



2021

Year-End Residential Rental Statistics Report



2021 Year-End Rental Market Statistics

Properties Rented 1/1/2021-12/31/2021

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	\$2,888	33	35	\$2.05	\$2,361	51	30	\$1.90	\$3,019	11	26	\$1.54	\$3,530	3	13	\$1.61	\$4,100	98	31	\$1.90
380	\$3,469	7	29	\$2.11	\$2,369	12	24	\$1.99	\$3,341	9	28	\$1.71	\$4,469	1	26	\$1.07	\$3,700	29	27	\$1.90
385	\$2,917	10	18	\$2.25	\$2,364	16	52	\$1.90	\$2,973	4	68	\$1.58	\$3,531	2	44	\$1.40	\$3,998	32	43	\$1.94
390	\$3,960	44	38	\$2.60	\$2,930	45	24	\$2.31	\$4,056	15	28	\$2.11	\$5,831	6	48	\$2.05	\$6,119	110	31	\$2.38
700	\$3,927	25	30	\$2.56	\$2,943	26	22	\$2.41	\$4,013	15	33	\$1.94	\$4,977	3	38	\$1.93	\$6,132	69	28	\$2.34
705	\$3,359	61	25	\$2.41	\$2,733	94	25	\$2.22	\$3,467	27	22	\$1.83	\$4,154	8	33	\$1.89	\$4,175	190	25	\$2.21
710	\$3,492	24	27	\$2.29	\$2,501	58	25	\$1.94	\$3,362	26	22	\$1.89	\$4,576	7	47	\$1.62	\$3,942	115	26	\$1.98
TOTAL	\$3,458	204	30	\$2.38	\$2,683	302	27	\$2.12	\$3,475	107	27	\$1.85	\$4,546	30	38	\$1.78	\$4,670	643	28	\$2.14

WESTSIDE (SEATTLE) CONDOMINIUM / MULTI-FAMILY

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	\$2,170	4	26	\$2.70	\$1,130	12	67	\$2.42	\$1,532	19	96	\$2.26	\$2,474	6	50	\$2.09	\$3,174	41	74	\$2.32
380	\$1,647	0	0	\$0.00	\$0	2	42	\$2.97	\$1,673	1	53	\$2.13	\$1,595	0	0	\$0.00	\$0	3	46	\$2.69
385	\$1,762	1	34	\$2.28	\$1,300	2	65	\$2.21	\$1,460	10	40	\$2.10	\$1,869	0	0	\$0.00	\$0	13	43	\$2.13
390	\$2,163	16	34	\$2.95	\$1,342	64	55	\$2.74	\$1,850	59	55	\$2.56	\$2,598	3	43	\$2.59	\$4,643	142	52	\$2.69
700	\$2,366	3	61	\$3.26	\$1,333	36	51	\$2.65	\$1,791	36	39	\$2.48	\$2,726	6	36	\$2.43	\$4,174	81	45	\$2.58
701	\$2,619	32	57	\$3.14	\$1,441	172	55	\$3.10	\$2,228	74	68	\$3.01	\$3,811	3	52	\$3.59	\$8,163	281	59	\$3.09
705	\$1,833	7	62	\$3.15	\$1,370	42	38	\$2.63	\$1,621	48	50	\$2.19	\$1,983	4	47	\$2.60	\$3,058	101	46	\$2.46
710	\$1,730	8	79	\$3.00	\$1,151	20	79	\$2.47	\$1,545	25	47	\$2.10	\$2,060	1	108	\$1.99	\$1,800	54	65	\$2.37
TOTAL	\$2,276	71	53	\$3.05	\$1,355	350	54	\$2.87	\$1,971	272	57	\$2.52	\$2,748	23	48	\$2.52	\$4,197	716	55	\$2.74

Information and statistics derived from Northwest Multiple Listing Service.



2021 Year-End Rental Market Statistics

Properties Rented 1/1/2021-12/31/2021

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	\$2,850	12	25	\$2.05	\$2,015	38	16	\$1.63	\$2,722	32	17	\$1.34	\$3,165	8	27	\$1.16	\$3,451	90	19	\$1.54
500	\$3,528	22	18	\$2.00	\$2,186	32	18	\$1.80	\$3,087	48	23	\$1.50	\$3,760	26	27	\$1.37	\$4,779	128	22	\$1.63
510	\$5,959	1	31	\$2.94	\$2,650	11	31	\$2.43	\$5,122	17	31	\$1.95	\$6,531	8	31	\$1.95	\$6,306	37	31	\$2.12
520	\$6,247	20	52	\$2.68	\$3,600	25	25	\$2.32	\$4,484	33	31	\$2.12	\$7,111	19	20	\$1.96	\$9,850	97	32	\$2.26
530	\$3,591	23	22	\$2.25	\$2,758	53	25	\$1.93	\$3,189	43	21	\$1.60	\$4,031	17	35	\$1.40	\$4,856	136	24	\$1.81
540	\$3,621	14	38	\$1.89	\$2,388	55	17	\$1.72	\$3,206	60	17	\$1.56	\$4,093	14	24	\$1.34	\$4,460	143	20	\$1.63
550	\$3,249	20	23	\$2.09	\$2,511	33	15	\$1.77	\$3,300	14	20	\$1.43	\$3,640	5	20	\$1.36	\$4,770	72	19	\$1.76
560	\$3,933	20	45	\$2.24	\$2,504	50	28	\$2.07	\$3,574	29	20	\$1.76	\$5,089	6	25	\$1.50	\$6,092	105	29	\$1.98
600	\$3,037	19	37	\$1.98	\$2,233	41	17	\$1.82	\$2,925	28	21	\$1.49	\$3,542	5	31	\$1.57	\$4,189	93	23	\$1.74
TOTAL	\$3,851	151	32	\$2.17	\$2,560	338	21	\$1.89	\$3,324	304	22	\$1.62	\$4,421	108	27	\$1.52	\$5,702	901	24	\$1.80

EASTSIDE CONDOMINIUM / MULTI-FAMILY

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	\$1,607	0	0	\$0.00	\$0	17	30	\$1.98	\$1,399	13	29	\$1.69	\$1,783	2	36	\$2.11	\$2,225	32	30	\$1.87
500	\$1,951	0	0	\$0.00	\$0	6	83	\$2.11	\$1,538	18	38	\$1.99	\$2,025	2	11	\$1.91	\$2,525	26	46	\$2.01
510	\$2,795	1	173	\$3.26	\$1,530	4	26	\$2.90	\$1,904	9	37	\$2.13	\$3,331	0	0	\$0.00	\$0	14	44	\$2.43
*520	\$3,255	7	67	\$3.31	\$1,611	40	43	\$2.82	\$2,167	59	56	\$3.01	\$3,970	6	139	\$3.60	\$5,403	112	56	\$2.99
530	\$2,008	0	0	\$0.00	\$0	19	46	\$2.28	\$1,613	32	46	\$2.06	\$2,065	8	16	\$1.89	\$2,718	59	42	\$2.11
540	\$2,139	1	14	\$3.05	\$1,450	2	9	\$1.30	\$2,088	14	31	\$2.04	\$2,130	6	17	\$2.11	\$2,291	23	25	\$2.04
550	\$2,177	1	211	\$3.47	\$1,250	5	34	\$2.31	\$1,847	14	17	\$2.15	\$2,327	1	6	\$1.92	\$2,650	21	30	\$2.24
560	\$2,371	1	29	\$2.84	\$1,495	23	30	\$2.33	\$1,744	44	33	\$2.31	\$2,573	6	14	\$2.15	\$3,441	74	30	\$2.31
600	\$1,811	0	0	\$0.00	\$0	16	38	\$2.22	\$1,595	27	34	\$1.98	\$1,913	1	32	\$1.96	\$2,500	44	35	\$2.07
TOTAL	\$2,406	11	81	\$3.25	\$1,546	132	39	\$2.40	\$1,795	230	40	\$2.32	\$2,683	32	40	\$2.32	\$3,225	405	41	\$2.37

Information and statistics derived from Northwest Multiple Listing Service.

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



2021 Year-End Rental Market Statistics

Properties Rented 1/1/2021-12/31/2021

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	\$2,976	10	26	\$1.76	\$2,281	32	22	\$1.50	\$2,751	39	17	\$1.31	\$3,207	8	18	\$1.28	\$3,624	89	20	\$1.43
715	\$2,894	4	40	\$1.83	\$2,063	10	21	\$1.84	\$2,828	8	24	\$1.33	\$3,378	1	13	\$1.24	\$3,000	23	25	\$1.63
720	\$2,554	8	20	\$2.35	\$2,163	8	28	\$1.87	\$2,944	0	0	\$0.00	\$0	0	0	\$0.00	\$0	16	24	\$2.11
730	\$2,749	17	21	\$1.89	\$2,059	28	18	\$1.73	\$2,770	25	24	\$1.45	\$2,872	10	28	\$1.37	\$3,553	80	22	\$1.63
740	\$2,496	37	22	\$1.70	\$1,929	53	27	\$1.56	\$2,492	34	17	\$1.38	\$2,995	3	15	\$1.31	\$3,917	127	23	\$1.55
750	\$2,477	4	36	\$2.02	\$1,888	15	13	\$1.47	\$2,537	3	25	\$1.44	\$2,490	1	24	\$1.00	\$3,900	23	19	\$1.54
TOTAL	\$2,699	80	24	\$1.84	\$2,029	146	22	\$1.61	\$2,654	109	19	\$1.37	\$3,057	23	22	\$1.31	\$3,616	358	22	\$1.57

NORTH END CONDOMINIUM / MULTI-FAMILY

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	\$1,694	0	0	\$0.00	\$0	6	34	\$2.11	\$1,374	9	18	\$1.75	\$1,874	1	7	\$1.59	\$2,000	16	23	\$1.88
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	\$1,974	0	0	\$0.00	\$0	7	44	\$2.38	\$1,550	22	26	\$1.72	\$1,881	7	17	\$1.47	\$2,691	36	28	\$1.80
740	\$1,533	2	60	\$2.37	\$1,063	24	41	\$2.07	\$1,299	21	33	\$1.75	\$1,674	5	21	\$1.51	\$2,250	52	37	\$1.90
750	\$1,700	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	39	\$1.89	\$1,700	0	0	\$0.00	\$0	1	0	\$0.00
TOTAL	\$1,705	2	60	\$2.37	\$1,063	39	40	\$2.13	\$1,361	54	29	\$1.74	\$1,794	13	18	\$1.49	\$2,468	108	32	\$1.84

Information and statistics derived from Northwest Multiple Listing Service.



2021 Year-End Rental Market Statistics

Properties Rented 1/1/2021-12/31/2021

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	\$2,327	10	28	\$1.54	\$1,929	13	16	\$1.56	\$2,345	6	20	\$1.24	\$2,653	2	25	\$1.63	\$3,225	31	21	\$1.50
45-74	\$2,182	9	26	\$1.56	\$1,671	21	22	\$1.44	\$2,288	11	43	\$1.27	\$2,390	1	6	\$0.97	\$2,250	42	28	\$1.41
78-95	\$2,568	2	9	\$1.55	\$1,913	19	18	\$1.25	\$2,317	22	17	\$1.22	\$2,734	6	9	\$1.12	\$2,973	49	16	\$1.23
99	\$2,495	0	0	\$0.00	\$0	6	28	\$1.25	\$2,208	4	21	\$1.26	\$2,925	0	0	\$0.00	\$0	10	25	\$1.25
100	\$2,848	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	29	\$1.18	\$2,848	0	0	\$0.00	\$0	2	29	\$1.18
109-111	\$2,809	0	0	\$0.00	\$0	17	13	\$1.38	\$2,498	9	24	\$1.28	\$3,283	2	17	\$1.01	\$3,325	28	17	\$1.32
130	\$3,014	6	32	\$2.28	\$1,858	1	8	\$1.07	\$2,400	8	58	\$1.63	\$3,911	1	14	\$1.29	\$3,390	16	42	\$1.82
300	\$2,339	3	17	\$1.71	\$2,033	2	12	\$1.59	\$2,798	0	0	\$0.00	\$0	0	0	\$0.00	\$0	5	15	\$1.66
310	\$2,511	3	35	\$1.60	\$1,403	8	14	\$1.55	\$2,516	6	16	\$1.22	\$3,058	0	0	\$0.00	\$0	17	18	\$1.44
320	\$2,739	2	17	\$1.65	\$2,250	12	15	\$1.59	\$2,505	11	20	\$1.32	\$3,083	0	0	\$0.00	\$0	25	17	\$1.48
330	\$2,592	4	6	\$1.98	\$1,824	19	17	\$1.68	\$2,473	9	38	\$1.23	\$2,871	3	43	\$1.02	\$3,533	35	23	\$1.54
TOTAL	\$2,496	39	24	\$2.90	\$1,675	118	17	\$1.64	\$2,355	88	28	\$1.29	\$2,940	15	19	\$1.15	\$3,145	260	22	\$1.68

SOUTH KING / PIERCE COUNTY CONDOMINIUM / MULTI-FAMILY

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	\$2,065	2	13	\$1.16	\$1,150	3	72	\$2.57	\$1,365	10	63	\$1.94	\$2,487	2	63	\$1.14	\$1,923	17	59	\$1.87
45-74	\$1,248	0	0	\$0.00	\$0	8	34	\$1.57	\$1,213	3	18	\$1.65	\$1,340	0	0	\$0.00	\$0	11	30	\$1.59
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	\$1,662	0	0	\$0.00	\$0	2	85	\$2.05	\$1,248	6	64	\$1.92	\$1,591	2	13	\$1.60	\$2,288	10	58	\$1.88
130	\$1,377	2	58	\$2.05	\$1,048	5	60	\$2.10	\$1,374	4	41	\$1.69	\$1,546	0	0	\$0.00	\$0	11	53	\$1.94
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	\$1,088	0	0	\$0.00	\$0	2	12	\$1.95	\$1,088	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	12	\$1.95
330	\$1,813	1	55	\$2.00	\$1,050	0	0	\$0.00	\$0	2	12	\$1.79	\$1,750	1	3	\$1.28	\$2,700	4	21	\$1.72
TOTAL	\$1,637	5	39	\$1.68	\$1,089	20	49	\$1.94	\$1,267	25	50	\$1.85	\$1,925	5	31	\$1.35	\$2,224	55	47	\$1.82

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 / Multi-family 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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