



2022

Year-End Residential Rental Statistics Report



2022 Year-End Rental Market Statistics

Properties Rented 1/1/2022-12/31/2022

Source: NWMLS

Averages weighted by Unit Count

WESTSIDE (SEATTLE) SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
140	\$3,298	24	21	\$2.45	\$2,843	36	40	\$2.09	\$3,262	9	14	\$1.92	\$4,616	1	10	\$2.03	\$3,650	70	30	\$2.19
380	\$3,205	9	20	\$2.45	\$2,307	15	35	\$2.03	\$3,129	8	12	\$1.64	\$4,186	2	59	\$1.50	\$3,898	34	27	\$2.02
385	\$3,170	2	47	\$1.58	\$2,225	11	37	\$1.89	\$2,989	0	0	\$0.00	\$0	3	99	\$1.56	\$4,465	16	50	\$1.79
390	\$4,081	44	28	\$2.76	\$3,071	46	24	\$2.40	\$4,266	23	30	\$1.98	\$5,428	1	16	\$2.15	\$9,000	114	27	\$2.45
700	\$4,308	18	27	\$2.44	\$3,226	27	29	\$2.31	\$4,296	15	14	\$2.00	\$5,285	4	19	\$1.56	\$5,590	64	24	\$2.23
705	\$3,592	48	23	\$2.48	\$2,978	75	25	\$2.26	\$3,618	24	27	\$1.80	\$4,474	2	8	\$1.71	\$6,750	149	24	\$2.25
710	\$3,708	27	20	\$2.41	\$2,569	45	21	\$2.13	\$3,564	27	25	\$2.13	\$4,926	3	11	\$1.81	\$5,165	102	22	\$2.19
TOTAL	\$3,725	172	24	\$2.52	\$2,901	255	28	\$2.21	\$3,691	106	23	\$1.95	\$4,901	16	35	\$1.68	\$5,325	549	26	\$2.24

WESTSIDE (SEATTLE) CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
140	\$2,865	0	0	\$0.00	\$0	6	54	\$2.91	\$1,840	13	29	\$2.51	\$2,803	7	69	\$1.79	\$3,857	26	46	\$2.41
380	\$2,192	0	0	\$0.00	\$0	2	29	\$2.33	\$1,495	1	31	\$2.30	\$1,495	5	32	\$2.00	\$2,610	8	31	\$2.12
385	\$1,757	0	0	\$0.00	\$0	4	52	\$2.42	\$1,615	4	50	\$2.20	\$1,899	0	0	\$0.00	\$0	8	51	\$2.31
390	\$2,686	7	29	\$3.46	\$1,589	54	22	\$3.17	\$2,138	34	57	\$3.11	\$3,555	1	140	\$6.29	\$10,437	96	36	\$3.20
700	\$2,273	3	19	\$3.05	\$1,258	29	31	\$2.93	\$1,933	31	25	\$2.68	\$2,610	2	16	\$2.75	\$3,498	65	27	\$2.81
701	\$3,136	20	40	\$3.41	\$1,638	139	32	\$3.47	\$2,505	64	49	\$3.51	\$4,612	3	56	\$4.55	\$10,883	226	38	\$3.49
705	\$2,179	7	54	\$2.91	\$1,465	22	21	\$3.05	\$2,063	25	25	\$2.50	\$2,432	1	19	\$1.47	\$3,400	55	27	\$2.75
710	\$2,080	2	7	\$1.84	\$1,923	10	39	\$2.49	\$1,693	14	35	\$2.43	\$2,212	2	36	\$2.04	\$3,253	28	35	\$2.38
TOTAL	\$2,732	39	37	\$3.22	\$1,584	266	30	\$3.24	\$2,265	186	41	\$2.98	\$3,410	21	51	\$2.55	\$4,764	512	35	\$3.12

Information and statistics derived from Northwest Multiple Listing Service.



2022 Year-End Rental Market Statistics

Properties Rented 1/1/2022-12/31/2022

Source: NWMLS

Averages weighted by Unit Count

EASTSIDE SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
340/350	\$3,130	7	19	\$2.05	\$2,014	35	16	\$2.00	\$2,711	38	24	\$1.56	\$3,414	12	27	\$1.24	\$4,107	92	21	\$1.72
500	\$3,924	16	13	\$2.24	\$2,821	29	32	\$1.83	\$3,401	49	27	\$1.57	\$4,289	15	41	\$1.33	\$4,919	109	28	\$1.70
510	\$6,181	4	84	\$2.85	\$3,594	12	30	\$3.15	\$5,960	15	30	\$2.10	\$5,663	8	29	\$1.86	\$8,775	39	35	\$2.45
520	\$7,315	8	48	\$2.98	\$4,703	26	37	\$2.47	\$5,432	35	36	\$2.25	\$7,690	21	47	\$1.91	\$10,016	90	40	\$2.30
530	\$3,859	14	13	\$2.25	\$2,818	34	22	\$1.98	\$3,479	45	25	\$1.76	\$4,055	17	51	\$1.57	\$4,955	110	27	\$1.86
540	\$4,136	12	17	\$2.19	\$2,716	53	24	\$1.77	\$3,579	64	29	\$1.56	\$4,256	28	21	\$1.44	\$5,522	157	25	\$1.66
550	\$3,525	17	13	\$2.14	\$2,652	17	20	\$1.91	\$3,506	28	26	\$1.54	\$3,938	3	28	\$1.43	\$4,733	65	21	\$1.79
560	\$4,649	15	21	\$2.33	\$2,828	40	31	\$2.25	\$4,256	38	26	\$1.76	\$5,519	4	64	\$1.62	\$7,150	97	29	\$2.04
600	\$3,611	15	21	\$2.26	\$2,806	44	22	\$2.05	\$3,162	46	22	\$1.71	\$4,060	11	23	\$1.55	\$4,627	116	22	\$1.89
TOTAL	\$4,329	108	21	\$2.30	\$2,897	290	25	\$2.07	\$3,735	358	27	\$1.72	\$4,625	119	35	\$1.55	\$6,186	875	27	\$1.88

EASTSIDE CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
340/350	\$1,897	0	0	\$0.00	\$0	6	18	\$2.15	\$1,566	14	26	\$2.07	\$1,934	4	12	\$1.78	\$2,263	24	22	\$2.04
500	\$2,096	0	0	\$0.00	\$0	5	9	\$2.53	\$1,800	13	23	\$2.30	\$2,155	2	49	\$2.22	\$2,448	20	22	\$2.35
510	\$2,969	0	0	\$0.00	\$0	1	21	\$2.71	\$1,750	4	67	\$2.08	\$3,274	0	0	\$0.00	\$0	5	58	\$2.21
520	\$4,170	5	5	\$3.37	\$2,058	18	17	\$3.09	\$2,498	46	35	\$3.09	\$4,569	4	43	\$4.21	\$9,750	73	29	\$3.17
530	\$2,153	1	23	\$2.58	\$1,750	8	35	\$2.67	\$1,889	13	16	\$2.20	\$2,106	4	8	\$2.44	\$2,936	26	21	\$2.40
540	\$2,457	0	0	\$0.00	\$0	6	18	\$2.52	\$2,200	10	17	\$2.28	\$2,443	7	18	\$2.21	\$2,697	23	18	\$2.32
550	\$2,238	0	0	\$0.00	\$0	5	33	\$3.01	\$2,038	8	27	\$2.40	\$2,318	1	8	\$1.97	\$2,600	14	28	\$2.59
560	\$2,892	3	8	\$3.09	\$1,638	17	23	\$2.87	\$2,152	46	28	\$2.65	\$2,991	7	18	\$2.43	\$4,577	73	25	\$2.70
600	\$2,175	0	0	\$0.00	\$0	7	24	\$2.34	\$1,816	31	21	\$2.24	\$2,237	1	10	\$2.16	\$2,750	39	21	\$2.26
TOTAL	\$2,850	9	8	\$3.19	\$1,884	73	22	\$2.75	\$2,095	185	27	\$2.55	\$3,003	30	21	\$2.49	\$4,032	297	25	\$2.61

Information and statistics derived from Northwest Multiple Listing Service.



2022 Year-End Rental Market Statistics

Properties Rented 1/1/2022-12/31/2022

Source: NWMLS

Averages weighted by Unit Count

NORTH END SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
610	\$3,390	8	22	\$2.03	\$2,616	48	20	\$1.68	\$3,102	39	26	\$1.48	\$3,632	12	40	\$1.41	\$4,274	107	25	\$1.60
715	\$3,263	8	25	\$2.12	\$2,524	10	26	\$1.90	\$3,260	9	22	\$1.71	\$3,951	1	90	\$1.02	\$3,000	28	27	\$1.87
720	\$3,037	7	22	\$2.64	\$2,203	8	37	\$2.33	\$3,014	4	27	\$1.91	\$4,175	2	51	\$1.48	\$3,775	21	31	\$2.27
730	\$3,239	11	14	\$1.91	\$2,238	42	19	\$1.80	\$2,852	38	17	\$1.62	\$3,769	11	29	\$1.44	\$3,889	102	19	\$1.71
740	\$2,812	29	21	\$1.94	\$2,119	67	23	\$1.59	\$2,800	37	26	\$1.48	\$3,231	8	15	\$1.30	\$3,481	141	23	\$1.62
750	\$2,635	4	18	\$1.94	\$1,913	13	47	\$1.70	\$2,422	6	41	\$1.19	\$3,289	2	55	\$1.09	\$3,500	25	42	\$1.57
TOTAL	\$3,091	67	20	\$2.04	\$2,243	188	24	\$1.72	\$2,896	133	24	\$1.54	\$3,582	36	34	\$1.37	\$3,874	424	24	\$1.68

NORTH END CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
610	\$2,350	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	21	\$2.44	\$2,350	0	0	\$0.00	\$0	2	21	\$2.44
715	\$1,700	0	0	\$0.00	\$0	2	56	\$2.73	\$1,600	2	65	\$2.27	\$1,800	0	0	\$0.00	\$0	4	61	\$2.50
720	\$1,917	0	0	\$0.00	\$0	0	0	\$0.00	\$0	5	15	\$2.01	\$1,917	0	0	\$0.00	\$0	5	15	\$2.01
730	\$2,414	0	0	\$0.00	\$0	3	25	\$3.16	\$2,633	19	27	\$2.18	\$2,360	5	6	\$1.75	\$2,488	27	23	\$2.21
740	\$1,997	0	0	\$0.00	\$0	5	34	\$1.92	\$1,167	20	22	\$1.86	\$1,745	13	22	\$1.63	\$2,704	38	24	\$1.79
750	\$2,145	0	0	\$0.00	\$0	0	0	\$0.00	\$0	7	32	\$2.38	\$2,043	2	19	\$1.91	\$2,500	9	29	\$2.28
TOTAL	\$2,135	0	0	\$0.00	\$0	10	36	\$2.45	\$1,693	55	26	\$2.09	\$2,035	20	18	\$1.69	\$2,630	85	25	\$2.04

Information and statistics derived from Northwest Multiple Listing Service.



2022 Year-End Rental Market Statistics

Properties Rented 1/1/2022-12/31/2022

Source: NWMLS

Averages weighted by Unit Count

SOUTH KING / PIERCE COUNTY SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
13-43	\$2,577	11	26	\$1.97	\$2,022	21	16	\$1.82	\$2,576	14	24	\$1.43	\$2,971	1	17	\$1.22	\$3,200	47	21	\$1.73
45-74	\$2,301	6	19	\$1.69	\$1,754	14	25	\$1.65	\$2,347	6	28	\$1.42	\$2,625	2	14	\$1.49	\$2,650	28	24	\$1.60
78-95	\$2,781	2	15	\$1.51	\$1,725	15	26	\$1.53	\$2,629	26	28	\$1.33	\$2,876	10	24	\$1.14	\$2,975	53	26	\$1.36
99	\$2,642	1	32	\$1.91	\$2,100	7	27	\$1.61	\$2,391	7	21	\$1.17	\$2,971	0	0	\$0.00	\$0	15	25	\$1.42
100	\$3,254	0	0	\$0.00	\$0	1	1	\$1.61	\$2,600	4	33	\$1.21	\$3,269	1	31	\$1.29	\$3,850	6	27	\$1.29
109-111	\$2,951	3	16	\$1.48	\$2,900	18	19	\$1.63	\$2,681	11	29	\$1.36	\$3,381	2	4	\$1.04	\$3,100	34	21	\$1.49
130	\$2,626	5	14	\$2.04	\$1,878	13	19	\$1.70	\$2,762	8	24	\$1.50	\$2,873	0	0	\$0.00	\$0	26	20	\$1.70
300	\$2,500	1	47	\$1.79	\$2,500	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	47	\$1.79
310	\$2,708	2	14	\$1.64	\$1,825	7	69	\$1.70	\$2,536	3	15	\$1.27	\$3,267	1	3	\$1.28	\$3,995	13	43	\$1.56
320	\$3,207	2	11	\$1.83	\$2,400	13	48	\$1.60	\$2,900	10	18	\$1.41	\$3,520	4	12	\$1.34	\$3,824	29	30	\$1.51
330	\$2,766	0	0	\$0.00	\$0	18	22	\$1.84	\$2,621	13	18	\$1.34	\$2,948	1	20	\$1.09	\$3,000	32	20	\$1.61
TOTAL	\$2,746	33	21	\$1.82	\$2,041	127	26	\$1.69	\$2,618	102	24	\$1.36	\$3,034	22	18	\$1.21	\$3,209	284	24	\$1.55

SOUTH KING / PIERCE COUNTY CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
13-43	\$1,895	2	19	\$1.54	\$1,150	4	9	\$1.88	\$1,045	6	40	\$2.02	\$2,308	3	35	\$2.10	\$2,700	15	28	\$1.93
45-74	\$1,593	0	0	\$0.00	\$0	1	11	\$2.44	\$1,200	9	32	\$1.78	\$1,637	0	0	\$0.00	\$0	10	30	\$1.85
78-95	\$1,900	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	23	\$1.72	\$1,900	0	0	\$0.00	\$0	2	23	\$1.72
109-111	\$1,884	0	0	\$0.00	\$0	2	9	\$2.23	\$1,445	4	24	\$2.16	\$1,949	1	34	\$2.25	\$2,500	7	21	\$2.19
130	\$1,561	3	41	\$2.30	\$1,178	0	0	\$0.00	\$0	4	20	\$1.89	\$1,848	0	0	\$0.00	\$0	7	29	\$2.07
300	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00
310	\$1,762	0	0	\$0.00	\$0	1	91	\$2.37	\$1,250	3	24	\$1.68	\$1,932	0	0	\$0.00	\$0	4	41	\$1.85
330	\$1,965	0	0	\$0.00	\$0	1	50	\$1.82	\$1,320	13	26	\$2.09	\$2,015	0	0	\$0.00	\$0	14	28	\$2.07
TOTAL	\$1,811	5	32	\$2.00	\$1,167	9	23	\$2.07	\$1,204	41	28	\$1.95	\$1,940	4	35	\$2.14	\$2,650	59	28	\$1.99

Information and statistics derived from Northwest Multiple Listing Service.



MLS Area Key

MLS AREA	LOCATION (Westside / Seattle)
140	West Seattle
380	Southeast Seattle
385	SODO / Beacon Hill
390	Central Seattle
700	Queen Anne / Magnolia
701	Belltown / Downtown
705	Ballard / Green Lake
710	North Seattle

MLS AREA	LOCATION (Eastside)
340/350	Renton (Benson Hill / Highlands)
500	Eastside (South)
510	Mercer Island
520	Bellevue (West of 405)
530	Bellevue (East of 405)
540	Eastside (East of Lake Sammamish)
550	Redmond / Carnation
560	Kirkland / Bridle Trails
600	Juanita / Woodinville

MLS AREA	LOCATION (North End)
610	Southeast Snohomish
715	Richmond Beach / Shoreline
720	Lake Forest Park
730	Southwest Snohomish
740	Everett / Mukilteo
750	East Snohomish County

MLS AREA	LOCATION (South King / Pierce)
13-43	Tacoma (North, Central, West), Dupont, Lakewood, Tillicum, Steilacoom
45-74	Tacoma (S, SE), Parkland, Fife, Milton, Edgewood, Sumner
78-95	Port of Tacoma, Puyallup, Browns Pt.
99	Spanaway
100	Jovita / West Hill
109-111	Lake Tapps, Bonney Lake, Federal Way, Buckley
130	Burien / Normandy Park
300	Enumclaw
310	Auburn
320	Black Diamond / Maple Valley
330	Kent

MLS Property Type Breakdown:

Single-Family / Townhouse category EXCLUDES the following MLS property sub-type codes, and Condominium / Multifamily INCLUDES them: 30, 31, 33, 34, 42, 53, 54, 55, 56

In some cases, individual units at “outlier” properties such as luxury penthouse condo suites, or model homes with artificially high DOM counts, may have been excluded from this report so that they don’t skew the averages of the general market at large. All data is provided by NWMLS listing brokers and we have filtered out any obvious mistakes in compiling this report (for example, home was listed at \$2,000/mo but marked Rented for \$200,000) and such mistakes have been reported to the NWMLS for future correction.

Lori Gill & Associates / Windermere Property Management

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