

● SEATTLE

Seattle

Building Permit Report

January 2025

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 **460 building permits** this month. Addition and alteration work led volume at **304 permits (66.1%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **81 permits (17.6%)**, while demolitions totaled **41 (8.9%)**. Residential projects made up **77.0%** of total activity, with non-residential at **23.0%**.

Permit Type	Count	Share
Addition / Alteration	304	66.1%
New Construction	81	17.6%
Demolition	41	8.9%
Tenant Improvement	12	2.6%

Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **310 permits (67.4%)**. Commercial work accounted for **79 (17.2%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **44 permits (9.6%)**.

Permit Class	Count	Share
Single Family / Duplex	310	67.4%
Commercial	79	17.2%
Multifamily	44	9.6%
Institutional	18	3.9%
Industrial	6	1.3%

Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$189.4M**, with an average project cost of **\$419,995**. 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.

\$189.4M

Total Est. Project Value

\$419,995

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 **2,631 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	172	37.4%
Middle Housing	78	17.0%
Commercial Add/Alt	51	11.1%
Pre-Approved DADU Plans	9	2.0%
Multifamily - Other	1	0.2%
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	177	38.5%
NR2	47	10.2%
RSL	28	6.1%
LR2	17	3.7%
LR3	15	3.3%
NC3	11	2.4%

Get the Full List

This report summarizes Seattle's permit landscape for January 2025. 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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