Federal Way
- Burien-Renton
- Central Seattle
- Kent-Des Moines
- South Seattle
- NA



2021



2021



2017 - most top origin HRAs have higher rents than Auburn-North

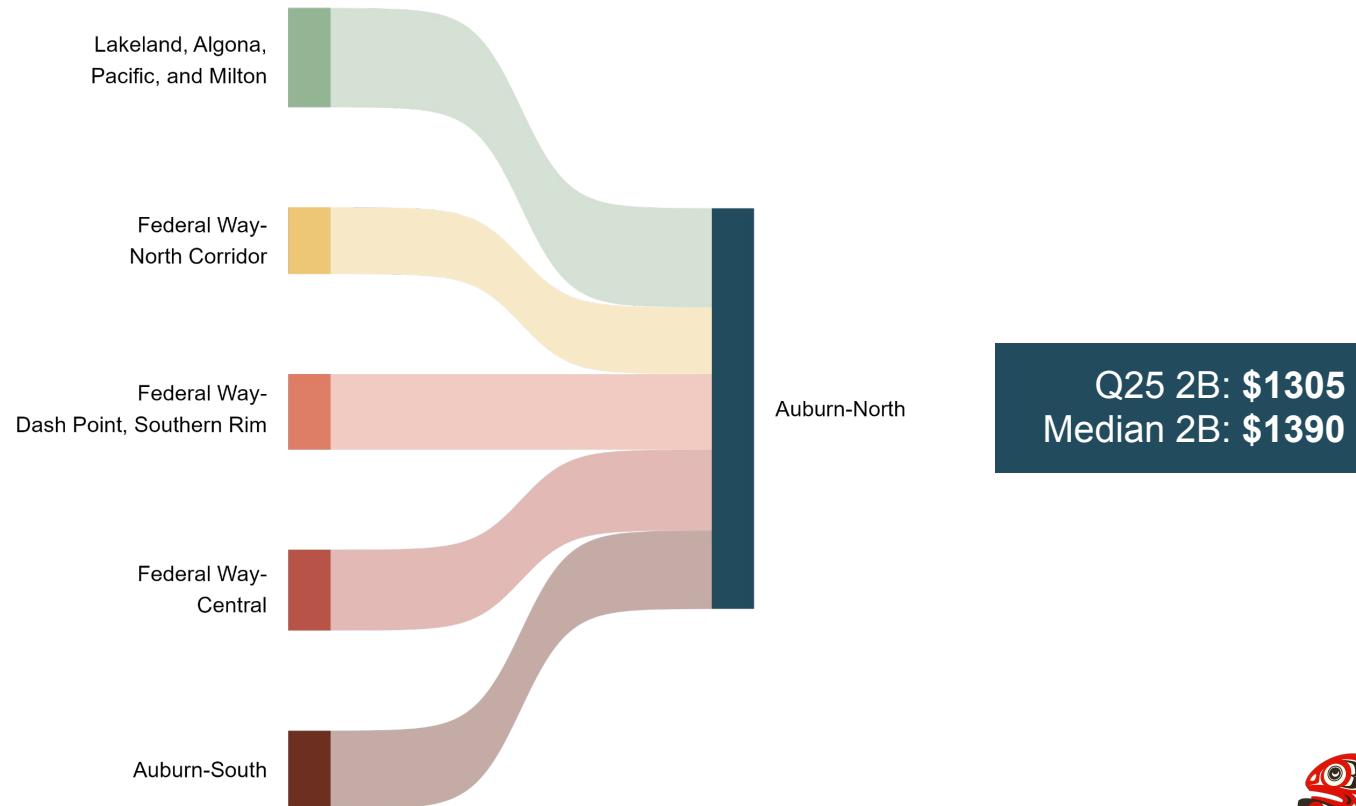
Q25 2B: \$1650
Median 2B: \$1650

Q25 2B: \$1375
Median 2B: \$1415

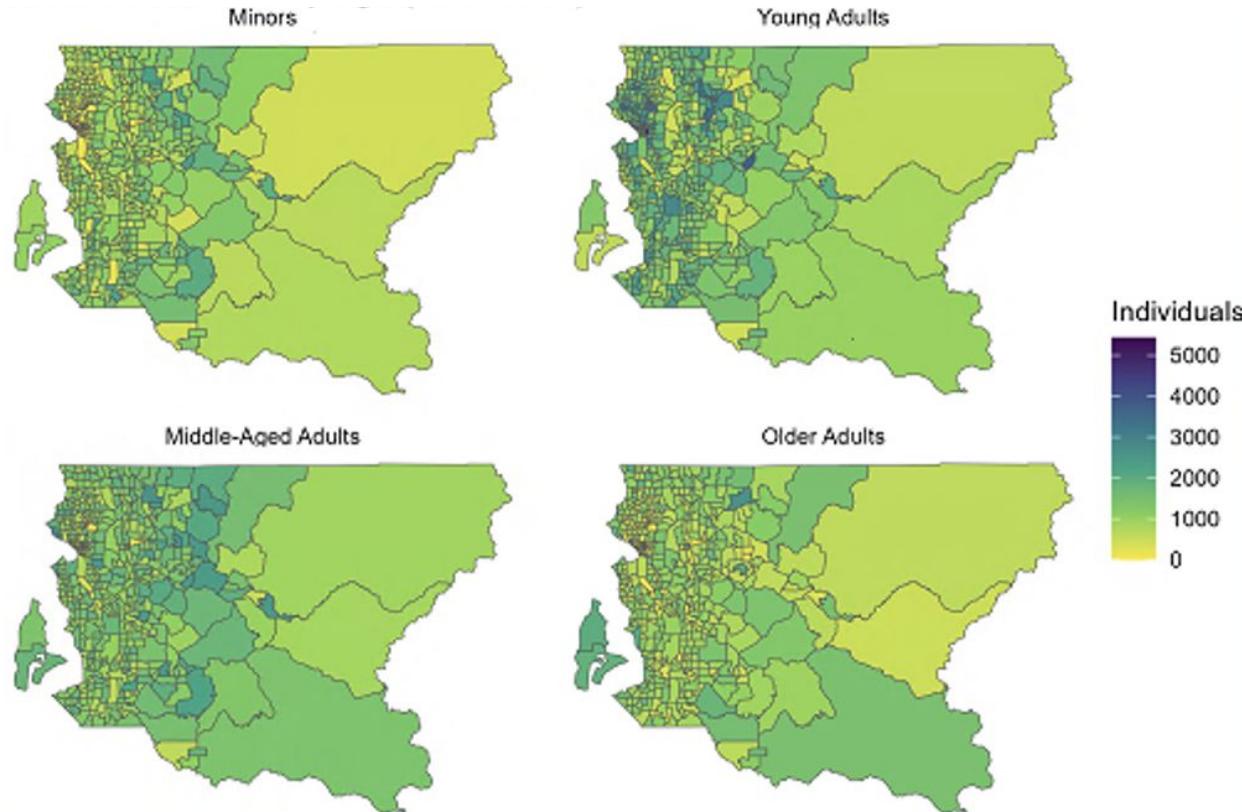
Q25 2B: \$1350
Median 2B: \$1445

Q25 2B: \$1335
Median 2B: \$1395

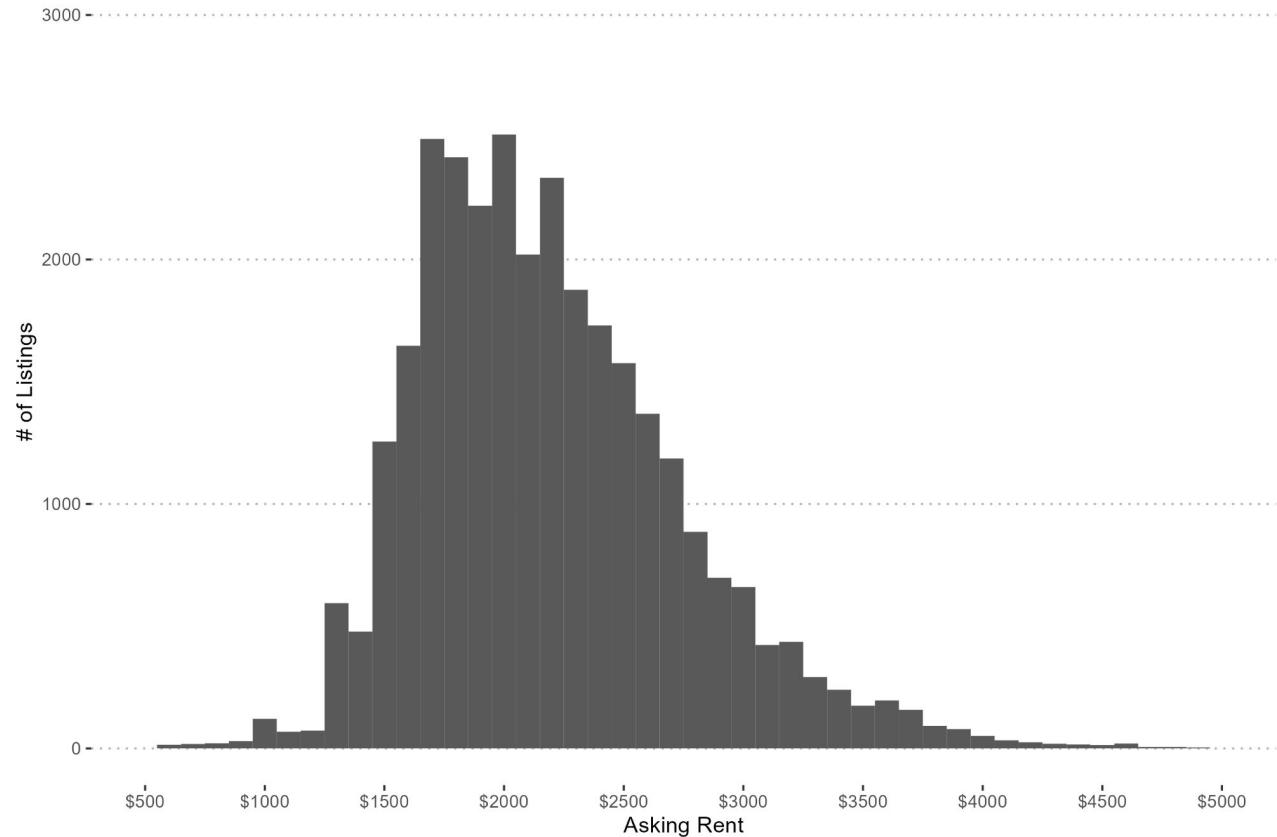
Q25 2B: \$1190
Median 2B: \$1220



Moved in last year by age (2017-2022)



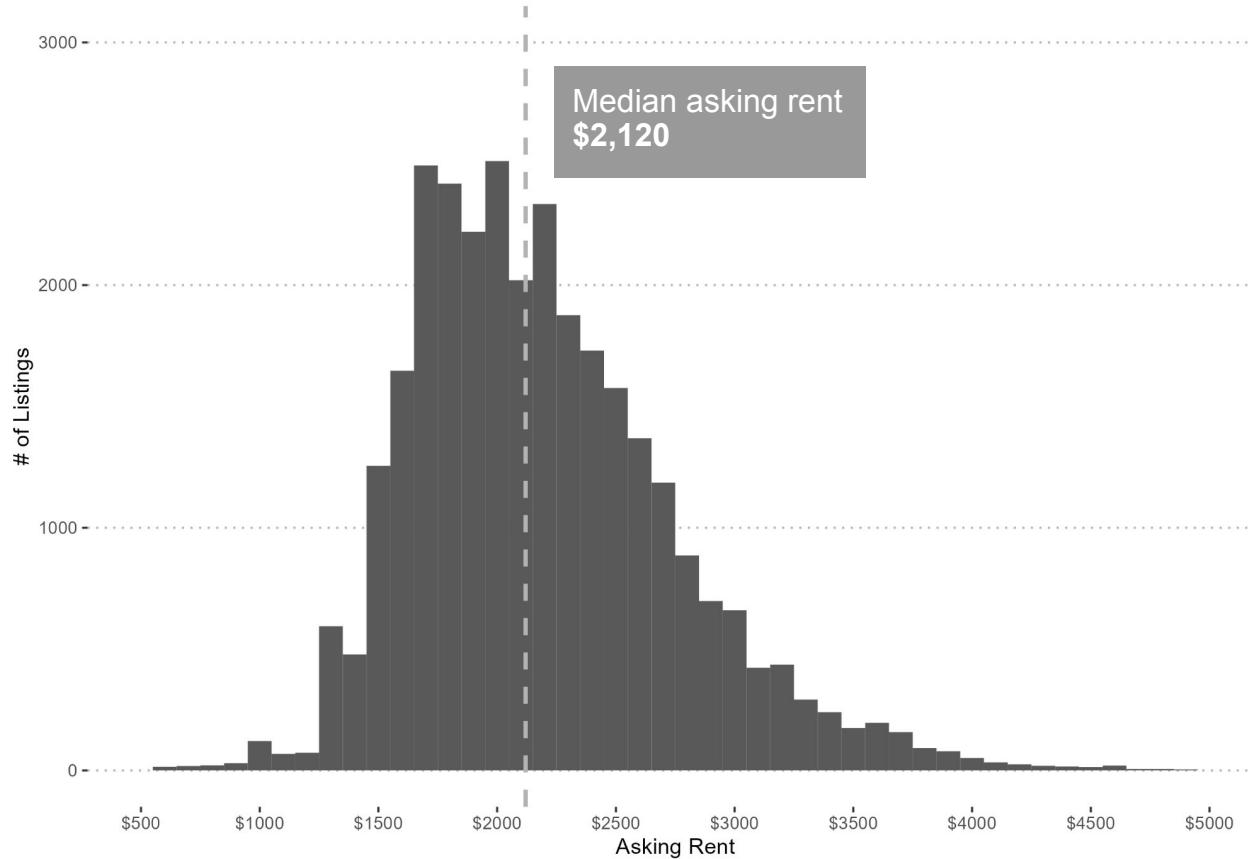
1 bedroom rent distribution



Source: Craigslist 2022

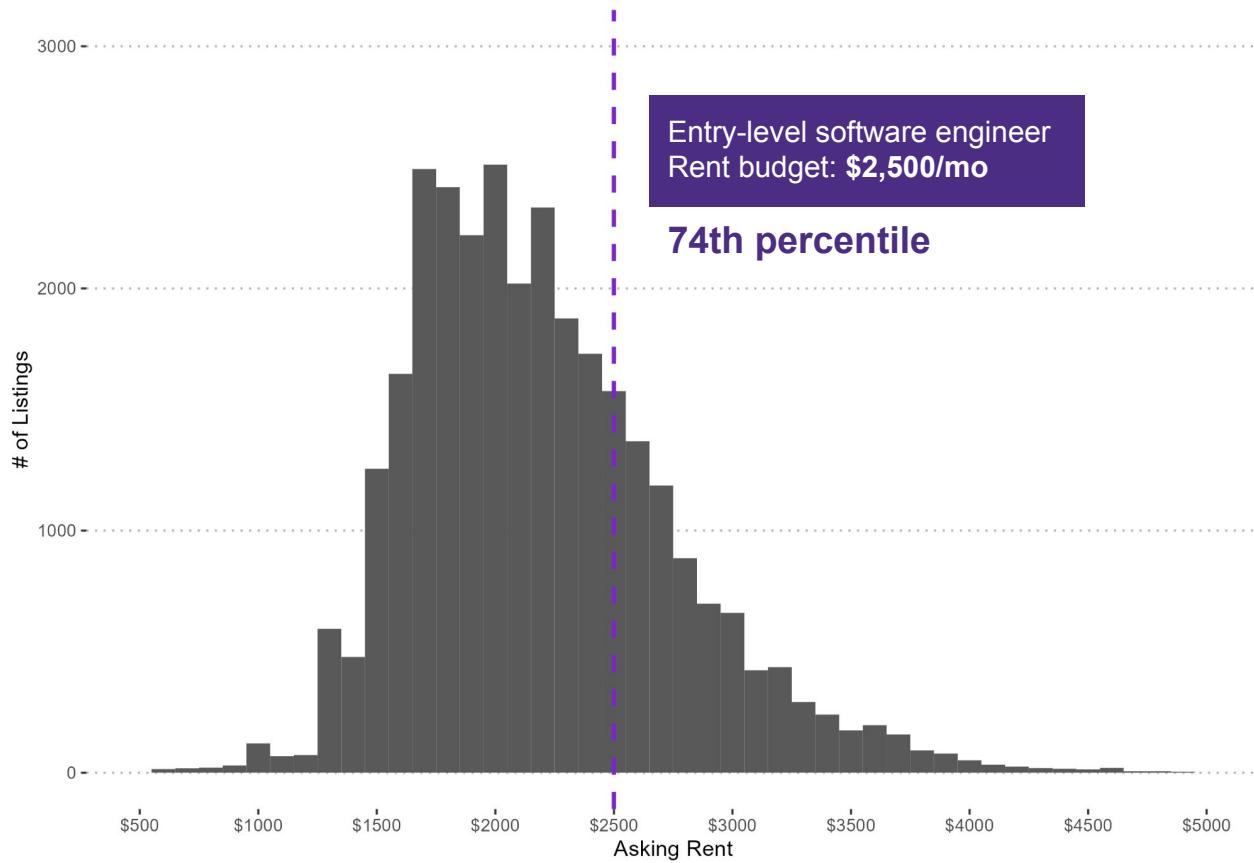


1 bedroom rent distribution



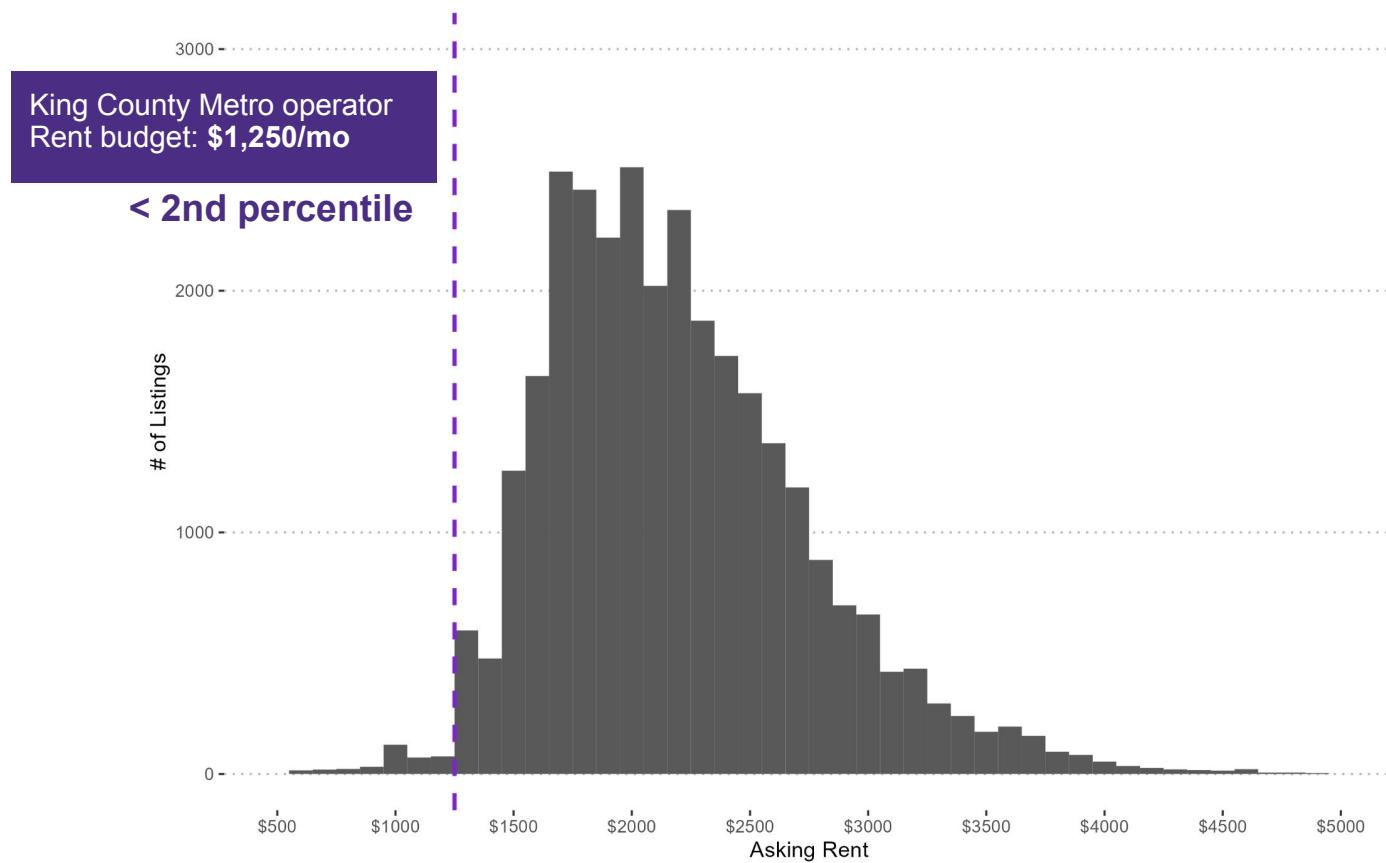
Source: Craigslist 2022





Source: Craigslist 2022





Source: Craigslist 2022

