

● SEATTLE

# Seattle

## Building Permit Report

**May 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 **512 building permits** this month. Addition and alteration work led volume at **343 permits (67.0%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **95 permits (18.6%)**, while demolitions totaled **25 (4.9%)**. Residential projects made up **72.5%** of total activity, with non-residential at **27.5%**.

Permit Type	Count	Share
Addition / Alteration	343	67.0%
New Construction	95	18.6%
Demolition	25	4.9%
Tenant Improvement	17	3.3%

## Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **309 permits (60.4%)**. Commercial work accounted for **115 (22.5%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **62 permits (12.1%)**.

Permit Class	Count	Share
Single Family / Duplex	309	60.4%
Commercial	115	22.5%
Multifamily	62	12.1%
Institutional	19	3.7%
Industrial	7	1.4%

## Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$318.8M**, with an average project cost of **\$633,846**. 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.

**\$318.8M**

Total Est. Project Value

**\$633,846**

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 **847 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	184	35.9%
Middle Housing	102	19.9%
Commercial Add/Alt	80	15.6%
Pre-Approved DADU Plans	5	1.0%
Housing - Other	1	0.2%
Multifamily - 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	179	35.0%
NR2	51	10.0%
LR1	24	4.7%
LR2	22	4.3%
NC3	17	3.3%
LR3	14	2.7%

## Get the Full List

This report summarizes Seattle's permit landscape for May 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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