



# 2020 Year-End Residential Rental Statistics Report



# 2020 Year-End Rental Market Statistics

Properties Rented 1/1/2020-12/31/2020

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	\$2,799	27	28	\$2.08	\$2,249	55	33	\$1.80	\$2,791	10	30	\$1.64	\$3,928	3	17	\$1.50	\$4,117	95	31	\$1.85
380	\$3,171	9	20	\$2.23	\$2,272	7	24	\$2.08	\$2,953	20	21	\$1.66	\$3,668	3	39	\$1.39	\$3,067	39	23	\$1.85
385	\$2,942	4	28	\$2.04	\$2,550	8	42	\$1.75	\$2,815	1	3	\$1.59	\$3,000	4	33	\$1.44	\$3,574	17	34	\$1.74
390	\$4,231	34	29	\$2.40	\$2,840	55	29	\$2.23	\$4,230	18	28	\$2.08	\$6,039	5	43	\$2.09	\$7,190	112	29	\$2.25
700	\$3,847	26	33	\$2.29	\$3,038	21	28	\$2.26	\$3,977	12	36	\$1.68	\$4,998	4	48	\$1.37	\$4,963	63	33	\$2.11
705	\$3,145	57	22	\$2.26	\$2,581	108	29	\$2.04	\$3,140	27	28	\$1.75	\$4,041	8	30	\$1.58	\$4,200	200	27	\$2.05
710	\$3,221	27	32	\$2.20	\$2,320	41	25	\$1.86	\$3,121	24	32	\$1.71	\$3,908	11	39	\$1.59	\$4,304	103	30	\$1.89
<b>TOTAL</b>	<b>\$3,365</b>	<b>184</b>	<b>27</b>	<b>\$2.25</b>	<b>\$2,591</b>	<b>295</b>	<b>29</b>	<b>\$2.01</b>	<b>\$3,322</b>	<b>112</b>	<b>28</b>	<b>\$1.76</b>	<b>\$4,350</b>	<b>38</b>	<b>36</b>	<b>\$1.59</b>	<b>\$4,542</b>	<b>629</b>	<b>29</b>	<b>\$2.01</b>

## 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	\$2,231	6	216	\$2.60	\$1,331	17	97	\$2.48	\$1,536	28	102	\$2.32	\$2,749	3	184	\$1.77	\$3,130	54	118	\$2.37
380	\$1,858	0	0	\$0.00	\$0	2	27	\$1.88	\$1,223	1	60	\$2.06	\$1,750	2	43	\$2.43	\$2,548	5	40	\$2.14
385	\$1,930	0	0	\$0.00	\$0	2	28	\$2.78	\$1,513	4	36	\$2.57	\$2,138	0	0	\$0.00	\$0	6	33	\$2.64
*390	\$2,182	13	38	\$3.43	\$1,406	57	65	\$3.00	\$1,926	55	41	\$2.56	\$2,447	3	210	\$2.87	\$5,555	128	55	\$2.85
*700	\$2,169	2	14	\$3.11	\$1,025	32	47	\$2.65	\$1,764	28	32	\$2.39	\$2,546	4	41	\$2.12	\$3,348	66	39	\$2.52
*701	\$2,912	29	52	\$3.61	\$1,703	106	49	\$3.26	\$2,302	71	104	\$3.27	\$4,175	3	113	\$3.80	\$6,290	209	69	\$3.32
705	\$2,008	3	40	\$2.90	\$1,648	40	43	\$2.62	\$1,751	32	46	\$2.31	\$2,201	5	28	\$2.42	\$3,048	80	43	\$2.49
710	\$1,611	15	382	\$4.38	\$1,028	16	44	\$2.27	\$1,507	21	43	\$2.04	\$1,985	3	32	\$2.80	\$2,467	55	135	\$2.79
<b>TOTAL</b>	<b>\$2,358</b>	<b>68</b>	<b>135</b>	<b>\$3.61</b>	<b>\$1,442</b>	<b>272</b>	<b>54</b>	<b>\$2.92</b>	<b>\$1,971</b>	<b>240</b>	<b>67</b>	<b>\$2.64</b>	<b>\$2,924</b>	<b>23</b>	<b>87</b>	<b>\$2.57</b>	<b>\$3,741</b>	<b>603</b>	<b>69</b>	<b>\$2.87</b>

Information and statistics derived from Northwest Multiple Listing Service.

\*Excludes Penthouse units at several buildings (Areas 390, 700, 701)



# 2020 Year-End Rental Market Statistics

Properties Rented 1/1/2020-12/31/2020

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	\$2,591	15	25	\$1.89	\$1,989	39	26	\$1.54	\$2,427	37	17	\$1.26	\$2,884	6	14	\$1.12	\$3,349	97	22	\$1.46
500	\$3,323	17	28	\$2.01	\$2,067	43	23	\$1.64	\$2,989	54	23	\$1.42	\$3,662	18	22	\$1.21	\$4,287	132	24	\$1.54
510	\$5,071	4	49	\$2.12	\$3,549	15	29	\$2.22	\$4,843	26	37	\$1.69	\$4,890	10	24	\$1.66	\$6,495	55	33	\$1.86
520	\$5,686	11	51	\$2.35	\$3,465	22	28	\$2.12	\$4,431	32	32	\$1.85	\$6,135	16	37	\$1.68	\$8,043	81	34	\$1.96
530	\$3,472	12	41	\$2.07	\$2,566	45	21	\$1.83	\$3,048	60	21	\$1.46	\$3,599	17	19	\$1.47	\$4,788	134	23	\$1.64
540	\$3,322	12	17	\$1.98	\$2,367	56	21	\$1.58	\$3,001	53	20	\$1.36	\$3,567	16	28	\$1.20	\$4,352	137	21	\$1.49
550	\$3,160	12	29	\$1.98	\$2,412	21	22	\$1.72	\$2,896	17	34	\$1.35	\$3,849	4	13	\$1.22	\$3,863	54	27	\$1.62
560	\$4,155	18	24	\$2.27	\$2,873	45	31	\$1.98	\$3,646	52	27	\$1.63	\$4,913	7	37	\$1.24	\$5,085	122	29	\$1.83
600	\$3,312	9	31	\$1.91	\$2,235	35	24	\$1.72	\$2,814	42	21	\$1.38	\$3,653	9	45	\$1.34	\$4,738	95	25	\$1.55
<b>TOTAL</b>	<b>\$3,685</b>	<b>110</b>	<b>31</b>	<b>\$2.07</b>	<b>\$2,520</b>	<b>321</b>	<b>25</b>	<b>\$1.77</b>	<b>\$3,183</b>	<b>373</b>	<b>24</b>	<b>\$1.48</b>	<b>\$4,041</b>	<b>103</b>	<b>27</b>	<b>\$1.38</b>	<b>\$5,200</b>	<b>907</b>	<b>25</b>	<b>\$1.64</b>

## 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	\$1,586	0	0	\$0.00	\$0	11	21	\$1.91	\$1,385	15	42	\$1.73	\$1,628	6	36	\$1.65	\$1,848	32	34	\$1.78
500	\$1,940	0	0	\$0.00	\$0	8	63	\$2.05	\$1,646	17	52	\$1.94	\$1,971	2	106	\$1.87	\$2,850	27	59	\$1.97
510	\$2,938	0	0	\$0.00	\$0	2	30	\$3.08	\$1,845	8	55	\$2.11	\$3,211	0	0	\$0.00	\$0	10	50	\$2.30
*520	\$3,284	5	79	\$2.78	\$1,320	28	39	\$2.81	\$2,206	46	50	\$2.71	\$3,981	4	110	\$3.68	\$5,274	83	51	\$2.79
530	\$2,033	1	12	\$2.36	\$1,600	12	22	\$2.40	\$1,719	24	34	\$2.03	\$1,987	6	16	\$1.73	\$2,914	43	28	\$2.10
540	\$2,082	1	36	\$2.74	\$1,300	4	23	\$1.64	\$1,785	11	28	\$1.89	\$2,118	4	39	\$1.77	\$2,473	20	30	\$1.86
550	\$1,995	0	0	\$0.00	\$0	5	34	\$2.33	\$1,677	10	30	\$1.93	\$2,108	2	34	\$1.82	\$2,223	17	32	\$2.03
560	\$2,352	0	0	\$0.00	\$0	20	30	\$2.47	\$1,727	35	33	\$2.20	\$2,461	5	22	\$2.41	\$4,088	60	31	\$2.31
600	\$1,818	0	0	\$0.00	\$0	11	35	\$2.06	\$1,516	36	40	\$1.90	\$1,818	5	16	\$1.95	\$2,478	52	37	\$1.94
<b>TOTAL</b>	<b>\$2,336</b>	<b>7</b>	<b>63</b>	<b>\$2.71</b>	<b>\$1,357</b>	<b>101</b>	<b>34</b>	<b>\$2.39</b>	<b>\$1,794</b>	<b>202</b>	<b>41</b>	<b>\$2.15</b>	<b>\$2,527</b>	<b>34</b>	<b>41</b>	<b>\$2.10</b>	<b>\$3,016</b>	<b>344</b>	<b>39</b>	<b>\$2.23</b>

Information and statistics derived from Northwest Multiple Listing Service.

\*Excludes Penthouse unit at several buildings (Area 520)



# 2020 Year-End Rental Market Statistics

Properties Rented 1/1/2020-12/31/2020

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	\$2,694	9	31	\$1.71	\$2,021	43	22	\$1.46	\$2,554	32	18	\$1.25	\$2,924	8	21	\$1.12	\$3,286	92	21	\$1.38
715	\$2,747	7	30	\$1.83	\$2,035	6	18	\$1.97	\$3,199	5	53	\$1.49	\$2,759	2	14	\$1.40	\$3,848	20	31	\$1.74
720	\$2,988	5	16	\$2.29	\$2,139	9	25	\$1.77	\$2,786	14	23	\$1.62	\$3,421	0	0	\$0.00	\$0	28	22	\$1.79
730	\$2,593	21	25	\$1.79	\$2,067	55	24	\$1.63	\$2,436	33	22	\$1.34	\$2,960	8	19	\$1.25	\$3,543	117	23	\$1.55
740	\$2,333	31	31	\$1.59	\$1,821	82	33	\$1.37	\$2,273	45	27	\$1.23	\$2,704	5	21	\$1.17	\$3,140	163	31	\$1.37
750	\$2,340	5	20	\$1.50	\$1,623	12	21	\$1.47	\$2,072	9	17	\$1.17	\$2,979	1	94	\$0.87	\$3,400	27	22	\$1.35
<b>TOTAL</b>	<b>\$2,535</b>	<b>78</b>	<b>28</b>	<b>\$1.72</b>	<b>\$1,937</b>	<b>207</b>	<b>27</b>	<b>\$1.50</b>	<b>\$2,412</b>	<b>138</b>	<b>24</b>	<b>\$1.31</b>	<b>\$2,909</b>	<b>24</b>	<b>23</b>	<b>\$1.19</b>	<b>\$3,393</b>	<b>447</b>	<b>26</b>	<b>\$1.46</b>

## 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	\$1,834	0	0	\$0.00	\$0	5	43	\$2.07	\$1,409	10	31	\$1.94	\$1,756	3	11	\$1.51	\$2,800	18	31	\$1.90
715	\$1,750	0	0	\$0.00	\$0	1	39	\$2.36	\$1,400	0	0	\$0.00	\$0	1	21	\$1.56	\$2,100	2	30	\$1.96
720	\$1,618	0	0	\$0.00	\$0	2	76	\$2.16	\$1,548	3	19	\$1.82	\$1,665	0	0	\$0.00	\$0	5	42	\$1.96
730	\$1,875	0	0	\$0.00	\$0	5	75	\$2.33	\$1,526	30	34	\$1.81	\$1,890	4	41	\$1.33	\$2,194	39	40	\$1.83
740	\$1,565	1	49	\$2.33	\$700	16	41	\$1.83	\$1,252	33	48	\$1.56	\$1,620	8	22	\$1.51	\$2,071	58	43	\$1.64
750	\$1,591	0	0	\$0.00	\$0	3	48	\$1.61	\$1,623	3	20	\$1.65	\$1,558	0	0	\$0.00	\$0	6	34	\$1.63
<b>TOTAL</b>	<b>\$1,703</b>	<b>1</b>	<b>49</b>	<b>\$2.33</b>	<b>\$700</b>	<b>32</b>	<b>49</b>	<b>\$1.96</b>	<b>\$1,377</b>	<b>79</b>	<b>38</b>	<b>\$1.72</b>	<b>\$1,739</b>	<b>16</b>	<b>25</b>	<b>\$1.47</b>	<b>\$2,240</b>	<b>128</b>	<b>39</b>	<b>\$1.75</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2020 Year-End Rental Market Statistics

Properties Rented 1/1/2020-12/31/2020

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	\$2,098	13	17	\$1.60	\$1,703	29	39	\$1.30	\$2,065	12	16	\$1.23	\$2,423	2	17	\$1.06	\$3,188	56	28	\$1.35
45-74	\$1,764	14	21	\$1.45	\$1,525	21	28	\$1.39	\$1,845	6	15	\$1.24	\$1,958	2	6	\$1.06	\$1,995	43	23	\$1.37
78-95	\$2,320	3	53	\$1.51	\$1,782	21	15	\$1.21	\$2,060	15	16	\$1.08	\$2,529	7	43	\$0.98	\$2,884	46	22	\$1.15
99	\$2,206	0	0	\$0.00	\$0	4	21	\$1.37	\$2,060	1	16	\$0.91	\$2,195	1	14	\$1.03	\$2,800	6	19	\$1.24
100	\$2,851	0	0	\$0.00	\$0	4	21	\$1.35	\$2,740	3	11	\$1.31	\$3,000	0	0	\$0.00	\$0	7	17	\$1.33
109-111	\$2,418	5	31	\$1.52	\$1,840	20	33	\$1.33	\$2,404	8	19	\$1.16	\$2,553	5	51	\$1.06	\$2,837	38	32	\$1.28
*130	\$2,367	9	33	\$2.06	\$1,861	19	30	\$1.51	\$2,413	7	46	\$1.38	\$2,699	2	17	\$1.25	\$3,045	37	33	\$1.61
300	\$2,100	2	27	\$1.61	\$2,100	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	27	\$1.61
310	\$2,302	3	17	\$1.51	\$1,497	6	34	\$1.25	\$2,248	7	29	\$1.17	\$2,558	1	36	\$1.07	\$3,250	17	29	\$1.25
320	\$2,511	5	30	\$1.57	\$2,057	16	15	\$1.64	\$2,304	10	13	\$1.16	\$2,873	3	44	\$1.09	\$3,165	34	19	\$1.44
330	\$2,588	2	15	\$1.56	\$1,775	13	19	\$1.43	\$2,508	8	11	\$1.14	\$2,622	1	36	\$1.11	\$4,990	24	17	\$1.33
<b>TOTAL</b>	<b>\$2,269</b>	<b>56</b>	<b>25</b>	<b>\$1.62</b>	<b>\$1,738</b>	<b>153</b>	<b>27</b>	<b>\$1.38</b>	<b>\$2,209</b>	<b>77</b>	<b>19</b>	<b>\$1.18</b>	<b>\$2,557</b>	<b>24</b>	<b>36</b>	<b>\$1.06</b>	<b>\$2,974</b>	<b>310</b>	<b>25</b>	<b>\$1.35</b>

\*Excludes waterfront rental homes in Burien & Normandy Park (Area 130)

## 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	\$1,609	1	9	\$1.77	\$1,095	7	36	\$1.56	\$1,290	6	52	\$1.85	\$1,839	7	21	\$1.41	\$1,804	21	34	\$1.60
45-74	\$1,261	1	35	\$2.00	\$795	19	48	\$2.33	\$1,144	18	26	\$1.54	\$1,328	3	23	\$1.34	\$1,757	41	36	\$1.90
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	\$1,310	1	14	\$2.49	\$995	7	36	\$2.07	\$1,241	5	80	\$1.62	\$1,372	1	9	\$1.46	\$1,800	14	48	\$1.90
130	\$1,285	3	134	\$2.01	\$1,032	4	70	\$2.90	\$1,223	4	41	\$1.55	\$1,536	0	0	\$0.00	\$0	11	77	\$2.17
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	\$1,354	0	0	\$0.00	\$0	2	12	\$1.89	\$1,113	2	10	\$1.79	\$1,273	1	38	\$1.47	\$2,000	5	16	\$1.77
330	\$1,319	2	110	\$1.85	\$973	4	54	\$1.58	\$1,145	6	46	\$1.50	\$1,381	4	31	\$1.51	\$1,574	16	52	\$1.57
<b>TOTAL</b>	<b>\$1,352</b>	<b>8</b>	<b>85</b>	<b>\$2.00</b>	<b>\$991</b>	<b>43</b>	<b>45</b>	<b>\$2.13</b>	<b>\$1,190</b>	<b>41</b>	<b>40</b>	<b>\$1.60</b>	<b>\$1,434</b>	<b>17</b>	<b>24</b>	<b>\$1.41</b>	<b>\$1,738</b>	<b>109</b>	<b>43</b>	<b>\$1.81</b>

Information and statistics derived from Northwest Multiple Listing Service.

\*Excludes Penthouse unit at University Place Towncenter (Area 32)



# 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, 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.

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