

Snohomish County Tomorrow 1999 Growth Monitoring Report

APARTMENT RENT PRICE REPORT: 1999

UNIT SIZE:
NUMBER OF BATHROOMS:

March 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:	\$ 700	24,946	\$ 561	\$ 1.105	478	\$ 604	\$ 0.855	7,669	\$ 668	\$ 0.771	7,103	\$ 764	\$ 0.756	7,135	\$ 925	\$ 0.784	2,387
% Change From Year Earlier	4.6%	2.8%	7.1%	7.4%	-33.3%	5.2%	4.7%	-5.2%	3.2%	4.2%	6.8%	3.2%	3.3%	10.3%	1.9%	3.3%	10.3%
MARKET VACANCY:	5.3%		4.4%			4.9%			4.7%			6.3%			5.6%		
Year Earlier	3.1%		2.1%			2.2%			3.3%			3.7%			4.1%		

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:	\$ 575	1,220	\$ 431	\$ 1.055	4	\$ 502	\$ 0.772	445	\$ 586	\$ 0.691	569	\$ 684	\$ 0.641	117	\$ 751	\$ 0.720	53
% Change From Year Earlier	7.9%	27.7%	NA	NA	NA	9.6%	6.9%	34.0%	5.6%	8.0%	18.8%	7.0%	4.4%	91.8%	NA	NA	NA
% Countywide Rent:	82%		77%	95%		83%	90%		88%	90%		90%	85%		81%	92%	
Year Earlier	80%		NA	NA		80%	88%		86%	86%		86%	84%		NA	NA	
MARKET VACANCY:	3.8%		0.0%			2.7%			4.0%			4.3%			9.4%		
Year Earlier	1.8%		NA			1.2%			2.1%			0.0%			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:	\$ 667	2,161	\$ 558	\$ 1.174	93	\$ 585	\$ 0.806	920	\$ 699	\$ 0.783	585	\$ 765	\$ 0.694	472	\$ 913	\$ 0.774	81
% Change From Year Earlier	6.4%	-2.7%	10.3%	8.6%	-26.2%	6.2%	3.7%	-6.6%	6.6%	4.7%	4.8%	3.4%	2.2%	1.7%	4.2%	7.6%	0.0%
% Countywide Rent:	95%		99%	106%		97%	94%		105%	102%		100%	92%		99%	99%	
Year Earlier	94%		97%	105%		96%	95%		101%	101%		100%	93%		96%	95%	
MARKET VACANCY:	4.1%		2.2%			4.3%			4.8%			3.4%			2.5%		
Year Earlier	2.0%		2.4%			1.9%			2.7%			1.1%			3.7%		

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:	\$ 702	4,573	\$ 468	\$ 1.100	67	\$ 606	\$ 0.863	1,640	\$ 680	\$ 0.786	1,185	\$ 785	\$ 0.763	1,308	\$ 951	\$ 0.752	342
% Change From Year Earlier	3.8%	-8.9%	3.1%	-0.7%	8.1%	4.7%	6.4%	-10.4%	4.5%	7.1%	-11.2%	1.7%	3.4%	-5.8%	4.4%	2.2%	-6.0%
% Countywide Rent:	100%		83%	100%		100%	101%		102%	102%		103%	101%		103%	96%	
Year Earlier	101%		87%	108%		101%	99%		101%	99%		104%	101%		100%	97%	
MARKET VACANCY:	4.5%		1.5%			4.3%			2.8%			6.0%			6.7%		
Year Earlier	3.5%		4.8%			2.3%			2.6%			5.4%			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:	\$ 779	3,833	\$ 635	\$ 1.084	65	\$ 667	\$ 0.949	1,146	\$ 744	\$ 0.854	642	\$ 811	\$ 0.834	1,467	\$ 997	\$ 0.839	506
% Change From Year Earlier	3.6%	16.5%	8.5%	10.2%	-35.6%	4.7%	5.4%	19.9%	4.5%	4.3%	10.3%	2.4%	2.3%	18.5%	0.6%	1.0%	21.1%
% Countywide Rent:	111%		113%	98%		110%	111%		111%	111%		106%	110%		108%	107%	
Year Earlier	112%		112%	96%		111%	110%		110%	111%		107%	111%		109%	109%	
MARKET VACANCY:	5.3%		0.0%			5.2%			4.5%			5.9%			5.5%		
Year Earlier	3.1%		3.4%			2.3%			2.9%			3.5%			4.4%		

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:	\$ 735	1,912	NA	NA	NA	\$ 626	\$ 0.910	699	\$ 723	\$ 0.822	712	\$ 824	\$ 0.848	332	\$ 1,031	\$ 0.816	157
% Change From Year Earlier	3.1%	-3.8%	NA	NA	NA	3.1%	4.7%	-6.4%	2.8%	3.4%	-2.7%	2.7%	1.4%	1.8%	2.7%	0.0%	-8.2%
% Countywide Rent:	105%		NA	NA	NA	104%	106%		108%	107%		108%	112%		111%	104%	
Year Earlier	107%		NA	NA	NA	106%	106%		109%	107%		108%	114%		111%	108%	
MARKET VACANCY:	5.4%		NA		NA	3.1%			5.3%			10.2%			5.1%		
Year Earlier	3.4%		NA		NA	2.3%			5.1%			2.8%			1.8%		

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:	\$ 671	4,507	\$ 638	\$ 1.196	46	\$ 580	\$ 0.817	1,361	\$ 635	\$ 0.754	1,452	\$ 727	\$ 0.725	1,205	\$ 933	\$ 0.778	384
% Change From Year Earlier	2.8%	-1.2%	9.2%	11.7%	-68.9%	3.4%	2.8%	-9.4%	1.1%	5.3%	9.6%	4.6%	4.8%	16.4%	1.7%	5.6%	-13.5%
% Countywide Rent:	96%		114%	108%		96%	96%		95%	98%		95%	96%		101%	99%	
Year Earlier	98%		111%	4%		98%	97%		97%	97%		94%	95%		101%	97%	
MARKET VACANCY:	6.9%		4.3%			7.2%			6.5%			7.1%			7.0%		
Year Earlier	3.2%		0.7%			1.8%			3.1%			4.2%			5.2%		

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:	\$ 705	5,670	\$ 559	\$ 1.034	199	\$ 616	\$ 0.909	1,293	\$ 676	\$ 0.777	1,474	\$ 740	\$ 0.764	1,951	\$ 861	\$ 0.782	741
% Change From Year Earlier	7.0%	1.8%	11.4%	4.8%	-25.2%	7.5%	5.8%	-18.7%	4.0%	2.6%	7.1%	4.5%	3.7%	11.3%	3.5%	4.5%	28.0%
% Countywide Rent:	101%		100%	94%		102%	106%		101%	101%		97%	101%		93%	100%	
Year Earlier	99%		96%	96%		100%	105%		100%	102%		96%	101%		92%	99%	
MARKET VACANCY:	5.9%		8.0%			5.3%			5.4%			6.8%			4.7%		
Year Earlier	3.3%		1.5%			2.5%			4.2%			3.1%			3.6%		

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EAST COUNTY SUBAREA

ACTUAL RENT:	\$ 751	437	NA	NA	NA	\$ 570	\$ 0.880	38	\$ 695	\$ 0.780	109	\$ 746	\$ 0.696	172	\$ 861	\$ 0.731	123
% Change From Year Earlier	5.2%	180.1%	NA	NA	NA	16.8%	5.9%	46.2%	15.8%	7.1%	319.2%	3.3%	-3.9%	273.9%	0.5%	4.1%	108.5%
% Countywide Rent:	107%		NA	NA	NA	94%	103%		104%	101%		98%	92%		93%	93%	
Year Earlier	107%		NA	NA	NA	85%	102%		93%	98%		98%	99%		94%	92%	
MARKET VACANCY:	4.0%		NA			2.6%			1.8%			4.7%			5.7%		
Year Earlier	3.2%		NA			0.0%			0.0%			2.2%			6.8%		

NORTH COUNTY SUBAREA

ACTUAL RENT:	\$ 572	633	NA	NA	NA	\$ 520	\$ 0.766	127	\$ 566	\$ 0.678	375	\$ 661	\$ 0.676	111	NA	NA	NA
% Change From Year Earlier	1.6%	27.9%	NA	NA	NA	3.8%	1.9%	13.4%	3.5%	-2.3%	64.5%	4.6%	8.9%	-28.4%	NA	NA	NA
% Countywide Rent:	82%		NA	NA	NA	86%	90%		85%	88%		87%	89%		NA	NA	
Year Earlier	84%		NA	NA	NA	87%	92%		85%	94%		85%	85%		NA	NA	
MARKET VACANCY:	2.3%		NA			5.5%			1.1%			2.7%			NA		
Year Earlier	2.6%		NA			2.7%			2.2%			3.2%			NA		