



2026

Mid-Year Greater Seattle Area Residential Rental Statistics Report

www.lgapm.com



2026 RENTAL MARKET STATISTICS

Rented Properties: 1/1/2026-6/30/2026

Source: NWMLS

Averages weighted by Unit count

Information and statistics derived from Northwest Multiple Listing Service.

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	\$3,713	15	21	\$2.78	\$3,066	7	44	\$2.24	\$3,195	2	7	\$3.05	\$7,125	3	21	\$1.91	\$5,883	27	26	\$2.56
380	\$3,438	7	47	\$2.21	\$2,504	3	59	\$2.06	\$3,432	6	23	\$1.93	\$4,358	1	14	\$1.55	\$4,475	17	39	\$2.05
385	\$3,377	0	0	\$0.00	\$0	4	99	\$2.36	\$3,261	2	75	\$1.91	\$3,300	1	7	\$2.22	\$3,995	7	79	\$2.21
390	\$4,403	20	39	\$2.69	\$3,144	17	54	\$2.47	\$4,342	8	14	\$2.41	\$7,119	1	0	\$2.12	\$8,895	46	39	\$2.55
700	\$4,495	14	35	\$3.17	\$3,616	12	34	\$2.38	\$4,728	3	10	\$2.46	\$6,097	3	10	\$1.79	\$6,067	32	30	\$2.68
705	\$3,817	24	28	\$2.84	\$3,095	39	20	\$2.50	\$4,053	7	65	\$2.21	\$4,827	1	5	\$2.09	\$4,900	71	27	\$2.58
710	\$4,143	12	33	\$2.86	\$2,968	17	23	\$2.32	\$3,800	14	15	\$2.23	\$5,240	3	10	\$1.90	\$5,667	46	22	\$2.41
TOTAL	\$4,026	92	32	\$2.80	\$3,119	99	34	\$2.41	\$4,030	42	26	\$2.26	\$5,462	13	11	\$1.91	\$5,778	246	31	\$2.51

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	\$2,533	0	0	\$0.00	\$0	4	47	\$2.90	\$2,013	5	117	\$2.84	\$2,949	0	0	\$0.00	\$0	9	86	\$2.87
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	\$2,150	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	65	\$2.46	\$2,150	0	0	\$0.00	\$0	1	65	\$2.46
390	\$3,026	3	30	\$3.51	\$1,663	16	33	\$3.37	\$2,385	10	30	\$3.11	\$3,409	2	31	\$4.33	\$8,290	31	32	\$3.36
700	\$3,136	0	0	\$0.00	\$0	8	32	\$3.27	\$2,170	11	23	\$2.88	\$3,439	3	30	\$3.07	\$4,600	22	27	\$3.05
701	\$3,170	9	21	\$3.80	\$1,828	50	30	\$3.88	\$2,680	33	27	\$3.65	\$4,278	0	0	\$0.00	\$0	92	28	\$3.79
705	\$2,512	0	0	\$0.00	\$0	8	45	\$3.02	\$2,153	14	55	\$2.75	\$2,717	0	0	\$0.00	\$0	22	51	\$2.85
710	\$2,380	2	138	\$4.00	\$1,325	2	65	\$2.54	\$1,598	6	33	\$2.75	\$2,992	0	0	\$0.00	\$0	10	60	\$2.96
TOTAL	\$2,986	14	40	\$3.77	\$1,721	88	34	\$3.58	\$2,477	80	38	\$3.19	\$3,575	5	30	\$3.57	\$6,076	187	36	\$3.42



2026 RENTAL MARKET STATISTICS

Rented Properties: 1/1/2026-6/30/2026

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	\$3,361	14	40	\$2.19	\$2,571	14	36	\$2.00	\$3,578	18	28	\$1.79	\$3,706	1	4	\$1.53	\$5,150	47	33	\$1.97
500	\$4,419	9	23	\$2.83	\$2,736	18	26	\$2.05	\$3,894	12	50	\$1.90	\$5,511	5	19	\$2.07	\$6,719	44	31	\$2.17
510	\$6,732	1	3	\$2.09	\$3,750	4	4	\$2.82	\$6,413	3	16	\$2.72	\$6,850	3	50	\$2.00	\$8,033	11	20	\$2.50
520	\$9,975	5	28	\$2.99	\$5,250	9	49	\$2.58	\$6,094	10	11	\$3.29	\$10,515	10	25	\$2.98	\$15,290	34	28	\$2.97
530	\$4,155	5	40	\$2.22	\$2,589	14	28	\$2.23	\$3,615	16	40	\$2.00	\$4,221	8	35	\$1.99	\$5,949	43	35	\$2.10
540	\$4,254	8	35	\$2.54	\$3,148	30	25	\$2.24	\$3,768	27	29	\$1.93	\$4,855	3	27	\$1.84	\$6,665	68	28	\$2.13
550	\$4,240	7	18	\$2.78	\$2,846	15	16	\$2.09	\$4,023	8	21	\$1.76	\$5,722	2	51	\$2.01	\$4,825	32	20	\$2.15
560	\$5,384	10	27	\$3.08	\$3,264	11	11	\$2.77	\$4,712	19	24	\$2.28	\$6,413	5	44	\$2.08	\$7,190	45	24	\$2.56
600	\$4,032	7	14	\$2.28	\$3,349	17	32	\$2.24	\$4,119	10	38	\$1.92	\$4,023	6	22	\$1.61	\$4,596	40	29	\$2.07
TOTAL	\$4,870	66	29	\$2.59	\$3,102	132	26	\$2.26	\$4,140	123	30	\$2.09	\$5,407	43	31	\$2.17	\$8,291	364	28	\$2.25

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	\$1,900	0	0	\$0.00	\$0	2	80	\$2.14	\$1,400	3	58	\$2.41	\$2,233	0	0	\$0.00	\$0	5	67	\$2.30
500	\$2,200	0	0	\$0.00	\$0	1	110	\$2.55	\$1,650	1	59	\$2.41	\$2,250	1	19	\$2.41	\$2,700	3	63	\$2.46
510	\$3,009	0	0	\$0.00	\$0	0	0	\$0.00	\$0	5	66	\$2.61	\$3,009	0	0	\$0.00	\$0	5	66	\$2.61
520	\$3,871	6	19	\$3.81	\$1,936	9	46	\$4.10	\$3,639	16	70	\$3.33	\$4,791	1	36	\$2.27	\$2,850	32	53	\$3.60
530	\$2,767	0	0	\$0.00	\$0	3	38	\$2.60	\$2,248	12	47	\$2.70	\$2,779	1	4	\$1.99	\$4,175	16	43	\$2.64
540	\$2,871	1	28	\$3.53	\$1,675	2	7	\$2.61	\$2,093	8	33	\$2.58	\$3,287	3	123	\$2.62	\$2,677	14	48	\$2.66
550	\$2,374	0	0	\$0.00	\$0	2	59	\$3.31	\$2,073	3	110	\$2.62	\$2,575	0	0	\$0.00	\$0	5	90	\$2.90
560	\$2,679	0	0	\$0.00	\$0	7	57	\$3.46	\$2,353	17	44	\$2.95	\$2,836	1	28	\$2.42	\$2,300	25	47	\$3.07
600	\$2,116	0	0	\$0.00	\$0	4	54	\$2.94	\$1,923	7	31	\$2.36	\$2,226	0	0	\$0.00	\$0	11	39	\$2.57
TOTAL	\$2,945	7	20	\$3.77	\$1,899	30	52	\$3.31	\$2,548	72	53	\$2.83	\$3,220	7	65	\$2.42	\$2,865	116	51	\$2.98



2026 RENTAL MARKET STATISTICS

Rented Properties: 1/1/2026-6/30/2026

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	\$3,727	5	22	\$2.45	\$2,690	12	23	\$1.75	\$3,367	14	31	\$1.68	\$3,939	4	7	\$1.75	\$5,361	35	24	\$1.82
715	\$3,231	3	53	\$2.52	\$2,483	7	14	\$2.22	\$3,436	2	62	\$2.17	\$3,638	0	0	\$0.00	\$0	12	32	\$2.29
720	\$3,500	3	32	\$2.54	\$2,183	0	0	\$0.00	\$0	4	8	\$1.81	\$3,850	2	7	\$1.44	\$4,775	9	16	\$1.97
730	\$3,275	10	50	\$2.28	\$2,329	27	46	\$2.00	\$3,249	14	44	\$1.75	\$3,675	5	18	\$1.71	\$4,189	56	44	\$1.96
740	\$3,125	7	24	\$1.97	\$2,328	36	37	\$1.80	\$2,924	21	44	\$1.75	\$3,608	1	7	\$1.53	\$5,800	65	37	\$1.80
750	\$2,996	2	26	\$2.65	\$1,950	5	13	\$1.50	\$3,231	2	44	\$1.65	\$3,250	2	26	\$1.24	\$3,198	11	23	\$1.69
760	\$3,137	5	18	\$2.21	\$2,319	9	17	\$1.81	\$3,098	9	38	\$1.57	\$3,602	1	31	\$1.60	\$3,400	24	26	\$1.79
770	\$2,959	5	15	\$2.16	\$2,079	17	47	\$1.81	\$2,849	8	15	\$1.50	\$3,340	4	29	\$1.35	\$3,762	34	33	\$1.73
TOTAL	\$3,236	40	31	\$2.28	\$2,323	113	35	\$1.86	\$3,097	74	36	\$1.70	\$3,658	19	18	\$1.55	\$4,346	246	33	\$1.85

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	\$2,659	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	19	\$2.20	\$2,217	3	84	\$1.86	\$3,100	6	52	\$2.03
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	\$2,088	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	29	\$2.10	\$2,088	0	0	\$0.00	\$0	2	29	\$2.10
730	\$2,421	0	0	\$0.00	\$0	2	59	\$3.18	\$2,035	5	37	\$2.60	\$2,424	2	18	\$1.70	\$2,800	9	38	\$2.53
740	\$2,142	1	48	\$4.10	\$1,025	4	31	\$2.79	\$1,488	12	52	\$2.23	\$2,057	5	34	\$1.86	\$3,094	22	44	\$2.33
750	\$1,650	0	0	\$0.00	\$0	1	8	\$2.92	\$1,650	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	8	\$2.92
760	\$2,774	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	151	\$1.48	\$1,550	1	9	\$1.30	\$3,998	2	80	\$1.39
770	\$1,650	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	38	\$1.67	\$1,650	0	0	\$0.00	\$0	2	38	\$1.67
TOTAL	\$2,262	1	48	\$4.10	\$1,025	7	36	\$2.92	\$1,667	25	46	\$2.22	\$2,099	11	42	\$1.78	\$3,124	44	44	\$2.26



2026 RENTAL MARKET STATISTICS

Rented Properties: 1/1/2026-6/30/2026

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	\$2,971	3	33	\$2.53	\$2,067	5	30	\$2.09	\$3,113	7	32	\$1.66	\$3,257	0	0	\$0.00	\$0	15	32	\$1.98
45-74	\$2,523	2	66	\$1.60	\$1,620	7	47	\$1.92	\$2,616	2	33	\$1.75	\$3,100	0	0	\$0.00	\$0	11	48	\$1.83
78-95	\$2,908	3	33	\$2.24	\$2,100	27	34	\$1.77	\$2,709	13	35	\$1.51	\$3,351	6	26	\$1.27	\$3,251	49	33	\$1.67
99	\$2,799	0	0	\$0.00	\$0	6	37	\$1.50	\$2,740	5	42	\$1.30	\$2,869	0	0	\$0.00	\$0	11	39	\$1.41
100	\$3,451	0	0	\$0.00	\$0	1	79	\$1.94	\$3,300	3	20	\$1.71	\$3,123	4	53	\$1.34	\$3,735	8	44	\$1.55
109-111	\$3,385	2	29	\$1.90	\$2,800	11	37	\$1.81	\$2,994	7	17	\$1.38	\$3,607	6	39	\$1.24	\$4,036	26	31	\$1.57
130	\$3,864	8	39	\$2.57	\$2,491	7	52	\$2.05	\$3,271	3	11	\$2.63	\$8,900	2	83	\$1.47	\$3,875	20	44	\$2.29
300	\$2,694	3	4	\$2.66	\$2,223	1	32	\$2.08	\$3,200	0	0	\$0.00	\$0	1	61	\$1.35	\$3,600	5	21	\$2.28
310	\$3,401	0	0	\$0.00	\$0	8	34	\$1.90	\$3,376	0	0	\$0.00	\$0	1	55	\$1.36	\$3,600	9	36	\$1.84
320	\$3,255	5	16	\$2.34	\$3,060	5	27	\$2.17	\$3,100	7	30	\$1.57	\$3,506	0	0	\$0.00	\$0	17	25	\$1.97
330	\$3,376	0	0	\$0.00	\$0	8	47	\$2.24	\$2,982	8	14	\$1.69	\$3,402	5	35	\$1.41	\$3,964	21	32	\$1.83
TOTAL	\$3,171	26	30	\$2.37	\$2,432	86	38	\$1.89	\$2,932	55	27	\$1.61	\$3,636	25	42	\$1.32	\$3,737	192	35	\$1.80
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	\$2,225	0	0	\$0.00	\$0	1	63	\$1.93	\$2,475	2	78	\$2.05	\$2,100	0	0	\$0.00	\$0	3	73	\$2.01
45-74	\$1,510	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	20	\$1.78	\$1,510	0	0	\$0.00	\$0	2	20	\$1.78
78-95	\$1,725	0	0	\$0.00	\$0	1	42	\$2.46	\$1,750	1	70	\$1.43	\$1,700	0	0	\$0.00	\$0	2	56	\$1.95
109-111	\$2,450	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	107	\$1.91	\$2,300	1	60	\$2.34	\$2,600	2	84	\$2.13
130	\$1,924	0	0	\$0.00	\$0	1	183	\$2.45	\$1,300	3	45	\$2.38	\$2,132	0	0	\$0.00	\$0	4	80	\$2.40
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	\$1,550	0	0	\$0.00	\$0	1	34	\$2.70	\$1,550	0	0	\$0.00	\$0	0	0	\$0.00	\$0	1	34	\$2.70
330	\$2,800	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	40	\$2.48	\$2,800	0	0	\$0.00	\$0	2	40	\$2.48
TOTAL	\$2,056	0	0	\$0.00	\$0	4	81	\$2.39	\$1,769	11	53	\$2.10	\$2,111	1	60	\$2.34	\$2,600	16	61	\$2.19



2026 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 (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
760	Northeast Snohomish County
770	Northwest 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	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