



# 2023 Year-End Greater Seattle Area Residential Rental Statistics Report



# 2023 Year-End Rental Market Statistics

Properties Rented 1/1/2023-12/31/2023

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	\$3,201	34	31	\$2.49	\$2,610	41	35	\$2.25	\$3,438	8	60	\$1.74	\$3,961	2	50	\$1.58	\$5,350	85	36	\$2.28
380	\$3,796	12	17	\$2.40	\$2,749	15	36	\$1.90	\$3,364	12	31	\$1.79	\$4,752	4	99	\$1.72	\$5,688	43	35	\$1.99
385	\$3,192	10	18	\$2.30	\$2,812	16	21	\$2.25	\$3,130	7	52	\$1.68	\$3,422	4	35	\$1.69	\$3,988	37	28	\$2.10
390	\$4,312	38	45	\$2.97	\$3,524	53	40	\$2.50	\$4,330	12	35	\$1.86	\$4,538	11	56	\$1.78	\$6,704	114	43	\$2.52
700	\$4,200	24	31	\$2.59	\$3,238	41	44	\$2.29	\$4,085	14	37	\$1.92	\$5,318	7	33	\$1.97	\$5,941	86	38	\$2.29
705	\$3,698	76	29	\$2.68	\$3,063	108	30	\$2.38	\$3,777	34	38	\$1.99	\$4,375	9	46	\$1.75	\$5,548	227	31	\$2.40
710	\$3,629	35	30	\$2.38	\$2,651	48	29	\$2.20	\$3,506	25	49	\$1.85	\$4,587	10	48	\$2.03	\$5,252	118	35	\$2.16
<b>TOTAL</b>	<b>\$3,766</b>	<b>229</b>	<b>31</b>	<b>\$2.61</b>	<b>\$3,000</b>	<b>322</b>	<b>34</b>	<b>\$2.32</b>	<b>\$3,772</b>	<b>112</b>	<b>42</b>	<b>\$1.88</b>	<b>\$4,509</b>	<b>47</b>	<b>51</b>	<b>\$1.83</b>	<b>\$5,685</b>	<b>710</b>	<b>35</b>	<b>\$2.31</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	\$2,494	1	26	\$4.00	\$1,400	9	28	\$2.82	\$1,888	10	39	\$2.47	\$2,784	2	26	\$1.96	\$4,315	22	33	\$2.64
380	\$2,633	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	68	\$3.71	\$2,775	1	40	\$2.61	\$2,350	3	59	\$3.34
385	\$1,933	2	15	\$3.39	\$1,600	3	89	\$2.50	\$1,658	8	46	\$2.40	\$2,119	0	0	\$0.00	\$0	13	51	\$2.58
390	\$3,202	8	45	\$3.38	\$1,621	49	39	\$3.21	\$2,129	43	84	\$3.35	\$4,085	7	138	\$3.98	\$7,103	107	64	\$3.33
700	\$2,345	1	36	\$2.75	\$1,400	25	46	\$3.10	\$2,140	17	44	\$2.83	\$2,701	0	0	\$0.00	\$0	43	45	\$2.99
701	\$3,264	11	58	\$3.88	\$1,780	113	53	\$3.55	\$2,545	73	78	\$3.36	\$4,563	1	11	\$2.38	\$5,950	198	62	\$3.49
705	\$2,239	1	20	\$3.51	\$1,550	31	34	\$3.00	\$1,960	27	30	\$2.65	\$2,438	4	20	\$2.97	\$3,236	63	31	\$2.86
710	\$2,238	1	11	\$3.62	\$1,350	9	29	\$2.61	\$1,784	11	16	\$2.59	\$2,551	2	52	\$2.08	\$3,008	23	24	\$2.60
<b>TOTAL</b>	<b>\$2,903</b>	<b>25</b>	<b>45</b>	<b>\$3.62</b>	<b>\$1,658</b>	<b>239</b>	<b>46</b>	<b>\$3.29</b>	<b>\$2,277</b>	<b>191</b>	<b>62</b>	<b>\$3.08</b>	<b>\$3,659</b>	<b>17</b>	<b>74</b>	<b>\$3.11</b>	<b>\$5,036</b>	<b>472</b>	<b>53</b>	<b>\$3.21</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2023 Year-End Rental Market Statistics

Properties Rented 1/1/2023-12/31/2023

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	\$3,275	14	26	\$2.21	\$2,266	38	27	\$1.84	\$2,875	37	36	\$1.54	\$3,731	8	49	\$1.56	\$4,831	97	32	\$1.76
500	\$4,218	9	17	\$2.41	\$2,222	24	34	\$1.84	\$3,547	46	34	\$1.62	\$4,464	9	65	\$1.40	\$6,750	88	35	\$1.74
510	\$6,109	4	27	\$2.11	\$4,275	7	31	\$3.14	\$6,681	12	45	\$2.04	\$5,600	10	86	\$1.78	\$7,054	33	52	\$2.20
520	\$6,487	6	46	\$2.52	\$3,933	24	47	\$2.38	\$5,336	29	42	\$2.05	\$6,804	16	71	\$1.94	\$8,596	75	50	\$2.17
530	\$3,866	8	21	\$2.52	\$3,001	46	27	\$2.10	\$3,488	52	37	\$1.75	\$4,179	13	49	\$1.56	\$4,484	119	33	\$1.92
540	\$4,051	11	12	\$2.21	\$2,527	52	23	\$1.88	\$3,596	45	27	\$1.68	\$4,182	23	34	\$1.47	\$5,552	131	25	\$1.77
550	\$3,719	11	35	\$2.22	\$2,829	27	19	\$2.05	\$3,475	22	35	\$1.57	\$4,306	4	8	\$1.45	\$4,578	64	27	\$1.88
560	\$4,623	12	27	\$2.21	\$2,912	35	35	\$2.26	\$4,068	39	45	\$1.93	\$5,177	17	68	\$1.59	\$5,704	103	43	\$2.02
600	\$3,750	14	28	\$2.17	\$2,881	37	28	\$2.01	\$3,388	37	29	\$1.68	\$3,982	14	36	\$1.51	\$4,960	102	29	\$1.84
<b>TOTAL</b>	<b>\$4,266</b>	<b>89</b>	<b>26</b>	<b>\$2.27</b>	<b>\$2,816</b>	<b>290</b>	<b>29</b>	<b>\$2.06</b>	<b>\$3,718</b>	<b>319</b>	<b>36</b>	<b>\$1.74</b>	<b>\$4,569</b>	<b>114</b>	<b>53</b>	<b>\$1.60</b>	<b>\$5,949</b>	<b>812</b>	<b>35</b>	<b>\$1.89</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	\$1,907	0	0	\$0.00	\$0	4	35	\$2.10	\$1,449	6	24	\$2.12	\$1,941	3	59	\$2.37	\$2,450	13	35	\$2.17
500	\$2,245	0	0	\$0.00	\$0	4	18	\$2.64	\$2,088	16	38	\$2.28	\$2,284	0	0	\$0.00	\$0	20	34	\$2.35
510	\$2,698	1	80	\$3.23	\$1,475	1	32	\$3.13	\$2,095	12	39	\$2.11	\$2,692	1	29	\$2.56	\$4,600	15	41	\$2.28
520	\$4,054	0	0	\$0.00	\$0	22	37	\$3.16	\$2,705	55	32	\$3.03	\$4,161	5	39	\$3.62	\$8,820	82	34	\$3.10
530	\$2,401	1	48	\$2.72	\$1,845	7	47	\$2.47	\$1,819	25	35	\$2.42	\$2,558	3	35	\$2.19	\$2,633	36	38	\$2.42
540	\$2,521	0	0	\$0.00	\$0	6	25	\$2.64	\$2,233	11	37	\$2.29	\$2,527	2	13	\$1.72	\$3,350	19	31	\$2.34
550	\$2,142	0	0	\$0.00	\$0	3	14	\$2.84	\$1,832	2	97	\$2.63	\$2,298	2	40	\$1.97	\$2,450	7	45	\$2.53
560	\$2,750	1	9	\$2.58	\$1,550	22	35	\$2.90	\$2,177	34	35	\$2.61	\$2,935	4	17	\$2.05	\$4,635	61	33	\$2.68
600	\$2,377	0	0	\$0.00	\$0	9	30	\$2.59	\$1,924	26	28	\$2.43	\$2,407	4	30	\$2.02	\$3,200	39	29	\$2.42
<b>TOTAL</b>	<b>\$2,919</b>	<b>3</b>	<b>46</b>	<b>\$2.84</b>	<b>\$1,623</b>	<b>78</b>	<b>34</b>	<b>\$2.83</b>	<b>\$2,213</b>	<b>187</b>	<b>34</b>	<b>\$2.59</b>	<b>\$3,038</b>	<b>24</b>	<b>33</b>	<b>\$2.42</b>	<b>\$4,454</b>	<b>292</b>	<b>34</b>	<b>\$2.64</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2023 Year-End Rental Market Statistics

Properties Rented 1/1/2023-12/31/2023

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	\$3,566	8	44	\$2.29	\$2,744	31	24	\$1.80	\$3,224	45	27	\$1.54	\$3,682	19	29	\$1.38	\$4,194	103	28	\$1.65
715	\$3,770	2	21	\$2.25	\$2,400	8	31	\$1.91	\$3,143	14	47	\$1.58	\$3,871	3	57	\$2.40	\$5,883	27	41	\$1.82
720	\$3,086	4	39	\$2.77	\$2,334	8	51	\$2.18	\$2,911	8	22	\$1.68	\$3,638	0	0	\$0.00	\$0	20	37	\$2.10
730	\$3,149	20	27	\$2.01	\$2,576	52	19	\$1.84	\$3,100	19	25	\$1.70	\$3,342	11	31	\$1.41	\$4,089	102	23	\$1.80
740	\$2,886	35	26	\$1.94	\$2,261	68	33	\$1.71	\$2,842	31	31	\$1.43	\$3,420	7	48	\$1.35	\$4,064	141	32	\$1.69
750	\$2,810	3	32	\$1.44	\$1,900	13	21	\$1.72	\$2,683	5	17	\$1.28	\$3,420	2	19	\$1.41	\$3,475	23	21	\$1.56
<b>TOTAL</b>	<b>\$3,181</b>	<b>72</b>	<b>29</b>	<b>\$2.03</b>	<b>\$2,395</b>	<b>180</b>	<b>27</b>	<b>\$1.79</b>	<b>\$2,987</b>	<b>122</b>	<b>29</b>	<b>\$1.54</b>	<b>\$3,571</b>	<b>42</b>	<b>34</b>	<b>\$1.46</b>	<b>\$4,231</b>	<b>416</b>	<b>29</b>	<b>\$1.73</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	\$2,315	0	0	\$0.00	\$0	3	31	\$2.33	\$1,630	9	27	\$2.17	\$2,083	4	59	\$1.73	\$3,350	16	36	\$2.09
715	\$1,800	0	0	\$0.00	\$0	1	25	\$2.47	\$1,800	1	29	\$2.45	\$1,800	0	0	\$0.00	\$0	2	27	\$2.46
720	\$2,219	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	61	\$2.12	\$2,219	0	0	\$0.00	\$0	4	61	\$2.12
730	\$2,158	0	0	\$0.00	\$0	6	28	\$2.07	\$1,700	18	38	\$2.25	\$2,088	9	46	\$1.67	\$2,605	33	38	\$2.06
740	\$1,800	2	66	\$3.09	\$1,138	17	40	\$2.07	\$1,396	26	43	\$1.88	\$1,808	9	54	\$1.66	\$2,688	54	45	\$1.95
750	\$1,900	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	36	\$2.37	\$1,900	0	0	\$0.00	\$0	4	36	\$2.37
<b>TOTAL</b>	<b>\$1,976</b>	<b>2</b>	<b>0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>27</b>	<b>36</b>	<b>\$2.11</b>	<b>\$1,505</b>	<b>62</b>	<b>40</b>	<b>\$2.09</b>	<b>\$1,962</b>	<b>22</b>	<b>52</b>	<b>\$1.68</b>	<b>\$2,774</b>	<b>113</b>	<b>42</b>	<b>\$2.03</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2023 Year-End Rental Market Statistics

Properties Rented 1/1/2023-12/31/2023

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	\$2,617	11	32	\$2.18	\$1,890	22	28	\$1.74	\$2,577	15	26	\$1.43	\$3,045	2	24	\$1.43	\$3,850	50	28	\$1.73
45-74	\$2,480	19	25	\$1.94	\$1,946	28	24	\$1.66	\$2,602	8	18	\$1.28	\$2,694	6	49	\$1.23	\$3,317	61	26	\$1.66
78-95	\$2,828	4	32	\$1.73	\$1,824	33	24	\$1.47	\$2,636	50	33	\$1.38	\$2,930	20	17	\$1.40	\$3,091	107	27	\$1.42
99	\$2,593	1	24	\$1.85	\$1,850	21	49	\$1.74	\$2,532	4	34	\$1.21	\$2,969	1	14	\$1.06	\$3,100	27	45	\$1.64
100	\$2,909	0	0	\$0.00	\$0	3	8	\$1.96	\$2,532	1	22	\$1.43	\$3,200	1	24	\$1.19	\$3,750	5	14	\$1.70
109-111	\$3,027	8	38	\$1.81	\$2,459	18	19	\$1.68	\$3,002	8	25	\$1.39	\$3,224	7	37	\$1.15	\$3,514	41	27	\$1.56
130	\$3,122	6	22	\$2.45	\$2,308	14	27	\$2.10	\$3,269	4	33	\$1.37	\$3,713	1	17	\$1.37	\$3,590	25	26	\$2.04
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	\$3,079	0	0	\$0.00	\$0	6	17	\$1.86	\$2,858	5	15	\$1.50	\$3,279	1	6	\$1.40	\$3,400	12	15	\$1.67
320	\$3,440	4	13	\$1.95	\$2,562	13	17	\$1.87	\$3,090	17	30	\$1.48	\$3,591	5	50	\$1.36	\$4,540	39	26	\$1.64
330	\$2,887	7	23	\$2.24	\$2,270	17	21	\$1.64	\$2,820	10	19	\$1.45	\$3,380	1	13	\$1.33	\$3,400	35	21	\$1.70
<b>TOTAL</b>	<b>\$2,845</b>	<b>60</b>	<b>27</b>	<b>\$2.04</b>	<b>\$2,109</b>	<b>175</b>	<b>26</b>	<b>\$1.71</b>	<b>\$2,756</b>	<b>122</b>	<b>28</b>	<b>\$1.40</b>	<b>\$3,120</b>	<b>45</b>	<b>28</b>	<b>\$1.32</b>	<b>\$3,421</b>	<b>402</b>	<b>27</b>	<b>\$1.62</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	\$2,116	2	52	\$2.26	\$1,275	8	26	\$1.99	\$1,275	8	146	\$1.97	\$3,022	2	187	\$1.95	\$2,700	20	93	\$2.01
45-74	\$1,852	1	58	\$3.10	\$1,100	0	0	\$0.00	\$0	5	64	\$1.83	\$1,894	1	68	\$1.84	\$2,395	7	64	\$2.01
78-95	\$1,663	0	0	\$0.00	\$0	1	41	\$1.60	\$1,200	2	29	\$1.54	\$1,895	0	0	\$0.00	\$0	3	33	\$1.56
109-111	\$2,149	0	0	\$0.00	\$0	1	14	\$1.28	\$1,795	1	81	\$2.34	\$1,800	3	19	\$1.87	\$2,383	5	30	\$1.85
130	\$1,785	0	0	\$0.00	\$0	1	20	\$2.13	\$1,400	6	33	\$1.96	\$1,849	0	0	\$0.00	\$0	7	31	\$1.98
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	\$2,275	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	14	\$1.87	\$2,275	0	0	\$0.00	\$0	2	14	\$1.87
330	\$1,888	0	0	\$0.00	\$0	1	55	\$3.00	\$1,350	2	67	\$2.09	\$1,850	1	37	\$1.95	\$2,500	4	57	\$2.28
<b>TOTAL</b>	<b>\$1,992</b>	<b>3</b>	<b>54</b>	<b>\$2.54</b>	<b>\$1,217</b>	<b>12</b>	<b>28</b>	<b>\$1.99</b>	<b>\$1,329</b>	<b>26</b>	<b>76</b>	<b>\$1.92</b>	<b>\$2,253</b>	<b>7</b>	<b>77</b>	<b>\$1.90</b>	<b>\$2,492</b>	<b>48</b>	<b>63</b>	<b>\$1.98</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, may 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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