



2023 Mid-Year Greater Seattle Area Residential Rental Statistics Report



2023 Mid-Year Rental Market Statistics

Properties Rented 1/1/2023-6/30/2023

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	\$3,440	12	25	\$2.59	\$2,956	23	34	\$2.27	\$3,351	3	86	\$1.99	\$4,788	2	50	\$1.58	\$5,350	40	36	\$2.31
380	\$3,993	2	13	\$2.59	\$2,622	9	49	\$1.82	\$3,236	6	39	\$1.85	\$5,058	2	83	\$1.84	\$5,579	19	46	\$1.91
385	\$3,257	6	19	\$2.23	\$3,036	11	19	\$2.29	\$3,116	5	54	\$1.62	\$3,339	3	46	\$1.66	\$4,083	25	29	\$2.07
390	\$4,401	18	31	\$2.80	\$3,266	33	45	\$2.57	\$4,591	7	47	\$1.89	\$4,526	4	78	\$1.71	\$7,725	62	43	\$2.50
700	\$4,227	13	33	\$2.52	\$3,040	26	44	\$2.28	\$4,124	8	31	\$2.00	\$5,590	4	28	\$2.17	\$6,034	51	38	\$2.29
705	\$3,864	32	31	\$2.62	\$3,078	59	30	\$2.40	\$3,854	17	37	\$1.95	\$4,614	6	49	\$1.73	\$6,032	114	32	\$2.36
710	\$3,675	12	13	\$2.30	\$2,801	31	28	\$2.23	\$3,524	11	60	\$1.91	\$4,487	4	45	\$2.15	\$5,238	58	32	\$2.18
TOTAL	\$3,894	95	27	\$2.57	\$3,046	192	35	\$2.34	\$3,832	57	46	\$1.90	\$4,660	25	52	\$1.85	\$5,851	369	36	\$2.30

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	\$2,602	0	0	\$0.00	\$0	6	29	\$2.74	\$1,908	8	34	\$2.45	\$2,923	1	34	\$2.31	\$4,200	15	32	\$2.56
380	\$2,775	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	68	\$3.71	\$2,775	0	0	\$0.00	\$0	2	68	\$3.71
385	\$2,209	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	42	\$2.43	\$2,209	0	0	\$0.00	\$0	4	42	\$2.43
390	\$3,198	3	38	\$2.91	\$1,607	25	44	\$3.12	\$2,083	24	97	\$3.24	\$4,073	4	129	\$3.29	\$6,109	56	72	\$3.17
700	\$2,166	1	36	\$2.75	\$1,400	10	50	\$3.05	\$2,073	4	86	\$2.87	\$2,591	0	0	\$0.00	\$0	15	59	\$2.98
701	\$3,154	7	78	\$3.96	\$1,784	59	46	\$3.55	\$2,560	37	70	\$3.26	\$4,359	0	0	\$0.00	\$0	103	57	\$3.47
705	\$2,259	1	20	\$3.51	\$1,550	20	42	\$2.91	\$1,999	14	39	\$2.73	\$2,542	2	21	\$2.73	\$3,225	37	39	\$2.85
710	\$2,120	0	0	\$0.00	\$0	6	39	\$2.61	\$1,793	2	12	\$2.69	\$2,600	1	97	\$2.08	\$3,120	9	39	\$2.57
TOTAL	\$2,873	12	60	\$3.56	\$1,688	126	44	\$3.24	\$2,270	95	67	\$3.05	\$3,663	8	86	\$2.88	\$4,776	241	55	\$3.17

Information and statistics derived from Northwest Multiple Listing Service.



2023 Mid-Year Rental Market Statistics

Properties Rented 1/1/2023-6/30/2023

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	\$3,300	7	22	\$2.27	\$2,193	12	28	\$1.76	\$2,645	14	41	\$1.59	\$3,853	5	49	\$1.41	\$4,870	38	34	\$1.75
500	\$4,367	1	22	\$2.20	\$2,200	15	41	\$1.75	\$3,493	25	36	\$1.62	\$4,310	7	61	\$1.38	\$6,750	48	41	\$1.64
510	\$6,102	2	60	\$2.43	\$4,750	4	44	\$2.33	\$5,036	7	54	\$2.13	\$5,350	7	105	\$1.85	\$7,849	20	70	\$2.10
520	\$6,588	5	55	\$3.50	\$5,930	8	57	\$2.40	\$5,183	16	46	\$2.09	\$6,803	8	74	\$1.92	\$7,975	37	56	\$2.31
530	\$3,913	7	22	\$2.78	\$3,229	24	20	\$2.05	\$3,477	30	37	\$1.82	\$4,251	7	42	\$1.61	\$4,643	68	30	\$1.98
540	\$4,023	7	14	\$2.46	\$2,521	24	20	\$1.94	\$3,559	21	30	\$1.65	\$4,214	13	23	\$1.42	\$5,380	65	23	\$1.80
550	\$3,779	4	20	\$2.20	\$2,880	13	13	\$2.08	\$3,414	9	32	\$1.69	\$4,691	1	9	\$1.65	\$3,900	27	20	\$1.95
560	\$4,571	6	23	\$2.25	\$2,975	14	30	\$2.11	\$3,997	15	37	\$1.93	\$5,209	8	85	\$1.66	\$5,575	43	42	\$1.98
600	\$3,795	7	21	\$2.11	\$2,835	14	28	\$2.16	\$3,426	14	16	\$1.69	\$3,953	4	25	\$1.70	\$6,211	39	22	\$1.94
TOTAL	\$4,350	46	26	\$2.48	\$3,178	128	28	\$2.02	\$3,616	151	36	\$1.78	\$4,634	60	56	\$1.61	\$6,102	385	35	\$1.92

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	\$1,988	0	0	\$0.00	\$0	2	46	\$2.07	\$1,448	1	14	\$2.08	\$1,895	2	50	\$2.44	\$2,575	5	41	\$2.22
500	\$2,299	0	0	\$0.00	\$0	1	9	\$2.08	\$2,100	9	47	\$2.29	\$2,321	0	0	\$0.00	\$0	10	43	\$2.27
510	\$2,380	1	80	\$3.23	\$1,475	1	32	\$3.13	\$2,095	5	29	\$1.91	\$2,618	0	0	\$0.00	\$0	7	37	\$2.27
520	\$3,558	0	0	\$0.00	\$0	11	43	\$2.94	\$2,656	36	35	\$2.91	\$3,833	0	0	\$0.00	\$0	47	37	\$2.92
530	\$2,114	1	48	\$2.72	\$1,845	3	86	\$2.27	\$1,648	11	34	\$2.33	\$2,265	0	0	\$0.00	\$0	15	45	\$2.34
540	\$2,350	0	0	\$0.00	\$0	3	31	\$2.67	\$2,233	6	53	\$2.34	\$2,408	0	0	\$0.00	\$0	9	46	\$2.45
550	\$1,933	0	0	\$0.00	\$0	2	17	\$2.84	\$1,850	1	118	\$2.55	\$2,100	0	0	\$0.00	\$0	3	51	\$2.74
560	\$2,706	0	0	\$0.00	\$0	8	41	\$3.12	\$2,273	16	30	\$2.47	\$2,671	2	7	\$1.78	\$4,723	26	32	\$2.62
600	\$2,369	0	0	\$0.00	\$0	3	37	\$2.20	\$1,913	17	29	\$2.42	\$2,404	1	2	\$2.25	\$3,150	21	29	\$2.38
TOTAL	\$2,766	2	64	\$2.98	\$1,660	34	42	\$2.76	\$2,223	102	36	\$2.55	\$2,931	5	23	\$2.14	\$3,549	143	37	\$2.59

Information and statistics derived from Northwest Multiple Listing Service.



2023 Mid-Year Rental Market Statistics

Properties Rented 1/1/2023-6/30/2023

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	\$3,506	1	7	\$1.72	\$2,500	17	22	\$1.89	\$3,239	20	26	\$1.58	\$3,728	4	50	\$1.25	\$3,786	42	26	\$1.68
715	\$3,444	0	0	\$0.00	\$0	2	58	\$1.89	\$2,900	5	50	\$1.73	\$3,620	1	42	\$1.66	\$3,650	8	51	\$1.76
720	\$3,204	1	97	\$2.59	\$2,250	5	34	\$1.95	\$3,039	5	19	\$1.78	\$3,560	0	0	\$0.00	\$0	11	33	\$1.93
730	\$3,084	10	20	\$1.96	\$2,528	27	15	\$1.75	\$3,009	7	32	\$1.69	\$3,121	7	37	\$1.32	\$4,128	51	21	\$1.72
740	\$2,880	18	20	\$1.95	\$2,241	36	29	\$1.70	\$2,782	17	26	\$1.37	\$3,507	3	53	\$1.23	\$4,333	74	27	\$1.67
750	\$2,710	2	43	\$1.00	\$1,600	7	26	\$1.64	\$2,762	2	19	\$1.25	\$2,875	2	19	\$1.41	\$3,475	13	26	\$1.45
TOTAL	\$3,094	32	23	\$1.91	\$2,299	94	24	\$1.76	\$2,945	56	28	\$1.55	\$3,530	17	41	\$1.32	\$3,979	199	27	\$1.69

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	\$2,371	0	0	\$0.00	\$0	1	50	\$2.29	\$1,690	6	29	\$1.99	\$2,058	2	82	\$1.51	\$3,650	9	43	\$1.92
715	\$1,800	0	0	\$0.00	\$0	1	25	\$2.47	\$1,800	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	25	\$2.47
720	\$2,413	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	70	\$2.12	\$2,413	0	0	\$0.00	\$0	2	70	\$2.12
730	\$2,126	0	0	\$0.00	\$0	1	29	\$2.37	\$1,500	12	36	\$2.19	\$2,045	4	57	\$1.53	\$2,525	17	41	\$2.05
740	\$1,889	0	0	\$0.00	\$0	11	36	\$2.05	\$1,408	10	28	\$1.88	\$1,822	6	62	\$1.65	\$2,882	27	39	\$1.90
750	\$1,800	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	13	\$2.15	\$1,800	0	0	\$0.00	\$0	1	13	\$2.15
TOTAL	\$2,051	0	0	\$0.00	\$0	14	36	\$2.12	\$1,463	31	34	\$2.05	\$1,991	12	64	\$1.59	\$2,891	57	40	\$1.97

Information and statistics derived from Northwest Multiple Listing Service.



2023 Mid-Year Rental Market Statistics

Properties Rented 1/1/2023-6/30/2023

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	\$2,450	7	27	\$1.79	\$1,871	10	25	\$1.79	\$2,597	8	29	\$1.38	\$2,774	0	0	\$0.00	\$0	25	27	\$1.66
45-74	\$2,417	12	16	\$1.90	\$1,881	12	20	\$1.56	\$2,825	1	25	\$1.37	\$2,700	3	85	\$1.20	\$2,833	28	25	\$1.66
78-95	\$2,841	2	43	\$1.63	\$1,998	17	23	\$1.48	\$2,640	30	30	\$1.38	\$2,916	12	9	\$1.40	\$3,080	61	24	\$1.42
99	\$2,478	1	24	\$1.85	\$1,850	12	63	\$1.80	\$2,470	1	17	\$1.18	\$3,200	0	0	\$0.00	\$0	14	57	\$1.76
100	\$3,175	0	0	\$0.00	\$0	1	4	\$1.61	\$2,600	0	0	\$0.00	\$0	1	24	\$1.19	\$3,750	2	14	\$1.40
109-111	\$3,077	4	26	\$1.74	\$2,300	8	25	\$1.72	\$3,255	4	26	\$1.31	\$3,100	4	29	\$1.02	\$3,475	20	26	\$1.50
130	\$3,302	4	26	\$2.45	\$2,238	6	37	\$1.97	\$3,829	3	36	\$1.36	\$3,667	0	0	\$0.00	\$0	13	33	\$1.98
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	\$3,288	0	0	\$0.00	\$0	1	3	\$2.46	\$2,950	2	20	\$1.58	\$3,400	1	6	\$1.40	\$3,400	4	12	\$1.76
320	\$3,412	3	15	\$1.91	\$2,500	7	16	\$1.93	\$2,896	8	27	\$1.40	\$3,506	4	58	\$1.38	\$4,813	22	28	\$1.63
330	\$2,925	2	15	\$2.53	\$2,350	11	24	\$1.63	\$2,795	4	22	\$1.40	\$3,449	1	13	\$1.33	\$3,400	18	22	\$1.66
TOTAL	\$2,844	35	22	\$1.94	\$2,053	85	29	\$1.70	\$2,823	61	28	\$1.38	\$3,076	26	29	\$1.30	\$3,429	207	28	\$1.60

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	\$2,373	1	30	\$3.14	\$1,650	6	27	\$1.96	\$1,304	5	198	\$1.95	\$3,800	0	0	\$0.00	\$0	12	99	\$2.05
45-74	\$1,473	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	76	\$1.73	\$1,473	0	0	\$0.00	\$0	2	76	\$1.73
78-95	\$1,895	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	29	\$1.54	\$1,895	0	0	\$0.00	\$0	2	29	\$1.54
109-111	\$2,065	0	0	\$0.00	\$0	1	14	\$1.28	\$1,795	0	0	\$0.00	\$0	2	14	\$2.02	\$2,200	3	14	\$1.77
130	\$1,874	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	36	\$1.97	\$1,874	0	0	\$0.00	\$0	4	36	\$1.97
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	\$2,050	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	4	\$2.33	\$2,050	0	0	\$0.00	\$0	1	4	\$2.33
330	\$2,067	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	67	\$2.09	\$1,850	1	37	\$1.95	\$2,500	3	57	\$2.04
TOTAL	\$2,117	1	30	\$3.14	\$1,650	7	25	\$1.86	\$1,374	16	93	\$1.92	\$2,436	3	22	\$2.00	\$2,300	27	65	\$1.96

Information and statistics derived from Northwest Multiple Listing Service.



Commercial Services



In need of Commercial Services? Please contact our Commercial Team at Lori Gill and Associates for further information.

Services Provided
Property Management
Leasing
Tenant Rep

Referrals? Please contact our Team at **LGA-Commercial@windermere.com** for further referral pricing details.

<https://wpmnorthwest.com/commercial-management/>





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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