

Market Intelligence Report

May 2026

Monthly analysis of new construction, addition, and major-project building permit leads, declared value, and geographic activity sourced from City of Seattle public permit records.

386

Total Permit
Leads

317

New
Construction

\$93.9M

Total Declared
Value

126

Housing Units
Added

Permit Lead Overview

Seattle generated 386 qualified building permit leads this month, based on application date. New construction led activity with 317 permits (82.1%), addition work accounted for 51 permits (13.2%), and major projects added 18 permits (4.7%). This dataset reflects BCAR DATA's curated lead list scope, drawn from the city's permit feed.

Lead Type	Count	Share
New Construction	317	82.1%
Addition	51	13.2%
Major Project	18	4.7%

Property Class & Pipeline Status

Residential projects made up 81.9% of leads this month, compared to 18.1% non-residential. Of all leads, 25.9% have already been Issued, while 71.5% remain in active review — early-stage leads worth tracking before they hit the market.

Status	Count	Share
Issued	100	25.9%
Completed	10	2.6%
In Review / Pending	276	71.5%

Declared value: This month's leads carry a combined estimated project cost of \$93.9M. New construction alone accounts for \$70.8M and all 126 new housing units identified this month, underscoring its outsized role in Seattle's housing pipeline despite trailing addition work in raw permit count for some months.

Activity by ZIP Code

ZIP-level concentration highlights where new construction and addition activity is clustering this month. ZIP 98115 led with 34 leads (8.8% of the city total). Use this breakdown to focus outreach and canvassing on the most active markets.

ZIP Code	Leads	Share
98115	34	8.8%
98108	29	7.5%
98103	28	7.3%
98105	23	6.0%
98133	19	4.9%
98118	19	4.9%

Declared Value by Lead Type

Declared value skews heavily toward new construction relative to its share of permit volume, reflecting larger average project scope and the housing units those projects bring online.

Lead Type	Total Value	Housing Units Added
New Construction	\$70,786,095	126
Addition	\$13,428,897	0
Major Project	\$9,723,347	0

Get the Full List

This report summarizes Seattle's permit lead landscape for May 2026. BCAR DATA's monthly lead lists give you the actual permit records — property address, permit type, declared value, and project status — delivered straight to your inbox every month.

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Coverage also available for Los Angeles, Dallas, Austin, Houston, San Francisco, Chicago, and New York City.

About BCAR DATA — BCAR DATA compiles and delivers monthly building permit lead lists sourced directly from public government records. Data is available for Los Angeles, Dallas, Austin, Houston, San Francisco, Chicago, New York City, and Seattle.