



2021

Mid-Year Residential  
Rental Statistics Report  
Greater Seattle Area



# 2021 Mid-Year Rental Market Statistics

Properties Rented 1/1/2021-06/30/2021

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	\$2,907	21	45	\$2.05	\$2,438	24	40	\$1.79	\$2,993	7	27	\$1.51	\$3,505	3	13	\$1.61	\$4,100	55	39	\$1.84
380	\$3,192	4	36	\$2.12	\$2,224	4	9	\$1.97	\$3,450	5	26	\$1.72	\$3,760	0	0	\$0.00	\$0	13	24	\$1.92
385	\$2,600	7	13	\$2.24	\$2,206	7	59	\$1.72	\$2,652	0	0	\$0.00	\$0	1	44	\$1.32	\$5,000	15	37	\$1.94
390	\$3,636	19	50	\$2.61	\$2,818	24	24	\$2.17	\$3,730	4	21	\$1.81	\$3,961	4	62	\$2.06	\$6,629	51	36	\$2.30
700	\$3,970	15	26	\$2.55	\$2,884	13	22	\$2.35	\$4,063	10	39	\$1.98	\$5,186	1	4	\$1.66	\$6,895	39	27	\$2.31
705	\$3,198	27	32	\$2.33	\$2,481	48	27	\$2.21	\$3,383	11	7	\$1.79	\$4,104	3	55	\$1.53	\$3,367	89	27	\$2.17
710	\$3,333	10	18	\$2.22	\$2,424	28	28	\$1.87	\$3,170	11	7	\$1.88	\$4,409	3	73	\$1.68	\$3,933	52	24	\$1.93
<b>TOTAL</b>	<b>\$3,307</b>	<b>103</b>	<b>35</b>	<b>\$2.33</b>	<b>\$2,559</b>	<b>148</b>	<b>29</b>	<b>\$2.05</b>	<b>\$3,363</b>	<b>48</b>	<b>20</b>	<b>\$1.80</b>	<b>\$4,264</b>	<b>15</b>	<b>48</b>	<b>\$1.71</b>	<b>\$4,841</b>	<b>314</b>	<b>31</b>	<b>\$2.09</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	\$2,202	1	15	\$2.25	\$1,350	5	117	\$2.03	\$1,403	11	137	\$2.23	\$2,439	2	106	\$2.30	\$3,323	19	122	\$2.19
380	\$2,150	0	0	\$0.00	\$0	1	19	\$4.10	\$2,150	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	19	\$4.10
385	\$1,735	1	34	\$2.28	\$1,300	0	0	\$0.00	\$0	6	54	\$2.04	\$1,808	0	0	\$0.00	\$0	7	51	\$2.07
390	\$1,923	8	34	\$2.77	\$1,204	44	65	\$2.58	\$1,733	39	64	\$2.42	\$2,286	0	0	\$0.00	\$0	91	62	\$2.53
700	\$2,176	2	56	\$2.94	\$1,300	22	71	\$2.62	\$1,719	20	54	\$2.44	\$2,577	1	33	\$2.64	\$5,950	45	62	\$2.55
701	\$2,399	22	64	\$2.86	\$1,345	119	69	\$3.01	\$2,178	42	92	\$2.92	\$3,514	1	34	\$2.41	\$4,995	184	73	\$2.97
705	\$1,768	5	80	\$3.02	\$1,281	23	45	\$2.53	\$1,577	32	57	\$2.11	\$1,904	2	71	\$2.33	\$3,020	62	55	\$2.35
710	\$1,716	1	59	\$2.64	\$1,100	7	141	\$2.13	\$1,377	13	66	\$2.02	\$1,939	1	108	\$1.99	\$1,800	22	91	\$2.08
<b>TOTAL</b>	<b>\$2,130</b>	<b>40</b>	<b>58</b>	<b>\$2.83</b>	<b>\$1,299</b>	<b>221</b>	<b>69</b>	<b>\$2.79</b>	<b>\$1,938</b>	<b>163</b>	<b>73</b>	<b>\$2.43</b>	<b>\$2,528</b>	<b>7</b>	<b>76</b>	<b>\$2.33</b>	<b>\$3,633</b>	<b>431</b>	<b>70</b>	<b>\$2.65</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2021 Mid-Year Rental Market Statistics

Properties Rented 1/1/2021-06/30/2021

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	\$2,788	3	24	\$1.98	\$1,832	19	11	\$1.70	\$2,595	12	17	\$1.34	\$3,083	6	15	\$1.15	\$3,284	40	14	\$1.53
500	\$3,558	11	23	\$1.98	\$2,175	15	19	\$1.83	\$2,990	25	18	\$1.56	\$3,860	13	33	\$1.29	\$4,801	64	22	\$1.64
510	\$6,867	0	0	\$0.00	\$0	5	48	\$2.69	\$6,479	6	16	\$1.99	\$6,862	2	25	\$2.34	\$7,850	13	30	\$2.31
520	\$6,334	8	39	\$2.67	\$3,403	13	21	\$2.22	\$4,360	17	22	\$2.15	\$7,329	6	9	\$2.12	\$11,700	44	23	\$2.26
530	\$3,211	14	22	\$2.33	\$2,494	24	24	\$1.86	\$3,115	17	20	\$1.60	\$3,496	8	46	\$1.39	\$4,150	63	25	\$1.83
540	\$3,420	8	43	\$1.86	\$2,399	27	14	\$1.71	\$3,088	21	14	\$1.43	\$3,821	8	15	\$1.30	\$4,512	64	18	\$1.59
550	\$3,286	9	19	\$2.01	\$2,503	12	14	\$1.74	\$3,257	9	17	\$1.31	\$3,749	2	36	\$1.39	\$4,900	32	18	\$1.67
560	\$4,254	9	46	\$2.38	\$2,709	21	21	\$2.12	\$3,537	17	15	\$1.81	\$5,322	5	29	\$1.50	\$6,410	52	24	\$2.00
600	\$2,971	10	41	\$1.94	\$2,338	20	19	\$1.95	\$2,855	12	20	\$1.59	\$3,433	3	22	\$1.72	\$4,000	45	24	\$1.84
<b>TOTAL</b>	<b>\$3,809</b>	<b>72</b>	<b>32</b>	<b>\$2.16</b>	<b>\$2,514</b>	<b>156</b>	<b>19</b>	<b>\$1.91</b>	<b>\$3,281</b>	<b>136</b>	<b>18</b>	<b>\$1.64</b>	<b>\$4,444</b>	<b>53</b>	<b>26</b>	<b>\$1.47</b>	<b>\$5,494</b>	<b>417</b>	<b>22</b>	<b>\$1.81</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	\$1,574	0	0	\$0.00	\$0	5	38	\$1.91	\$1,354	7	36	\$1.64	\$1,731	0	0	\$0.00	\$0	12	37	\$1.75
500	\$1,931	0	0	\$0.00	\$0	6	83	\$2.11	\$1,538	7	25	\$1.90	\$2,099	2	11	\$1.91	\$2,525	15	46	\$1.99
510	\$2,578	1	173	\$3.26	\$1,530	2	43	\$2.76	\$1,813	4	27	\$2.15	\$3,223	0	0	\$0.00	\$0	7	52	\$2.48
*520	\$3,247	4	110	\$3.29	\$1,620	29	56	\$2.75	\$2,179	33	76	\$3.11	\$4,240	4	199	\$3.39	\$4,430	70	77	\$2.99
530	\$1,916	1	49	\$3.26	\$1,583	10	68	\$2.13	\$1,495	20	57	\$2.04	\$2,051	3	15	\$1.69	\$2,532	34	56	\$2.07
540	\$2,111	0	0	\$0.00	\$0	0	0	\$0.00	\$0	9	41	\$1.98	\$2,076	3	20	\$2.16	\$2,216	12	36	\$2.03
550	\$2,163	1	211	\$3.47	\$1,250	1	70	\$2.12	\$1,550	5	28	\$2.26	\$2,468	0	0	\$0.00	\$0	7	60	\$2.41
560	\$2,169	0	0	\$0.00	\$0	12	44	\$2.44	\$1,617	29	39	\$2.19	\$2,397	0	0	\$0.00	\$0	41	40	\$2.26
600	\$1,839	0	0	\$0.00	\$0	6	48	\$2.11	\$1,538	16	41	\$1.95	\$1,911	1	32	\$1.96	\$2,500	23	42	\$1.99
<b>TOTAL</b>	<b>\$2,398</b>	<b>7</b>	<b>125</b>	<b>\$3.31</b>	<b>\$1,549</b>	<b>71</b>	<b>56</b>	<b>\$2.43</b>	<b>\$1,802</b>	<b>130</b>	<b>50</b>	<b>\$2.31</b>	<b>\$2,706</b>	<b>13</b>	<b>73</b>	<b>\$2.38</b>	<b>\$3,040</b>	<b>221</b>	<b>56</b>	<b>\$2.39</b>

Information and statistics derived from Northwest Multiple Listing Service.

\*Luxury/Penthouse 3+ bedroom units at The Bravern not reflected in these statistics



# 2021 Mid-Year Rental Market Statistics

Properties Rented 1/1/2021-06/30/2021

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	\$2,882	8	25	\$1.80	\$2,244	18	19	\$1.52	\$2,737	21	20	\$1.30	\$3,126	4	17	\$1.29	\$3,524	51	20	\$1.46
715	\$2,575	3	39	\$1.74	\$1,917	7	25	\$1.73	\$2,596	4	6	\$1.34	\$2,924	1	13	\$1.24	\$3,000	15	22	\$1.60
720	\$2,500	3	26	\$2.67	\$2,167	4	22	\$1.72	\$2,750	0	0	\$0.00	\$0	0	0	\$0.00	\$0	7	24	\$2.13
730	\$2,791	7	28	\$1.95	\$2,047	10	15	\$1.56	\$2,590	17	24	\$1.39	\$2,816	6	18	\$1.37	\$3,925	40	22	\$1.53
740	\$2,496	18	31	\$1.55	\$1,797	26	23	\$1.58	\$2,509	19	15	\$1.35	\$2,992	2	6	\$1.39	\$3,900	65	22	\$1.50
750	\$2,281	2	24	\$1.77	\$1,650	5	6	\$1.33	\$2,530	1	26	\$1.50	\$2,300	0	0	\$0.00	\$0	8	13	\$1.46
<b>TOTAL</b>	<b>\$2,662</b>	<b>41</b>	<b>29</b>	<b>\$1.77</b>	<b>\$1,956</b>	<b>70</b>	<b>20</b>	<b>\$1.57</b>	<b>\$2,603</b>	<b>62</b>	<b>19</b>	<b>\$1.35</b>	<b>\$2,974</b>	<b>13</b>	<b>15</b>	<b>\$1.34</b>	<b>\$3,727</b>	<b>186</b>	<b>21</b>	<b>\$1.52</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	\$1,538	0	0	\$0.00	\$0	4	42	\$2.00	\$1,286	4	12	\$1.85	\$1,674	1	7	\$1.59	\$2,000	9	25	\$1.89
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	\$1,517	0	0	\$0.00	\$0	2	31	\$1.95	\$1,400	1	120	\$1.77	\$1,750	0	0	\$0.00	\$0	3	61	\$1.89
730	\$1,869	0	0	\$0.00	\$0	4	60	\$2.18	\$1,425	11	33	\$1.72	\$1,769	4	17	\$1.54	\$2,586	19	35	\$1.78
740	\$1,451	1	113	\$2.25	\$900	10	27	\$2.01	\$1,256	8	36	\$1.79	\$1,764	0	0	\$0.00	\$0	19	35	\$1.93
750	\$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
<b>TOTAL</b>	<b>\$1,629</b>	<b>1</b>	<b>113</b>	<b>\$2.25</b>	<b>\$900</b>	<b>20</b>	<b>37</b>	<b>\$2.04</b>	<b>\$1,310</b>	<b>24</b>	<b>34</b>	<b>\$1.77</b>	<b>\$1,751</b>	<b>5</b>	<b>15</b>	<b>\$1.55</b>	<b>\$2,469</b>	<b>50</b>	<b>35</b>	<b>\$1.86</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2021 Mid-Year Rental Market Statistics

Properties Rented 1/1/2021-06/30/2021

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	\$2,040	1	68	\$1.99	\$1,595	4	14	\$1.38	\$2,113	1	71	\$1.29	\$2,195	0	0	\$0.00	\$0	6	33	\$1.47
45-74	\$2,196	3	22	\$1.58	\$1,797	10	22	\$1.29	\$2,098	8	54	\$1.36	\$2,461	1	6	\$0.97	\$2,250	22	33	\$1.34
78-95	\$2,481	0	0	\$0.00	\$0	7	23	\$1.11	\$2,283	7	13	\$1.11	\$2,678	0	0	\$0.00	\$0	14	18	\$1.11
99	\$2,472	0	0	\$0.00	\$0	6	28	\$1.25	\$2,208	3	20	\$1.24	\$3,000	0	0	\$0.00	\$0	9	25	\$1.25
100	\$2,800	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	20	\$0.96	\$2,800	0	0	\$0.00	\$0	1	20	\$0.96
109-111	\$2,814	0	0	\$0.00	\$0	11	11	\$1.40	\$2,492	4	26	\$1.33	\$3,700	0	0	\$0.00	\$0	15	15	\$1.38
130	\$2,543	3	38	\$2.22	\$1,850	0	0	\$0.00	\$0	5	75	\$1.53	\$2,958	0	0	\$0.00	\$0	8	61	\$1.79
300	\$2,274	3	17	\$1.71	\$2,033	1	15	\$1.75	\$2,995	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	17	\$1.72
310	\$2,404	1	13	\$1.23	\$1,350	4	13	\$1.41	\$2,444	2	21	\$1.30	\$2,850	0	0	\$0.00	\$0	7	15	\$1.35
320	\$2,595	0	0	\$0.00	\$0	5	14	\$1.60	\$2,359	3	15	\$1.31	\$2,988	0	0	\$0.00	\$0	8	14	\$1.49
330	\$2,569	1	7	\$2.31	\$1,500	9	10	\$1.69	\$2,388	7	37	\$1.24	\$2,821	1	59	\$0.88	\$3,500	18	23	\$1.50
<b>TOTAL</b>	<b>\$2,381</b>	<b>12</b>	<b>27</b>	<b>\$5.66</b>	<b>\$1,282</b>	<b>57</b>	<b>17</b>	<b>\$1.63</b>	<b>\$2,266</b>	<b>41</b>	<b>37</b>	<b>\$1.29</b>	<b>\$2,840</b>	<b>2</b>	<b>33</b>	<b>\$0.93</b>	<b>\$2,875</b>	<b>112</b>	<b>25</b>	<b>\$1.92</b>

## 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	\$2,196	1	11	\$1.21	\$1,100	3	72	\$2.57	\$1,365	5	110	\$2.17	\$3,024	2	63	\$1.14	\$1,923	11	82	\$2.00
45-74	\$1,244	0	0	\$0.00	\$0	3	36	\$2.43	\$1,217	2	17	\$1.60	\$1,285	0	0	\$0.00	\$0	5	28	\$2.10
78-95	\$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
109-111	\$1,674	0	0	\$0.00	\$0	2	85	\$2.05	\$1,248	5	61	\$1.87	\$1,599	2	13	\$1.60	\$2,288	9	56	\$1.85
130	\$1,320	2	58	\$2.05	\$1,048	4	71	\$1.99	\$1,394	2	45	\$1.55	\$1,445	0	0	\$0.00	\$0	8	61	\$1.90
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	\$1,025	0	0	\$0.00	\$0	1	4	\$1.71	\$1,025	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	4	\$1.71
330	\$1,683	1	55	\$2.00	\$1,050	0	0	\$0.00	\$0	1	8	\$1.80	\$1,300	1	3	\$1.28	\$2,700	3	22	\$1.69
<b>TOTAL</b>	<b>\$1,678</b>	<b>4</b>	<b>46</b>	<b>\$1.83</b>	<b>\$1,062</b>	<b>13</b>	<b>60</b>	<b>\$2.21</b>	<b>\$1,296</b>	<b>15</b>	<b>66</b>	<b>\$1.89</b>	<b>\$1,992</b>	<b>5</b>	<b>31</b>	<b>\$1.35</b>	<b>\$2,224</b>	<b>37</b>	<b>57</b>	<b>\$1.92</b>

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, 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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