

*Inland Northwest*  
**Demographics**

*Population & Dwelling Unit Estimates & Projections*

**2009**

*The KEY to Successful Decision Making*

## IDAHO HIGHLIGHTS

In the last half of 2008 Residential Building Activity in North Idaho reached a 30-year low. How long will that trend continue? Commercial building activity is slowing. However, several large projects are still being proposed. Our forecasts (Pp8) are based on a statistical model using historic data. For 2009 our forecasts may be too optimistic, given recent building activity.

For over 20 years we have chosen to identify or inventory dwelling units by areas that are smaller and more precise than census tracts (approximately one square mile sections) this data is now currently updated as often as it comes online by each entity, approximately every two weeks.

We also make adjustments to persons per household and vacancy rates whenever perceived or whenever real market conditions change. This year has been no exception and market conditions have drastically changed.

## NEW DATA

This edition of the IND will feature some new data developed from our longstanding commitment to accurate local market information:

- 1 – we have expanded our data inventory to include Bonner County in Idaho. This stems in part from an expanding seasonal dwelling base.
- 2 – This is the first year we have been able to acquire additional detailed information regarding non-resident visitors.

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- **Growth trends for business leaders and local government entities**
- **Market Research – Forecasting future needs or services**
- **Identifying labor force characteristics**
- **Strategic Planning for business locations**
- **Land Use Planning – Residential, Commercial, Industrial**
- **Planning for special purpose districts – Sites, services, boundaries**

## INLAND NORTHWEST DEMOGRAPHICS

**INLAND NORTHWEST DEMOGRAPHICS** is owned and published exclusively by J. P. Stravens/Planning Associates, Inc. Each year since 1986, we have assembled new data from which population trends and other statistical data are established for communities in the Inland Northwest. This publication and other published materials may be modified periodically as new information is received or as changes occur in geographic boundaries or economic conditions.

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# POPULATION ESTIMATES 2009

## SPOKANE

	U.S. Census Pop 1990	O.F.M. Population 1996	O.F.M. Population 1998	U.S. Census Pop 2000	2004 JPS Population Estimates	2006 JPS Population Estimates	2009 JPS Population Estimates
Airway Heights	1,971	3,640	4,460	4,500	4,830	4,965	5,597
Cheney	7,723	8,180	8,495	8,832	9,500	11,199	8,510
Deer Park	2,278	2,835	2,920	3,017	3,069	3,159	3,438
Fairfield	516	638	624	494	576	581	566
Latah	203	214	212	151	206	212	212
Liberty Lake	N/A	N/A	N/A	4,660	4,875	5,149	7,210
Medical Lake	3,664	3,680	3,830	3,758	3,850	4,281	4,143
Millwood	1,559	1,690	1,680	1,649	1,658	1,669	1,669
Rockford	481	519	527	413	501	489	488
Spangle	229	250	250	240	276	280	279
Spokane	177,165	187,700	188,300	195,629	201,940	203,599	208,082
Spokane Valley	N/A	N/A	N/A	N/A	82,069	86,717	90,300
Waverly	101	110	115	121	125	127	127
Incorporated Area	195,443	209,456	211,413	223,464	313,475	322,427	330,841
Unincorporated Area	165,443	197,044	199,487	194,475	118,498	122,414	131,355
<b>SPOKANE COUNTY</b>	<b>361,364</b>	<b>406,500</b>	<b>410,900</b>	<b>417,939</b>	<b>431,973</b>	<b>444,841</b>	<b>461,996</b>

## KOOTENAI

	1990 U.S. Census	Population 1996 (4)	Population 1998 (1)	2000 U.S. Census	2004 JPS Pop. Est.	2006 JPS Pop. Est.	2009 JPS Pop. Est.
Athol	356	457	635	676	716	707	748
Co�ur d'Alene	27,065	30,568	32,171	34,514	38,250	42,613	45,161
Dalton Gardens	2,004	2,218	2,331	2,278	2,415	2,822	2,739
Fernan Lake	183	180	186	186	188	200	184
Harrison	256	334	339	267	275	344	328
Hauser	407	521	534	668	668	741	717
Hayden	3,897	6,514	7,942	9,159	9,392	12,255	12,904
Hayden Lake	616	853	887	494	574	694	776
Huetter	81	86	87	96	96	98	89
Post Falls	8,015	12,595	15,332	17,247	19,012	22,926	25,286
Rathdrum	2,148	2,819	4,009	4,816	5,132	6,047	6,599
Spirit Lake	824	999	1,086	1,376	1,498	1,630	1,869
State Line	25	50	60	28	56	60	48
Worley	205	201	217	223	267	276	312
Incorporated Area	46,082	58,395	65,815	72,028	78,539	91,413	97,770
Unincorporated Area	34,977	37,272	39,211	36,657	42,532	46,680	46,499
<b>KOOTENAI COUNTY</b>	<b>81,059</b>	<b>95,667</b>	<b>105,026</b>	<b>108,685</b>	<b>121,071</b>	<b>138,093</b>	<b>144,269</b>

## BONNER

	1990 U.S. Census	Population 1996 (4)	Population 1998 (1)	2000 U.S. Census	2004 JPS Pop. Est.	2008 JPS Pop. Est.	2009 JPS Pop. Est.
Clark Fork	448			530		606	606
Dover	294			342		1,112	1,174
East Hope	215			200		214	214
Hope	99			79		84	87
Kootenai	327			441		569	585
Oldtown	151			190		217	217
Ponderay	449			638		702	742
Priest River	1,560			1,754		1,850	1,856
Sandpoint	5,203			6,835		7,541	7,595
Incorporated Area	8,746			11,009		13,076	13,076
Unincorporated Area	17,876			25,826		25,764	30,007
<b>KOOTENAI COUNTY</b>	<b>26,622</b>			<b>36,835</b>		<b>38,840</b>	<b>43,153</b>

# TOTAL DWELLING UNITS 1990-2009

## SPOKANE

	1990 US Census	1994 JPS Census	1996 JPS Census	2000 US Census	2004 JPS Census	2006 JPS Census	2008 JPS Census
Spokane County	D.U.	D.U.	D.U.	D.U.	D.U.	D.U.	D.U.
Airway Heights	896	955	1,046	1,091	1,195	1,326	1,525
Cheney	2,733	2,971	3,128	3,293	3,451	3,487	3,530
Deer Park	949	1,072	1,193	1,210	1,250	1,301	1,391
Fairfield	204	234	242	194	249	249	252
Latah	82	84	87	75	90	91	91
Liberty Lake	N/A	N/A	N/A	1,306	1,951	2,052	2,635
Medical Lake	1,055	1,163	1,208	1,197	1,317	1,427	1,556
Millwood	719	784	787	779	782	791	791
Rockford	179	189	201	169	201	202	204
Spangle	103	112	114	113	127	129	131
Spokane	79,851	82,745	84,972	87,941	88,941	90,567	92,409
Spokane Valley	N/A	N/A	N/A	N/A	34,878	36,489	37,269
Waverly	46	48	50	49	51	53	53
Total Incorporated	86,817	90,357	93,028	97,421	134,483	138,164	141,837
Total Unincorporated	63,288	72,118	76,838	77,584	47,117	49,992	52,789
<b>Total Dwelling Units</b>	<b>150,105</b>	<b>162,475</b>	<b>169,866</b>	<b>175,005</b>	<b>181,600</b>	<b>188,156</b>	<b>194,626</b>

## KOOTENAI

	1990 US Census	1994 JPS Census	1996 JPS Census	2000 US Census	2004 JPS Census	2006 JPS Census	2008 JPS Census
Kootenai County(1, 4)	D.U.	D.U.	D.U.	D.U.	D.U.	D.U.	D.U.
Athol	140	162	218	272	295	301	305
Coeur d' Alene	10,956	11,920	13,389	14,835	16,955	17,941	18,934
Dalton Gardens	716	803	866	890	912	1,050	1,055
Fernan Lake Village	78	71	77	79	72	74	74
Harrison	132	142	144	145	160	169	175
Hauser	172	193	193	221	296	306	302
Hayden	1,556	2,296	2,749	3,445	3,831	4,910	5,175
Hayden Lake	237	308	386	364	360	376	420
Huetter	35	33	37	37	39	40	42
Post Falls	2,790	3,999	5,093	6,336	7,377	8,938	9,710
Rathdrum	766	907	1,149	1,612	1,777	2,196	2,403
Spirit Lake	373	398	452	476	626	695	761
State Line	14	10	28	29	24	24	20
Worley	96	89	94	95	104	123	125
Total Incorporated	18,061	21,331	24,950	28,836	32,828	37,143	39,801
Total Unincorporated	13,903	14,786	15,366	16,940	19,404	21,851	22,581
<b>Total Dwelling Units</b>	<b>31,964</b>	<b>36,117</b>	<b>40,316</b>	<b>45,776</b>	<b>52,232</b>	<b>58,994</b>	<b>62,082</b>

## BONNER

	1990 U. S. Census	Population 1996 (4)	Population 1998 (1)	2000 U. S. Census	2004 JPS Census	2006 JPS Census	2008 JPS Census
Clark Fork	236			286			353
Dover	131			157			524
East Hope	152			150			156
Hope	62			57			53
Kootenai	141			187			236
Oldtown	86			100			98
Ponderay	203			296			320
Priest River	699			762			762
Sandpoint	2,451			3,188			3,206
Total Incorporated	4,161			5,183			5,708
Total Unincorporated	10,991			14,463			15,675
<b>Total Dwelling Units</b>	<b>15,152</b>			<b>19,646</b>			<b>21,383</b>

## SEASONAL DWELLING UNITS IN IDAHO

For the past 10 years Kootenai County has shown a major increase in high-income dwellings built primarily for seasonal use. Seasonal dwellings have appeared in conjunction with golf courses and resorts, as well as singular units on acreage in remote parts of the counties in places without services and with limited access. The Inland Northwest will continue to attract out-of-state and out-of-area homeowners that choose to come to this area to relax and enjoy the amenities the area offers on a part-time basis. Two of the most popular counties with an expanding seasonal residence base are Kootenai and Bonner Counties in the Idaho Panhandle.

### Seasonal Dwellings

Kootenai County		
	Coeur d'Alene Lake	3,496
	Lake Pend Oreille	717
	Hayden Lake	854
	Twin Lakes	593
	Spirit Lake	381
	Other	632
		Total <u>6,673</u>
Bonner County		
	Pend Oreille Lake & River	4,268
	Priest Lake	2,539
	Schweitzer	647
	Other	1,046
		Total <u>8,500</u>

### Area Amenities

Within a 60-mile radius of Coeur d'Alene there are 43 golf courses, 42 major lakes and rivers, 206 miles of improved walking/hiking trails, 2,655,040 acres of National Forest, and 4 major ski areas. Seasonal dwellings are spreading from lakeshores to all rural areas.

## THE ECONOMIC IMPACTS OF NON-RESIDENT VISITORS

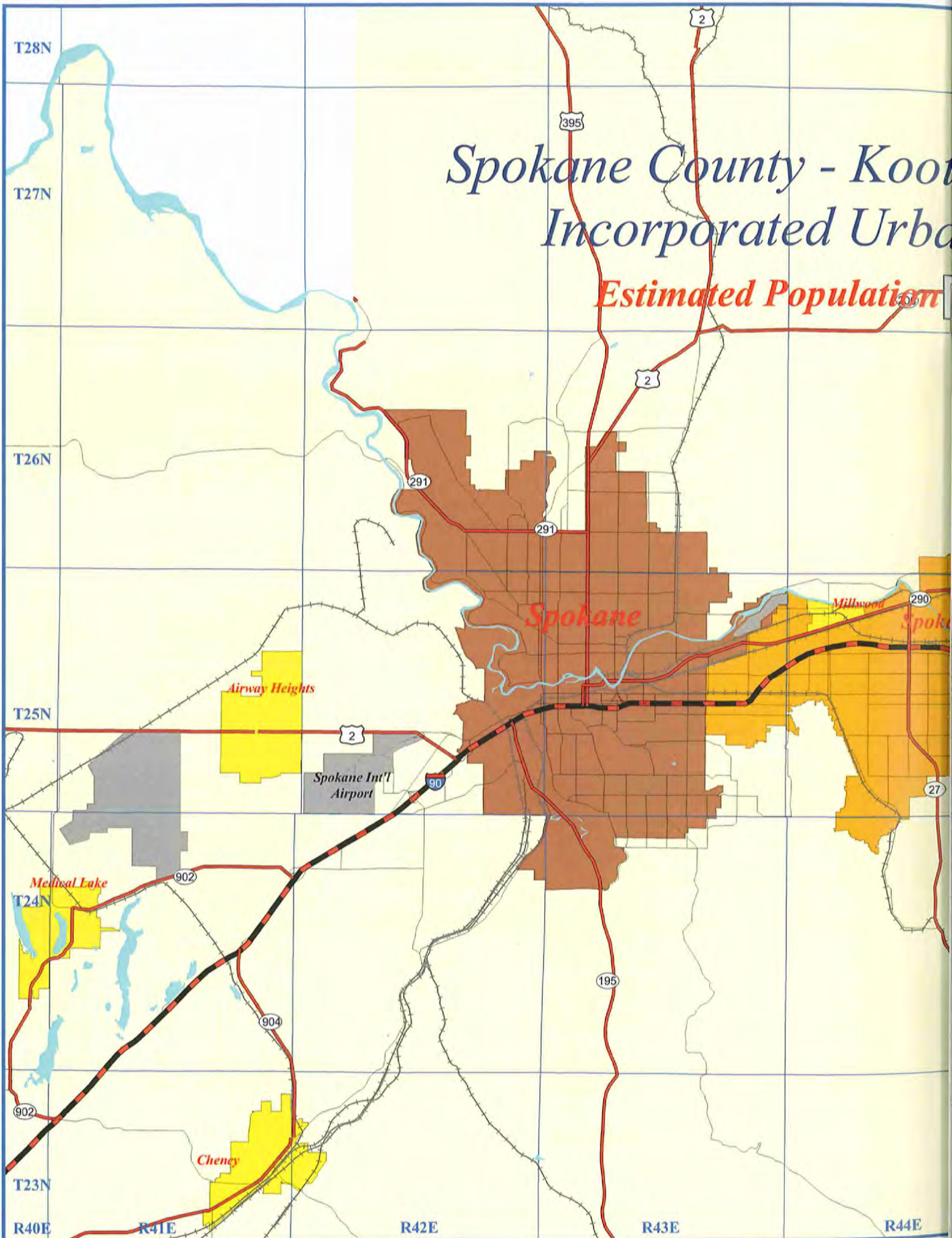
Non-resident visitors or tourists play a major part in the economic viability of the Inland Northwest. In 2008 46% of all daily trips on I-90 in Kootenai County were from non-resident visitors. This translates to approximately 22,000 non-resident trips per day.

### Non-Resident Visitors

Trip Purpose	
Pass Through	23%
Rec. Site Owners (Seasonal Dwellings)	2%
Local Business	13%
Employees	15%
Leisure Travel Parties	47%

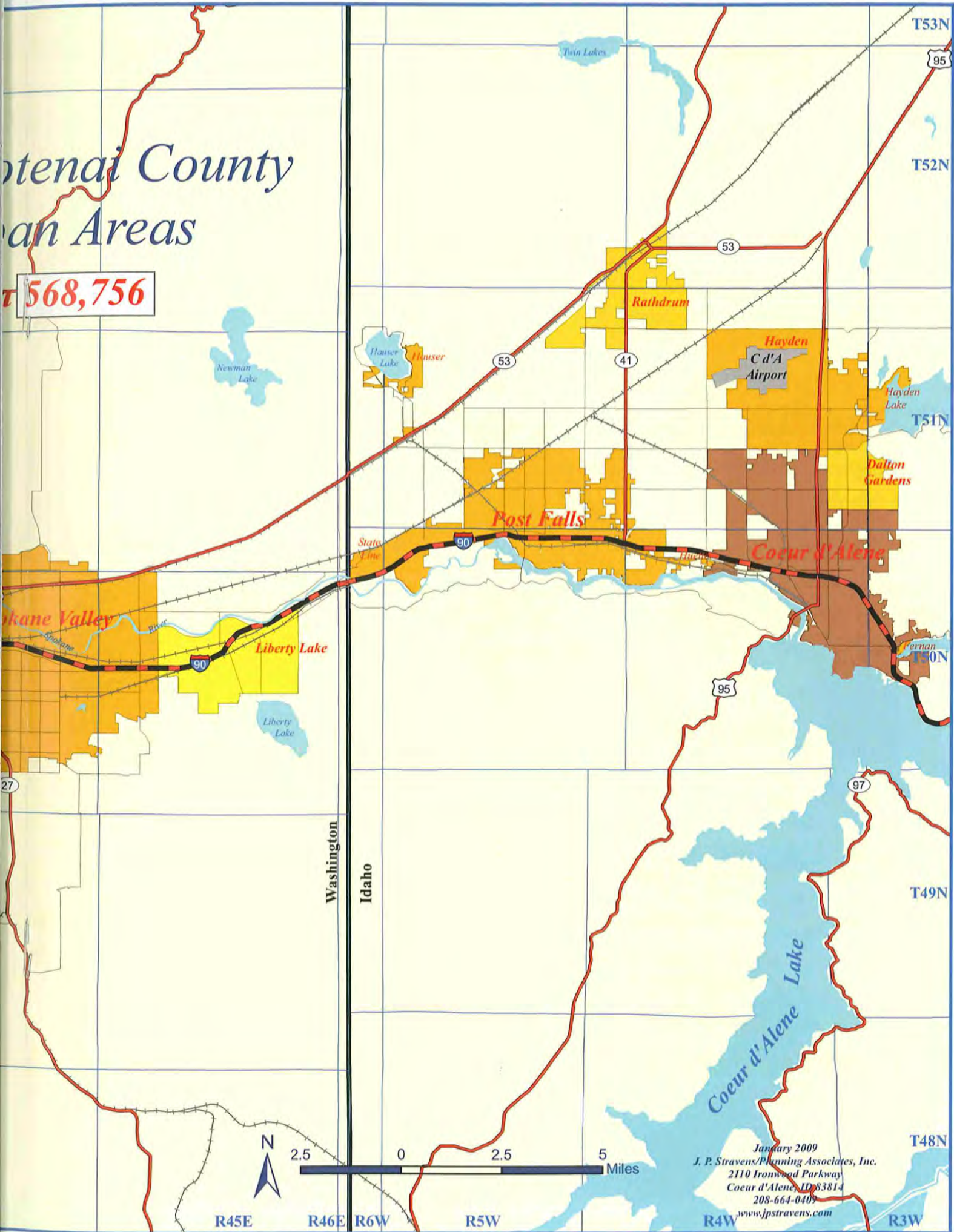
# Spokane County - Kootenai County Incorporated Urban

*Estimated Population*



# Shoshone County Urban Areas

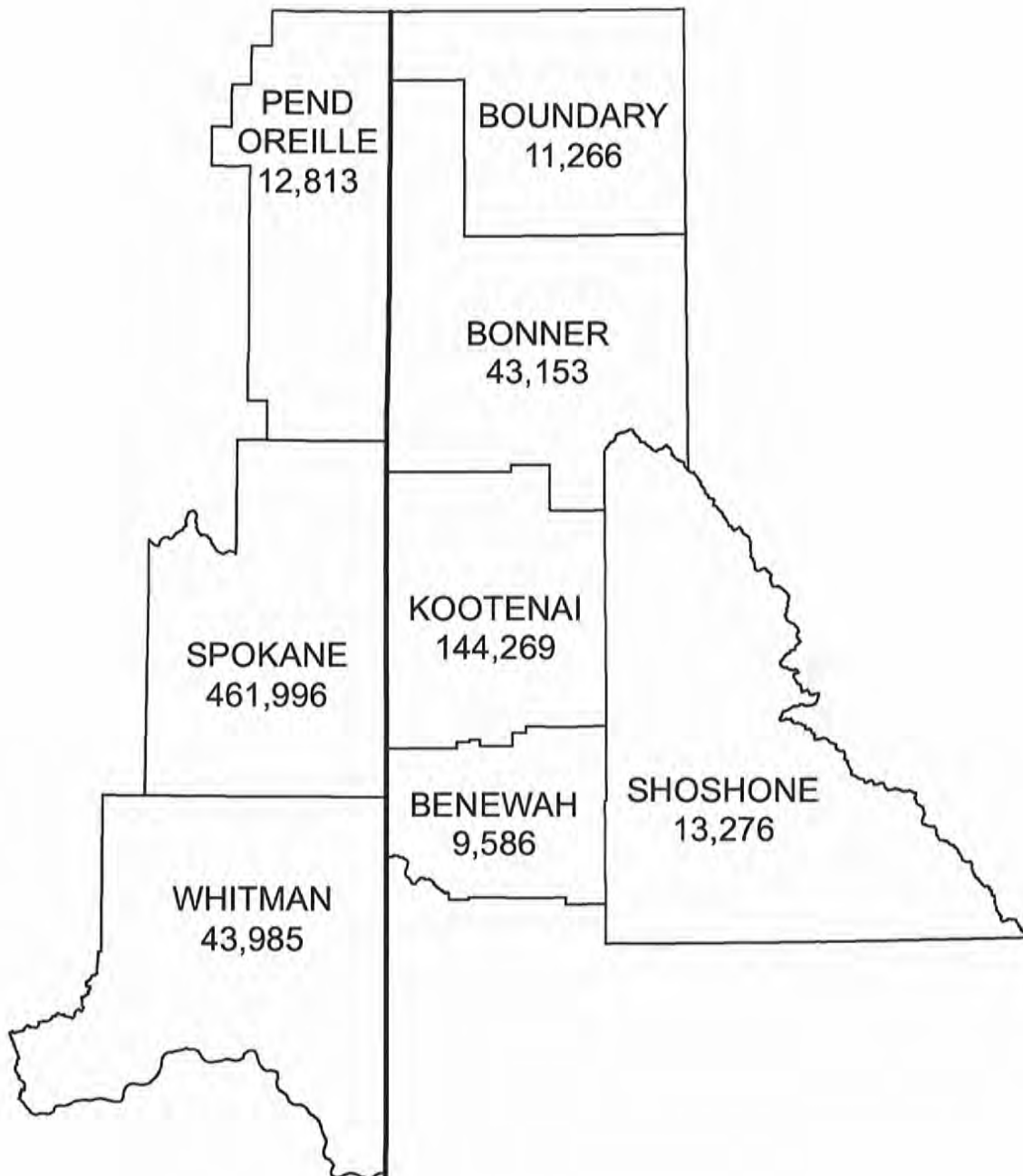
568,756



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## INLAND NORTHWEST TRADE CENTER

For over the past 20 years IND has strived to report accurate population estimates and projections for an Inland Northwest Area that covers 10 Idaho counties, 7 Washington counties, 3 Montana counties, and 3 separate Canadian regions of British Columbia adjacent to the U. S. The population of this area is considered to be the common extended regional trade area for over 1,150,000 people. The center or base of that economic region is an 8-county region with a population of 740,344.





## 2008 POPULATION ESTIMATES & PROJECTIONS

### Washington – Idaho – Montana - Canada

<b>Idaho Counties</b>	<b>US Census Population April 1990</b>	<b>US Census Estimates April 1998</b>	<b>US Census Population April 2000</b>	<b>US Census Pop. Estimates July 2002</b>	<b>JPS Population Estimates 2008</b>	<b>JPS Population Projections 2010</b>
Benewah	7,937	9,116	9,171	8,993	9,406	9,765
Bonner	26,622	35,634	36,835	38,205	42,871	45,188
Boundary	8,332	9,589	9,871	10,085	11,171	11,361
Clearwater	8,505	9,049	8,900	8,469	8,131	8,186
Idaho	13,768	15,418	15,500	15,500	15,847	16,355
Kootenai	69,795	102,717	108,685	113,954	143,371	163,779
Latah	30,617	34,811	32,510	35,218	35,060	34,575
Lewis	3,516	3,811	3,700	3,730	3,759	3,771
Nez Perce	33,754	37,395	37,500	37,171	38,634	38,484
Shoshone	13,931	13,974	14,143	13,090	12,989	13,563
<b>Idaho Total</b>	<b>216,777</b>	<b>271,514</b>	<b>276,815</b>	<b>284,415</b>	<b>321,239</b>	<b>345,007</b>

<b>Washington Counties</b>	<b>US Census Population April 1990</b>	<b>Office of Finan. Mgmt. Estimates April 1998</b>	<b>US Census Population April 2000</b>	<b>US Census Pop. Estimates July 2002</b>	<b>JPS Population Estimates 2008</b>	<b>JPS Population Projections 2010</b>
Adams	13,603	15,900	16,428	16,434	17,908	18,030
Ferry	6,295	7,300	7,260	7,268	7,626	7,705
Lincoln	8,864	10,000	10,184	10,096	10,401	10,505
Pend Oreille	8,915	11,200	11,732	12,008	12,805	12,821
Spokane	361,364	410,900	417,939	427,506	460,617	472,214
Stevens	30,948	37,600	40,066	40,556	43,929	45,115
Whitman	38,775	41,400	40,740	40,631	42,851	45,119
<b>Washington Total</b>	<b>468,764</b>	<b>534,300</b>	<b>544,349</b>	<b>554,499</b>	<b>596,137</b>	<b>611,509</b>

<b>Montana Counties</b>	<b>US Census Population April 1990</b>	<b>US Census Estimates April 1998</b>	<b>US Census Population April 2000</b>	<b>US Census Pop. Estimates July 2002</b>	<b>JPS Population Estimates 2008</b>	<b>JPS Population Projections 2010</b>
Lincoln	17,481	18,696	18,837	18,665	19,314	19,550
Mineral	3,315	3,748	3,884	3,803	4,105	4,149
Sanders	8,669	10,185	10,227	10,367	11,400	11,925
<b>Montana Total</b>	<b>29,465</b>	<b>32,629</b>	<b>32,948</b>	<b>32,835</b>	<b>34,819</b>	<b>35,624</b>

<b>U.S. AREA TRADE POPULATION</b>	<b>992,140</b>
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	<b>Population 1994 (8)</b>	<b>Population 1998 (7)</b>	<b>Population 2000 (7)</b>	<b>Population 2002 (7)</b>	<b>Population 2008 (1)</b>	<b>JPS Pop. Projection 2010</b>
<b>CANADA</b>						
Central Kootenay	57,100	60,214	59,637	59,351	60,115	61,585
Castlegar-Creston						
East Kootenay	56,500	58,085	58,367	58,438	59,062	59,500
Cranbrook-Kimberley-Fernie						
Kootenay - Boundary	33,600	33,860	33,517	33,172	33,042	32,456
Greenwood-Grand Forks-Trail						
<b>Canada Total</b>	<b>147,200</b>	<b>152,159</b>	<b>151,521</b>	<b>150,961</b>	<b>152,219</b>	<b>153,541</b>

<b>TRADE AREA POPULATION PROJECTION TOTAL</b>	<b>1,145,681</b>
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## POPULATION GROWTH TRENDS

### Forecasting

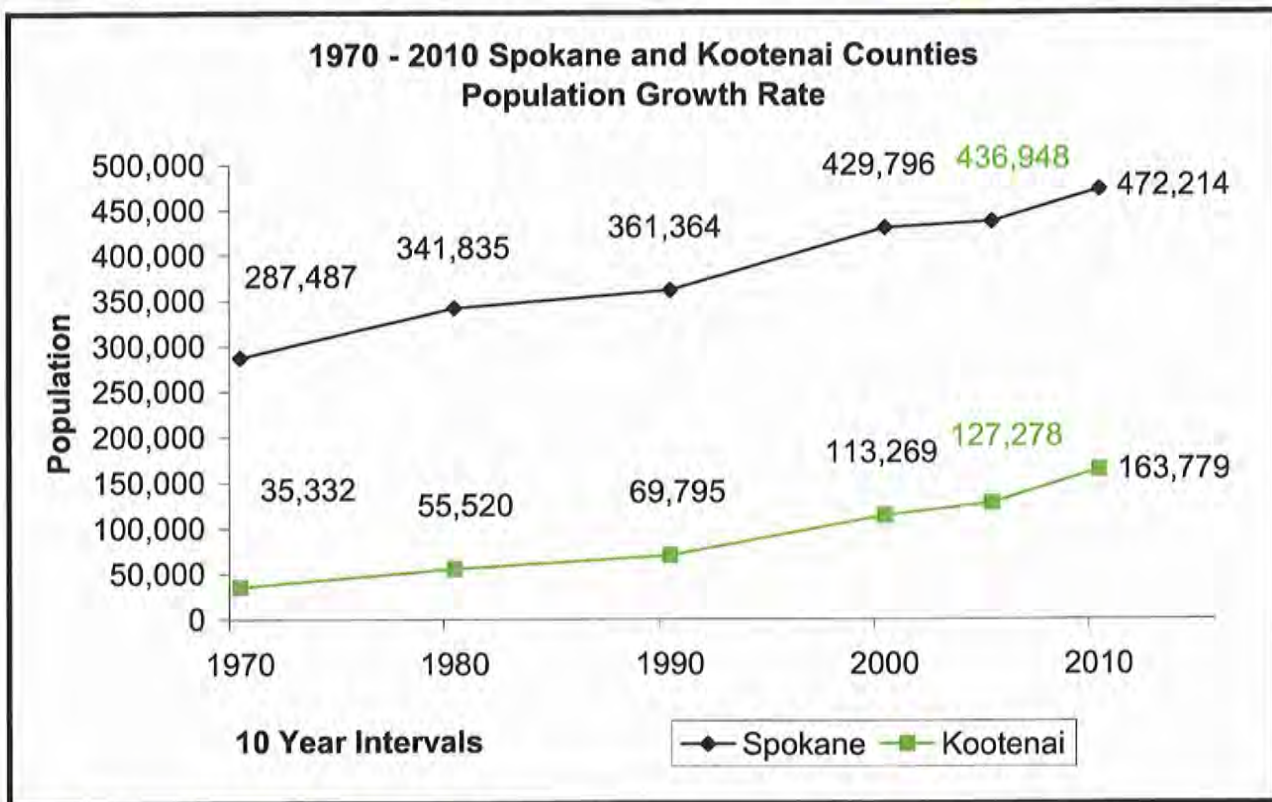
Forecasting population growth results from reviewing past trends and considering other factors that influence change. These factors include such things as: birth and death rates; in and out migrations; employment rates; job creation; dwelling unit inventories; retail sales and consumer spending. Available statistical data has proven a steady increase for the Inland Northwest.

#### KOOTENAI COUNTY

1970	1980	1990	2000	2005	2010
35,332	55,520	69,795	113,269	127,278	163,779

#### SPOKANE COUNTY

1970	1980	1990	2000	2005	2010
287,487	341,835	361,364	429,796	436,948	472,214



### Data Sources For This Publication

The authors of IND appreciate the cooperation and assistance given to them by many local and state agencies as well as those in the private sector who supplied data for this report. IND takes full responsibility for the contents herein.

- |   |   |
|---|---|
| (1) J. P. Stravens/Planning Associates, Inc. 2007 Projections | (5) Census & Economic Department of Montana |
| (2) Washington State Office of Financial Management           | (6) Spokane County Assessor's Office        |
| (3) Idaho Department of Commerce                              | (7) BC Stats-Projection                     |
| (4) Kootenai County Assessor's Office                         | (8) Statistics Canada Demographics          |

#### Vacancy Rates –

Vacancy rates for single-family units and multi-family units vary widely for a number of reasons:

Single-family vacancy rates are determined by Census data every 10 years. JPS adjusts the vacancy rate bi-annually to take into consideration changing economic conditions. In a very good economic climate and good weather conditions, average vacancy rates may drop, for example, to 2.5% in some cities. The data reflects built-out single-family subdivisions (5-8 years old) that were sampled with vacancy rates as high as 10%. This example may typify what is occurring in both Kootenai & Spokane Counties. Older neighborhoods are generally more stable and therefore generally have lower rates.

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