

● SEATTLE

# Seattle

## Building Permit Report

**April 2024**

Monthly analysis of permit volume, project types, housing activity, and construction values sourced from City of Seattle public permit records.

Total Permits

New Construction

Est. Project Value

Housing Units Added

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## Permit Volume Overview

Seattle issued **544 building permits** this month. Addition and alteration work led volume at **375 permits (68.9%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **104 permits (19.1%)**, while demolitions totaled **29 (5.3%)**. Residential projects made up **79.2%** of total activity, with non-residential at **20.8%**.

Permit Type	Count	Share
Addition / Alteration	375	68.9%
New Construction	104	19.1%
Demolition	29	5.3%
Tenant Improvement	10	1.8%

## Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **363 permits (66.7%)**. Commercial work accounted for **89 (16.4%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **68 permits (12.5%)**.

Permit Class	Count	Share
Single Family / Duplex	363	66.7%
Commercial	89	16.4%
Multifamily	68	12.5%
Institutional	12	2.2%
Industrial	8	1.5%

## Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$221.0M**, with an average project cost of **\$409,975**. Seattle ranks among the most expensive construction markets in the Pacific Northwest, driven by strong tech-sector demand, dense urban infill, and significant multifamily and commercial development activity. These valuations are contractor-declared at time of permit application.

**\$221.0M**

Total Est. Project Value

**\$409,975**

Avg. Project Cost

## Housing Activity

Seattle's permit data includes detailed housing categories that reveal where residential construction is focused. This month, permitted projects are set to add **665 housing units** to the city's supply. Middle housing — a category that includes duplexes, triplexes, townhomes, and cottage clusters — remains a key focus under Seattle's expanded zoning policies. The table below shows the top housing categories active this month.

Housing Category	Permits	Share
Single-Family Add/Alt	212	39.0%
Middle Housing	107	19.7%
Commercial Add/Alt	74	13.6%
Pre-Approved DADU Plans	6	1.1%
Multifamily - Other	2	0.4%
Housing - Other	1	0.2%

## Top Zoning Designations

Seattle's zoning designations indicate the land use context of permitted projects. Neighborhood Residential (NR) zones cover most of the city's single-family and middle-housing activity, while Lowrise (LR) and Neighborhood Commercial (NC) zones are where multifamily and mixed-use construction is concentrated. The table below shows the six most active zoning designations this month.

Zoning	Permits	Share
NR3	225	41.4%
NR2	54	9.9%
LR1	25	4.6%
LR3	22	4.0%
LR2	20	3.7%
NC3	17	3.1%

## Get the Full List

This report summarizes Seattle's permit landscape for April 2024. BCAR DATA's monthly lead lists give you the actual permit records — property address, permit type, project description, and estimated cost — delivered straight to your inbox every month.

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