



2024 Year-End Greater Seattle Area Residential Rental Statistics Report



2024 Year-End Rental Market Statistics

Properties Rented 1/1/2024-12/31/2024

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	\$3,456	26	29	\$2.52	\$2,792	33	23	\$2.13	\$3,353	8	94	\$1.90	\$4,774	4	49	\$1.83	\$5,986	71	35	\$2.23
380	\$3,763	11	61	\$2.20	\$2,492	13	42	\$2.19	\$3,292	10	38	\$1.78	\$4,198	4	55	\$1.85	\$7,700	38	48	\$2.05
385	\$3,228	6	30	\$2.34	\$2,829	10	45	\$2.35	\$3,128	2	122	\$1.57	\$3,798	2	56	\$1.71	\$4,358	20	49	\$2.21
390	\$4,892	36	61	\$3.23	\$4,090	57	29	\$2.52	\$4,462	24	42	\$2.32	\$5,976	9	14	\$2.10	\$7,927	126	40	\$2.65
700	\$4,780	16	21	\$3.10	\$3,543	24	26	\$2.40	\$4,728	12	17	\$2.18	\$6,337	2	32	\$1.71	\$5,950	54	23	\$2.53
705	\$3,881	68	27	\$2.79	\$3,098	68	24	\$2.41	\$3,925	34	23	\$2.20	\$5,145	3	20	\$1.61	\$6,298	173	25	\$2.50
710	\$4,047	31	31	\$2.76	\$2,957	51	31	\$2.18	\$3,791	29	33	\$2.00	\$4,846	12	41	\$2.05	\$6,018	123	32	\$2.27
TOTAL	\$4,126	194	36	\$2.81	\$3,213	256	28	\$2.34	\$3,956	119	36	\$2.11	\$5,233	36	35	\$1.94	\$6,606	605	33	\$2.42

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	\$1,944	2	25	\$3.89	\$1,563	13	29	\$2.66	\$1,865	4	50	\$2.34	\$2,028	1	1	\$2.06	\$3,400	20	31	\$2.69
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	\$1,924	0	0	\$0.00	\$0	2	163	\$2.41	\$1,610	3	23	\$1.98	\$2,133	0	0	\$0.00	\$0	5	79	\$2.15
390	\$2,508	7	25	\$3.05	\$1,404	49	50	\$3.30	\$2,155	32	46	\$2.97	\$3,202	4	24	\$2.51	\$3,219	92	46	\$3.13
700	\$2,494	0	0	\$0.00	\$0	28	49	\$3.11	\$2,024	17	22	\$2.92	\$3,056	4	43	\$2.44	\$3,391	49	39	\$2.99
701	\$3,342	17	42	\$3.48	\$1,718	100	46	\$3.57	\$2,668	58	49	\$3.55	\$4,593	3	111	\$4.73	\$10,833	178	48	\$3.57
705	\$2,398	2	10	\$3.34	\$1,725	23	33	\$3.04	\$1,880	28	29	\$2.66	\$2,718	5	35	\$2.66	\$3,256	58	30	\$2.83
710	\$2,159	1	10	\$3.35	\$1,195	13	31	\$2.71	\$1,795	11	50	\$2.36	\$2,312	4	30	\$2.39	\$3,161	29	37	\$2.56
TOTAL	\$2,780	29	33	\$3.39	\$1,614	228	45	\$3.29	\$2,294	153	41	\$3.05	\$3,509	21	43	\$2.81	\$4,346	431	43	\$3.19

Information and statistics derived from Northwest Multiple Listing Service.



2024 Year-End Rental Market Statistics

Properties Rented 1/1/2024-12/31/2024

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	\$3,213	13	33	\$2.33	\$2,321	39	19	\$1.97	\$2,994	37	24	\$2.10	\$3,566	9	30	\$1.39	\$3,998	98	24	\$2.01
500	\$4,459	11	33	\$2.38	\$2,799	31	22	\$1.97	\$3,738	32	30	\$1.70	\$5,117	16	39	\$1.68	\$5,680	90	29	\$1.87
510	\$6,680	2	41	\$2.29	\$2,875	7	38	\$3.95	\$8,057	14	29	\$2.25	\$6,077	5	32	\$1.74	\$7,960	28	33	\$2.59
520	\$8,011	11	22	\$2.59	\$4,053	26	48	\$2.69	\$6,861	35	50	\$2.40	\$8,188	16	46	\$2.29	\$12,214	88	45	\$2.49
530	\$4,449	10	11	\$2.14	\$2,895	33	26	\$2.21	\$3,729	36	35	\$1.93	\$4,933	17	34	\$1.67	\$5,735	96	29	\$2.00
540	\$4,498	12	16	\$2.29	\$2,978	36	30	\$2.00	\$4,014	56	25	\$1.77	\$4,915	18	28	\$1.57	\$5,183	122	26	\$1.86
550	\$3,859	10	17	\$2.51	\$3,022	26	16	\$2.07	\$3,563	20	30	\$1.70	\$4,543	1	25	\$1.16	\$6,250	57	21	\$2.00
560	\$5,256	14	50	\$2.87	\$3,664	30	23	\$2.45	\$5,206	33	25	\$1.90	\$5,376	10	49	\$1.78	\$7,237	87	31	\$2.23
600	\$3,899	13	20	\$2.53	\$3,138	35	26	\$2.25	\$3,520	36	35	\$1.80	\$4,366	5	42	\$1.37	\$5,160	89	30	\$2.06
TOTAL	\$4,779	96	27	\$2.46	\$3,107	263	26	\$2.23	\$4,209	299	31	\$1.93	\$5,169	97	37	\$1.72	\$6,776	755	30	\$2.08

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	\$1,957	0	0	\$0.00	\$0	6	23	\$2.06	\$1,641	8	29	\$2.22	\$2,102	1	7	\$2.75	\$2,700	15	25	\$2.19
500	\$2,375	0	0	\$0.00	\$0	3	9	\$3.15	\$1,983	11	35	\$2.38	\$2,359	2	52	\$2.77	\$3,050	16	32	\$2.57
510	\$3,169	0	0	\$0.00	\$0	2	42	\$3.15	\$1,948	6	125	\$2.37	\$3,576	0	0	\$0.00	\$0	8	104	\$2.57
520	\$3,995	4	12	\$3.84	\$2,024	28	33	\$3.74	\$3,022	29	28	\$3.27	\$4,502	2	55	\$4.35	\$14,200	63	30	\$3.55
530	\$2,418	0	0	\$0.00	\$0	6	38	\$2.93	\$1,896	14	37	\$2.43	\$2,430	2	37	\$2.44	\$3,898	22	37	\$2.57
540	\$2,789	1	2	\$3.53	\$1,675	3	45	\$2.84	\$2,283	10	19	\$2.55	\$2,784	4	11	\$2.08	\$3,461	18	21	\$2.55
550	\$2,386	0	0	\$0.00	\$0	7	48	\$2.82	\$1,920	9	41	\$2.47	\$2,624	3	20	\$2.21	\$2,758	19	40	\$2.56
560	\$3,136	1	2	\$3.89	\$1,850	13	29	\$2.86	\$1,999	42	38	\$2.88	\$3,504	3	18	\$2.24	\$3,332	59	34	\$2.86
600	\$2,199	0	0	\$0.00	\$0	15	40	\$2.44	\$1,891	26	45	\$2.38	\$2,356	1	30	\$2.42	\$2,750	42	43	\$2.40
TOTAL	\$2,941	6	9	\$3.80	\$1,937	83	34	\$3.04	\$2,293	155	39	\$2.69	\$3,153	18	27	\$2.55	\$4,437	262	36	\$2.82

Information and statistics derived from Northwest Multiple Listing Service.



2024 Year-End Rental Market Statistics

Properties Rented 1/1/2024-12/31/2024

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	\$3,641	5	31	\$2.32	\$2,399	42	20	\$1.87	\$3,486	37	27	\$1.59	\$3,832	9	23	\$1.36	\$4,267	93	24	\$1.73
715	\$3,472	8	14	\$2.28	\$2,604	17	42	\$2.06	\$3,507	6	24	\$1.69	\$4,329	2	29	\$1.58	\$4,075	33	31	\$2.02
720	\$3,069	6	17	\$2.34	\$2,233	9	18	\$2.21	\$3,283	6	24	\$1.64	\$3,583	0	0	\$0.00	\$0	21	19	\$2.08
730	\$3,296	15	15	\$2.24	\$2,652	42	25	\$1.96	\$3,202	24	27	\$1.72	\$3,464	9	33	\$1.47	\$4,362	90	25	\$1.89
740	\$3,025	31	24	\$2.09	\$2,286	65	28	\$1.78	\$2,926	35	35	\$1.51	\$3,470	13	34	\$1.46	\$4,085	144	29	\$1.75
750	\$2,912	6	25	\$1.91	\$2,210	20	30	\$1.83	\$2,891	6	40	\$1.37	\$3,578	2	40	\$1.49	\$3,225	34	31	\$1.74
TOTAL	\$3,250	71	21	\$2.17	\$2,396	195	27	\$1.89	\$3,170	114	30	\$1.59	\$3,643	35	31	\$1.45	\$4,153	415	27	\$1.82

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	\$2,247	0	0	\$0.00	\$0	4	14	\$2.52	\$1,875	9	28	\$2.23	\$2,162	3	24	\$2.03	\$3,000	16	24	\$2.27
715	\$1,760	0	0	\$0.00	\$0	1	59	\$2.52	\$1,525	1	32	\$2.35	\$1,995	0	0	\$0.00	\$0	2	46	\$2.44
720	\$2,174	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	30	\$2.23	\$2,174	0	0	\$0.00	\$0	4	30	\$2.23
730	\$2,480	0	0	\$0.00	\$0	4	12	\$3.00	\$2,436	11	32	\$2.19	\$2,354	6	32	\$1.74	\$2,742	21	28	\$2.22
740	\$1,802	1	79	\$3.25	\$975	13	57	\$2.23	\$1,380	21	48	\$1.98	\$1,854	7	44	\$1.86	\$2,549	42	51	\$2.07
750	\$2,158	0	0	\$0.00	\$0	2	91	\$2.19	\$1,890	7	56	\$2.18	\$2,200	1	22	\$2.23	\$2,400	10	60	\$2.19
TOTAL	\$2,079	1	79	\$3.25	\$975	24	45	\$2.42	\$1,687	53	41	\$2.12	\$2,083	17	35	\$1.87	\$2,688	95	41	\$2.16

Information and statistics derived from Northwest Multiple Listing Service.



2024 Year-End Rental Market Statistics

Properties Rented 1/1/2024-12/31/2024

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	\$2,850	7	14	\$2.26	\$2,271	26	25	\$1.92	\$2,605	10	33	\$1.70	\$3,689	6	57	\$1.33	\$3,185	49	29	\$1.85
45-74	\$2,415	12	40	\$1.93	\$1,862	17	19	\$1.61	\$2,614	7	45	\$1.60	\$2,778	4	8	\$1.44	\$2,588	40	29	\$1.69
78-95	\$2,877	9	42	\$1.68	\$2,328	29	36	\$1.59	\$2,679	29	24	\$1.46	\$3,133	8	35	\$1.19	\$3,280	75	32	\$1.51
99	\$2,689	1	4	\$1.83	\$2,185	9	56	\$1.70	\$2,569	8	48	\$1.27	\$2,792	2	47	\$1.08	\$3,070	20	49	\$1.47
100	\$3,358	0	0	\$0.00	\$0	4	19	\$2.17	\$2,923	6	24	\$1.54	\$3,648	0	0	\$0.00	\$0	10	22	\$1.79
109-111	\$3,074	2	70	\$2.00	\$1,713	24	27	\$1.88	\$2,839	9	31	\$1.45	\$3,522	6	41	\$1.33	\$3,796	41	32	\$1.71
130	\$3,630	8	43	\$2.16	\$2,396	6	31	\$1.75	\$3,758	10	73	\$1.65	\$4,453	1	3	\$1.01	\$4,500	25	51	\$1.81
300	\$2,521	3	25	\$2.13	\$2,217	2	28	\$1.61	\$2,248	2	35	\$1.38	\$3,250	0	0	\$0.00	\$0	7	29	\$1.77
310	\$2,892	1	29	\$2.17	\$1,800	12	41	\$1.91	\$2,950	2	19	\$1.11	\$2,783	1	10	\$1.46	\$3,500	16	36	\$1.80
320	\$3,396	4	31	\$2.55	\$3,175	10	25	\$1.93	\$3,126	10	30	\$1.60	\$3,463	4	33	\$1.24	\$4,125	28	29	\$1.80
330	\$3,199	4	24	\$1.77	\$2,549	19	26	\$1.94	\$2,965	7	28	\$1.54	\$3,300	7	48	\$1.65	\$4,106	37	30	\$1.79
TOTAL	\$2,970	51	35	\$2.02	\$2,261	158	30	\$1.81	\$2,803	100	35	\$1.51	\$3,374	39	38	\$1.34	\$3,535	348	33	\$1.70

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	\$1,883	1	69	\$3.14	\$1,650	5	52	\$2.07	\$1,709	10	38	\$1.92	\$1,782	1	4	\$2.97	\$3,995	17	42	\$2.10
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	\$1,825	0	0	\$0.00	\$0	2	21	\$2.46	\$1,525	5	33	\$1.83	\$1,910	1	51	\$1.87	\$2,000	8	32	\$1.99
109-111	\$1,892	0	0	\$0.00	\$0	4	54	\$2.03	\$1,543	5	17	\$2.24	\$2,160	1	9	\$1.83	\$1,950	10	31	\$2.12
130	\$1,874	0	0	\$0.00	\$0	3	45	\$2.19	\$1,600	7	52	\$2.03	\$1,992	0	0	\$0.00	\$0	10	50	\$2.08
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	\$2,025	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	33	\$2.03	\$2,025	0	0	\$0.00	\$0	2	33	\$2.03
330	\$2,210	0	0	\$0.00	\$0	0	0	\$0.00	\$0	5	21	\$2.09	\$2,210	0	0	\$0.00	\$0	5	21	\$2.09
TOTAL	\$1,896	1	69	\$3.14	\$1,650	14	47	\$2.14	\$1,612	38	40	\$2.01	\$1,947	3	21	\$2.22	\$2,648	56	41	\$2.07

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

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