

● SEATTLE

# Seattle

## Building Permit Report

**February 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 **414 building permits** this month. Addition and alteration work led volume at **272 permits (65.7%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **90 permits (21.7%)**, while demolitions totaled **25 (6.0%)**. Residential projects made up **78.7%** of total activity, with non-residential at **21.3%**.

Permit Type	Count	Share
Addition / Alteration	272	65.7%
New Construction	90	21.7%
Demolition	25	6.0%
Tenant Improvement	11	2.7%

## Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **285 permits (68.8%)**. Commercial work accounted for **64 (15.5%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **41 permits (9.9%)**.

Permit Class	Count	Share
Single Family / Duplex	285	68.8%
Commercial	64	15.5%
Multifamily	41	9.9%
Institutional	18	4.3%
Industrial	4	1.0%

## Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$214.1M**, with an average project cost of **\$520,848**. 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.

**\$214.1M**

Total Est. Project Value

**\$520,848**

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 **310 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	150	36.2%
Middle Housing	92	22.2%
Commercial Add/Alt	51	12.3%
Housing - Other	3	0.7%
Multifamily - Other	2	0.5%
Pre-Approved DADU Plans	2	0.5%

## 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	148	35.7%
NR2	47	11.4%
LR1	28	6.8%
NR3, NR3	15	3.6%
NC2	12	2.9%
RSL	12	2.9%

## Get the Full List

This report summarizes Seattle's permit landscape for February 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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