



2025 Mid-Year Greater Seattle Area Residential Rental Statistics Report



2025 MID YEAR RENTAL MARKET STATISTICS

Rented Properties: 1/1/2025-6/30/2025

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	\$3,425	17	21	\$2.92	\$3,065	14	39	\$2.31	\$3,467	5	42	\$2.14	\$4,318	1	22	\$1.81	\$4,500	37	31	\$2.55
380	\$3,618	2	27	\$2.61	\$2,638	8	37	\$2.22	\$3,643	2	13	\$1.48	\$4,500	0	0	\$0.00	\$0	12	31	\$2.16
385	\$3,492	2	15	\$2.68	\$2,450	3	16	\$2.52	\$3,680	3	12	\$1.53	\$3,998	0	0	\$0.00	\$0	8	14	\$2.19
390	\$4,952	16	37	\$2.91	\$3,817	21	20	\$2.60	\$4,910	6	17	\$2.51	\$7,949	1	57	\$1.65	\$6,000	44	27	\$2.68
700	\$5,258	3	20	\$4.32	\$4,208	7	9	\$2.51	\$4,368	5	24	\$2.05	\$7,134	0	0	\$0.00	\$0	15	16	\$2.72
705	\$4,017	23	23	\$2.88	\$3,160	40	25	\$2.57	\$3,890	14	15	\$2.27	\$5,386	3	33	\$1.92	\$5,898	80	23	\$2.58
710	\$4,284	13	30	\$2.68	\$2,997	17	34	\$2.35	\$4,116	18	26	\$2.24	\$5,119	5	40	\$2.07	\$5,194	53	31	\$2.37
TOTAL	\$4,190	76	26	\$2.91	\$3,258	110	27	\$2.48	\$4,073	53	22	\$2.18	\$5,538	10	38	\$1.96	\$5,416	249	26	\$2.52

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	\$2,748	0	0	\$0.00	\$0	3	41	\$3.41	\$2,048	5	49	\$2.26	\$2,898	1	23	\$1.66	\$4,100	9	43	\$2.58
380	\$2,424	1	14	\$5.34	\$2,275	0	0	\$0.00	\$0	2	13	\$3.09	\$2,498	0	0	\$0.00	\$0	3	13	\$3.84
385	\$2,392	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	17	\$2.51	\$2,392	0	0	\$0.00	\$0	3	17	\$2.51
390	\$2,913	6	33	\$3.51	\$1,587	28	40	\$3.36	\$2,147	12	83	\$3.74	\$4,143	2	338	\$6.23	\$10,235	48	62	\$3.59
700	\$2,469	1	86	\$3.78	\$1,595	12	35	\$3.26	\$2,049	11	74	\$3.07	\$2,792	2	12	\$2.86	\$3,650	26	52	\$3.17
701	\$3,279	8	41	\$4.00	\$1,851	54	34	\$3.80	\$2,616	18	70	\$3.99	\$5,587	2	241	\$2.54	\$6,125	82	48	\$3.83
705	\$2,418	1	31	\$3.64	\$1,610	19	40	\$2.98	\$1,978	12	33	\$2.91	\$3,118	1	242	\$1.14	\$3,200	33	43	\$2.92
710	\$2,216	1	89	\$2.57	\$900	4	92	\$2.63	\$1,774	6	25	\$2.92	\$2,571	1	13	\$2.12	\$3,175	12	52	\$2.73
TOTAL	\$2,863	18	41	\$3.80	\$1,706	120	39	\$3.46	\$2,307	69	57	\$3.30	\$3,775	9	162	\$3.13	\$5,611	216	50	\$3.43

Information and statistics derived from Northwest Multiple Listing Service.



2025 MID YEAR RENTAL MARKET STATISTICS

Rented Properties: 1/1/2025-6/30/2025

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	\$3,570	3	19	\$2.06	\$2,432	21	16	\$2.03	\$3,153	16	24	\$1.68	\$3,975	5	47	\$1.34	\$4,709	45	22	\$1.83
500	\$4,515	8	16	\$2.66	\$2,773	4	9	\$2.35	\$4,288	17	14	\$1.79	\$4,535	11	26	\$1.70	\$5,835	40	17	\$2.00
510	\$6,734	1	20	\$2.33	\$3,200	4	22	\$2.66	\$6,674	6	18	\$2.60	\$6,892	2	28	\$2.10	\$8,150	13	21	\$2.52
520	\$6,553	10	23	\$2.91	\$4,131	11	45	\$2.66	\$6,095	7	26	\$2.10	\$8,014	5	68	\$2.12	\$10,360	33	38	\$2.54
530	\$4,311	8	88	\$2.33	\$2,775	7	19	\$2.22	\$3,534	16	23	\$1.90	\$4,303	7	57	\$1.93	\$6,864	38	42	\$2.06
540	\$5,061	5	24	\$2.37	\$3,145	13	33	\$2.49	\$4,935	22	34	\$1.89	\$5,381	7	31	\$1.60	\$5,656	47	32	\$2.06
550	\$4,269	4	19	\$2.80	\$3,411	12	28	\$2.29	\$3,770	12	34	\$1.76	\$4,760	4	22	\$1.54	\$5,150	32	28	\$2.06
560	\$5,246	4	51	\$2.46	\$2,788	17	10	\$2.57	\$4,390	13	32	\$2.26	\$6,248	4	26	\$2.14	\$8,086	38	24	\$2.41
600	\$4,584	6	16	\$2.50	\$3,057	16	20	\$2.34	\$4,137	14	12	\$1.95	\$4,618	5	36	\$1.76	\$7,750	41	19	\$2.16
TOTAL	\$4,803	49	33	\$2.56	\$3,164	105	22	\$2.37	\$4,305	123	25	\$1.93	\$5,109	50	38	\$1.77	\$6,703	327	27	\$2.14

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	\$2,215	0	0	\$0.00	\$0	1	24	\$2.31	\$1,500	3	19	\$2.29	\$2,330	2	67	\$2.39	\$2,400	6	36	\$2.33
500	\$2,409	0	0	\$0.00	\$0	2	14	\$2.66	\$1,973	3	15	\$2.76	\$2,700	0	0	\$0.00	\$0	5	15	\$2.72
510	\$3,183	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	57	\$2.49	\$3,300	2	12	\$2.14	\$2,950	6	42	\$2.37
520	\$6,127	2	45	\$3.82	\$1,725	10	17	\$4.09	\$3,040	12	43	\$3.37	\$5,549	3	158	\$5.89	\$21,667	27	46	\$3.95
530	\$2,804	0	0	\$0.00	\$0	2	67	\$2.26	\$2,225	9	24	\$2.34	\$2,500	3	15	\$2.41	\$4,100	14	28	\$2.34
540	\$3,049	0	0	\$0.00	\$0	2	16	\$2.87	\$2,270	4	16	\$2.64	\$3,275	4	12	\$2.30	\$3,213	10	14	\$2.55
550	\$2,306	0	0	\$0.00	\$0	2	40	\$3.29	\$1,950	5	103	\$2.58	\$2,449	0	0	\$0.00	\$0	7	85	\$2.78
560	\$3,045	0	0	\$0.00	\$0	6	42	\$2.90	\$2,302	22	44	\$2.88	\$3,259	1	106	\$2.55	\$2,800	29	46	\$2.87
600	\$2,256	0	0	\$0.00	\$0	4	45	\$2.66	\$1,844	11	59	\$2.41	\$2,406	0	0	\$0.00	\$0	15	55	\$2.48
TOTAL	\$3,512	2	45	\$3.82	\$1,725	29	31	\$3.22	\$2,411	73	45	\$2.74	\$3,300	15	55	\$3.05	\$6,910	119	43	\$2.91

Information and statistics derived from Northwest Multiple Listing Service.



2025 MID YEAR RENTAL MARKET STATISTICS

Rented Properties: 1/1/2025-6/30/2025

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	\$3,430	4	15	\$1.96	\$2,874	18	24	\$1.87	\$3,208	14	17	\$1.71	\$3,780	2	10	\$1.47	\$4,098	38	20	\$1.80
715	\$4,015	2	36	\$2.61	\$2,500	6	18	\$2.06	\$3,292	0	0	\$0.00	\$0	2	48	\$2.49	\$7,700	10	28	\$2.26
720	\$3,236	2	19	\$2.30	\$1,948	7	29	\$2.30	\$3,128	3	22	\$1.78	\$4,347	0	0	\$0.00	\$0	12	26	\$2.17
730	\$3,277	10	21	\$2.01	\$2,586	26	20	\$2.00	\$3,190	10	43	\$1.99	\$3,781	3	53	\$1.51	\$4,650	49	27	\$1.97
740	\$2,968	12	51	\$1.87	\$2,084	25	32	\$1.84	\$3,102	14	65	\$1.57	\$3,485	0	0	\$0.00	\$0	51	46	\$1.77
750	\$3,069	2	33	\$1.99	\$2,325	7	49	\$1.68	\$3,064	4	26	\$1.44	\$3,450	0	0	\$0.00	\$0	13	39	\$1.65
760	\$3,214	2	17	\$2.10	\$2,213	17	25	\$1.78	\$3,012	10	38	\$1.63	\$3,448	5	13	\$1.24	\$3,836	34	27	\$1.68
770	\$2,981	6	24	\$2.03	\$2,166	14	27	\$1.83	\$2,715	10	75	\$1.60	\$3,306	6	38	\$1.46	\$3,873	36	42	\$1.74
TOTAL	\$3,201	40	31	\$2.01	\$2,333	120	27	\$1.90	\$3,088	65	44	\$1.68	\$3,598	18	32	\$1.52	\$4,442	243	32	\$1.83

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	\$2,300	0	0	\$0.00	\$0	1	8	\$2.44	\$1,800	3	27	\$2.15	\$2,466	0	0	\$0.00	\$0	4	22	\$2.22
715	\$2,511	0	0	\$0.00	\$0	0	0	\$0.00	\$0	4	32	\$2.27	\$2,511	0	0	\$0.00	\$0	4	32	\$2.27
720	\$1,958	0	0	\$0.00	\$0	2	31	\$2.56	\$1,895	3	40	\$2.14	\$2,000	0	0	\$0.00	\$0	5	36	\$2.31
730	\$2,273	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	14	\$2.28	\$2,273	0	0	\$0.00	\$0	2	14	\$2.28
740	\$2,165	0	0	\$0.00	\$0	2	49	\$2.32	\$1,275	7	80	\$1.90	\$1,971	4	25	\$1.49	\$2,949	13	58	\$1.84
750	\$2,083	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	159	\$2.58	\$2,083	0	0	\$0.00	\$0	3	159	\$2.58
760	\$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
770	\$2,269	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	75	\$1.81	\$1,595	4	61	\$1.86	\$2,438	5	64	\$1.85
TOTAL	\$2,203	0	0	\$0.00	\$0	5	34	2.44	1628	23	64	2.14609	2157.8	8	43	1.675	2693.5	36	55	\$2.08

Information and statistics derived from Northwest Multiple Listing Service.



2025 MID YEAR RENTAL MARKET STATISTICS

Rented Properties: 1/1/2025-6/30/2025

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	\$2,727	4	63	\$1.92	\$2,488	10	35	\$1.82	\$2,525	4	71	\$1.54	\$3,105	1	6	\$1.52	\$4,200	19	47	\$1.77
45-74	\$2,509	5	26	\$1.97	\$2,151	11	38	\$1.80	\$2,668	2	52	\$1.72	\$2,525	0	0	\$0.00	\$0	18	36	\$1.84
78-95	\$2,950	4	27	\$2.01	\$2,625	13	48	\$1.81	\$2,647	17	46	\$1.34	\$3,177	4	46	\$1.26	\$3,299	38	45	\$1.56
99	\$2,628	1	5	\$1.87	\$1,550	3	49	\$1.38	\$2,706	1	56	\$1.33	\$2,799	3	59	\$1.44	\$2,851	8	48	\$1.46
100	\$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	\$3,647	3	67	\$1.63	\$2,365	8	80	\$1.89	\$3,811	8	59	\$1.71	\$3,566	5	58	\$1.96	\$4,285	24	67	\$1.81
130	\$2,899	4	24	\$1.74	\$1,973	4	37	\$2.46	\$3,100	3	38	\$1.91	\$3,537	1	15	\$1.48	\$3,890	12	31	\$2.00
300	\$2,300	1	65	\$2.43	\$2,300	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	65	\$2.43
310	\$2,916	1	5	\$2.00	\$1,800	3	35	\$2.00	\$3,098	2	19	\$1.66	\$3,200	0	0	\$0.00	\$0	6	25	\$1.89
320	\$3,308	2	11	\$2.03	\$2,688	7	30	\$2.26	\$2,891	4	47	\$1.34	\$3,620	1	63	\$1.66	\$6,225	14	35	\$1.92
330	\$3,362	2	36	\$1.82	\$2,415	6	35	\$1.67	\$3,091	10	34	\$1.54	\$3,550	1	23	\$2.18	\$5,000	19	34	\$1.64
TOTAL	\$3,034	27	35	\$1.90	\$2,298	65	44	\$1.88	\$2,894	51	47	\$1.51	\$3,329	16	47	\$1.63	\$3,906	159	44	\$1.74

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	\$1,844	0	0	\$0.00	\$0	3	36	\$1.96	\$1,080	4	48	\$2.09	\$2,278	1	13	\$1.81	\$2,400	8	39	\$2.01
45-74	\$1,883	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	53	\$1.79	\$1,510	1	103	\$2.37	\$3,000	4	66	\$1.94
78-95	\$2,428	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	76	\$1.96	\$2,395	1	126	\$1.98	\$2,495	3	93	\$1.97
109-111	\$1,645	0	0	\$0.00	\$0	1	40	\$2.61	\$1,645	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	40	\$2.61
130	\$1,250	0	0	\$0.00	\$0	1	42	\$2.50	\$1,250	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	42	\$2.50
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	\$1,500	1	18	\$1.88	\$1,500	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	18	\$1.88
330	\$3,225	0	0	\$0.00	\$0	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	40	\$1.80	\$3,225	2	40	\$1.80
TOTAL	\$2,021	1	18	\$1.88	\$1,500	5	38	\$2.20	\$1,227	9	56	\$1.96	\$2,048	5	64	\$1.95	\$2,869	20	52	\$2.01

Information and statistics derived from Northwest Multiple Listing Service.



2025 MID YEAR RENTAL MARKET STATISTICS

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 (North End)
610	Southeast Snohomish
715	Richmond Beach / Shoreline
720	Lake Forest Park
730	Southwest Snohomish
740	Everett / Mukilteo
750	East Snohomish County
760	Northeast Snohomish County
770	Northwest Snohomish County

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 (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	Lk Tapps, Bonney Lk, Fed. 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, 60, 61

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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