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Seattle Rents Up 0.9% Month-Over-Month *Page 9*

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Published in association with Washington Association, IREM & Washington Multifamily Housing Association



MONTHLY FOCUS

Mid-Year Market Reality Check

Midway through 2026, multifamily is "muddling along," a condition likely to persist through the rest of the year, Yardi Matrix says in its report, U.S. Multifamily Outlook Summer 2026.

"While demand is positive it is not strong enough to make more than a dent in the nearly 1.3 million units in the lease-up phase nationally. Rent growth is inconsistent, depending on the market.

"Also, capital is plentiful, but deal flow remains mired, as expectations of lower rates have been put on hold. Investors should focus on finding niche segments and improving operating efficiency in existing portfolios," Yardi Matrix writes in the report.

Uncertainty is the leading indicator at mid-year as productivity gains and corporate spending on AI look good. However, consumer spending is muted. With the issues over the Strait of Hormuz it is unclear if there will be any help for gas prices and inflation. Plus a rate cut from the Federal Reserve is looking unlikely.

What is Happening With Rents?

Multifamily advertised rents increased modestly in the first half of the year, "but if the post-pandemic pattern is a guide, full-year growth is likely to be limited. Demand is positive, but with a ceiling from slowing population growth and cautious consumer sentiment.

"The direction of rents continues to be market-specific, with gains concentrated in undersupplied gateway markets and low-cost Midwest markets, while high-supply markets are still struggling to fill recent deliveries despite relatively strong demand."

Multifamily Starts are Dropping

Yardi Matrix says declining starts "provide hope that the glut caused by rapid deliveries in recent years will soon turn around and give property owners some pricing power." Including categories such as affordable housing, student housing and single-family build-to-rent (SF-BTR) projects, Matrix is forecasting roughly 450,000 rental units will be delivered in each of the next two years.

The Economy is Pulling in Opposite Directions

The U.S. economy is "being pulled in different directions by global events and rapid changes in technology. Inflation is eroding consumer purchasing power and keeping interest rates from falling. AI spending is boosting productivity but could weaken job growth. The net effect on multifamily is that demand should be positive but limited in the near term," the report says.

Workforce Growth is Limited

The withering birth rate and immigration policy that discourages new workers have reduced the potential growth in the workforce. A paper published in April by Federal Reserve economists Seth Murray and Ivan Vidangos noted the average U.S. population growth going back to 1960 was 1.3% per year, but that could drop to 0.2% in 2026.

So, with the uncertainty in the economy as well, it is likely that the push and pull of opposite forces will continue to produce moderate growth.

Overall: Regional Differences and the Look at Mid-Year

Multifamily rent growth was soft through the first half of the year, reflecting elevated supply and weakening economic conditions.

"We expect demand to remain relatively flat through the remainder of 2026, as elevated supply continues to constrain rent growth despite these underlying supports. Rent growth remains highly regional," Yardi Matrix says in the report.



AD PLACEMENT THAT HITS THE NAIL ON THE HEAD

Spotlight Your Business in an Upcoming Issue of Rental Housing Journal with Content Focused on Your Target Market

WHAT'S COMING UP:

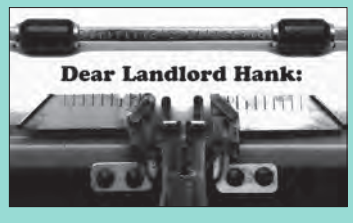
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MONTHLY FOCUS: MID-YEAR MARKET REALITY CHECK

Where Apartment Conditions are Improving Quickest



Rental Housing Journal

The Co-Star U.S. Multifamily Momentum Index highlights those markets where apartment conditions are improving most quickly as supply pressures ease and demand stabilizes.

Recovery has been uneven since the second quarter of 2025, with four of the top 10 markets in this year's ranking reporting annual rent declines.

The multifamily market momentum index ranks markets based on year-over-year improvement in several measures, including rent growth, vacancy, the balance between demand and new supply, and changes in the under-construction pipeline relative to inventory. Rather than identifying the strongest markets, it highlights where conditions are gaining ground most quickly.

Among the highest-ranked markets, Austin's multifamily rents remain down, but the pace of the declines has slowed. Vacancy rates, on the other hand, are trending lower, and a sharp pullback in construction has allowed demand to begin closing the gap with supply.

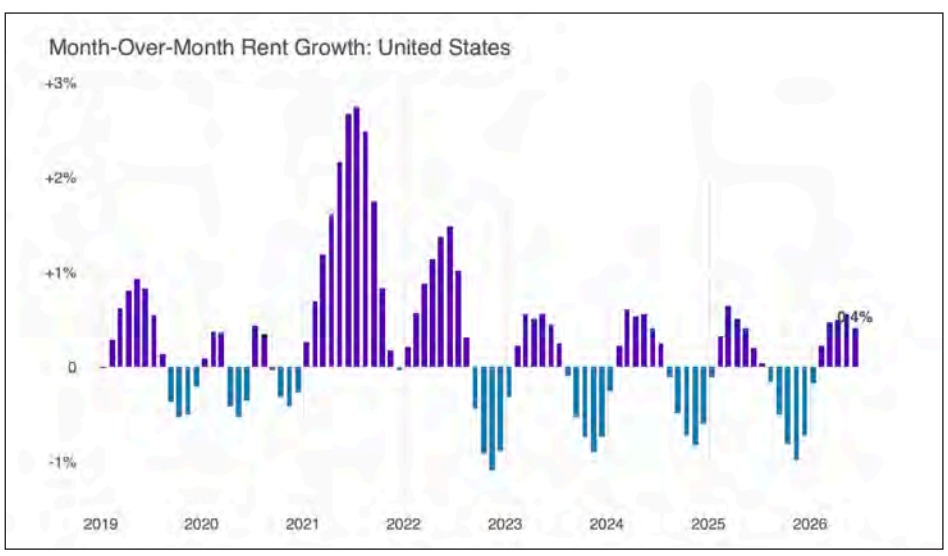
Northern California markets, San Jose, San Francisco, and the East Bay are also among the top 10, with San Jose ranking second.

These market rankings reflect a localized rebound in demand following sharper declines earlier in the cycle. Rent growth and vacancy have improved notably, pointing to renewed pricing power, while increases in the construction pipeline remain modest in absolute terms.

Southern markets, both large and mid-sized, are also prominent in the rankings, with Jacksonville ranking third. Jacksonville has shown strong improvement in occupancy, with vacancy declining roughly 170 basis points over the past year, even as rent remains slightly negative.

"Momentum varies by region, reflecting each market's position in the current supply-demand cycle," said Grant Montgomery, national director of U.S. multifamily analytics at CoStar Group.

"In some areas, a rebound in demand is restoring pricing power, while in others, a slowdown in construction is allowing fundamentals to stabilize while rents remain down year over year. In still others, long-standing supply constraints are limiting the degree of change."





National Median Rents Up Again in June

Rental Housing Journal

June saw another month of rent increases as the nationa median rent ticked up by 0.4 percent in June, increasing for the fifth consecutive month, according to the July report from Apartment List.

"We are now in the middle of the peak summer moving season, and as such, we'll likely see prices continue to increase for another month or two, before the fall cooldown begins.

"This trend is in line with typical seasonal patterns – prices generally increase in the spring and summer when most moves take place, and then soften in the fall and winter as moving activity slows," the Apartment List research team writes in the report.

Highlights of the report:

- The national median rent increased in June, and now stands at $1,385.
- Rent prices nationally are down 1.2% compared to one year ago. Year-over-year rent growth has now ticked up for two straight months, after bottoming out in April at the lowest level that we've seen in our estimates going back to 2017. The national median rent has now fallen from its 2022 peak by a total of 4%.
- The national multifamily vacancy rate currently stands at 7.2%; after hitting a new record in February, the vacancy rate is now decreasing for the first time in over four years.
- Units are taking an average of 30 days to get leased after being listed, which is down from 31 days last month, but still three days longer than at this time last year.

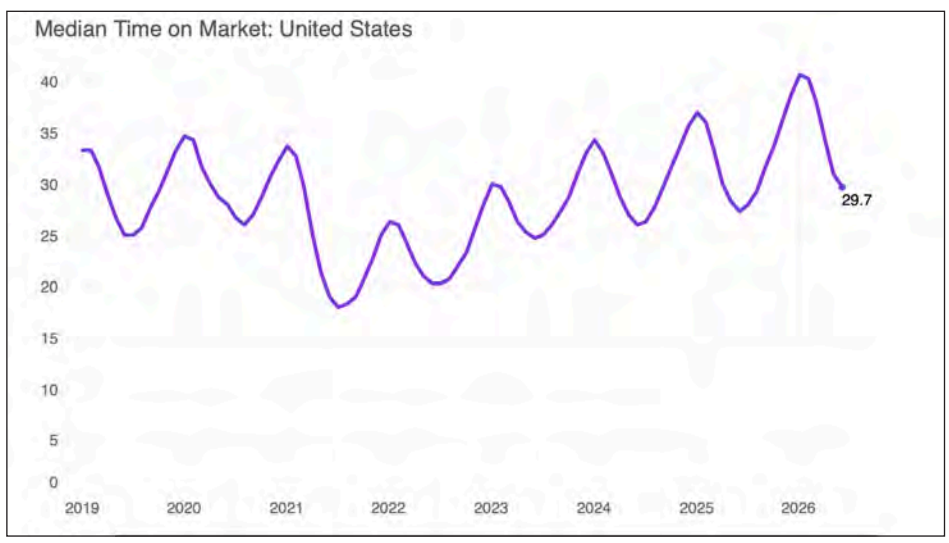
Multifamily vacancy ticks down to 7.2%, first decline since 2021

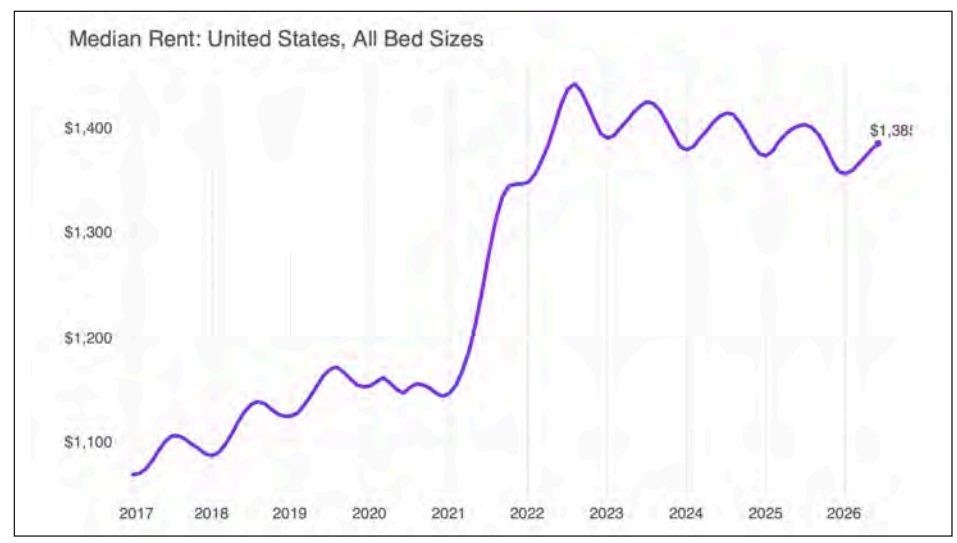
The vacancy rate has been slowly creeping down, and now sits at 7.2 percent. "This marks the first time that we have seen a decline in our national vacancy index since late 2021. After bottoming out amid the pandemic era housing frenzy, the vacancy rate gradually loosened from record lows to record highs, but it appears to have finally hit its peak.

hat said, the recent decline has been modest, and the vacancy rate remains elevated above its long-run average. And with mixed news on the labor market combined with renewed inflation concerns, question marks around housing demand remain in play. Assuming that the vacancy continues to tighten, the change is likely to be slow and gradual," the report says.

Despite the month-over-month decline, list-to-lease time remains somewhat elevated. his lengthened list-to-lease time is a reminder that despite the recent inflection points in pricing and occupancy, rental market conditions remain decidedly cool.

"We are seeing signs that the tide may be turning on the soft conditions that have defined the market over the past three-plus years. However, multifamily conditions remain notably cool overall, and an uncertain macroeconomic outlook presents risks to rental demand. The coming months will provide more clarity on whether the market is simply plateauing or truly turning the corner to meaningfully tighter conditions," the report says.

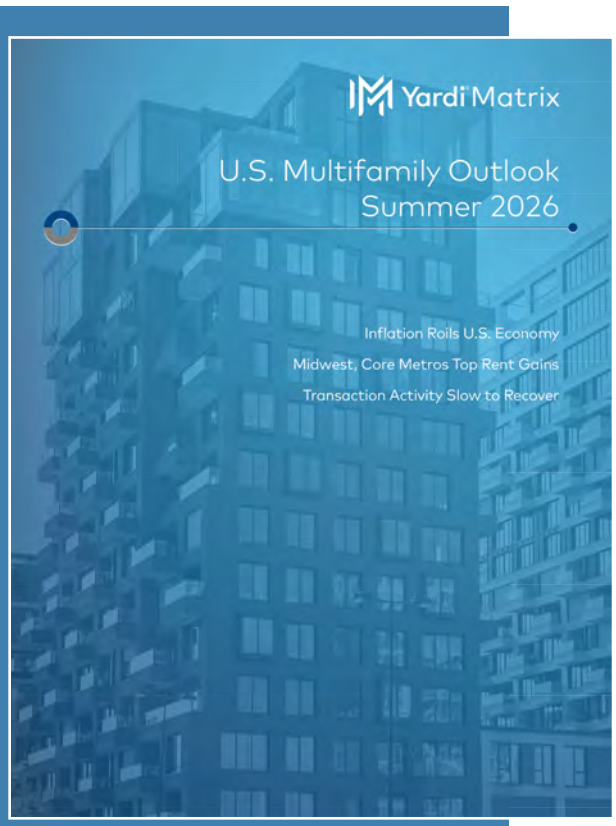




SOURCE: Apartment List National Rent Report

MONTHLY FOCUS: MID-YEAR MARKET REALITY CHECK

Yardi Summer 2026 Report Shows Multifamily is 'Muddling Along'

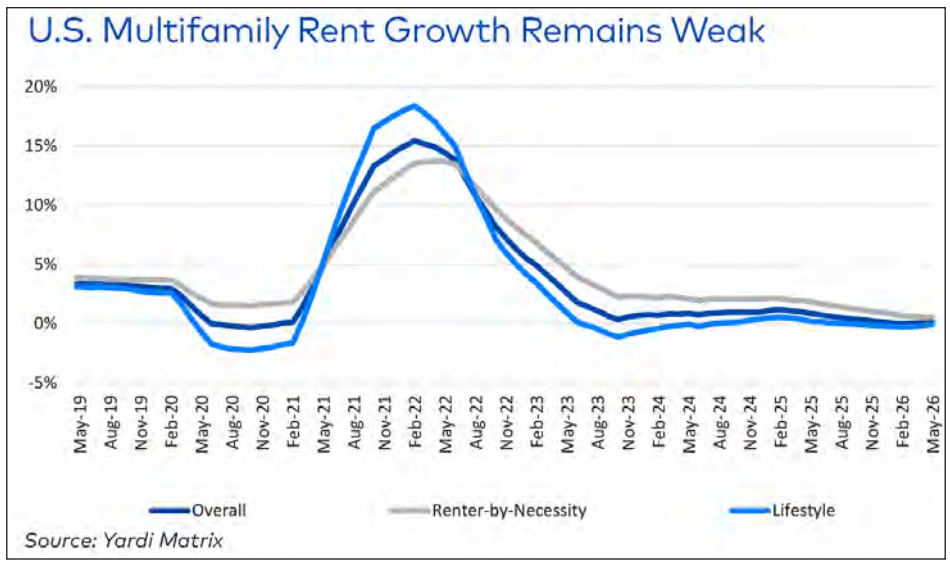


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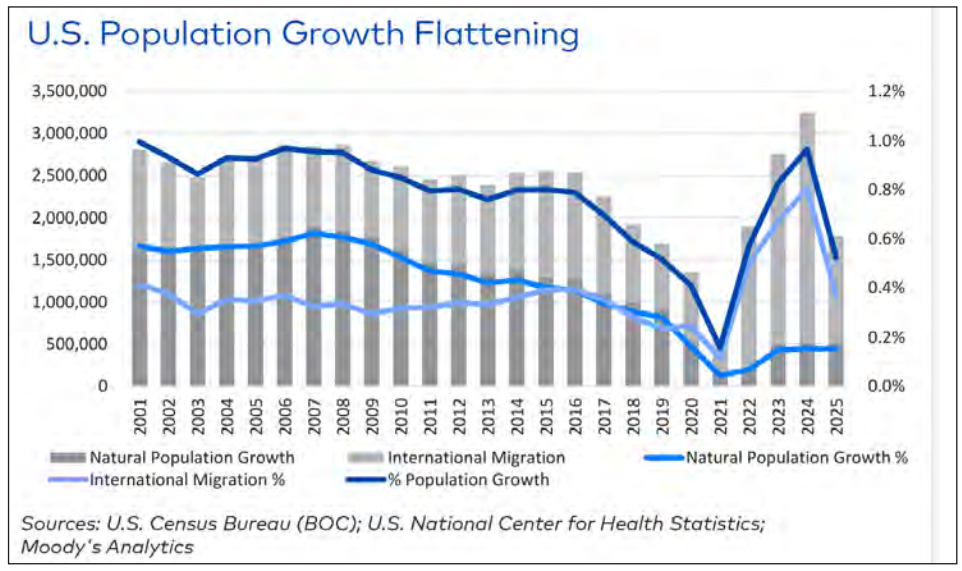
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Highlights From the Report

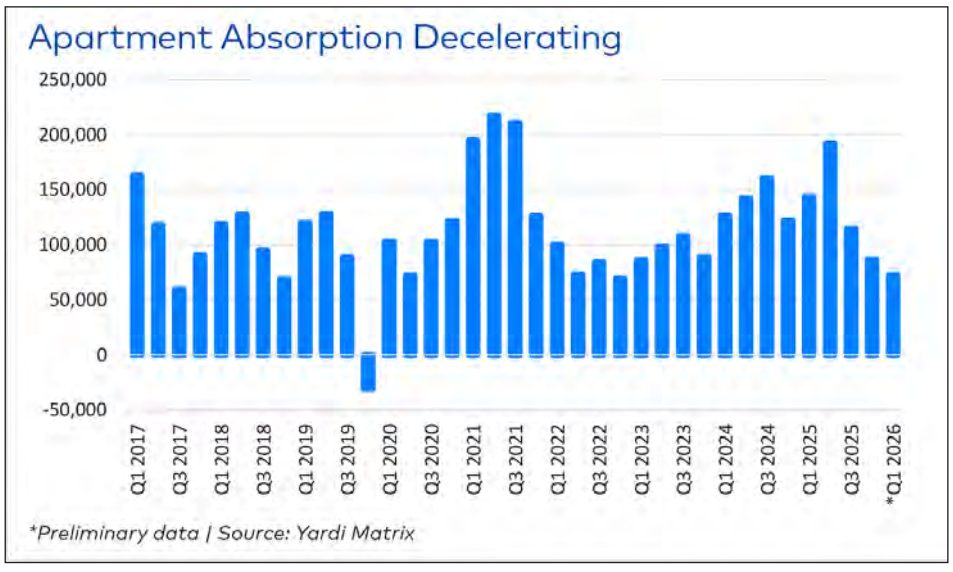
- "Uncertain" sums up the economy. GDP is positive, in large part due to productivity gains and corporate spending on AI, but consumer spending has a K shape and job growth is muted. Much is riding on how quickly the Strait of Hormuz is reopened, which would be a relief for gas prices and inflation. A rate cut to provide relief is looking unlikely.
- Nationally, multifamily advertised rents increased modestly in the first half of the year, but if the post-pandemic pattern is a guide, full-year growth is likely to be limited. Demand is positive, but with a ceiling from slowing population growth and cautious consumer sentiment. The direction of rents continues to be market-specific, with gains concentrated in undersupplied gateway markets and low-cost Midwest markets, while high-supply markets are still struggling to fill recent deliveries despite relatively strong demand.
- Multifamily starts dropped by more than one-third in 2025, compared to the 703,000-unit cycle peak in 2022. Declining starts provide hope that the glut caused by rapid deliveries in recent years will soon turn around and give property owners some pricing power. Including categories such as affordable housing, student housing and single-family build-to-rent (SF-BTR) projects, Matrix is forecasting roughly 450,000 rental units will be delivered in each of the next two years.
- Property sales are limited by the refusal of many sellers to accept current market pricing. Investors have money to spend but want higher yields, while buyers are waiting for prices to return to 2021 levels. Transaction volume is flat year-over-year and is unlikely to catch fire in the second half without an unforeseen drop in mortgage rates.
- Lending activity is robust. Fannie Mae and Freddie Mac had solid first-half origination totals and are expanding their securitization programs, while commercial banks, debt funds, insurance companies and CMBS are all active in their niches.



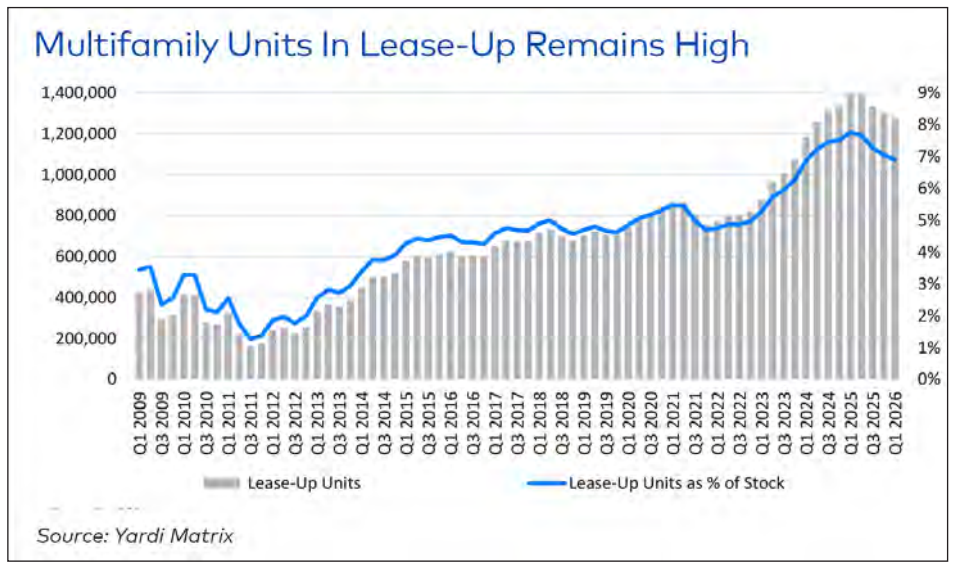
Source: Yardi Matrix



Sources: U.S. Census Bureau (BOC); U.S. National Center for Health Statistics; Moody's Analytics



**Preliminary data | Source: Yardi Matrix*



Source: Yardi Matrix

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MONTHLY FOCUS: MID-YEAR MARKET REALITY CHECK

Mid-Year 2026 Market Report for the U.S. Single-Family Rental Sector

Rental Housing Journal

National single-family rents declined 1.6% year over year during the first half of 2026, marking the first sustained national slowdown since the post-pandemic rental boom, according to a mid-year report from rentometer.com

The report focuses on median rents for 3-bedroom single-family homes in 1,099 cities nationwide. Single-family home rentals house 41% of the U.S. renter population, and three-bedroom single-family homes are a preferred option for many families and investors.

The data set includes over 10 million new rental records annually, based on advertised asking rents, which serve as the foundation for the market reports.

The U.S. single-family rental market continued to cool during the first half of 2026, with the national median rent reaching $2,100, down 1.6% year-over-year. The decline represents a notable reversal from the 1.7% increase recorded during the first half of 2025.

"While annual figures suggest only modest movement, they conceal a more significant turning point that occurred over the past year. Rents increased by approximately 1.7% during the first half of 2025 but began declining during the second half of the year, effectively erasing those gains by year-end. That softer pricing environment has carried into 2026.

"Another notable feature of the first half of the year was the absence of the typical seasonal lift. The national median rent remained unchanged at $2,100 in both the first and second quarters, even as the market moved through its traditional peak leasing season. Historically, rents tend to increase during the spring and early summer months as demand picks up. The lack of any seasonal increase suggests pricing momentum remained weak even during some of the year's busiest leasing months," the report says.

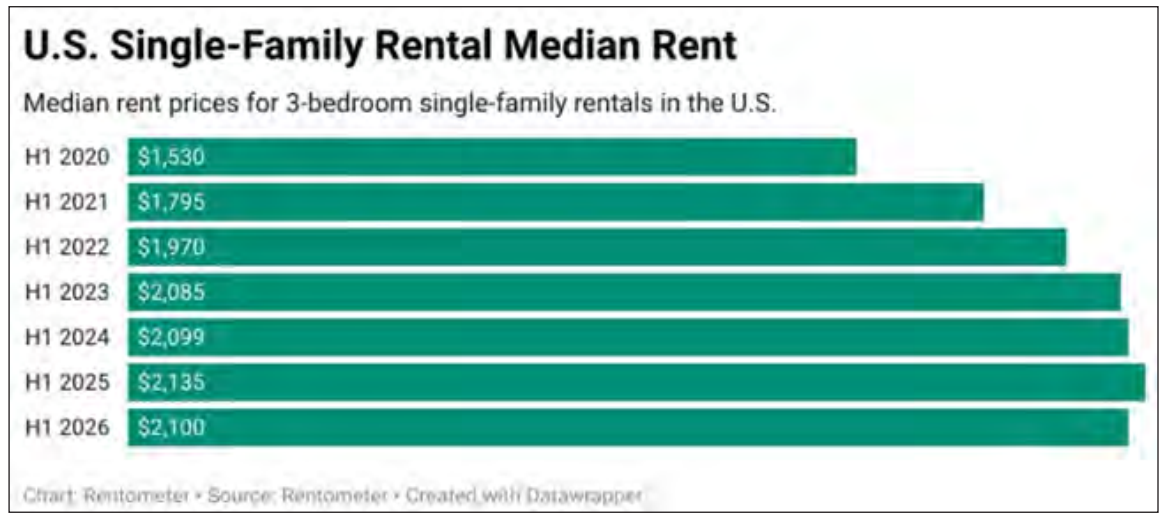
Highlights of the report

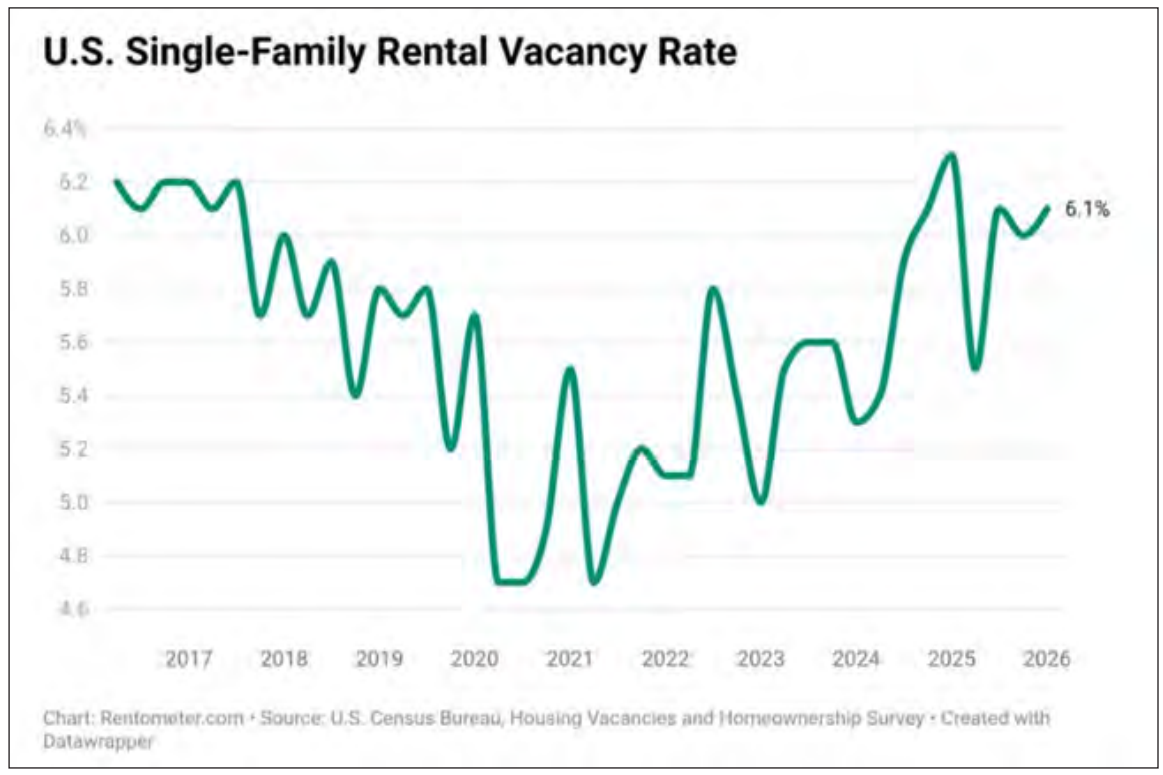
- Growing rental supply continued to pressure pricing, as elevated apartment deliveries, build-to-rent communities, concessions, and "accidental landlords" increased competition across many markets.
- Nearly half (49%) of the 1,099 markets analyzed recorded annual rent declines, with larger cities proving the weakest-performing segment.
- Regional performance diverged sharply. Many Sun Belt markets continued to cool, while technology-driven Bay Area markets such as San Francisco and San Jose recorded some of the strongest rent growth among large U.S. cities.
- The most expensive and affordable rental markets remained concentrated at opposite ends of the country, with California dominating the highest-priced markets and the Midwest and parts of the South remaining the nation's most affordable.

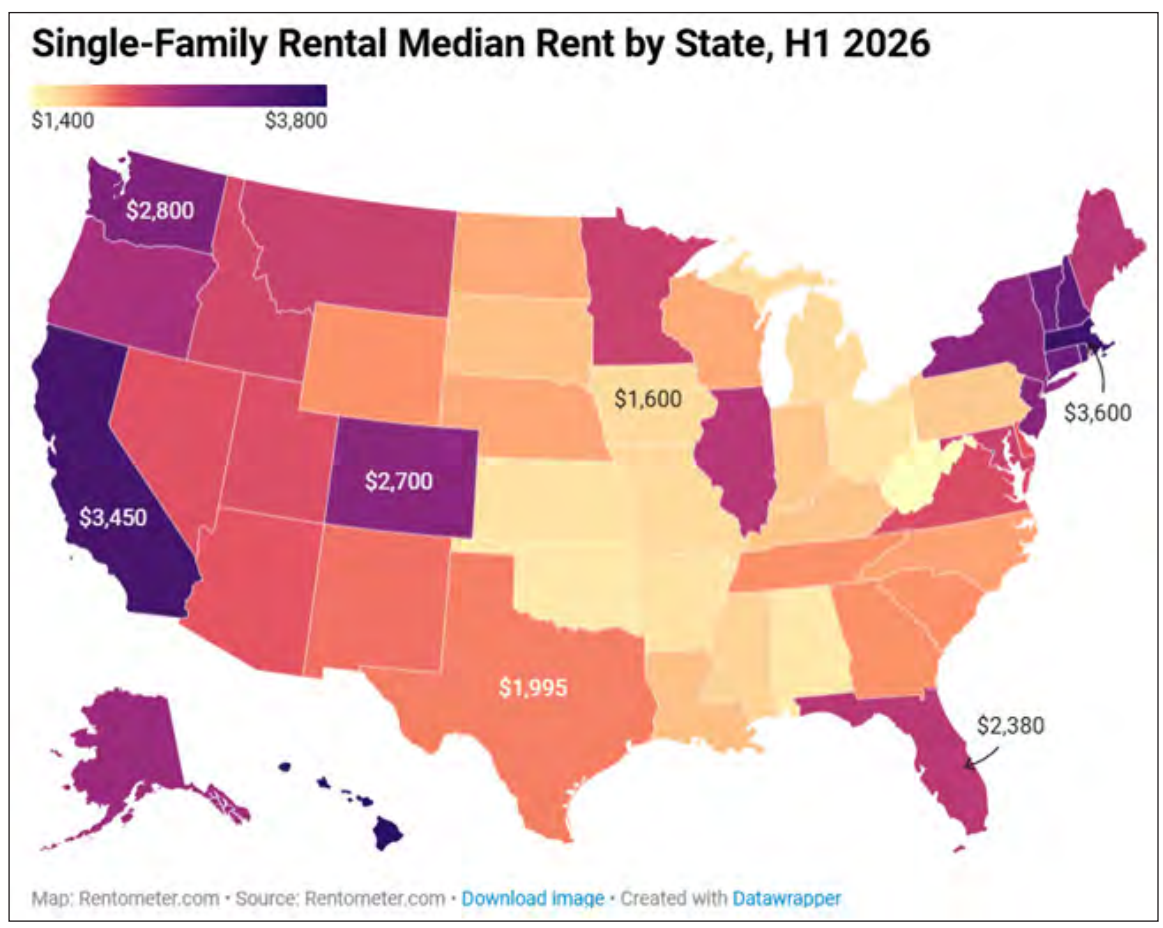
Rental Supply, Concessions, and Market Competition

The decline in single-family rents has occurred against a backdrop of rising vacancy rates and increasing rental supply across the broader U.S. rental market.

According to the U.S. Census Bureau, the overall rental vacancy rate reached 7.3% in the first quarter of 2026, the highest level since the third quarter of 2017. While this measure includes all rental housing types, it reflects a market where renters have significantly more options than they did during the post-pandemic supply crunch.



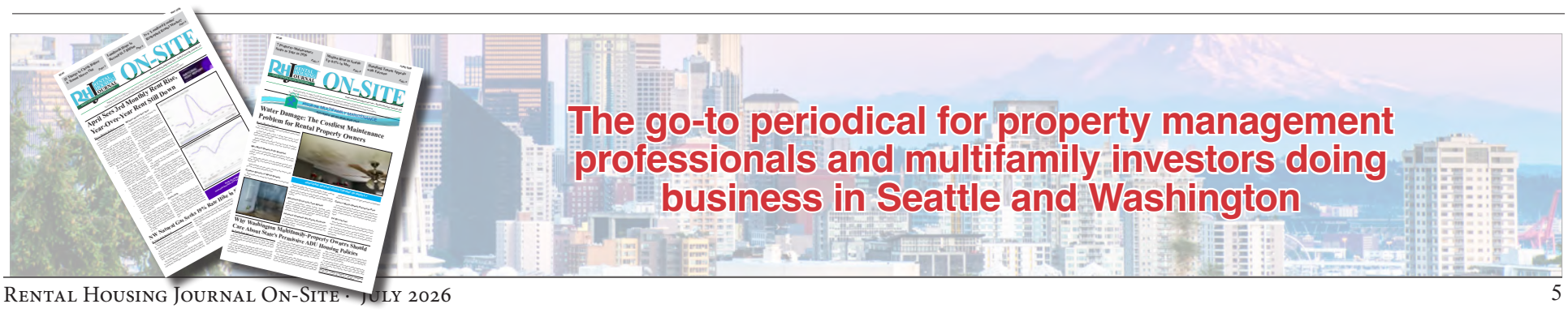




rentometer

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Two Washington Markets on Renter Demand List

By Aaron Kirk Douglas

Washington state's rental market is marked by sharp contrasts this week.

Spokane is drawing national attention as a top emerging multifamily market and a top-five renter destination — while simultaneously feeling the earliest pressures from HB 1217 enforcement and new eviction-prevention requirements.

Tacoma is producing tangible supply results from its zoning overhaul, and Seattle is navigating a high-stakes debate over whether to temporarily lower Mandatory Housing Affordability fees to restart a stalled development pipeline. Add a softening state budget picture and a national construction start collapse, and here is your complete Washington picture for the week of 22 June.

Rental Industry Faces Mounting Headwinds — Spokane

The Spokane Journal of Business profiles Kelly Clark, founder of Rockstar Real Estate LLC, which manages 110 rental units in Spokane, in a detailed look at the pressures now converging on Washington state landlords and property managers. The combination of HB 1217's rent stabilization caps (7 percent plus inflation or 10 %, whichever is lower), Spokane's new June 1 eviction prevention ordinance requiring pre-eviction nonprofit referrals, rising insurance and maintenance costs, and tariff-driven supply chain pressures is squeezing operators' margins from multiple directions.

Clark says the cumulative regulatory and financial risk is causing many landlords to tighten screening standards — which can make housing harder for marginal renters to access — and she expects some investors to exit the rental market rather than continue operating under current conditions.

Washington's attorney general has already filed the first HB 1217 enforcement action in Spokane County against Wild Rose RV Park, which faced potential fines of $217,500 for attempting to raise rents 17 percent after the law took effect; the park ultimately paid less than $500 after complying with a consent decree. The Wild Rose case confirms the attorney general is actively using HB 1217's enforcement provisions, not just holding them in reserve. For Spokane owners and managers, this is a signal to audit your rent-increase practices and eviction procedures now — before you become the next case study.

Tacoma Sees 62% More Homes Enter Pipeline Following 2025 Zoning Overhaul

One year after Tacoma rewrote its residential zoning through the "Home in Tacoma" framework — allowing up to four units on any lot citywide — permit applications entering the development pipeline have jumped 39% compared to the five-year average, and the number of housing units in those permits is up 62%, according to city data. Density per project increased 16%. The gains are concentrated in duplexes, townhouses, and accessory dwelling units, while larger multifamily permits remain softer.

Applications are distributed across the city, with the highest unit density in the Eastside (25%), West End (21%), and South End (18%). Brian Boudet, interim assistant director of Tacoma's Planning and Development Services, said the city is seeing encouraging early signs while acknowledging that larger projects continue to face the toughest development economics. Tacoma expects to add 45,000 households by 2040.

Tacoma's data offers the clearest real-world evidence yet that middle housing zoning reform produces measurable results when implemented at scale. For investors tracking the South Sound market, the 62% unit increase signals meaningful latent demand in the duplex and ADU segments — and early-mover advantages may exist before larger institutional capital takes notice.

Aaron Kirk Douglas is director of market intelligence for HFO Investment Real Estate In Portland.

Washington Multi-Family Housing Legislative Successes

Rental Housing Journal

The Washington Multi-Family Housing Association (WMFHA) had a number of successes in the recent legislative session and laws that have been signed by the governor.

Here are some highlights:

- WMFHA passed a bill to get rid of certified mail requirements on most rental notices, saving the industry millions of dollars in postage and administrative overhead. HB 2664 was a WMFHA priority bill and would not have passed without our leadership and consistent advocacy on this issue over the interim and session. Also WMFHA supported amendments to this bill and others that would have allowed electronic notification for certain rental notices.
- WMFHA killed an extreme heat eviction ban that could have tied up the eviction of even dangerous tenants for months a. Some local governments have cold weather and school year eviction bans that, when combined with the proposed extreme heat eviction ban and a backlog at sheriff's departments, would have had the potential of delaying evictions for months with no exception for criminal or dangerous behavior. A version of "The A/C Bill" SB 6200 passed without the ban and minimal concessions to landlord control of resident-installed A/C units.
- WMFHA killed a requirement for landlords to track and interpret their smart lock vendor's privacy policy for residents. A version of the "Smart Lock" bill without extensive data privacy requirements and interpretation requirement passed the legislature with provisions for requiring key fobs and a vendor website upon request. The final bill includes language for use of smart lock data for operational purposes.

For a full list of all legislative accomplishments, go to: https://www.wmfha.org/2026-legislative-outcomes

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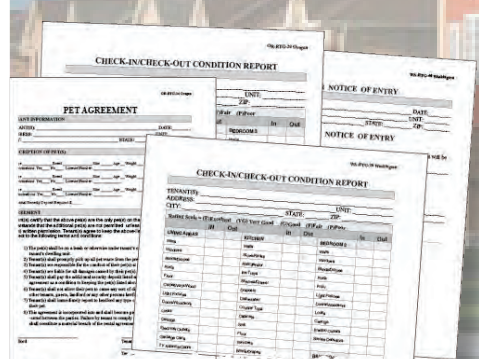
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Renter Interest Drops if Leasing Agents Do Not Respond Quickly to Inquiries

Rental Housing Journal

A new study shows that a 30-minute delay in responding to a tour request reduces renter engagement likelihood from 40% to just 10%.

Renter interest does not just fade gradually over days. It drops sharply in the first hour. In a market where renters are comparing multiple properties at once and can book a competitor tour instantly, response time is becoming one of the most consequential things a leasing team controls, according to the new Rently 2026 Renter Touring Expectations Report.

The study says 47% of renters have chosen, or seriously considered choosing, a less ideal rental simply because it was easier to tour.

"Rental search has become a digital-first experience. Renters compare listings, prices, neighborhoods, photos, reviews, amenities, and availability from their phones. But when they are ready to see a home in person, the process can still become manual and slow. A renter may have to call, email, wait for a response, repeat the same information, work around office hours, and coordinate with a leasing agent before they can make a decision," the research says.

In May 2026, Rently partnered with the third-party survey platform Pollfish to conduct an online survey of 800 U.S. renters aged 18+ who had tried to schedule or attend a tour for a rental home or apartment in the previous 18 months.

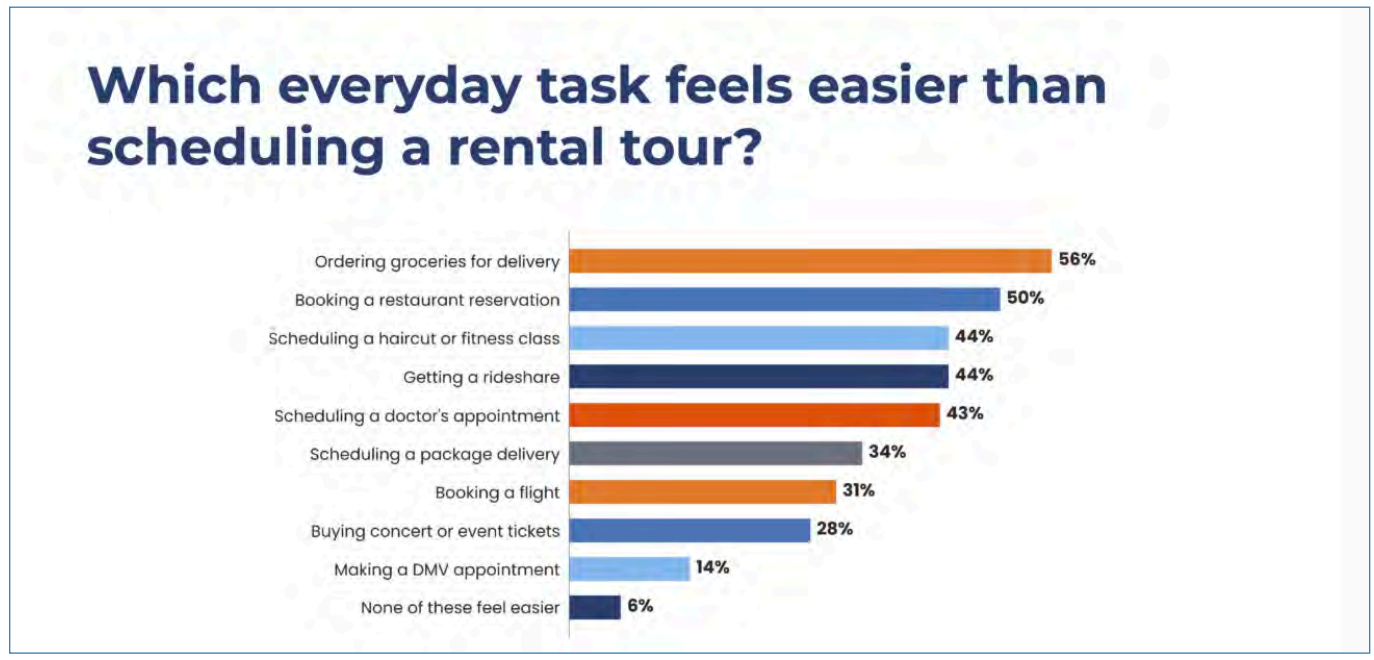
Highlights of the report:

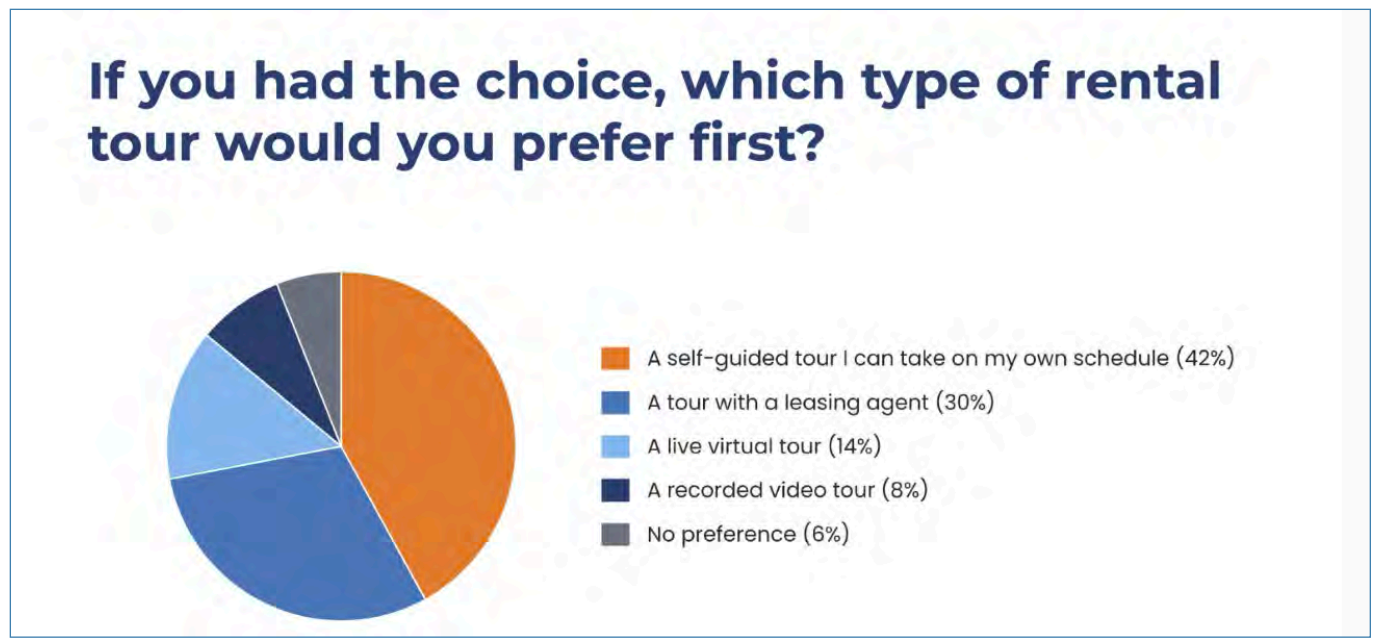
- Only 12% of renters say tour convenience would not affect their rental decision.
- 68% of renters have lost interest in a rental because scheduling a tour was too difficult.
- 88% of renters say a disorganized tour process changes their view of the property itself.
- 42% of renters prefer a self-guided tour as their first step, more than any other tour format.
- 57% of renters still want a person available to answer questions about fees, rent, or lease terms

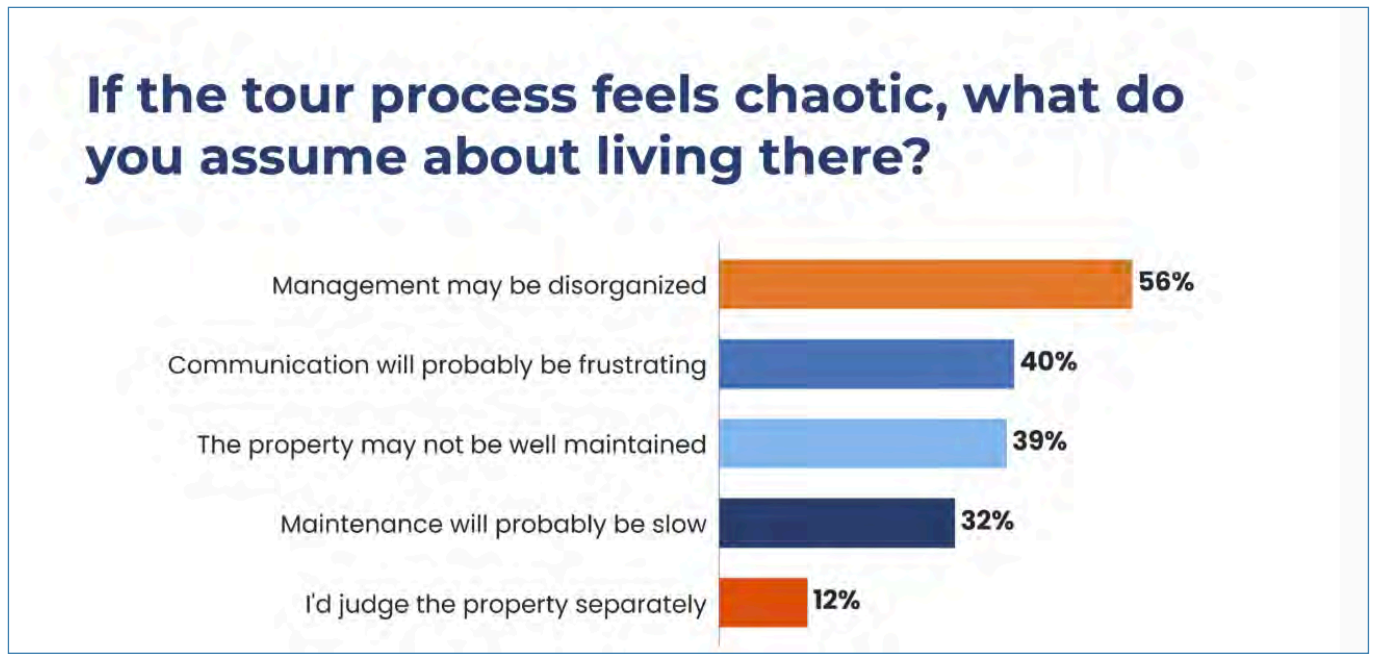
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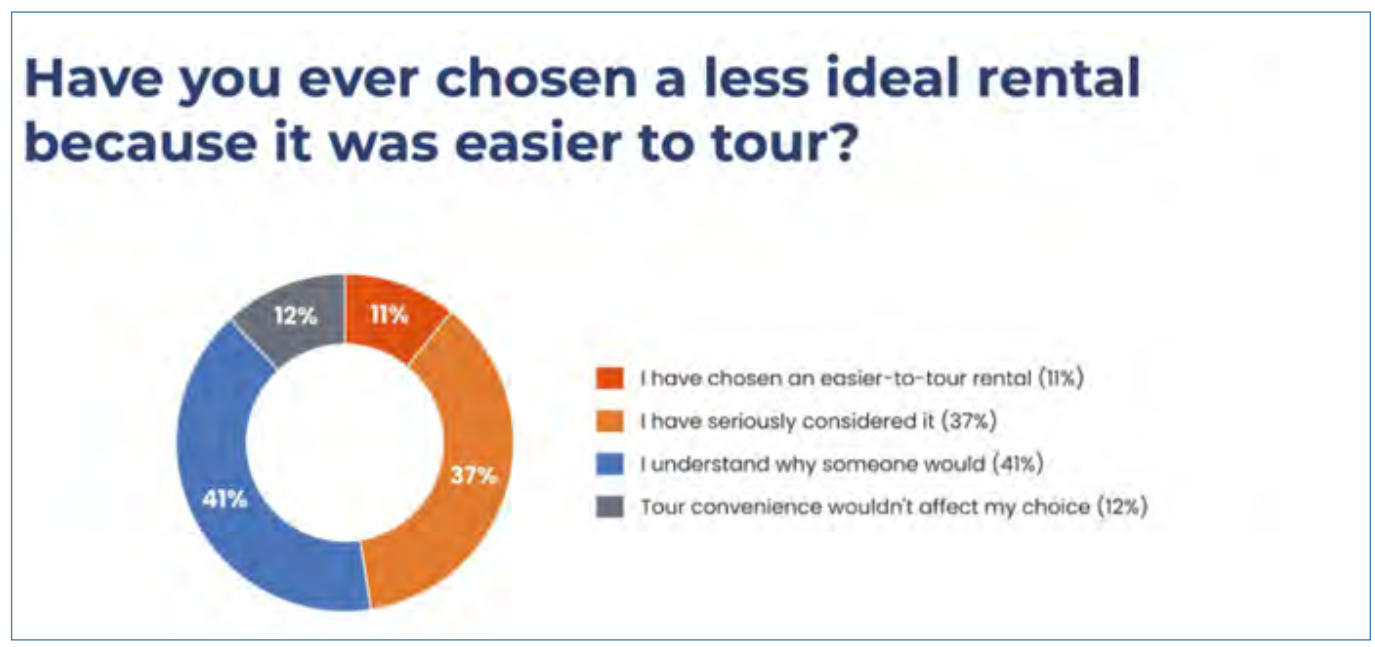
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Why 'We're Doing Fine' is the Most Dangerous Leasing Signal

Rental Housing Journal

The most dangerous leasing signal word when reviewing your leasing performance is "fine." It can show up when occupancy reads high, the lead count looks full, and the risk that should worry you is a quarter away, Apartment List writes in a new report.

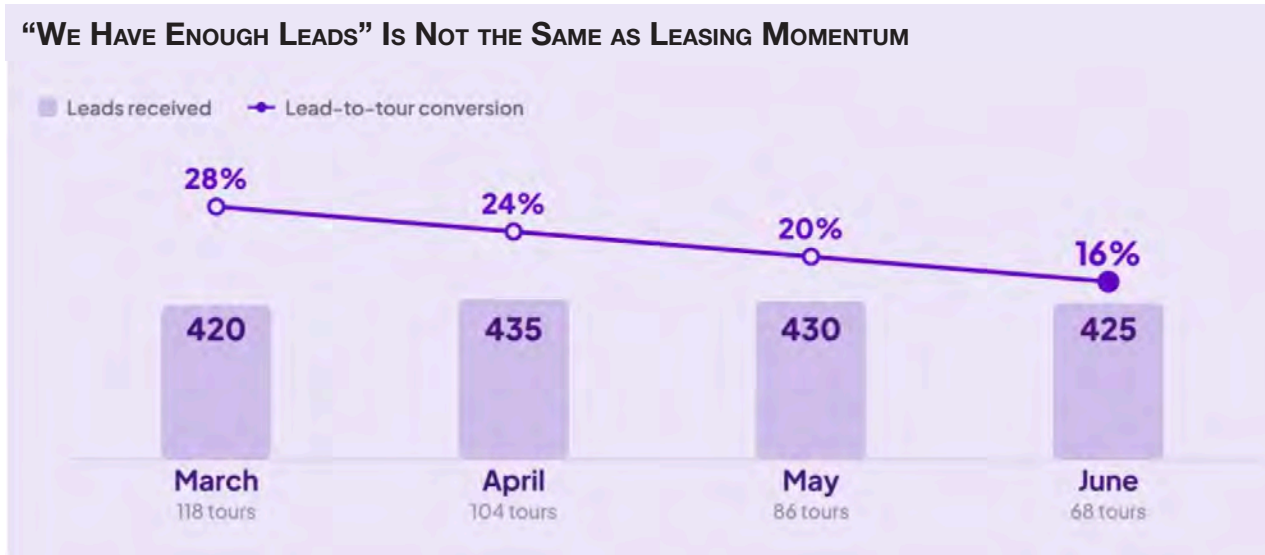
"We're still like 97, 98% occupied," an operator told us on a recent call, before adding that the property usually runs at 99.5%. He was more than a point under his own baseline, and the headline number told him nothing about what it may have cost to preserve it. Occupancy can look stable while loss to lease is already doing the damage underneath.

The damage works on a delay. By the time occupancy slips, the demand that set it is months gone. The same blind spot can hide under a healthy lead count and a market lifting with the season. When the pipeline softens, occupancy might hold a bit longer, and then you'll pay the difference later in rent cuts to fill the unit.

4 Ways 'Fine' Can Hide a Softening Leasing Pipeline

The four reasons "fine" is the most dangerous leasing signal word and can sound credible while the leasing pipeline thins beneath it:

1. **Occupancy slips last.** A soft pipeline can run 8 to 12 weeks before the number budges. By the time it drops, the cause is already old.
2. **Seasonal lift disguises softness.** Peak season hands nearly every property a bump. That bump is not proof you're doing something right.
3. **Your own baseline is the first read.** A one-point drop below your historical norm matters even when the absolute number still looks high.



4. **Missed softness compounds.** A quiet stretch you let pass resurfaces as concessions, weak renewal conversations, and lost pricing power you can't buy back.

Why Direction Matters More Than the Occupancy Snapshot Alone

Picture two properties at 96% occupied. One climbed there and is still climbing. The other is on its way down. On a monthly report, they look identical, because a single occupancy reading never shows the trend. The number worth watching is your own direction over time. History is what gives the percentage its meaning.

Before you call 96, 97, or 98% occupancy "fine," check whether the number is improving, holding, or quietly sliding against the demand you should be capturing now.

Occupancy Slips After the Leasing Pipeline Has Already Softened

Occupancy reports the truth late. By the time a signed lease changes the number, the demand behind it has already spent weeks moving from inquiry to tour to lease.

A unit you list today takes about 30 days to lease right now, the slowest any May has been since 2019. That is a national average, and your market could run faster or slower, though the funnel works the same everywhere. Before that lease, someone toured. Before that tour, they inquired.

You, or someone on your team, runs that sequence every day. The damage is in the lag stacked between each step, weeks at a time. When inquiries thin out, you won't see it in tours for weeks, and those softer numbers take weeks more to show up as fewer signed leases. Only then does occupancy move.

How a Soft Spring Turns into a Weak Fall

These figures are idealized, built to show how the lag moves rather than to set an occupancy target. Your own numbers will likely be messier, and your strong and soft seasons may land on a different calendar than this one.

The operating risk remains. Soft demand impacts occupancy after the easiest weeks to correct it have already passed.

'Fine' Turns A Demand Problem Into A Timing Problem

None of this required teaching you the basics. You already know occupancy lags, a full lead count can hide softness, and seasonal lift reaches every property. The costly part is how easy it is to know all of that and still let the quarter keep moving.

That is what "fine" does and why it is the most dangerous leasing signal. It turns a demand problem into a timing problem. The team waits for more proof, the report stays clean for a few more weeks, and the first real decision shows up later than it should. By then, the cheapest moves are usually gone. Follow-up is already late, exposure is already thin, and pricing starts carrying the weight.

See Who's Top Dog Among Pet-Friendly Organizations

Pets & Housing Award Winners For 2026

Rental Housing Journal

Michelson Found Animals' Pet Inclusive Housing Initiative has announced the winners for 2026 Pets & Housing Awards.

The fifth annual Pets & Housing Awards honors organizations, properties, nonprofits, and policymakers that are helping create communities where pets and people can thrive together.

This year's winners are:

- **Vanguard Award:** The Management Group, LLC (TMG)
- **Best Leap Forward:** The Breeden Company
- **Most Impactful Pet & Community Engagement Event or Program:** The Breeden Company
- **Most Innovative Pet Amenity or Amenity Group:** The Pinnacle on 31st Street
- **Most Innovative Pet Marketing Campaign:** Aspire Luxury Apartments, Kansas City
- **Pets & Housing Policy Advancement Award:** California State Senator María Elena Durazo
- **Paws & Progress Nonprofit Award:** Housing Equity & Advocacy Resource Team
- **Most Pet-Inclusive Property:** Lilac Pointe, MGMT Residential

From groundbreaking housing policies and innovative pet amenities to community engagement programs and nonprofit advocacy, these winners are setting a new standard for keeping people and pets together.

See a video of the winners at:
www.youtube.com/watch?v=ax5SUpC-gJ4





Seattle Rents Up 0.9% Month-Over-Month, Down 1.8% Year-Over-Year

Rental Housing Journal

The median rent in Seattle rose by 0.9% over the course of June, and has now decreased by a total of 1.8% over the past 12 months. Seattle's rent growth over the past year has has fallen behind the state average (-0.7%) and is similar to the national average (-1.2%).

Six months into the year, rents in Seattle have risen 1.9%. This is a slower rate of growth compared to what the city was experiencing at this point last year: From January to June 2025 rents had increased 5.5%.

Seattle rents went up 0.9% in the past month, compared to the national rate of 0.4%. Among the nation's 100 largest cities, this ranks No 26. Similar monthly rent growth took place in Tucson, Ariz. (0.9%) and Wichita, Kan. (0.8%).

Citywide, the median rent currently stands at $1,939 for a 1-bedroom apartment and $2,419 for a 2-bedroom. Across all bedroom sizes (i.e., the entire rental market), the median rent is $2,077. That ranks 16th in the nation, among the country's 100 largest cities.

For comparison, the median rent across the nation as a whole is $1,217 for a 1-bedroom, $1,371 for a 2-bedroom, and $1,385 overall. The median rent in Seattle is 50.0% higher than the national, and is similar to the prices in Washington, D.C. ($2,133) and Los Angeles ($2,068).

Looking at the wider Seattle metro area, the median rent is $2,011 meaning that the median price in Seattle proper ($2,077) is 3.3% greater than the price across the metro as a whole. Metro-wide annual rent growth stands at -0.8%, above the rate of rent growth within just the city.

The table shows the latest rent stats for 21 cities in the Seattle metro area that are included in Apartment List's database. Among them, Issaquah is the most expensive, with a median rent of $2,730. Lakewood is the metro's most affordable city, with a median rent of $1,493. The metro's fastest annual rent growth is occurring in Redmond (2.4%) while the slowest is in Auburn (-4.5%).

City	Median 1BR Rent	Median 2BR Rent	M/M Rent Growth	Y/Y Rent Growth
Auburn	$1,304	$1,605	0.7%	-4.5%
Bellevue	$2,224	$2,579	1.0%	0.6%
Bothell	$2,063	$2,443	0.8%	1.2%
Burien	$1,541	$1,946	0.4%	-2.2%
Everett	$1,508	$1,743	1.4%	0.5%
Federal Way	$1,421	$1,798	-0.0%	-1.1%
Issaquah	$2,296	$2,703	0.1%	-0.3%
Kent	$1,403	$1,732	0.6%	-2.7%
Kirkland	$2,128	$2,510	0.9%	2.0%
Lakewood	$1,312	$1,587	1.6%	0.3%
Lynnwood	$1,483	$1,778	0.2%	-2.3%
Mountlake Terrace	$1,893	$2,040	0.4%	1.5%
Newcastle	$2,223	$2,373	1.1%	-0.3%
Puyallup	$1,606	$1,838	0.5%	-1.1%
Redmond	$2,151	$2,419	1.2%	2.4%
Renton	$1,807	$2,156	-0.1%	-0.5%
Seattle	$1,939	$2,419	0.9%	-1.8%
Shoreline	$1,672	$2,093	1.0%	0.5%
Tacoma	$1,425	$1,780	0.0%	-0.9%
University Place	$1,432	$1,689	0.4%	-1.0%
Woodinville	$2,154	$2,964	-0.3%	-0.0%

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