

Snohomish County Tomorrow 1999 Growth Monitoring Report

APARTMENT RENT PRICE REPORT: 1999

UNIT SIZE:
NUMBER OF BATHROOMS:

September 1999

COUNTYWIDE

Total Snohomish County

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 729	26,307	\$ 540	\$ 1,059	633	\$ 620	\$ 0.875	8,379	\$ 698	\$ 0.795	7,006	\$ 803	\$ 0.777	7,572	\$ 967	\$ 0.799	2,587
% Change From Year Earlier	6.3%	3.5%	0.0%	0.9%	-13.4%	5.4%	4.3%	1.5%	5.6%	4.9%	-0.1%	5.8%	3.5%	10.1%	4.8%	2.7%	8.3%
MARKET VACANCY:	5.9%		1.6%			4.9%			6.3%			6.8%			6.7%		
Year Earlier	4.6%		2.9%			3.8%			4.0%			5.7%			6.6%		

SOUTHWEST UGA SUBAREAS

Central Everett

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 593	1,119	\$ 377	\$ 0.993	16	\$ 516	\$ 0.774	376	\$ 606	\$ 0.709	548	\$ 724	\$ 0.678	93	\$ 761	\$ 0.720	38
% Change From Year Earlier	5.5%	-14.4%	-5.8%	-1.3%	-33.3%	4.5%	3.3%	-25.5%	4.5%	6.3%	-7.3%	5.7%	5.9%	-12.3%	NA	NA	NA
% Countywide Rent:	81%		69.8%	93.8%		83%	88%		87%	89%		90%	87%		79%	90%	
Year Earlier	82%		74%	96%		84%	89%		88%	88%		90%	85%		NA	NA	
MARKET VACANCY:	4.1%		0.0%			3.7%			4.4%			0.0%			7.9%		
Year Earlier	2.9%		4.2%			1.8%			2.7%			6.6%			NA		

Edmonds

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 675	1,978	\$ 549	\$ 1,144	119	\$ 596	\$ 0.840	895	\$ 724	\$ 0.799	503	\$ 782	\$ 0.720	403	\$ 979	\$ 0.834	59
% Change From Year Earlier	5.0%	-8.9%	5.4%	2.2%	-1.7%	5.5%	6.7%	-9.5%	5.2%	4.7%	-10.5%	3.6%	4.0%	-1.2%	8.1%	8.6%	-26.3%
% Countywide Rent:	93%	8%	102%	108%		96%	96%		104%	101%		97%	93%		101%	104%	
Year Earlier	94%	9%	96%	107%		96%	94%		104%	101%		99%	92%		98%	99%	
MARKET VACANCY:	3.7%		0.0%			2.8%			4.8%			5.0%			8.5%		
Year Earlier	3.2%		3.3%			3.1%			2.8%			2.7%			10.0%		

Lynnwood

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 706	4,900	\$ 483	\$ 1,043	66	\$ 607	\$ 0.859	1,813	\$ 693	\$ 0.781	1,246	\$ 791	\$ 0.769	1,422	\$ 957	\$ 0.762	353
% Change From Year Earlier	4.7%	2.5%	3.2%	3.5%	-1.5%	4.5%	2.3%	0.3%	5.6%	2.2%	-3.3%	2.7%	2.8%	8.7%	0.7%	2.4%	20.9%
% Countywide Rent:	97%		89%	98%		98%	98%		99%	98%		99%	98%		99%	95%	
Year Earlier	98%		87%	96%		99%	100%		99%	101%		101%	100%		103%	96%	
MARKET VACANCY:	5.4%		3.0%			4.2%			5.7%			10.1%			5.9%		
Year Earlier	4.5%		3.0%			4.6%			2.6%			6.3%			4.1%		

Mill Creek/Bothell

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 809	4,060	\$ 599	\$ 1,017	65	\$ 670	\$ 0.954	1,176	\$ 773	\$ 0.871	728	\$ 855	\$ 0.838	1,600	\$ 1,015	\$ 0.828	558
% Change From Year Earlier	2.8%	9.1%	-2.4%	-1.2%	-35.6%	0.3%	1.4%	11.4%	3.6%	2.1%	14.1%	3.3%	-0.7%	13.3%	1.5%	-0.8%	7.9%
% Countywide Rent:	111%		111%	96%		108%	109%		111%	110%		106%	108%		105%	104%	
Year Earlier	115%		114%	98%		114%	112%		113%	113%		109%	112%		108%	107%	
MARKET VACANCY:	3.6%		1.5%			3.1%			3.3%			4.2%			3.3%		
Year Earlier	5.5%		0.0%			4.0%			7.0%			6.0%			6.5%		

Mountlake Terrace

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 766	1,944	NA	NA	NA	\$ 659	\$ 0.942	694	\$ 751	\$ 0.852	689	\$ 842	\$ 0.871	362	\$ 1,035	\$ 0.834	187
% Change From Year Earlier	2.0%	31.9%	NA	NA	NA	4.1%	4.4%	40.2%	2.7%	3.0%	26.4%	1.4%	0.3%	32.1%	0.5%	4.2%	26.4%
% Countywide Rent:	105%		NA	NA	NA	106%	108%		108%	107%		105%	112%		107%	104%	
Year Earlier	109%		NA	NA	NA	108%	108%		111%	109%		109%	116%		112%	103%	
MARKET VACANCY:	4.7%		NA		NA	4.0%			4.5%			5.2%			7.0%		
Year Earlier	3.8%		NA		NA	3.6%			3.1%			6.2%			2.7%		

SW Everett/Mukilteo

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 702	5,111	\$ 563	\$ 1,142	100	\$ 607	\$ 0.870	1,739	\$ 668	\$ 0.782	1,454	\$ 767	\$ 0.753	1,248	\$ 962	\$ 0.799	510
% Change From Year Earlier	5.7%	1.2%	-7.2%	2.6%	-32.4%	5.2%	7.0%	3.6%	5.0%	6.0%	-3.2%	7.1%	6.1%	3.7%	3.3%	5.7%	9.0%
% Countywide Rent:	96%		104%	108%		98%	99%		96%	98%		96%	97%		99%	100%	
Year Earlier	97%		112%	106%		98%	97%		96%	97%		94%	95%		101%	97%	
MARKET VACANCY:	7.5%		2.0%			6.8%			9.4%			7.8%			4.3%		
Year Earlier	5.3%		2.7%			4.8%			5.5%			6.2%			6.0%		

Silver Lake

	OVERALL		STUDIO			1 BEDROOM			2 BEDROOM 1 BATH			2 BEDROOM 2 BATH			3 BEDROOM 2 BATH		
	Average Rent	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed	Average Rent	Average Rent/SF	Units Surveyed
ACTUAL RENT:	\$ 747	6,551	\$ 538	\$ 1,018	267	\$ 635	\$ 0.916	1,627	\$ 702	\$ 0.804	1,641	\$ 807	\$ 0.784	2,156	\$ 947	\$ 0.805	782
% Change From Year Earlier	9.2%	8.6%	4.1%	1.7%	0.4%	7.4%	2.6%	2.4%	4.5%	3.2%	6.9%	10.9%	3.3%	13.7%	11.0%	4.0%	5.5%
% Countywide Rent:	102%		100%	96%		102%	105%		101%	101%		100%	101%		98%	101%	
Year Earlier	100%		96%	95%		101%	106%		102%	103%		96%	101%		92%	99%	
MARKET VACANCY:	8.2%		1.9%			7.0%			7.7%			9.8%			10.2%		
Year Earlier	4.7%		3.8%			3.1%			3.5%			5.5%			8.4%		

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EAST COUNTY SUBAREA

ACTUAL RENT:	\$ 745	350	NA	NA	NA	\$ 584	\$ 0.790	22	\$ 690	\$ 0.752	115	\$ 748	\$ 0.683	131	\$ 862	\$ 0.716	82
% Change From Year Earlier	-1.7%	-0.8%	NA	NA	NA	3.2%	2.7%	-31.3%	-4.0%	-0.3%	94.9%	0.0%	0.9%	-22.0%	-0.2%	-0.1%	-12.8%
% Countywide Rent:	102%		NA	NA	NA	94%	90%		99%	95%		93%	88%		89%	90%	
Year Earlier	110%		NA	NA	NA	96%	92%		109%	99%		99%	90%		94%	92%	
MARKET VACANCY:	4.0%		NA	NA	NA	0.0%			2.6%			6.9%			2.4%		
Year Earlier	4.5%		NA	NA	NA	0.0%			3.4%			4.2%			7.4%		

NORTH COUNTY SUBAREA

ACTUAL RENT:	\$ 651	294	NA	NA	NA	\$ 518	\$ 0.730	37	\$ 581	\$ 0.726	82	\$ 688	\$ 0.655	157	\$ 923	\$ 0.713	18
% Change From Year Earlier	16.7%	-43.5%	NA	NA	NA	2.6%	-4.9%	-64.8%	6.0%	10.0%	-72.0%	6.5%	3.1%	53.9%	NA	NA	NA
% Countywide Rent:	89%		NA	NA	NA	84%	83%		83%	91%		86%	84%		95%	89%	
Year Earlier	81%		NA	NA	NA	86%	92%		83%	87%		85%	85%		NA	NA	
MARKET VACANCY:	5.8%		NA	NA	NA	10.8%			2.4%			7.0%			0.0%		
Year Earlier	3.8%		NA	NA	NA	2.9%			5.5%			0.0%			NA		