

PUGET SOUND APARTMENT MARKET
June 2020 Vacancy Survey

SEATTLE			
Submarket	Jun-20		
	Units	Vacancy	Percent
Ballard	2,624	100	3.8%
Beacon Hill	297	8	2.7%
Belltown	2,079	94	4.5%
Capitol Hill	3,664	238	6.5%
Central District	1,413	77	5.4%
Delridge	562	29	5.2%
Eastlake	196	8	4.1%
First Hill	1,547	94	6.1%
Fremont	746	31	4.2%
Green Lake	795	39	4.9%
Industrial District	96	0	0.0%
Interbay	141	5	3.5%
International District	581	46	7.9%
Lake City	1,064	44	4.1%
Magnolia	0	0	-
North College Park	381	20	5.2%
North East	903	23	2.5%
North West	692	29	4.2%
Northgate	1,540	50	3.2%
Phinney Ridge	0	0	-
Queen Anne	2,163	139	6.4%
Rainier Valley	1,713	58	3.4%
Seattle - Downtown	6,861	363	5.3%
Seattle - West	1,798	122	6.8%
Seward Park	0	0	-
Shoreline/ Lake Forest Park	1,454	41	2.8%
South Lake Union	3,777	244	6.5%
University District	1,564	82	5.2%
Wallingford	496	21	4.2%
Westlake	1,291	78	6.0%
White Center	0	0	-
Subtotal	40,438	2,083	5.2%

Seattle Core	18,871	1,125	6.0%
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EASTSIDE			
Submarket	Jun-20		
	Units	Vacancy	Percent
Bellevue - Downtown	2,913	132	4.5%
Bellevue - Suburban	3,875	173	4.5%
Factoria	698	15	2.1%
Issaquah	2,114	61	2.9%
Bothell	1,033	70	6.8%
Kenmore	157	7	4.5%
Kirkland	3,174	122	3.8%
Mercer Island	905	45	5.0%
Newcastle	621	12	1.9%
North Bend	309	7	2.3%
Redmond	5,186	191	3.7%
Sammamish	736	24	3.3%
Snoqualmie	165	2	1.2%
Woodinville	941	27	2.9%
Subtotal	22,827	888	3.9%

Summary by County/MD (Weighted)	
County	Jun-20 Vacancy
King	4.2%
Snohomish	3.4%
Pierce	2.3%
Seattle-Bellevue-Everett MD	4.1%
Region	3.9%

SNOHOMISH COUNTY			
Submarket	Jun-20		
	Units	Vacancy	Percent
Arlington	573	5	0.9%
Edmonds	1,278	39	3.1%
Everett	6,799	204	3.0%
Lake Stevens	99	4	4.0%
Lynnwood	5,093	210	4.1%
Marysville	629	13	2.1%
Mill Creek	1,759	85	4.8%
Monroe	0	0	-
Mountlake Terrace	1,225	50	4.1%
Mukilteo	720	30	4.2%
Snohomish	56	4	7.1%
Stanwood	121	4	3.3%
Thrashers Corner	2,177	60	2.8%
Subtotal	20,529	708	3.4%

SOUTHEND			
Submarket	Jun-20		
	Units	Vacancy	Percent
Algona	349	15	4.3%
Pacific	28	0	0.0%
Auburn	691	21	3.0%
Burien	483	23	4.8%
Covington	200	7	3.5%
Des Moines	497	9	1.8%
Enumclaw	0	0	-
Federal Way	6,522	139	2.1%
Kent	5,921	172	2.9%
Maple Valley	326	10	3.1%
Renton	6,070	172	2.8%
SeaTac	787	10	1.3%
Tukwila	602	30	5.0%
Subtotal	22,476	608	2.7%

PIERCE COUNTY			
Submarket	Jun-20		
	Units	Vacancy	Percent
Dupont	410	13	3.2%
Edgewood	38	0	0.0%
Fife	998	17	1.7%
Milton	338	8	2.4%
Fircrest	138	1	0.7%
University Place	1,169	45	3.8%
Gig Harbor	616	12	1.9%
Lakewood	3,364	59	1.8%
Other Pierce Co	318	10	3.1%
Parkland	1,376	27	2.0%
Spanaway	60	0	0.0%
Puyallup	3,315	60	1.8%
Stadium District	322	14	4.3%
Steilacoom	366	2	0.5%
Sumner	22	0	0.0%
Tacoma - Downtown	1,179	33	2.8%
Tacoma - East	510	9	1.8%
Tacoma - Mid	777	26	3.3%
Tacoma - North	218	5	2.3%
Tacoma - Northeast	608	19	3.1%
Tacoma - South	1,461	27	1.8%
Tacoma - West End	1,819	56	3.1%
Subtotal	19,422	443	2.3%

Source: O'Connor Consulting Group, Commercial Analytics
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