

## Snohomish County Tomorrow 1999 Growth Monitoring Report

### APARTMENT RENT PRICE REPORT: 1998

UNIT SIZE:  
NUMBER OF BATHROOMS:

**September 1998**

#### 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
<b>ACTUAL RENT:</b>	\$ 686	25,413	\$ 540	\$ 1,050	731	\$ 588	\$ 0.839	8,256	\$ 661	\$ 0.758	7,014	\$ 759	\$ 0.751	6,877	\$ 923	\$ 0.778	2,388
% Change From Year Earlier	6.4%	-1.3%	6.5%	8.9%	6.1%	6.5%	7.6%	-3.8%	6.4%	6.6%	-3.5%	5.0%	5.8%	2.6%	6.0%	6.9%	5.3%
<b>MARKET VACANCY:</b>	4.6%		2.9%			3.8%		4.0%			5.7%			6.6%			3.7%
Year Earlier	2.3%		1.6%			1.5%		2.0%			3.1%						

#### 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
<b>ACTUAL RENT:</b>	\$ 562	1,308	\$ 400	\$ 1,006	24	\$ 494	\$ 0.749	505	\$ 580	\$ 0.667	591	\$ 685	\$ 0.640	106	NA	NA	NA
% Change From Year Earlier	5.8%	11.6%	NA	NA	NA	7.2%	8.1%	16.6%	6.0%	6.7%	1.2%	7.0%	4.1%	47.2%	NA	NA	NA
% Countywide Rent:	82%		74.1%	95.8%		84%	89%		88%	88%		90%	85%		NA	NA	
Year Earlier	82%		NA	NA		84%	89%		88%	88%		89%	87%		83%	84%	
<b>MARKET VACANCY:</b>	2.9%		4.2%			1.8%			2.7%			6.6%			NA		
Year Earlier	1.6%		NA			0.9%			1.7%			0.0%			2.0%		

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
<b>ACTUAL RENT:</b>	\$ 643	2,172	\$ 521	\$ 1,119	121	\$ 565	\$ 0.787	989	\$ 688	\$ 0.763	562	\$ 755	\$ 0.692	408	\$ 906	\$ 0.768	80
% Change From Year Earlier	6.1%	-4.4%	7.6%	9.3%	0.8%	8.2%	7.4%	-1.9%	7.7%	7.0%	-5.4%	3.0%	5.3%	-11.7%	5.2%	9.4%	-1.2%
% Countywide Rent:	94%	9%	96%	107%		96%	94%		104%	101%		99%	92%		98%	99%	
Year Earlier	94%	9%	95%	106%		95%	94%		103%	100%		101%	93%		99%	96%	
<b>MARKET VACANCY:</b>	3.2%		3.3%			3.1%			2.8%			2.7%			10.0%		
Year Earlier	1.5%		0.8%			1.7%			1.5%			1.3%			2.5%		

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
<b>ACTUAL RENT:</b>	\$ 674	4,779	\$ 468	\$ 1,008	67	\$ 581	\$ 0.840	1,807	\$ 656	\$ 0.764	1,289	\$ 770	\$ 0.748	1,308	\$ 950	\$ 0.744	292
% Change From Year Earlier	4.5%	-16.2%	6.6%	12.5%	0.0%	5.4%	7.0%	-16.9%	4.8%	6.0%	-18.7%	2.7%	4.6%	-12.3%	4.2%	1.2%	-18.0%
% Countywide Rent:	98%		87%	96%		99%	100%		99%	101%		101%	100%		103%	96%	
Year Earlier	100%		87%	93%		100%	101%		101%	101%		104%	101%		105%	101%	
<b>MARKET VACANCY:</b>	4.5%		3.0%			4.6%			2.6%			6.3%			4.1%		
Year Earlier	1.0%		0.0%			0.9%			1.0%			1.1%			2.2%		

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
<b>ACTUAL RENT:</b>	\$ 787	3,723	\$ 614	\$ 1,029	101	\$ 668	\$ 0.941	1,056	\$ 746	\$ 0.853	638	\$ 828	\$ 0.844	1,412	\$ 1,000	\$ 0.835	517
% Change From Year Earlier	8.4%	7.1%	7.2%	11.6%	13.5%	7.6%	6.2%	-0.2%	9.1%	6.0%	5.8%	6.8%	5.8%	9.6%	7.6%	5.2%	17.8%
% Countywide Rent:	115%		114%	98%		114%	112%		113%	113%		109%	112%		108%	107%	
Year Earlier	113%		113%	96%		113%	114%		110%	113%		107%	112%		107%	109%	
<b>MARKET VACANCY:</b>	5.5%		0.0%			4.0%			7.0%			6.0%			6.5%		
Year Earlier	2.3%		1.1%			2.6%			1.3%			2.4%			2.7%		

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
<b>ACTUAL RENT:</b>	\$ 751	1,474	NA	NA	NA	\$ 633	\$ 0.902	495	\$ 731	\$ 0.827	545	\$ 830	\$ 0.868	274	\$ 1,030	\$ 0.800	148
% Change From Year Earlier	7.6%	-22.4%	NA	NA	NA	8.4%	9.2%	-30.8%	6.4%	8.4%	-23.0%	2.7%	5.0%	-6.8%	3.6%	0.9%	-13.5%
% Countywide Rent:	109%		NA	NA	NA	108%	108%		111%	109%		109%	116%		112%	103%	
Year Earlier	108%		NA	NA	NA	106%	106%		111%	107%		112%	116%		114%	109%	
<b>MARKET VACANCY:</b>	3.8%		NA			3.6%			3.1%			6.2%			2.7%		
Year Earlier	1.9%		NA			1.4%			1.7%			3.1%			2.9%		

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
<b>ACTUAL RENT:</b>	\$ 664	5,052	\$ 607	\$ 1,113	148	\$ 577	\$ 0.813	1,678	\$ 636	\$ 0.738	1,502	\$ 716	\$ 0.710	1,203	\$ 931	\$ 0.756	468
% Change From Year Earlier	7.4%	6.0%	7.6%	6.5%	0.0%	7.9%	7.8%	7.8%	6.5%	7.7%	-0.3%	8.8%	6.0%	25.4%	7.9%	9.4%	5.4%
% Countywide Rent:	97%		112%	106%		98%	97%		96%	97%		94%	95%		101%	97%	
Year Earlier	96%		111%	108%		97%	97%		96%	96%		91%	94%		99%	95%	
<b>MARKET VACANCY:</b>	5.3%		2.7%			4.8%			5.5%			6.2%			6.0%		
Year Earlier	3.2%		3.4%			1.9%			2.8%			4.7%			6.3%		

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
<b>ACTUAL RENT:</b>	\$ 684	6,032	\$ 517	\$ 1,001	266	\$ 591	\$ 0.893	1,589	\$ 672	\$ 0.779	1,535	\$ 728	\$ 0.759	1,896	\$ 853	\$ 0.774	741
% Change From Year Earlier	7.0%	9.7%	7.7%	6.9%	0.8%	5.9%	11.5%	6.2%	8.7%	10.5%	18.2%	5.4%	7.8%	4.9%	7.4%	9.9%	19.7%
% Countywide Rent:	100%		96%	95%		101%	106%		102%	103%		96%	101%		92%	99%	
Year Earlier	99%		95%	97%		101%	103%		100%	99%		96%	99%		91%	97%	
<b>MARKET VACANCY:</b>	4.7%		3.8%			3.1%			3.5%			5.5%			8.4%		
Year Earlier	2.9%		1.1%			1.3%			3.0%			4.0%			3.7%		

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**EAST COUNTY SUBAREA**

<b>ACTUAL RENT:</b>	\$ 758	353	NA	NA	NA	\$ 566	\$ 0.769	32	\$ 719	\$ 0.754	59	\$ 748	\$ 0.677	168	\$ 864	\$ 0.717	94
% Change From Year Earlier	3.0%	-13.9%	NA	NA	NA	NA	NA	NA	8.9%	3.3%	-44.9%	-0.9%	-6.0%	5.7%	0.6%	1.7%	-12.1%
% Countywide Rent:	110%		NA	NA	NA	96%	92%	NA	109%	99%		99%	90%		94%	92%	
Year Earlier	114%		NA	NA	NA	NA	NA	NA	106%	103%		104%	101%		99%	97%	
<b>MARKET VACANCY:</b>	4.5%		NA			0.0%			3.4%			4.2%			7.4%		
Year Earlier	7.1%		NA			NA			0.0%			2.0%			0.0%		

**NORTH COUNTY SUBAREA**

<b>ACTUAL RENT:</b>	\$ 558	520	NA	NA	NA	\$ 505	\$ 0.768	105	\$ 548	\$ 0.660	293	\$ 646	\$ 0.635	102	NA	NA	NA
% Change From Year Earlier	-0.2%	-3.2%	NA	NA	NA	1.6%	2.7%	9.4%	0.0%	-2.9%	7.7%	5.4%	2.1%	-39.6%	NA	NA	NA
% Countywide Rent:	81%		NA	NA	NA	86%	92%		83%	87%		85%	85%		NA	NA	
Year Earlier	87%		NA	NA	NA	90%	96%		88%	96%		85%	88%		NA	NA	
<b>MARKET VACANCY:</b>	3.8%		NA			2.9%			5.5%			0.0%			NA		
Year Earlier	3.2%		NA			4.2%			2.6%			3.6%			NA		