

● SEATTLE

# Seattle

## Building Permit Report

**March 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 **575 building permits** this month. Addition and alteration work led volume at **394 permits (68.5%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **100 permits (17.4%)**, while demolitions totaled **34 (5.9%)**. Residential projects made up **78.8%** of total activity, with non-residential at **21.2%**.

Permit Type	Count	Share
Addition / Alteration	394	68.5%
New Construction	100	17.4%
Demolition	34	5.9%
Tenant Improvement	13	2.3%

## Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **400 permits (69.6%)**. Commercial work accounted for **94 (16.3%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **53 permits (9.2%)**.

Permit Class	Count	Share
Single Family / Duplex	400	69.6%
Commercial	94	16.3%
Multifamily	53	9.2%
Institutional	20	3.5%
Industrial	6	1.0%

## Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$254.7M**, with an average project cost of **\$446,871**. 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.

**\$254.7M**

Total Est. Project Value

**\$446,871**

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 **432 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	215	37.4%
Middle Housing	133	23.1%
Commercial Add/Alt	76	13.2%
Multifamily - Other	4	0.7%
Pre-Approved DADU Plans	4	0.7%

## 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	234	40.7%
NR2	52	9.0%
NR3, NR3	23	4.0%
LR3	20	3.5%
LR1	20	3.5%
RSL	17	3.0%

## Get the Full List

This report summarizes Seattle's permit landscape for March 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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