



2022

Mid-Year Residential
Rental Statistics Report

www.wpmnorthwest.com



2022 Mid-Year Rental Market Statistics

Properties Rented 1/1/2022-06/30/2022

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	\$3,287	11	19	\$2.45	\$2,817	25	41	\$2.11	\$3,262	4	11	\$2.07	\$4,650	1	10	\$2.03	\$3,650	41	31	\$2.20
380	\$2,946	4	28	\$2.39	\$2,275	6	33	\$2.13	\$2,783	3	6	\$1.74	\$4,165	0	0	\$0.00	\$0	13	25	\$2.12
385	\$3,134	2	47	\$1.58	\$2,225	3	11	\$2.06	\$2,965	0	0	\$0.00	\$0	2	98	\$1.71	\$4,298	7	46	\$1.82
390	\$4,066	31	30	\$2.69	\$3,046	26	23	\$2.66	\$4,608	12	22	\$1.91	\$5,526	0	0	\$0.00	\$0	69	26	\$2.54
700	\$4,540	7	30	\$2.49	\$3,049	12	22	\$2.36	\$4,286	10	7	\$2.05	\$5,407	2	20	\$1.81	\$6,940	31	19	\$2.25
705	\$3,490	23	19	\$2.47	\$2,824	33	19	\$2.22	\$3,678	7	21	\$1.80	\$4,791	0	0	\$0.00	\$0	63	19	\$2.26
710	\$3,604	16	17	\$2.50	\$2,532	17	13	\$2.12	\$3,602	13	11	\$2.15	\$4,573	2	10	\$1.64	\$5,900	48	14	\$2.23
TOTAL	\$3,710	94	24	\$2.52	\$2,827	122	24	\$2.28	\$3,779	49	14	\$1.99	\$4,989	7	38	\$1.76	\$5,418	272	23	\$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	\$2,857	0	0	\$0.00	\$0	3	62	\$2.66	\$1,680	6	24	\$2.55	\$2,676	5	70	\$1.88	\$3,780	14	49	\$2.33
380	\$2,148	0	0	\$0.00	\$0	2	29	\$2.33	\$1,495	1	31	\$2.30	\$1,495	4	35	\$2.15	\$2,638	7	33	\$2.22
385	\$1,675	0	0	\$0.00	\$0	2	36	\$2.44	\$1,625	2	56	\$2.08	\$1,725	0	0	\$0.00	\$0	4	46	\$2.26
390	\$2,832	2	51	\$3.01	\$1,785	28	24	\$2.99	\$2,042	24	66	\$3.17	\$3,840	0	0	\$0.00	\$0	54	44	\$3.07
700	\$2,225	1	31	\$3.25	\$1,525	18	31	\$2.89	\$1,971	13	24	\$2.60	\$2,631	0	0	\$0.00	\$0	32	28	\$2.78
701	\$3,224	13	40	\$3.36	\$1,582	74	37	\$3.48	\$2,514	33	53	\$3.65	\$4,910	1	0	\$7.90	\$21,500	121	41	\$3.55
705	\$2,193	4	57	\$2.73	\$1,429	12	27	\$2.93	\$2,018	14	23	\$2.66	\$2,476	1	19	\$1.47	\$3,400	31	29	\$2.74
710	\$2,010	0	0	\$0.00	\$0	5	66	\$2.44	\$1,613	9	48	\$2.49	\$2,231	0	0	\$0.00	\$0	14	54	\$2.47
TOTAL	\$2,787	20	44	\$3.19	\$1,569	144	34	\$3.18	\$2,238	102	46	\$3.06	\$3,570	11	46	\$2.49	\$4,941	277	40	\$3.11

Information and statistics derived from Northwest Multiple Listing Service.



2022 Mid-Year Rental Market Statistics

Properties Rented 1/1/2022-06/30/2022

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	\$3,231	4	27	\$1.91	\$2,113	11	17	\$1.96	\$2,836	19	24	\$1.59	\$3,438	4	25	\$1.23	\$4,449	38	22	\$1.69
500	\$4,120	10	10	\$2.14	\$2,705	13	38	\$1.72	\$3,398	22	17	\$1.64	\$4,634	8	45	\$1.33	\$5,650	53	25	\$1.71
510	\$5,773	2	60	\$3.24	\$3,913	5	39	\$2.55	\$4,520	8	32	\$2.12	\$5,468	3	7	\$1.96	\$9,917	18	33	\$2.34
520	\$6,518	10	50	\$3.09	\$4,569	20	35	\$2.40	\$5,322	16	27	\$2.48	\$8,375	5	28	\$2.01	\$9,260	51	35	\$2.52
530	\$3,701	8	7	\$2.24	\$2,756	20	21	\$2.01	\$3,505	19	14	\$1.86	\$4,008	6	48	\$1.59	\$4,641	53	19	\$1.94
540	\$4,270	7	11	\$2.19	\$2,864	23	17	\$1.79	\$3,819	22	12	\$1.67	\$4,126	16	18	\$1.46	\$5,730	68	15	\$1.71
550	\$3,494	7	15	\$2.10	\$2,598	7	13	\$1.99	\$3,621	14	27	\$1.48	\$3,878	0	0	\$0.00	\$0	28	21	\$1.76
560	\$4,607	9	15	\$2.29	\$2,931	18	21	\$2.36	\$4,139	19	13	\$1.78	\$5,435	2	80	\$1.66	\$8,500	48	19	\$2.09
600	\$3,817	2	16	\$2.12	\$2,850	12	14	\$2.17	\$3,195	15	19	\$1.79	\$4,086	5	18	\$1.73	\$4,890	34	17	\$1.93
TOTAL	\$4,380	59	21	\$2.36	\$3,074	129	23	\$2.08	\$3,880	154	19	\$1.79	\$4,745	49	30	\$1.56	\$6,123	391	22	\$1.94

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	\$1,920	0	0	\$0.00	\$0	4	12	\$2.10	\$1,524	9	27	\$2.01	\$1,986	3	15	\$1.69	\$2,250	16	21	\$1.97
500	\$2,026	0	0	\$0.00	\$0	4	10	\$2.56	\$1,763	8	24	\$2.22	\$2,112	1	77	\$2.19	\$2,395	13	24	\$2.32
510	\$1,800	0	0	\$0.00	\$0	1	21	\$2.71	\$1,750	1	108	\$1.92	\$1,850	0	0	\$0.00	\$0	2	65	\$2.32
520	\$4,061	3	6	\$3.29	\$2,313	10	10	\$3.03	\$2,483	24	31	\$3.25	\$4,733	1	49	\$4.59	\$8,950	38	24	\$3.23
530	\$2,123	0	0	\$0.00	\$0	4	32	\$2.67	\$1,799	9	17	\$2.26	\$2,098	1	13	\$2.35	\$3,650	14	21	\$2.38
540	\$2,470	0	0	\$0.00	\$0	4	3	\$2.50	\$2,050	4	12	\$2.34	\$2,575	6	12	\$2.20	\$2,681	14	9	\$2.33
550	\$2,226	0	0	\$0.00	\$0	3	29	\$2.89	\$1,832	7	30	\$2.43	\$2,341	1	8	\$1.97	\$2,600	11	28	\$2.51
560	\$2,792	1	2	\$3.83	\$1,595	9	18	\$2.84	\$2,104	27	33	\$2.56	\$2,960	3	26	\$2.24	\$3,747	40	28	\$2.63
600	\$2,092	0	0	\$0.00	\$0	3	16	\$2.48	\$1,625	16	24	\$2.15	\$2,179	0	0	\$0.00	\$0	19	23	\$2.20
TOTAL	\$2,726	4	5	\$3.43	\$2,134	42	15	\$2.71	\$2,010	105	28	\$2.53	\$2,958	16	21	\$2.26	\$3,230	167	24	\$2.57

Information and statistics derived from Northwest Multiple Listing Service.



2022 Mid-Year Rental Market Statistics

Properties Rented 1/1/2022-06/30/2022

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	\$3,319	3	20	\$1.64	\$2,700	32	22	\$1.70	\$3,035	15	28	\$1.44	\$3,745	3	24	\$1.61	\$4,832	53	24	\$1.62
715	\$3,251	5	29	\$2.02	\$2,558	1	71	\$1.89	\$2,300	4	13	\$2.04	\$4,354	0	0	\$0.00	\$0	10	27	\$2.02
720	\$3,046	4	29	\$2.63	\$2,281	1	6	\$3.17	\$3,200	2	14	\$1.69	\$4,500	0	0	\$0.00	\$0	7	21	\$2.44
730	\$3,331	6	12	\$2.00	\$2,336	19	16	\$1.78	\$2,736	21	11	\$1.64	\$4,040	4	44	\$1.41	\$3,924	50	16	\$1.72
740	\$2,806	13	19	\$1.99	\$2,101	37	24	\$1.56	\$2,876	18	31	\$1.50	\$3,129	2	6	\$1.11	\$3,200	70	24	\$1.61
750	\$2,564	0	0	\$0.00	\$0	5	30	\$1.70	\$2,309	3	26	\$1.11	\$2,990	0	0	\$0.00	\$0	8	29	\$1.48
TOTAL	\$3,097	31	21	\$2.05	\$2,301	95	22	\$1.68	\$2,869	63	22	\$1.55	\$3,694	9	29	\$1.41	\$4,066	198	22	\$1.68

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	\$2,500	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	9	\$2.54	\$2,500	0	0	\$0.00	\$0	1	9	\$2.54
715	\$1,683	0	0	\$0.00	\$0	1	22	\$2.45	\$1,450	2	65	\$2.27	\$1,800	0	0	\$0.00	\$0	3	51	\$2.33
720	\$1,932	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	22	\$1.96	\$1,932	0	0	\$0.00	\$0	3	22	\$1.96
730	\$2,396	0	0	\$0.00	\$0	1	22	\$3.93	\$2,800	10	14	\$2.28	\$2,340	2	3	\$1.72	\$2,473	13	13	\$2.32
740	\$2,000	0	0	\$0.00	\$0	3	36	\$1.82	\$1,065	6	24	\$1.87	\$1,885	5	32	\$1.73	\$2,700	14	29	\$1.81
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
TOTAL	\$2,132	0	0	\$0.00	\$0	5	30	\$2.37	\$1,489	22	22	\$2.14	\$2,118	7	24	\$1.73	\$2,635	34	24	\$2.09

Information and statistics derived from Northwest Multiple Listing Service.



2022 Mid-Year Rental Market Statistics

Properties Rented 1/1/2022-06/30/2022

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	\$2,495	8	29	\$1.82	\$1,918	7	12	\$1.82	\$2,571	5	17	\$1.46	\$3,170	1	17	\$1.22	\$3,200	21	20	\$1.71
45-74	\$2,200	3	10	\$1.79	\$1,833	1	8	\$1.64	\$3,000	0	0	\$0.00	\$0	1	20	\$1.38	\$2,500	5	12	\$1.68
78-95	\$2,721	1	12	\$1.63	\$1,350	3	28	\$1.36	\$2,667	12	20	\$1.34	\$2,766	5	16	\$1.08	\$2,920	21	20	\$1.29
99	\$2,900	0	0	\$0.00	\$0	1	14	\$1.77	\$2,200	2	9	\$1.16	\$3,250	0	0	\$0.00	\$0	3	11	\$1.36
100	\$3,092	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	36	\$1.18	\$3,092	0	0	\$0.00	\$0	3	36	\$1.18
109-111	\$2,913	1	19	\$1.25	\$3,000	11	17	\$1.59	\$2,697	6	24	\$1.45	\$3,233	2	4	\$1.04	\$3,100	20	18	\$1.48
130	\$2,461	3	7	\$2.17	\$1,667	5	19	\$1.57	\$2,510	6	30	\$1.50	\$2,817	0	0	\$0.00	\$0	14	21	\$1.67
300	\$2,500	1	47	\$1.79	\$2,500	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	47	\$1.79
310	\$2,531	1	22	\$2.05	\$1,700	5	12	\$1.74	\$2,530	2	13	\$1.36	\$2,950	0	0	\$0.00	\$0	8	14	\$1.68
320	\$3,154	0	0	\$0.00	\$0	9	17	\$1.56	\$2,757	5	9	\$1.38	\$3,630	2	10	\$1.33	\$3,750	16	14	\$1.48
330	\$2,827	0	0	\$0.00	\$0	6	9	\$1.74	\$2,775	9	19	\$1.31	\$2,861	0	0	\$0.00	\$0	15	15	\$1.48
TOTAL	\$2,711	18	21	\$4.35	\$1,772	48	15	\$1.64	\$2,657	50	20	\$1.37	\$3,018	11	13	\$1.16	\$3,091	127	18	\$1.88

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	\$1,541	1	14	\$1.54	\$1,000	1	6	\$1.75	\$1,000	3	21	\$1.89	\$1,882	1	22	\$1.36	\$1,600	6	18	\$1.72
45-74	\$1,544	0	0	\$0.00	\$0	1	11	\$2.44	\$1,200	6	28	\$1.78	\$1,475	1	13	\$1.67	\$2,300	8	24	\$1.85
78-95	\$1,900	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	23	\$1.72	\$1,900	0	0	\$0.00	\$0	2	23	\$1.72
109-111	\$1,764	0	0	\$0.00	\$0	1	13	\$2.05	\$1,395	2	33	\$2.28	\$1,948	0	0	\$0.00	\$0	3	26	\$2.20
130	\$1,513	3	41	\$2.30	\$1,178	0	0	\$0.00	\$0	3	13	\$2.00	\$1,847	0	0	\$0.00	\$0	6	27	\$2.15
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	\$1,549	0	0	\$0.00	\$0	1	91	\$2.37	\$1,250	2	26	\$1.85	\$1,698	0	0	\$0.00	\$0	3	48	\$2.02
330	\$1,906	0	0	\$0.00	\$0	1	50	\$1.82	\$1,320	10	23	\$2.02	\$1,965	0	0	\$0.00	\$0	11	25	\$2.00
TOTAL	\$1,676	4	34	\$2.11	\$1,134	5	34	\$2.09	\$1,233	28	24	\$1.94	\$1,814	2	18	\$1.52	\$1,950	39	26	\$1.95

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.

Lori Gill & Associates / Windermere Property Management

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