

● SEATTLE

# Seattle

## Building Permit Report

**September 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 **528 building permits** this month. Addition and alteration work led volume at **338 permits (64.0%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **75 permits (14.2%)**, while demolitions totaled **68 (12.9%)**. Residential projects made up **79.7%** of total activity, with non-residential at **20.3%**.

Permit Type	Count	Share
Addition / Alteration	338	64.0%
New Construction	75	14.2%
Demolition	68	12.9%
Tenant Improvement	13	2.5%

## Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **337 permits (63.8%)**. Commercial work accounted for **85 (16.1%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **84 permits (15.9%)**.

Permit Class	Count	Share
Single Family / Duplex	337	63.8%
Commercial	85	16.1%
Multifamily	84	15.9%
Institutional	12	2.3%
Industrial	8	1.5%

## Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$1092.6M**, with an average project cost of **\$2,081,061**. 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.

**\$1092.6M**

Total Est. Project Value

**\$2,081,061**

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 **328 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	203	38.4%
Middle Housing	93	17.6%
Commercial Add/Alt	60	11.4%
Pre-Approved DADU Plans	5	0.9%
Housing - Other	2	0.4%

## 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	203	38.4%
NR2	67	12.7%
LR1	21	4.0%
LR2	14	2.7%
LR3	13	2.5%
NC3	12	2.3%

## Get the Full List

This report summarizes Seattle's permit landscape for September 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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