

PUGET SOUND APARTMENT MARKET
December 2019 to June 2020 Vacancy Survey

SEATTLE						
Submarket	Dec-19			Jun-20		
	Units	Vacancy	Percent	Units	Vacancy	Percent
Ballard	2,962	112	3.8%	2,624	100	3.8%
Beacon Hill	293	3	1.0%	297	8	2.7%
Belltown	2,901	98	3.4%	2,079	94	4.5%
Capitol Hill	5,254	167	3.2%	3,664	238	6.5%
Central District	911	51	5.6%	1,413	77	5.4%
Delridge	1,367	55	4.0%	562	29	5.2%
Eastlake	543	33	6.1%	196	8	4.1%
First Hill	1,812	79	4.4%	1,547	94	6.1%
Fremont	1,097	45	4.1%	746	31	4.2%
Green Lake	698	46	6.6%	795	39	4.9%
Industrial District	73	1	1.4%	96	0	0.0%
Interbay	481	14	2.9%	141	5	3.5%
International District	885	24	2.7%	581	46	7.9%
Lake City	1,824	85	4.7%	1,064	44	4.1%
Magnolia	404	19	4.7%	0	0	-
North College Park	552	29	5.3%	381	20	5.2%
North East	1,145	37	3.2%	903	23	2.5%
North West	1,502	42	2.8%	692	29	4.2%
Northgate	1,360	53	3.9%	1,540	50	3.2%
Phinney Ridge	22	0	0.0%	0	0	-
Queen Anne	3,685	127	3.4%	2,163	139	6.4%
Rainier Valley	1,913	69	3.6%	1,713	58	3.4%
Seattle - Downtown	7,494	280	3.7%	6,861	363	5.3%
Seattle - West	2,022	79	3.9%	1,798	122	6.8%
Seward Park	20	0	0.0%	0	0	-
Shoreline/Lake Forest Park	1,582	33	2.1%	1,454	41	2.8%
South Lake Union	4,641	187	4.0%	3,777	244	6.5%
University District	2,282	72	3.2%	1,564	82	5.2%
Wallingford	190	8	4.2%	496	21	4.2%
Westlake	1,253	52	4.2%	1,291	78	6.0%
White Center	658	39	5.9%	0	0	-
Subtotal	51,826	1,939	3.7%	40,438	2,083	5.2%

Seattle Core	21726	783	3.6%	18,871	1,125	6.0%
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EASTSIDE						
Submarket	Dec-19			Jun-20		
	Units	Vacancy	Percent	Units	Vacancy	Percent
Bellevue - Downtown	6,440	228	3.5%	2,913	132	4.5%
Bellevue - Suburban	5,524	147	2.7%	3,875	173	4.5%
Factoria	694	31	4.5%	698	15	2.1%
Issaquah	2,738	94	3.4%	2,114	61	2.9%
Bothell	2,217	55	2.5%	1,033	70	6.8%
Kenmore	808	26	3.2%	157	7	4.5%
Kirkland	5,024	229	4.6%	3,174	122	3.8%
Mercer Island	1,708	100	5.9%	905	45	5.0%
Newcastle	1,221	35	2.9%	621	12	1.9%
North Bend	309	19	6.1%	309	7	2.3%
Redmond	7,538	220	2.9%	5,186	191	3.7%
Sammamish	624	17	2.7%	736	24	3.3%
Snoqualmie	241	13	5.4%	165	2	1.2%
Woodinville	565	28	5.0%	941	27	2.9%
Subtotal	35,651	1,242	3.5%	22,827	888	3.9%

Summary by County/MD (Weighted)			
County	Dec-19 Vacancy	Jun-20 Vacancy	
King	3.8%	4.2%	
Snohomish	4.2%	3.4%	
Pierce	4.2%	2.3%	
Seattle-Bellevue-Everett MD	3.8%	4.0%	
Region	3.9%	4.6%	

SNOHOMISH COUNTY						
Submarket	Dec-19			Jun-20		
	Units	Vacancy	Percent	Units	Vacancy	Percent
Arlington	581	22	3.8%	573	5	0.9%
Edmonds	1,241	33	2.7%	1,278	39	3.1%
Everett	9,836	479	4.9%	6,799	204	3.0%
Lake Stevens	99	6	6.1%	99	4	4.0%
Lynnwood	6,745	265	3.9%	5,093	210	4.1%
Marysville	808	39	4.8%	629	13	2.1%
Mill Creek	2,252	46	2.0%	1,759	85	4.8%
Monroe	295	5	1.7%	0	0	-
Mountlake Terrace	1,506	68	4.5%	1,225	50	4.1%
Mukilteo	1,550	60	3.9%	720	30	4.2%
Snohomish	36	0	0.0%	56	4	7.1%
Stanwood	0	0	-	121	4	3.3%
Thrashers Corner	2,445	69	2.8%	2,177	60	2.8%
Subtotal	27,394	1,092	4.0%	20,529	708	3.4%

SOUTHEND						
Submarket	Dec-19			Jun-20		
	Units	Vacancy	Percent	Units	Vacancy	Percent
Algona	0	0	-	349	15	4.3%
Pacific	0	0	-	28	0	0.0%
Auburn	2,622	113	4.3%	691	21	3.0%
Burien	801	24	3.0%	483	23	4.8%
Covington	370	14	3.8%	200	7	3.5%
Des Moines	689	20	2.9%	497	9	1.8%
Enumclaw	0	0	-	0	0	-
Federal Way	5,837	236	4.0%	6,522	139	2.1%
Kent	7,125	287	4.0%	5,921	172	2.9%
Maple Valley	198	16	8.1%	326	10	3.1%
Renton	7,143	355	5.0%	6,070	172	2.8%
SeaTac	1,573	57	3.6%	787	10	1.3%
Tukwila	1,252	38	3.0%	602	30	5.0%
Subtotal	27,610	1,160	0.04201376	22,476	608	2.7%

PIERCIE COUNTY						
Submarket	Dec-19			Jun-20		
	Units	Vacancy	Percent	Units	Vacancy	Percent
Dupont	526	11	2.1%	410	13	3.2%
Edgewood	446	12	2.7%	38	0	0.0%
Fife	1,429	58	4.1%	998	17	1.7%
Milton	624	29	4.6%	338	8	2.4%
Fircrest	167	2	1.2%	138	1	0.7%
University Place	1,214	40	3.3%	1,169	45	3.8%
Gig Harbor	770	33	4.3%	616	12	1.9%
Lakewood	3,328	126	3.8%	3,364	59	1.8%
Other Pierce Co	302	8	2.6%	318	10	3.1%
Parkland	1,776	88	5.0%	1,376	27	2.0%
Spanaway	80	3	3.8%	60	0	0.0%
Puyallup	4,802	249	5.2%	3,315	60	1.8%
Stadium District	192	2	1.0%	322	14	4.3%
Steilacoom	402	13	3.2%	366	2	0.5%
Sumner	452	31	6.9%	22	0	0.0%
Tacoma - Downtown	1,608	70	4.4%	1,179	33	2.8%
Tacoma - East	20	0	0.0%	510	9	1.8%
Tacoma - Mid	506	19	3.8%	777	26	3.3%
Tacoma - North	108	2	1.9%	218	5	2.3%
Tacoma - Northeast	545	13	2.4%	608	19	3.1%
Tacoma - South	3,246	126	3.9%	1,461	27	1.8%
Tacoma - West End	2,539	106	4.2%	1,819	56	3.1%
Subtotal	25,082	1,041	4.2%	19,422	443	2.3%

Source: O'Connor Consulting Group
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