

● SEATTLE

# Seattle

## Building Permit Report

July 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 **484 building permits** this month. Addition and alteration work led volume at **299 permits (61.8%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **94 permits (19.4%)**, while demolitions totaled **31 (6.4%)**. Residential projects made up **74.8%** of total activity, with non-residential at **25.2%**.

Permit Type	Count	Share
Addition / Alteration	299	61.8%
New Construction	94	19.4%
Demolition	31	6.4%
Tenant Improvement	12	2.5%

## Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **314 permits (64.9%)**. Commercial work accounted for **92 (19.0%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **48 permits (9.9%)**.

Permit Class	Count	Share
Single Family / Duplex	314	64.9%
Commercial	92	19.0%
Multifamily	48	9.9%
Institutional	22	4.5%
Industrial	8	1.7%

## Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$208.9M**, with an average project cost of **\$445,344**. 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.

**\$208.9M**

Total Est. Project Value

**\$445,344**

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 **1,009 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	164	33.9%
Middle Housing	96	19.8%
Commercial Add/Alt	63	13.0%
Pre-Approved DADU Plans	8	1.7%
Multifamily - Other	3	0.6%
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	180	37.2%
NR2	48	9.9%
LR3	18	3.7%
LR1	18	3.7%
NR3, NR3	18	3.7%
NC2	12	2.5%

## Get the Full List

This report summarizes Seattle's permit landscape for July 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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