

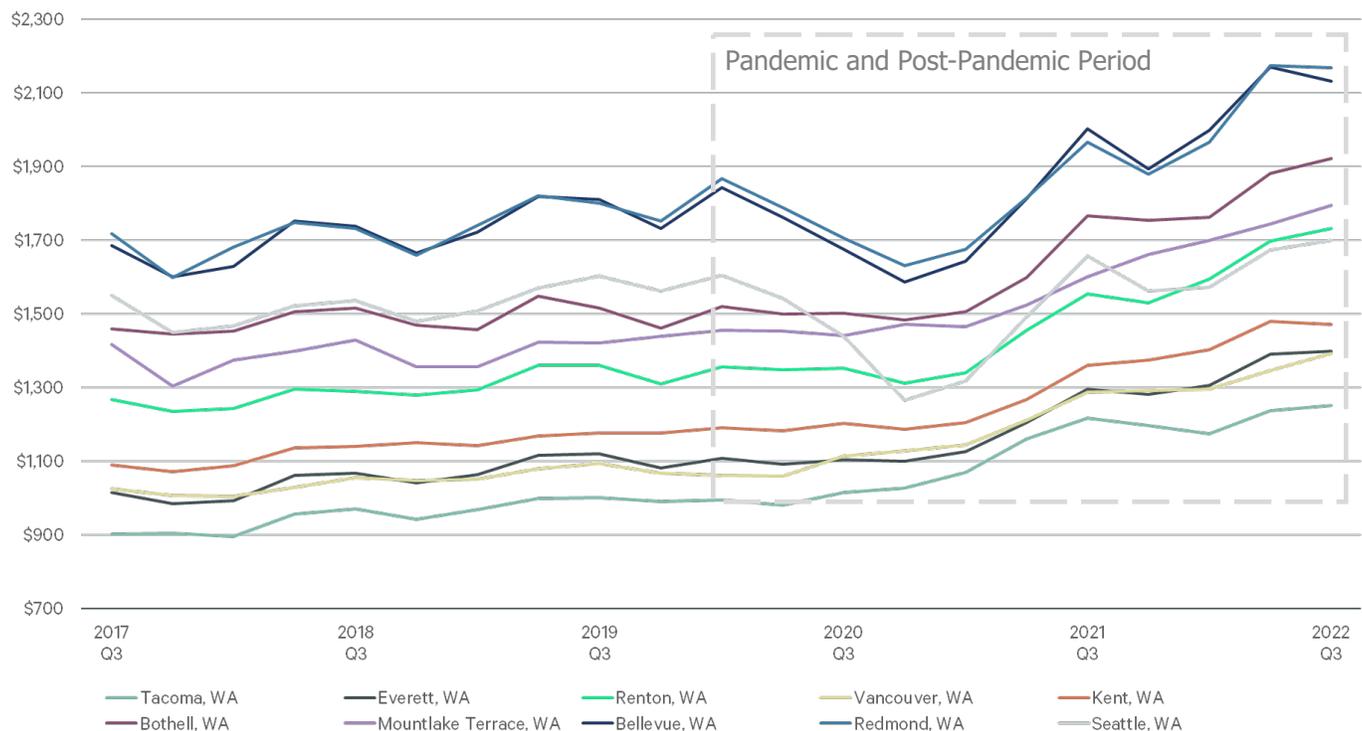
Western Washington Apartment Markets

Varied Rates of Rent Growth Since 2017

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As detailed in a [recent brief](#) published by CBRE’s Tech Insights Center, apartment rents have become highly correlated with remote work and return-to-office trends. During the early stages of the pandemic, rents in urban cores declined as many employees embraced remote work and moved to more rural or affordable areas. The extent to which rents increased across various western Washington markets has varied. In some cases, five-year trends were significantly altered by the unusual circumstances brought about by the pandemic. Figure 1 below also shows the pause in rent growth that occurred in Q4 of 2021, as COVID-19 cases spiked and most companies walked back their earlier return-to-office plans.

Figure 1. Apartment Rents in 10 Western Washington Cities



Source: Apartment List, CBRE Research, 2022.

Data from Apartment List shows that rents in Bellevue, Redmond, Seattle and Renton bottomed out in late-2021. Meanwhile, a greater share of the region’s residents sought affordable, less dense neighborhoods. Rents never declined in the suburban towns located within the Seattle Metro region, nor in cities outside of the Seattle Metro region. Even going back five years from Q3 of 2017, there is a clear disparity for total rent growth in cities that have traditionally commanded lower rents.

Figure 2. Apartment Rent Changes Since Q3 2017

	Q3 2017	Q3 2022	Rent Change
Tacoma	\$901	\$1,251	38.8%
Everett	\$1,014	\$1,399	38.0%
Renton	\$1,267	\$1,731	36.6%
Vancouver	\$1,025	\$1,392	35.8%
Kent	\$1,090	\$1,470	34.9%
Bothell	\$1,458	\$1,922	31.8%
Mountlake Terrace	\$1,416	\$1,794	26.7%
Bellevue	\$1,686	\$2,132	26.5%
Redmond	\$1,718	\$2,168	26.2%
Seattle	\$1,549	\$1,700	9.7%

Source: Apartment List, CBRE Research, 2022.

As office occupancy rates have regained some momentum this year, rents in urban and suburban markets have begun to rise again. Redmond, Bothell, Renton and Seattle have seen the largest percentage gains in rents in 2022 through the month of September, at 10.3%, 9.1%, 8.5% and 8.1%, respectively.

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