



2020 Mid-Year Residential Rental Statistics Report

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2020 Mid-Year Rental Market Statistics

Properties Rented 1/1/2020-6/30/2020

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	\$2,748	14	31	\$2.09	\$2,138	19	25	\$1.77	\$2,601	6	22	\$1.58	\$3,954	3	17	\$1.50	\$4,117	42	26	\$1.83
380	\$3,060	5	11	\$2.30	\$2,378	4	19	\$2.07	\$3,049	12	17	\$1.69	\$3,333	2	53	\$1.41	\$3,150	23	19	\$1.86
385	\$2,688	2	15	\$2.20	\$2,050	7	46	\$1.72	\$2,724	1	3	\$1.59	\$3,000	1	16	\$1.04	\$3,400	11	34	\$1.73
390	\$4,400	11	33	\$2.42	\$2,965	35	37	\$2.31	\$4,409	7	33	\$2.07	\$6,525	1	23	\$1.47	\$5,000	54	35	\$2.29
700	\$3,717	15	36	\$2.36	\$2,902	12	33	\$2.27	\$3,901	6	37	\$1.63	\$4,895	2	43	\$1.32	\$5,200	35	36	\$2.14
705	\$3,229	20	24	\$2.34	\$2,496	57	33	\$2.00	\$3,177	10	22	\$1.73	\$4,250	6	38	\$1.58	\$4,467	93	30	\$2.02
710	\$3,124	14	31	\$2.18	\$2,347	18	26	\$1.94	\$2,913	8	62	\$1.57	\$3,926	8	44	\$1.49	\$4,156	48	36	\$1.87
TOTAL	\$3,377	81	29	\$2.28	\$2,529	152	32	\$2.05	\$3,390	50	30	\$1.71	\$4,313	23	37	\$1.47	\$4,239	306	31	\$2.01

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	\$2,300	3	191	\$2.74	\$1,395	9	60	\$2.50	\$1,577	14	66	\$2.40	\$2,780	3	184	\$1.77	\$3,130	29	89	\$2.40
380	\$1,925	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	60	\$2.06	\$1,750	1	10	\$2.33	\$2,100	2	35	\$2.20
385	\$1,944	0	0	\$0.00	\$0	2	28	\$2.78	\$1,513	2	21	\$2.45	\$2,375	0	0	\$0.00	\$0	4	25	\$2.62
*390	\$2,150	4	38	\$3.78	\$1,428	29	86	\$3.17	\$1,963	24	50	\$2.71	\$2,496	0	0	\$0.00	\$0	57	67	\$3.02
*700	\$2,319	1	15	\$2.18	\$600	13	40	\$2.88	\$1,909	16	34	\$2.53	\$2,760	0	0	\$0.00	\$0	30	36	\$2.67
701	\$3,054	12	72	\$3.74	\$1,751	48	34	\$3.57	\$2,475	23	108	\$3.51	\$4,519	3	113	\$3.80	\$6,290	86	62	\$3.59
705	\$2,039	2	32	\$3.02	\$1,750	22	52	\$2.58	\$1,859	13	47	\$2.34	\$2,267	1	13	\$2.73	\$3,600	38	48	\$2.53
710	\$1,476	8	337	\$4.62	\$1,019	6	38	\$2.64	\$1,634	4	37	\$2.12	\$1,884	1	20	\$1.82	\$2,550	19	163	\$3.32
TOTAL	\$2,410	30	145	\$3.78	\$1,439	129	51	\$3.11	\$2,081	97	62	\$2.74	\$2,994	9	104	\$2.62	\$4,057	265	68	\$3.03

Information and statistics derived from Northwest Multiple Listing Service.

*Penthouses at Ascent, Helm, and Panorama towers not reflected in these statistics.



2020 Mid-Year Rental Market Statistics

Properties Rented 1/1/2020-6/30/2020

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	\$2,683	2	36	\$1.80	\$2,083	22	34	\$1.51	\$2,451	18	14	\$1.31	\$2,913	3	9	\$1.10	\$3,398	45	24	\$1.42
500	\$3,422	6	18	\$1.94	\$1,866	20	25	\$1.60	\$2,947	27	25	\$1.40	\$3,758	12	22	\$1.24	\$4,233	65	24	\$1.48
510	\$5,324	2	83	\$2.31	\$3,400	9	37	\$2.35	\$4,622	11	39	\$1.76	\$5,695	7	30	\$1.66	\$6,193	29	39	\$1.96
520	\$6,424	4	60	\$2.69	\$4,068	5	23	\$2.12	\$4,130	15	49	\$1.83	\$6,665	9	44	\$1.68	\$8,344	33	45	\$1.94
530	\$3,574	4	46	\$2.51	\$2,849	15	22	\$1.89	\$3,100	24	23	\$1.47	\$3,580	7	25	\$1.48	\$4,986	50	25	\$1.68
540	\$3,261	7	17	\$2.08	\$2,331	29	25	\$1.51	\$3,033	25	21	\$1.36	\$3,571	7	48	\$1.09	\$4,033	68	25	\$1.47
550	\$3,141	4	33	\$2.11	\$2,388	12	31	\$1.66	\$2,857	10	33	\$1.31	\$3,730	2	7	\$0.94	\$3,400	28	30	\$1.55
560	\$4,410	5	29	\$2.02	\$3,014	25	36	\$1.98	\$3,775	25	35	\$1.64	\$5,135	6	40	\$1.23	\$5,200	61	35	\$1.77
600	\$3,273	5	34	\$1.96	\$2,289	18	28	\$1.83	\$2,812	23	26	\$1.37	\$3,787	3	10	\$1.25	\$3,732	49	27	\$1.59
TOTAL	\$3,802	39	34	\$2.14	\$2,621	155	29	\$1.75	\$3,154	178	28	\$1.48	\$4,183	56	30	\$1.36	\$5,210	428	29	\$1.62

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	\$1,625	0	0	\$0.00	\$0	4	23	\$1.93	\$1,386	5	43	\$1.68	\$1,702	5	38	\$1.69	\$1,738	14	36	\$1.76
500	\$1,853	0	0	\$0.00	\$0	5	80	\$1.99	\$1,624	7	56	\$2.00	\$1,967	1	114	\$1.99	\$2,200	13	70	\$2.00
510	\$3,047	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	109	\$2.03	\$3,047	0	0	\$0.00	\$0	3	109	\$2.03
*520	\$2,859	1	86	\$2.91	\$1,700	12	26	\$2.99	\$2,255	18	35	\$2.42	\$3,326	0	0	\$0.00	\$0	31	33	\$2.66
530	\$2,009	0	0	\$0.00	\$0	7	27	\$2.50	\$1,877	11	36	\$2.13	\$2,004	1	14	\$2.03	\$2,995	19	32	\$2.26
540	\$2,091	0	0	\$0.00	\$0	2	35	\$2.08	\$1,898	3	19	\$1.93	\$2,182	2	47	\$1.80	\$2,148	7	32	\$1.94
550	\$1,682	0	0	\$0.00	\$0	2	25	\$2.69	\$1,598	1	38	\$2.25	\$1,850	0	0	\$0.00	\$0	3	29	\$2.54
560	\$2,504	0	0	\$0.00	\$0	8	27	\$2.80	\$1,904	13	36	\$2.12	\$2,376	4	27	\$2.41	\$4,123	25	32	\$2.38
600	\$1,793	0	0	\$0.00	\$0	7	27	\$2.06	\$1,482	18	44	\$1.94	\$1,813	2	12	\$2.10	\$2,698	27	37	\$1.98
TOTAL	\$2,208	1	86	\$2.91	\$1,700	47	32	\$2.50	\$1,840	79	42	\$2.10	\$2,345	15	36	\$1.99	\$2,671	142	38	\$2.23

Information and statistics derived from Northwest Multiple Listing Service.

* Luxury/Penthouse units at Bellevue Towers and One Lincoln Tower not reflected in these statistics.



2020 Mid-Year Rental Market Statistics

Properties Rented 1/1/2020-6/30/2020

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	\$2,558	5	38	\$1.63	\$1,810	19	26	\$1.43	\$2,460	14	19	\$1.23	\$2,892	3	27	\$1.04	\$2,865	41	25	\$1.36
715	\$2,804	4	24	\$1.87	\$2,386	2	15	\$1.99	\$3,400	3	63	\$1.42	\$2,832	1	17	\$1.47	\$3,200	10	33	\$1.72
720	\$2,943	4	13	\$2.36	\$2,124	7	22	\$1.82	\$2,804	6	22	\$1.72	\$3,650	0	0	\$0.00	\$0	17	20	\$1.91
730	\$2,669	8	33	\$1.73	\$2,037	23	31	\$1.59	\$2,366	19	23	\$1.36	\$3,062	4	26	\$1.18	\$3,813	54	28	\$1.50
740	\$2,336	20	35	\$1.61	\$1,836	45	41	\$1.35	\$2,258	29	30	\$1.19	\$2,713	3	22	\$1.13	\$3,183	97	36	\$1.35
750	\$2,448	3	22	\$1.49	\$1,648	5	29	\$1.27	\$1,894	7	21	\$1.21	\$3,051	1	94	\$0.87	\$3,400	16	28	\$1.26
TOTAL	\$2,523	44	31	\$1.72	\$1,933	101	33	\$1.46	\$2,363	78	26	\$1.29	\$2,937	12	30	\$1.13	\$3,333	235	30	\$1.44

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	\$1,960	0	0	\$0.00	\$0	2	75	\$2.23	\$1,523	5	44	\$1.85	\$1,758	2	13	\$1.52	\$2,900	9	44	\$1.86
715	\$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
720	\$1,695	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	35	\$1.86	\$1,695	0	0	\$0.00	\$0	1	35	\$1.86
730	\$1,786	0	0	\$0.00	\$0	3	30	\$2.30	\$1,593	14	36	\$1.73	\$1,698	3	47	\$1.33	\$2,392	20	37	\$1.76
740	\$1,510	1	49	\$2.33	\$700	6	43	\$1.85	\$1,268	16	51	\$1.49	\$1,505	4	23	\$1.46	\$2,093	27	45	\$1.60
750	\$1,634	0	0	\$0.00	\$0	1	10	\$1.14	\$1,725	2	17	\$1.62	\$1,588	0	0	\$0.00	\$0	3	0	\$0.00
TOTAL	\$1,667	1	0	\$0.00	\$0	12	42	\$1.97	\$1,430	38	42	\$1.64	\$1,619	9	29	\$1.43	\$2,372	60	40	\$1.61

Information and statistics derived from Northwest Multiple Listing Service.



2020 Mid-Year Rental Market Statistics

Properties Rented 1/1/2020-6/30/2020

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	\$2,141	4	16	\$1.69	\$1,663	15	49	\$1.36	\$2,059	4	23	\$1.30	\$2,405	2	17	\$1.06	\$3,188	25	37	\$1.38
45-74	\$1,742	9	25	\$1.49	\$1,539	8	49	\$1.25	\$1,755	3	13	\$1.19	\$2,150	2	6	\$1.06	\$1,995	22	30	\$1.32
78-95	\$2,290	2	78	\$1.47	\$1,773	9	21	\$1.20	\$1,928	9	16	\$1.01	\$2,607	3	77	\$0.87	\$2,767	23	31	\$1.11
99	\$1,983	0	0	\$0.00	\$0	3	23	\$1.35	\$1,983	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	23	\$1.35
100	\$3,950	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	12	\$1.08	\$3,950	0	0	\$0.00	\$0	1	12	\$1.08
109-111	\$2,392	3	16	\$1.65	\$1,617	8	42	\$1.23	\$2,454	2	9	\$0.98	\$2,650	3	69	\$0.96	\$2,832	16	38	\$1.23
130	\$2,317	6	28	\$2.13	\$1,893	12	33	\$1.42	\$2,373	4	63	\$1.23	\$2,785	0	0	\$0.00	\$0	22	37	\$1.58
310	\$2,254	2	22	\$1.52	\$1,545	4	48	\$1.28	\$2,236	5	34	\$1.18	\$2,552	0	0	\$0.00	\$0	11	37	\$1.28
320	\$2,430	3	39	\$1.64	\$2,130	5	14	\$1.67	\$2,080	5	15	\$1.08	\$2,897	1	80	\$1.18	\$2,750	14	24	\$1.42
330	\$2,668	1	22	\$1.31	\$1,650	6	24	\$1.35	\$2,506	2	9	\$0.99	\$2,500	1	36	\$1.11	\$4,990	10	22	\$1.25
TOTAL	\$2,239	30	28	\$1.67	\$1,713	70	36	\$1.34	\$2,153	35	23	\$1.12	\$2,633	12	50	\$1.00	\$2,909	147	33	\$1.33

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	\$1,547	0	0	\$0.00	\$0	2	30	\$1.16	\$1,195	2	90	\$2.15	\$1,898	0	0	\$0.00	\$0	4	60	\$1.66
45-74	\$1,311	0	0	\$0.00	\$0	2	10	\$2.70	\$1,123	15	29	\$1.54	\$1,315	1	51	\$1.19	\$1,625	18	28	\$1.65
78-95	\$1,545	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	28	\$1.11	\$1,545	1	28	\$1.11
109-111	\$1,348	0	0	\$0.00	\$0	3	18	\$1.95	\$1,267	4	92	\$1.61	\$1,296	1	9	\$1.46	\$1,800	8	54	\$1.72
130	\$1,338	2	113	\$2.09	\$1,073	2	48	\$2.46	\$1,438	3	36	\$1.54	\$1,448	0	0	\$0.00	\$0	7	61	\$1.96
310	\$1,163	0	0	\$0.00	\$0	1	8	\$1.85	\$975	1	7	\$1.59	\$1,350	0	0	\$0.00	\$0	2	8	\$1.72
330	\$1,197	1	27	\$1.90	\$995	2	22	\$1.43	\$995	2	63	\$1.40	\$1,348	2	53	\$1.53	\$1,350	7	43	\$1.52
TOTAL	\$1,323	3	84	\$2.03	\$1,047	12	24	\$1.93	\$1,190	27	45	\$1.59	\$1,374	5	39	\$1.36	\$1,534	47	42	\$1.68

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	Belletown / 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	Lk Tapps, Bonney Lk, Fed. Way, Buckley
130	Burien / Normandy Park
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, 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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