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Seattle Rents Hold Steady in September

RENTAL HOUSING JOURNAL

Seattle rents are flat month-over-month in September but remain up 3.6% year-over-year, according to the October report from Apartment List.

Currently, the overall median rent in the city stands at $2,145, roughly the same as last month.

Nine months into the year, rents in Seattle have risen 6.9%.

This is a faster rate of growth compared to what the city was experiencing at this point last year. From January to September 2024, rents had increased 5.0%.

Citywide, the median rent currently stands at $2,002 for a 1-bedroom apartment and $2,498 for a 2-bedroom. That ranks 15th in the nation among the country's 100 largest cities.

Across the Seattle metro area, the median rent is $2,036, meaning that the median price in Seattle proper ($2,145) is 5.4% greater than the price across the metro as a whole. Metro-wide annual rent

See SEATTLE RENTS on Page 7

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26 Property-Management Companies to Pay $141 Million

Agreement to Settle Lawsuit Still Needs Judge's Approval

RENTAL HOUSING JOURNAL

Greystar and 25 other property management companies have agreed to pay $141 million to settle a class-action lawsuit involving rent-setting algorithmic software coordination and other anticompetitive practices in rental markets across the country, according to the U.S. Justice Dept. Office of Public Affairs.

The U.S. Department of Justice reached an agreement in August to settle with Greystar.

Greystar, the nation's largest landlord, would pay $50 million under the proposed settlement agreement, which was filed Oct. 1 in a Tennessee federal court. The deal would still require a judge's approval.

The companies have also agreed to no longer share nonpublic information with RealPage for its rent algorithm — a key stipulation, since plaintiffs say RealPage used that information to enable landlords to align their prices and push up rents.

"This represents a fundamental shift in the multifamily housing industry and will help reverse the type of anticompetitive coordination alleged in the complaint," attorneys wrote in the settlement filing.

All companies involved in the settlement deny wrongdoing and have agreed to help plaintiffs in the ongoing case against RealPage and more than a dozen other property management firms that have not reached settlements.



RealPage and others are also fighting an antitrust lawsuit filed last year by the Department of Justice and several state attorneys general.

The settlement funds from the class action lawsuit would be distributed among millions of tenants included in the settlement class.

RealPage has denied any wrongdoing and argues that the plaintiffs misunderstand how their product works. RealPage, which is based in Texas, has said its software is used on fewer than 10% of rental units in the United States, and that its price recommendations are used less than half the time.

"While the proposed settlements ... do not include RealPage, we are encouraged to see this matter move toward closure," said Jennifer Bowcock, RealPage's senior vice president for communications, in a statement. "RealPage continues to believe that this litigation is without merit and that our revenue-management products, and our customers' use of them, have always been legal."

Among the other defendants, Iowa-based BH Management would pay $15 million, while Denver-based Simpson Property Group would pay $6.5 million. The other companies' settlements range between $550,000 and $6 million.



Rents Slide Under Weight of Supply Glut

RENTAL HOUSING JOURNAL

Multifamily rents faltered in September, posting their weakest showing for the month in more than a decade as performance was hurt by a flood of new apartment supply and a cooling economy, according to Yardi Matrix.

"The poor performance comes as demand shows signs of weakening while high-supply markets have a glut of properties in the lease-up phase. Rents remain close to all-time highs, so while it is too soon to say September is the start of a trend, the drop could signal emerging market softness," Yardi Matrix writes in the September Multifamily National Report.

HIGHLIGHTS OF THE REPORT:

- With demand and economic growth starting to show signs

See RENTS FALL on Page 7

Fair-Housing Mythbusters Regarding ESAs

By the Fair Housing Institute

Emotional support animals (ESAs) remain one of the most misunderstood areas of fair-housing compliance. While property managers and housing providers often encounter resident concerns about animals, the Fair Housing Act sets clear boundaries. When a resident or student has a verified disability and a legitimate need for an ESA, housing providers must make reasonable accommodations. This applies across the board, whether the setting is a college dormitory or a multi-family apartment complex.

The biggest misconception many housing providers face is the belief that certain situations justify denying an ESA request. In reality, most of these scenarios are rooted in myth rather than law.



Myth 1: Certain Breeds Can Be Banned

One of the most common concerns surrounds specific dog breeds, particularly pit bulls. Community fears often lead housing providers to believe they can deny an ESA based on breed restrictions.

However, the Fair Housing Act does not allow this. What providers can and should do is ensure they carry adequate liability insurance that covers any potential incident involving animals on their property. What they cannot do is shift that responsibility onto the resident or deny an ESA solely because of breed.

Myth 2: College Housing Is Exempt

Another frequent misconception is that ESAs do not apply to college or university housing. Because dormitories operate differently from standard rental housing, some providers assume they are exempt from ESA requirements.

In truth, student housing falls under the same legal framework as other housing providers. If a student presents proper documentation verifying a disability and the need for an ESA, the institution must accommodate them. Denial based on housing type is a clear violation of the Fair Housing Act.

Myth 3: ESAs Must Be Hypoallergenic

Concerns about allergies often surface when an ESA request is made. Some housing providers may think they can deny an animal because it is not hypoallergenic.

Generally, this is not a valid reason for denial. Only in rare cases, such as communal living arrangements where another resident's medical needs are directly at stake, might this factor be considered. Even then, careful evaluation is required to ensure compliance with fair-housing standards.

Myth 4: Multiple ESAs Are Not Allowed

Another area of confusion is the number of ESAs a resident is allowed to have. Some providers believe there is a limit, or that multiple animals are automatically unreasonable.

The truth is that each request must be evaluated on an individual basis. If a resident can demonstrate medical documentation supporting the need for more than one animal, the request should be processed accordingly. Past acceptance of the animals or long-term residency also plays a role in evaluating the request fairly.

Myth 5: Late Disclosure Justifies Denial

A final misconception arises when residents disclose their ESA needs after moving in or after being approved for housing. Providers sometimes view this as dishonest and believe they can deny the request.

While late disclosure is not ideal, it does not invalidate the resident's rights. Housing providers must still process the request through the reasonable-accommodation process. Maintaining professionalism and consistency is essential in these situations to avoid the appearance of retaliation or discrimination.

Building Confidence Through Compliance

The key to addressing ESA-related concerns is not to rely on assumptions but to return to the principles of fair-housing law. Denials based on myths or misunderstandings can quickly escalate into complaints or legal action. For example, some residents may purchase ESA letters online to back up requests tied to these myths, such as breed restrictions, hypoallergenic requirements, or multiple animals. These letters can be misleading, and they often complicate the verification process for housing providers.

The best way forward is through training, consistency, and careful evaluation of each request.

By separating fact from fiction and staying alert to new challenges like online ESA letters, housing providers can protect themselves from costly mistakes while fostering trust and fairness in their communities. Compliance is not just about following the law; it's about creating housing environments where residents feel supported and respected.

In 2005, The Fair Housing Institute was founded as a company with one goal: to provide educational and entertaining fair-housing compliance training at an affordable price at the click of a button.

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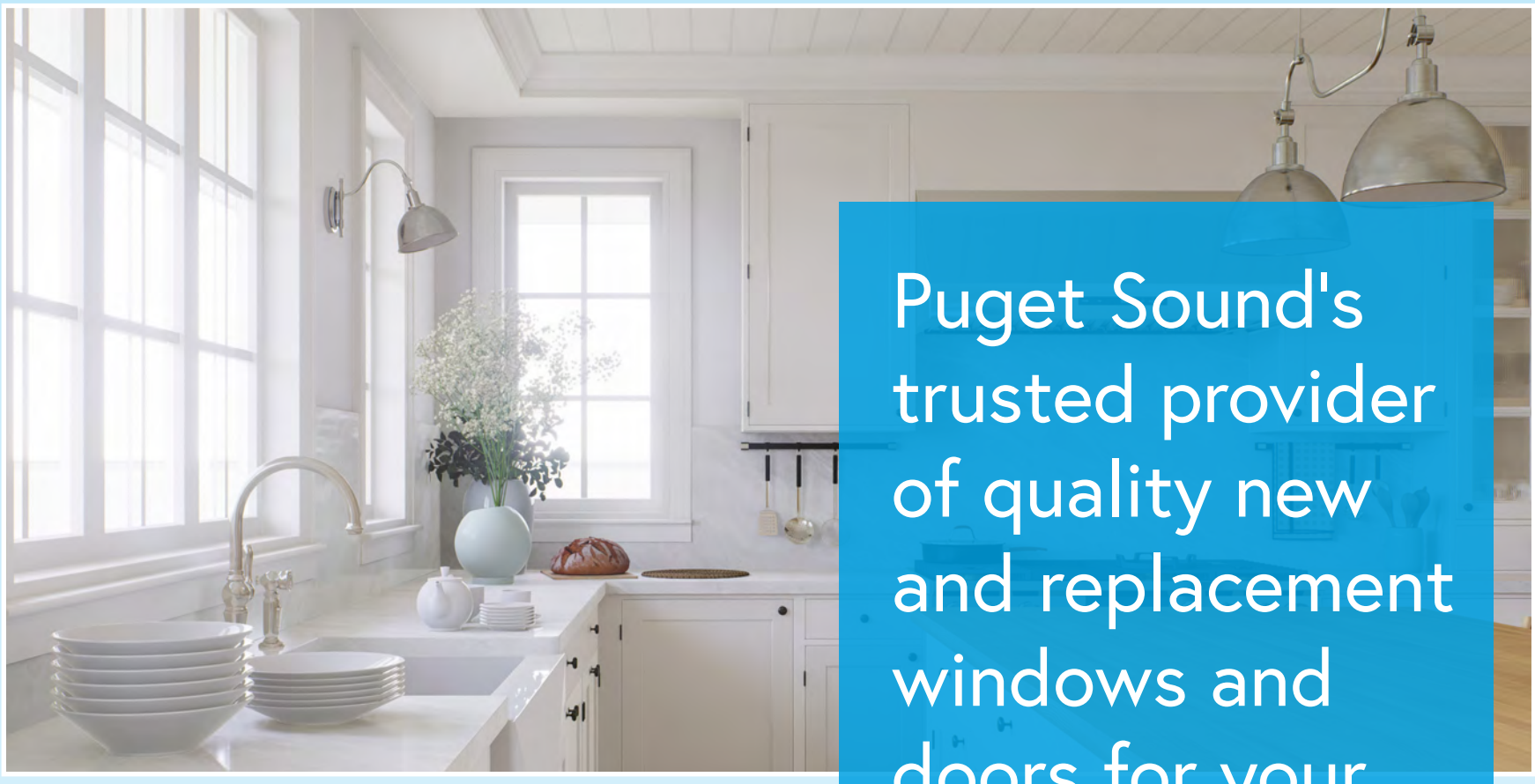
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4 Costly Tenant-Screening Mistakes

By Nancy Abrams



Rental vacancies cause landlords stress and cost them money every month they sit empty. But filling that vacancy too quickly, without doing due diligence, can backfire. A single bad tenant can cost you thousands in unpaid rent, property damage, or even a lengthy eviction process.

That's why thorough tenant screening is one of the most important steps you can take to protect your investment. Yet many landlords still fall into common traps that leave them vulnerable.

Let's look at four tenant-screening mistakes you want to avoid.

Mistake #1: Skipping Screening Because "It Takes Too Long"

Some landlords believe they can judge a tenant's reliability just by looking at their application. But modern online screening tools make it easy to get a full picture within minutes. With only basic applicant details, such as date of birth and Social Security number, you can instantly access reports covering credit history, eviction records, criminal background checks, and identity verification. Bypassing this step might feel like a time-saver now, but it can create major headaches later if your tenant turns out to be unreliable.

Mistake #2: Relying Only on Credit Score and Income

A high credit score and a solid job may suggest financial stability, but they don't tell the full story. A tenant who pays bills on time could still neglect your property, clash with neighbors, or break lease terms. On the flip side, someone with a modest credit score may be a responsible and respectful renter. Screening should look beyond income and credit to include rental history, landlord references, and eviction records to truly gauge tenant reliability.

Mistake #3: Skipping Background Checks to Save Money

Some landlords hesitate to pay for tenant background checks, assuming they're too expensive. But the truth is, the cost is minimal compared to the potential losses. Evictions alone can cost an average of $3,500, not to mention property damage or months of unpaid rent. Many landlords charge applicants an application fee, eliminating the need to pay for the screening themselves. Whether you cover the cost or not, skipping a background check can leave you exposed to significant financial risk.

Mistake #4: Believing Credit Checks Will Hurt an Applicant's Score

It's a common misconception that running a credit check will damage a tenant's credit score. In reality, AAOA landlord credit checks are considered "soft pulls," which don't affect scores at all. Only "hard pulls," such as applying for a mortgage or credit card, temporarily lower credit scores by a few points. Reassuring tenants about this distinction can help ease concerns and streamline your application process.

The Bottom Line

Approving a tenant based on gut feeling or incomplete information is a gamble that can quickly turn costly.

By avoiding these common mistakes and running thorough background and credit checks, you'll protect your property, minimize turnover risks, and improve your chances of finding tenants who pay on time and respect your investment.

Nancy Abrams currently serves as content editor for the American Apartment Owners Association (AAOA). AAOA assists landlords, property managers, real estate owners and brokers across the country with managing their properties, including tenant credit checks and tenant background screening as well as state-specific landlord forms, such as a rental application or rental agreement. The association also offers resources from educational webinars and landlord tenant law to approved providers for insurance, rent collection and financing. Contact the organization today to learn more.

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WASHINGTON MULTI FAMILY HOUSING ASSOCIATION

Housing Policy on the November Ballot: What's at Stake for Multifamily Industry

Ballots are about to be mailed out, and November's election will set the course for housing policy across Seattle and King County for the foreseeable future. Two particular contests stand out as especially unique: the Seattle mayoral race and the King County Executive race.

The mayor of Seattle often serves as a tone-setter for progressive housing and land-use policy statewide. Ordinances adopted in Seattle frequently become models for legislation later debated in Olympia. Meanwhile, for the first time in 15 years, King County voters will choose a new executive. Both races carry direct implications for how multifamily housing is regulated, financed, and operated in the region and across our state.

Mayor Bruce Harrell has emphasized accountability and balance in housing policy, while signaling support for streamlining design review and permitting. His administration has promoted reforms to consolidate permitting functions, expand electronic processing, and reduce delays that add costs to multifamily projects. Harrell has also backed the Multifamily Tax Exemption program as a key tool for producing income-restricted units in new buildings, while stressing the importance of calibrating requirements so projects remain feasible. He has expressed caution about layering on new impact fees that could discourage production, arguing that Seattle must strike a balance between affordability contributions and the economic realities of financing large-scale multifamily housing.

Challenger Katie Wilson has proposed imposing an additional $1 billion in taxes to expand Seattle's affordable-housing programs. This represents a doubling down on the region's already struggling affordable-housing efforts, shifting resources toward publicly funded projects rather than addressing the regulatory and cost barriers that make private multifamily housing more feasible. She has also pledged to "clamp down" on housing providers and create a new city office dedicated to enforcing renter protections. She also has expressed dissatisfaction with what she views as too few fines being issued as a result of tenant complaints.

At the county level, the next executive will have an outsized role in shaping how regional housing policy supports or constrains multifamily development.

Councilmember Girmay Zahilay has emphasized subsidized affordable housing, signaling that his approach to county government would prioritize publicly funded projects over market-rate development, which provides the majority of new rental units in the region. Notably, his platform does not highlight policies around streamlining permitting or reducing regulatory barriers for multifamily construction, leaving open questions about how his administration would address these critical issues.

Councilmember Claudia Balducci, in contrast, has pledged to make housing her top priority as executive, emphasizing the need to break down silos and remove barriers that slow production. She has argued that government too often turns the "housing spigot to off" by layering on costs and regulations that prevent new units from being delivered. Her platform calls for streamlining outdated codes and permitting processes, eliminating parking minimums, revisiting impact fees, and cutting "nice-to-have" design requirements that drive up costs without improving livability. For multifamily stakeholders, Balducci's agenda signals a willingness to reduce regulatory friction and foster an environment where both for-profit and nonprofit developers can add supply at scale.

For multifamily stakeholders, these elections are about more than rhetoric, they will set the rules and incentives that govern how projects are planned, financed, and operated. Seattle's next mayor will decide the future of MFTE and renter regulations, while King County's next executive will guide regional land use, permitting consistency, and housing finance strategies. WMFHA encourages all members to vote, share resources with colleagues and residents, and remain engaged after Election Day. There are many other races on the ballot this year that will play a role in how multifamily policies are adopted in the future. For a full list of WMFHA endorsements, visit our website at https://www.wmfha.org/endorsements.

WMFHA supports the rental-housing industry by providing quality educational opportunities, coordinating networking events for personal growth, and advocating for legislation equitable to our industry and the broader community. To learn more about membership, simply call us at 425-656-9077 or visit our website at www.wmfha.org. Follow us on Facebook and our other social channels for up-to-date information on association activities.

Accidental Landlords Tend to be Found in Areas Dominated by Institutional Investors

Rental Housing Journal

Many homeowners who cannot sell are becoming accidental landlords in areas dominated by institutional investors, a*ccording to Parcl Labs, a real estate research company.*

The New York Times reports the accidental-landlord trend is accelerating, the researchers found, particularly in markets where large institutional investors — businesses that own more than 1,000 single-family homes — hold a substantial chunk of available properties.

"Since the end of the pandemic, those large investors have flocked to the states lining the bottom of the United States from coast to coast, chasing job and population growth," the *Times* writes.

"But surging inventory and a declining number of buyers have given rise to a competitive crop of former sellers who are now 'accidental landlords'."

Most are individual owners competing with those large institutional investors in the rental market. Six Sun Belt markets — Houston, Dallas, Phoenix, Tampa, Atlanta and Charlotte, N.C. — contain 37 percent of large institutional real estate nationwide, according to Parcl Labs.

Highlights of the report:

- Parcl Labs' data reveals increasing numbers of failed home-sellers shifting into rentals, up year-over-year in five of six institutional markets, led by Houston (+41.4%) and Dallas (+32.3%).
- Institutional markets face weakening fundamentals. Surging inventory and declining buyer activity have intensified supply-demand imbalances, led by Charlotte (38.2% YoY inventory growth), Dallas (37.7%), and Atlanta (34.1%).
- Institutions are responding by reducing exposure and capitalizing on home appreciation gains. Over the past year, large institutions became net sellers nationwide, with 76.7% of their net selling concentrated in those six core markets, led by Atlanta, Dallas, and Houston.

The trend is one of several signs that the real estate market is becoming increasingly unfriendly to sellers. De-listings increased by 57 percent in July compared with last year, according to an August realtor.com report, which called 2025 "the least seller-friendly summer since realtor.com began tracking data in 2016."



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FROM PAGE 1

RENTS FALL

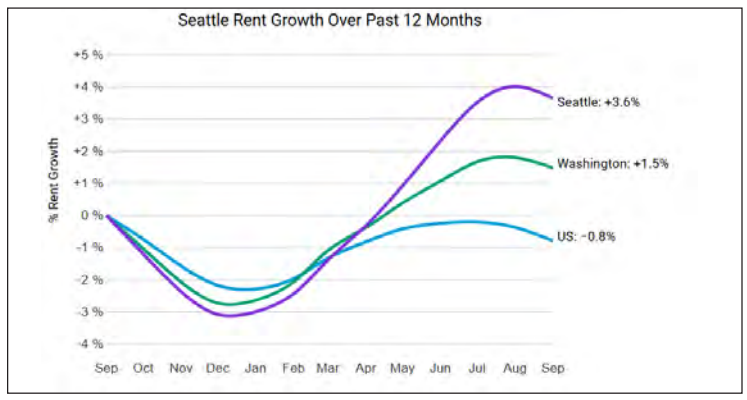
of cooling, multifamily rents hit a snag in September. The average U.S. advertised rent fell $6 to $1,750 while year-over-year growth fell 30 basis points to 0.6%.

- The $6 drop in advertised rents was the worst September showing in more than a decade. Properties in markets with an overhang of new supply are offering concessions and/or cutting advertised rents to attract tenants.
- Single-family build-to-rent (BTR) advertised rates also took a hit in September. The average BTR advertised rent dropped by $15 in September to $2,194, while the year-over-year growth rate fell 60 basis points to 0.0%.
- With 525,000 units in the lease-up phase, the report says competition among properties – especially in Sun Belt metros – is intense. Rents are likely to "remain under pressure" until the new apartment supply is absorbed.

Economy and employment concerns

There are concerns beginning to show up about a slowing economy. One sign is that unemployment rose to 4.3% in August. Only 22,000 jobs were added, which is below expectation of the average growth in recent years.

"These labor challenges are weighing on consumer sentiment, which has slipped after gains in June and July. More households now expect declining incomes, even as many already struggle to keep pace with inflation. This is concerning for multifamily, given the link between consumer confidence and household formation," the report says.



FROM PAGE 1

SEATTLE RENTS

growth stands at 1.6%, below the rate of rent growth within just the city.

The table shows the latest rent stats for 20 cities in the Seattle metro area that are included in the Apartment List database.

Among them, Sammamish is currently the most expensive, with a median rent of $2,994. Lakewood is the metro's most affordable city, with a median rent of $1,491. The metro's fastest annual rent growth is occurring in Lakewood (3.9%) while the slowest is in Everett (-2.6%).

City	Median 1BR Rent	Median 2BR Rent	M/M Rent Growth	Y/Y Rent Growth
Auburn	$1,346	$1,657	-0.9%	0.4%
Bellevue	$2,182	$2,531	-1.0%	1.2%
Bothell	$2,018	$2,390	-0.8%	-1.8%
Everett	$1,462	$1,690	-1.0%	-2.6%
Federal Way	$1,453	$1,839	-0.3%	0.4%
Fife	$1,624	$1,983	-1.7%	2.6%
Issaquah	$2,258	$2,658	-2.0%	0.7%
Kent	$1,434	$1,770	-0.1%	1.2%
Kirkland	$2,124	$2,506	1.0%	-2.2%
Lakewood	$1,310	$1,584	-1.1%	3.9%
Lynnwood	$1,501	$1,799	-0.7%	-1.9%
Mountlake Terrace	$1,869	$2,014	-0.1%	-0.9%
Newcastle	$2,199	$2,347	-1.3%	2.4%
Puyallup	$1,634	$1,870	0.9%	2.9%
Redmond	$2,093	$2,355	-0.5%	-0.9%
Renton	$1,811	$2,160	-0.2%	0.6%
Sammamish	$2,407	$2,657	-1.0%	-0.5%
Seattle	$2,002	$2,498	-0.4%	3.6%
Shoreline	$1,682	$2,105	-0.1%	0.8%
Tacoma	$1,454	$1,816	0.3%	3.5%

Can't Find Tenants Who Can Pass HOA Screening

By Hank Rossi

Hi, Hank: Our condo will be going up for lease probably on November 1st or December 1st.



We have managed the leasing ourselves for the past couple of tenants and are now considering using an agency.

One concern for us has been that the pool of people responding to our ads for the condo have been people who could not pass the screening in our HOA.

Can you tell me where you advertise properties and how you screen potential tenants? —Camela

Dear Camela: The most important part of the landlord/property-management business plan is to find a good quality tenant.

It sounds like you are doing an excellent job of screening tenants for your place if you know they wouldn't pass the HOA requirements.

My requirements for a good quality tenant are someone with good credit, who makes at least three times the rent, has a clean background, has good rental history for the last 5 years, is not a sex offender/predator and not on any terror watch list.

This is strictly business, so I don't mind turning folks down that don't fit minimum requirements.

We advertise on MLS, our website, Zillow, Trulia, Realtor.com, Hotpads, Facebook, and about 40 other websites you never heard of like Padmapper, Apartments.com and Rental Beast, etc.

The market is very slow now in this area of Florida due to all the inventory in apartments and decreased migration to this area.

Be selective; it may take time, but it's worth it for the right tenant.

Landlords and property managers across the country count on Hank Rossi for answers to questions about maintenance and other landlord issues. Read his "Dear Landlord Hank" column at https://rentalhousingjournal.com/asklandlordhank/

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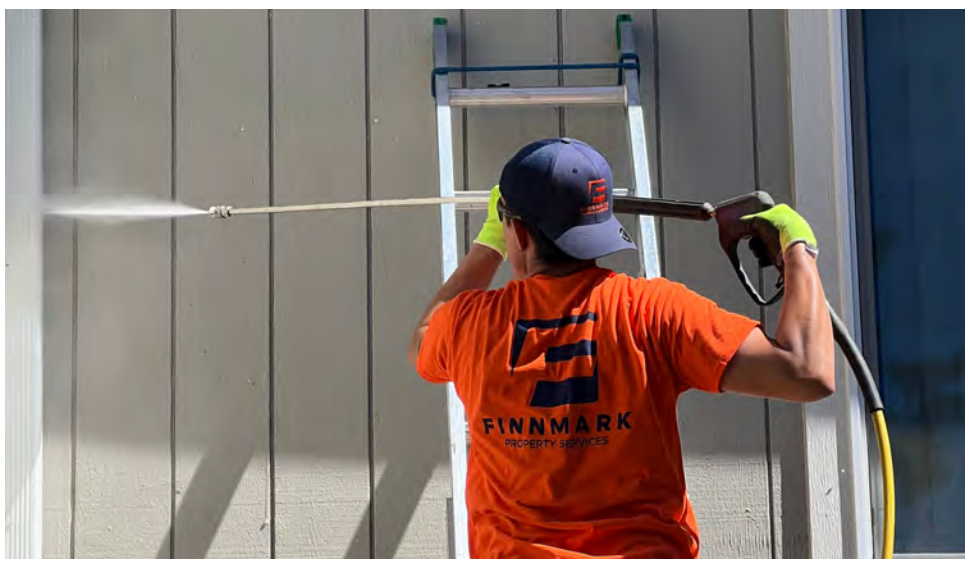
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