



# 2024 Mid-Year Greater Seattle Area Residential Rental Statistics Report



# 2024 Mid-Year Rental Market Statistics

Properties Rented 1/1/2024-6/30/2024

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	\$3,294	15	30	\$2.39	\$2,659	17	16	\$2.08	\$3,188	4	127	\$1.94	\$4,224	3	18	\$2.08	\$5,832	39	33	\$2.18
380	\$3,968	7	76	\$2.25	\$2,451	8	43	\$2.19	\$3,293	5	35	\$1.66	\$4,185	4	55	\$1.85	\$7,700	24	53	\$2.04
385	\$3,286	1	3	\$1.82	\$1,800	2	14	\$2.20	\$3,250	2	122	\$1.57	\$3,798	1	35	\$2.12	\$3,820	6	52	\$1.91
390	\$4,591	17	31	\$3.16	\$3,527	33	28	\$2.52	\$4,562	12	55	\$2.20	\$5,550	4	11	\$2.11	\$6,475	66	33	\$2.60
700	\$4,759	9	12	\$3.27	\$3,818	11	26	\$2.42	\$4,609	8	16	\$2.18	\$5,943	1	22	\$1.63	\$5,400	29	19	\$2.59
705	\$3,959	42	28	\$2.85	\$3,155	35	20	\$2.36	\$3,980	21	20	\$2.26	\$5,497	1	3	\$1.70	\$4,695	99	23	\$2.54
710	\$4,192	14	36	\$2.88	\$2,984	25	37	\$2.08	\$3,910	17	35	\$1.99	\$4,865	6	46	\$2.08	\$6,279	62	37	\$2.24
<b>TOTAL</b>	<b>\$4,112</b>	<b>105</b>	<b>31</b>	<b>\$2.82</b>	<b>\$3,119</b>	<b>131</b>	<b>27</b>	<b>\$2.30</b>	<b>\$4,010</b>	<b>69</b>	<b>40</b>	<b>\$2.09</b>	<b>\$5,184</b>	<b>20</b>	<b>33</b>	<b>\$2.00</b>	<b>\$6,289</b>	<b>325</b>	<b>31</b>	<b>\$2.41</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	\$2,023	1	25	\$4.00	\$1,400	7	25	\$2.45	\$1,871	3	53	\$2.50	\$2,128	1	1	\$2.06	\$3,400	12	30	\$2.56
380	\$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
385	\$1,923	0	0	\$0.00	\$0	1	287	\$2.33	\$1,570	2	8	\$2.42	\$2,100	0	0	\$0.00	\$0	3	101	\$2.39
390	\$2,626	3	37	\$3.17	\$1,583	29	51	\$3.28	\$2,032	18	67	\$3.06	\$3,629	2	19	\$2.51	\$3,775	52	55	\$3.17
700	\$2,433	0	0	\$0.00	\$0	17	41	\$3.07	\$1,999	9	15	\$2.97	\$3,048	2	42	\$2.34	\$3,358	28	33	\$2.99
701	\$3,485	6	39	\$3.73	\$1,741	43	43	\$3.57	\$2,547	25	61	\$3.51	\$4,636	3	111	\$4.73	\$10,833	77	51	\$3.61
705	\$2,454	0	0	\$0.00	\$0	9	18	\$2.93	\$1,676	19	35	\$2.70	\$2,695	3	36	\$2.44	\$3,263	31	30	\$2.74
710	\$2,231	0	0	\$0.00	\$0	6	36	\$2.61	\$1,841	7	30	\$2.21	\$2,313	1	8	\$2.27	\$4,000	14	31	\$2.39
<b>TOTAL</b>	<b>\$2,813</b>	<b>10</b>	<b>37</b>	<b>\$3.59</b>	<b>\$1,660</b>	<b>112</b>	<b>43</b>	<b>\$3.24</b>	<b>\$2,172</b>	<b>83</b>	<b>47</b>	<b>\$3.00</b>	<b>\$3,453</b>	<b>12</b>	<b>48</b>	<b>\$2.96</b>	<b>\$5,330</b>	<b>217</b>	<b>45</b>	<b>\$3.14</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2024 Mid-Year Rental Market Statistics

Properties Rented 1/1/2024-6/30/2024

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	\$3,167	7	33	\$2.35	\$2,121	25	18	\$1.96	\$3,008	20	17	\$2.51	\$3,685	1	14	\$1.46	\$4,100	53	20	\$2.21
500	\$4,300	7	31	\$2.37	\$2,878	16	15	\$1.89	\$3,777	15	21	\$1.76	\$5,056	6	34	\$1.58	\$5,465	44	22	\$1.88
510	\$6,367	0	0	\$0.00	\$0	5	34	\$3.13	\$6,480	7	41	\$2.28	\$5,819	2	32	\$1.85	\$8,000	14	37	\$2.52
520	\$8,456	6	19	\$2.80	\$4,592	14	35	\$2.82	\$8,386	21	51	\$2.51	\$8,335	9	62	\$2.14	\$11,422	50	45	\$2.57
530	\$4,406	10	11	\$2.14	\$2,895	12	30	\$2.08	\$3,530	22	42	\$1.88	\$5,245	7	45	\$1.66	\$5,428	51	34	\$1.95
540	\$4,503	7	12	\$2.37	\$3,006	15	36	\$1.96	\$4,180	31	18	\$1.77	\$4,929	8	21	\$1.52	\$4,771	61	22	\$1.85
550	\$3,954	7	20	\$2.47	\$3,091	9	13	\$2.18	\$3,549	10	19	\$1.65	\$4,694	1	25	\$1.16	\$6,250	27	17	\$2.02
560	\$6,035	4	50	\$3.67	\$5,165	14	28	\$2.32	\$5,703	16	17	\$1.90	\$6,015	5	57	\$1.82	\$7,725	39	29	\$2.22
600	\$3,902	6	17	\$2.47	\$2,916	16	21	\$2.25	\$3,543	19	34	\$1.77	\$4,485	2	19	\$1.39	\$4,200	43	26	\$2.03
<b>TOTAL</b>	<b>\$4,917</b>	<b>54</b>	<b>22</b>	<b>\$2.49</b>	<b>\$3,191</b>	<b>126</b>	<b>25</b>	<b>\$2.20</b>	<b>\$4,436</b>	<b>161</b>	<b>29</b>	<b>\$2.00</b>	<b>\$5,353</b>	<b>41</b>	<b>41</b>	<b>\$1.72</b>	<b>\$6,954</b>	<b>382</b>	<b>28</b>	<b>\$2.11</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	\$1,980	0	0	\$0.00	\$0	4	25	\$2.03	\$1,725	5	23	\$2.13	\$2,184	0	0	\$0.00	\$0	9	24	\$2.09
500	\$2,295	0	0	\$0.00	\$0	1	9	\$3.13	\$2,000	8	33	\$2.43	\$2,288	1	91	\$2.36	\$2,650	10	36	\$2.49
510	\$3,360	0	0	\$0.00	\$0	1	58	\$2.64	\$1,700	5	150	\$2.20	\$3,692	0	0	\$0.00	\$0	6	135	\$2.27
520	\$3,683	3	14	\$3.88	\$2,098	12	40	\$3.59	\$3,178	18	29	\$3.35	\$4,300	1	61	\$2.62	\$3,400	34	33	\$3.46
530	\$2,564	0	0	\$0.00	\$0	3	30	\$2.64	\$1,825	8	39	\$2.46	\$2,536	1	47	\$2.21	\$5,000	12	37	\$2.48
540	\$2,713	1	2	\$3.53	\$1,675	1	88	\$2.60	\$1,850	4	25	\$2.58	\$2,825	3	4	\$2.16	\$3,198	9	22	\$2.55
550	\$2,263	0	0	\$0.00	\$0	3	67	\$2.89	\$1,792	5	46	\$2.47	\$2,459	1	7	\$2.11	\$2,700	9	49	\$2.57
560	\$3,263	1	2	\$3.89	\$1,850	7	34	\$2.90	\$1,971	23	39	\$2.99	\$3,708	3	18	\$2.24	\$3,332	34	35	\$2.93
600	\$2,168	0	0	\$0.00	\$0	12	44	\$2.43	\$1,876	12	54	\$2.56	\$2,460	0	0	\$0.00	\$0	24	49	\$2.50
<b>TOTAL</b>	<b>\$2,889</b>	<b>5</b>	<b>9</b>	<b>\$3.81</b>	<b>\$1,964</b>	<b>44</b>	<b>41</b>	<b>\$2.86</b>	<b>\$2,222</b>	<b>88</b>	<b>44</b>	<b>\$2.76</b>	<b>\$3,225</b>	<b>10</b>	<b>27</b>	<b>\$2.25</b>	<b>\$3,334</b>	<b>147</b>	<b>40</b>	<b>\$2.79</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2024 Mid-Year Rental Market Statistics

Properties Rented 1/1/2024-6/30/2024

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	\$3,579	3	14	\$2.17	\$2,517	17	15	\$1.92	\$3,487	6	29	\$1.54	\$3,550	6	11	\$1.38	\$4,400	32	17	\$1.77
715	\$3,090	5	9	\$2.34	\$2,628	7	37	\$2.12	\$3,164	3	23	\$1.82	\$3,400	1	17	\$1.48	\$3,950	16	24	\$2.09
720	\$2,992	4	22	\$2.35	\$2,249	4	20	\$2.16	\$3,000	5	20	\$1.60	\$3,580	0	0	\$0.00	\$0	13	21	\$2.00
730	\$3,313	5	15	\$1.93	\$2,559	23	27	\$1.91	\$3,203	10	24	\$1.70	\$3,420	4	34	\$1.60	\$4,623	42	26	\$1.83
740	\$2,950	20	25	\$2.11	\$2,241	28	26	\$1.84	\$2,849	18	42	\$1.48	\$3,445	6	15	\$1.46	\$4,302	72	29	\$1.79
750	\$2,856	3	30	\$1.80	\$2,167	7	33	\$1.93	\$3,071	2	88	\$1.46	\$3,138	0	0	\$0.00	\$0	12	41	\$1.82
<b>TOTAL</b>	<b>\$3,148</b>	<b>40</b>	<b>21</b>	<b>\$2.12</b>	<b>\$2,345</b>	<b>86</b>	<b>25</b>	<b>\$1.92</b>	<b>\$3,121</b>	<b>44</b>	<b>34</b>	<b>\$1.57</b>	<b>\$3,452</b>	<b>17</b>	<b>18</b>	<b>\$1.47</b>	<b>\$4,391</b>	<b>187</b>	<b>26</b>	<b>\$1.84</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	\$2,152	0	0	\$0.00	\$0	0	0	\$0.00	\$0	5	31	\$2.27	\$2,152	0	0	\$0.00	\$0	5	31	\$2.27
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	\$2,250	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	12	\$2.08	\$2,250	0	0	\$0.00	\$0	2	12	\$2.08
730	\$2,661	0	0	\$0.00	\$0	3	13	\$3.11	\$2,598	4	14	\$2.43	\$2,588	6	32	\$1.74	\$2,742	13	22	\$2.27
740	\$1,915	0	0	\$0.00	\$0	5	57	\$2.08	\$1,400	13	53	\$1.99	\$1,845	4	32	\$1.83	\$2,786	22	50	\$1.98
750	\$2,194	0	0	\$0.00	\$0	1	122	\$2.20	\$1,820	3	69	\$2.19	\$2,250	1	22	\$2.75	\$2,400	5	70	\$2.30
<b>TOTAL</b>	<b>\$2,191</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>9</b>	<b>50</b>	<b>\$2.44</b>	<b>\$1,846</b>	<b>27</b>	<b>42</b>	<b>\$2.14</b>	<b>\$2,087</b>	<b>11</b>	<b>31</b>	<b>\$1.86</b>	<b>\$2,727</b>	<b>47</b>	<b>41</b>	<b>\$2.13</b>

Information and statistics derived from Northwest Multiple Listing Service.



# 2024 Mid-Year Rental Market Statistics

Properties Rented 1/1/2024-6/30/2024

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	\$2,825	4	14	\$2.31	\$2,350	16	21	\$1.95	\$2,579	5	32	\$1.85	\$3,670	4	25	\$1.41	\$3,225	29	22	\$1.91
45-74	\$2,433	9	40	\$1.93	\$1,880	10	13	\$1.61	\$2,679	5	60	\$1.63	\$2,789	3	8	\$1.46	\$2,683	27	30	\$1.70
78-95	\$2,795	8	46	\$1.67	\$2,388	14	39	\$1.68	\$2,681	14	19	\$1.43	\$3,012	3	16	\$1.18	\$3,400	39	31	\$1.55
99	\$2,629	1	4	\$1.83	\$2,185	7	64	\$1.79	\$2,504	4	40	\$1.30	\$2,706	1	14	\$1.03	\$3,645	13	48	\$1.58
100	\$3,209	0	0	\$0.00	\$0	3	20	\$2.12	\$2,982	2	20	\$1.82	\$3,550	0	0	\$0.00	\$0	5	20	\$2.00
109-111	\$2,807	1	107	\$1.88	\$1,800	10	30	\$1.86	\$2,696	3	22	\$1.37	\$3,153	2	61	\$1.56	\$3,350	16	37	\$1.73
130	\$4,302	1	138	\$1.56	\$1,875	3	30	\$1.61	\$4,117	5	100	\$1.62	\$4,898	0	0	\$0.00	\$0	9	81	\$1.61
300	\$1,917	2	26	\$1.99	\$2,125	1	52	\$1.41	\$1,500	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	0	\$1.80
310	\$2,820	1	29	\$2.17	\$1,800	9	36	\$1.93	\$2,994	1	19	\$1.89	\$2,270	0	0	\$0.00	\$0	11	34	\$1.95
320	\$3,464	1	74	\$2.16	\$2,550	6	33	\$1.96	\$3,169	6	22	\$1.52	\$3,525	2	43	\$1.23	\$4,625	15	33	\$1.70
330	\$2,974	2	27	\$1.74	\$2,473	7	24	\$1.74	\$2,942	3	28	\$1.48	\$3,383	0	0	\$0.00	\$0	12	26	\$1.68
<b>TOTAL</b>	<b>\$2,844</b>	<b>30</b>	<b>41</b>	<b>\$3.50</b>	<b>\$2,019</b>	<b>86</b>	<b>31</b>	<b>\$2.40</b>	<b>\$2,767</b>	<b>48</b>	<b>36</b>	<b>\$1.54</b>	<b>\$3,331</b>	<b>15</b>	<b>26</b>	<b>\$1.34</b>	<b>\$3,383</b>	<b>179</b>	<b>33</b>	<b>\$1.68</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	\$1,706	0	0	\$0.00	\$0	3	29	\$1.83	\$1,548	7	41	\$1.90	\$1,774	0	0	\$0.00	\$0	10	37	\$1.88
45-74	\$1,693	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	91	\$2.00	\$1,693	0	0	\$0.00	\$0	4	91	\$2.00
78-95	\$1,938	0	0	\$0.00	\$0	2	21	\$2.46	\$1,525	2	22	\$1.82	\$2,350	0	0	\$0.00	\$0	4	22	\$2.14
109-111	\$1,938	0	0	\$0.00	\$0	1	20	\$1.88	\$1,450	3	19	\$2.20	\$2,100	0	0	\$0.00	\$0	4	19	\$2.12
130	\$1,908	0	0	\$0.00	\$0	1	65	\$2.13	\$1,400	5	52	\$1.96	\$2,009	0	0	\$0.00	\$0	6	54	\$1.99
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	\$1,850	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	55	\$1.85	\$1,850	0	0	\$0.00	\$0	1	55	\$1.85
330	\$2,313	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	19	\$2.14	\$2,313	0	0	\$0.00	\$0	4	19	\$2.14
<b>TOTAL</b>	<b>\$1,875</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>7</b>	<b>31</b>	<b>\$2.06</b>	<b>\$1,506</b>	<b>26</b>	<b>44</b>	<b>\$1.99</b>	<b>\$1,975</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>33</b>	<b>41</b>	<b>\$2.01</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.

**Lori Gill & Associates / Windermere Property Management**

700 112th Avenue NE, Suite 203 | Bellevue, WA 98004

425.455.5515 | [www.wpmnorthwest.com](http://www.wpmnorthwest.com)