

Urban Center / Village Housing Unit Growth Report Through 1st Quarter 2024

Please note: In April 2019 the boundaries of several areas were changed; therefore, housing unit growth, base year-end 2015 total units, and future estimates based on the growth rate are being reported based on current boundaries.

	Previous Growth		Base Year	Housing Units Built by Year **									Growth from Base Year			Estimated Growth		Pipeline Growth	
<a href="#">Urban Center / Village</a>	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Units Built 2016 - 3/31/2024	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****	Units Permitted Q1 of 2024
																Housing Units	<a href="#">Growth Rate</a>		
Belltown	3,097	3,177	11,496	64	1,191	-24	797		60		1	328	2,417	13,913	21.0%	3,332	0%	994	
Denny Triangle	555	2,961	4,817		767	396	449		343	1,249	430		3,634	8,451	75.4%	3,364	0%	2,748	442
Commercial Core	1,014	623	3,896		607	304	45	266	210			1	1,433	5,329	36.8%	1,313	0%	41	
Pioneer Square	257	670	1,562	45		107		-1	1	80			232	1,794	14.9%	363	0%	206	
Chinatown-International District	679	407	2,574	221	120		494	174	321	203	126	66	1,725	4,299	67.0%	3,628	0%	317	
Downtown	5,602	7,838	24,345	330	2,685	783	1,785	439	935	1,532	557	395	9,441	33,786	38.8%	12,000	N/A	4,306	442
Capitol Hill	554	1,943	14,978	62	165	326	188	271	884	236	132	-2	2,262	17,240	15.1%	1,755	0%	619	82
Pike/Pine	495	2,009	5,036	735	345	358	-1	45	60	71	165	129	1,907	6,943	37.9%	848	0%	368	268
First Hill	306	832	7,064	169	17	557	1,103	329	83	136	1,860	592	4,846	11,910	68.6%	2,878	0%	1,215	10
12th Avenue	750	616	2,367	110	258	133	3	143	25	103	214	429	1,418	3,785	59.9%	519	0%	127	
First Hill/Capitol Hill	2,105	5,400	29,445	1,076	785	1,374	1,293	788	1,052	546	2,371	1,148	10,433	39,878	35.4%	6,000	N/A	2,329	360
Ravenna	285	153	1,621	21	30	36	3	250	3	236	560		1,139	2,760	70.3%	1,237	0%	193	3
University Campus	-11	273	500	-1									-1	499	-0.2%	0	0%		
University District Northwest	663	1,792	7,830	285	448	157	513	356	175	434	1,110	-5	3,473	11,303	44.4%	2,263	0%	359	74
University District	937	2,218	9,951	305	478	193	516	606	178	670	1,670	-5	4,611	14,562	46.3%	3,500	N/A	552	77
Northgate	143	1,033	4,535	0	5	-31	354	8	17	81	49	243	726	5,261	16.0%	3,000	0%	1,282	15
South Lake Union	753	3,072	4,537	1,027	1,045	1,925	1,240		188	1,563	160	338	7,486	12,023	165.0%	7,500	0%	10	
Uptown	976	2,618	7,557	66	241	159	206	353	452	100	759	176	2,512	10,069	33.2%	3,000	0%	441	
Urban Centers	10,516	22,179	80,370	2,804	5,239	4,403	5,394	2,194	2,822	4,492	5,566	2,295	35,209	115,579	43.8%	35,000	N/A	8,920	894

\* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

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Source: SDCI Permit Data Warehouse  
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	Previous Growth		Base Year	Housing Units Built by Year **									Growth from Base Year			Estimated Growth		Pipeline Growth	
<a href="#">Urban Center / Village</a>	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Units Built 2016 - 3/31/2024	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****	Units Permitted Q1 of 2024
																Housing Units	<a href="#">Growth Rate</a>		
Ballard	690	3,159	9,881	607	526	336	356	191	107	246	286	23	2,678	12,559	27.1%	4,000*	60%	692	8
Bitter Lake Village	209	1,171	3,388	-1	6	176	-1		30	101	208		519	3,907	15.3%	1,400	40%	110	
Fremont	317	773	3,199	349	157	7	23	86	84	51	177	63	997	4,196	31.2%	1,300*	40%	331	11
Lake City	645	523	2,570	4	146	69	133	18	15	27	264	47	723	3,293	28.1%	1,000	40%	163	
Mt Baker	517	411	2,586	18	151	188	56	609	55	325	224	11	1,637	4,223	63.3%	1,000	40%	1,429	26
West Seattle Junction	573	1,773	4,430	290	74	499	224	89	327	13	89	95	1,700	6,130	38.4%	2,700	60%	166	14
Hub Urban Villages	2,951	7,810	26,054	1,267	1,060	1,275	791	993	618	763	1,248	239	8,254	34,308	31.7%	11,400	N/A	2,891	59
23rd & Union-Jackson	862	1,173	5,838	287	181	218	427	695	173	504	221	352	3,058	8,896	52.4%	1,800	30%	750	
Admiral	215	98	1,134	138	5	16	121	3	-39	51	0	6	301	1,435	26.5%	300	30%	14	
Aurora-Licton Springs	476	532	3,455	13	37	28	228	106	106	37	12	285	852	4,307	24.7%	1,000	30%	97	36
Columbia City	261	1,124	2,933	267	47	268	123	35	85	309	288	161	1,583	4,516	54.0%	900	30%	505	90
Crown Hill	38	148	2,104	16	145	30	37	35	135	114	79	117	708	2,812	33.7%	1,100	50%	529	35
Eastlake	311	663	3,833	25	227	106	64	94	42	89	72	233	952	4,785	24.8%	800*	30%	188	31
Green Lake	226	643	2,605	12	224	1	34	66	75	98			510	3,115	19.6%	600*	30%	193	
Greenwood-Phinney Ridge	386	206	1,760	102	-9	54	144	3	154	278	28	328	1,082	2,842	61.5%	500	30%	282	-3
Madison-Miller	713	470	2,781	53	445	110	144	23	39	29	62	61	966	3,747	34.7%	800	30%	48	
Morgan Junction	53	177	1,347	7	17	24	11	14	42	24	13	42	194	1,541	14.4%	400	30%	64	
North Beacon Hill	55	186	2,503	138	16	40	61	36	174	131	90	14	700	3,203	28.0%	800	30%	147	1
Othello	912	653	3,473	-4	98	16	391	13	383	237	41	12	1,187	4,660	34.2%	1,000	30%	863	7
Rainier Beach	86	34	1,672	19	1	12	43	11	21	334	232	0	673	2,345	40.3%	500	30%	260	
Roosevelt	70	503	1,720	264	74	266	492	-3	598	458	180	13	2,342	4,062	136.2%	900	50%	29	7
South Park	106	91	1,292	13	1	2	7	24	39	35	32	1	154	1,446	11.9%	400	30%	112	8

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Upper Queen Anne	86	292	1,723	-1		2	7				16		24	1,747	1.4%	500	30%	288	5
Wallingford	511	530	3,269	5	58	6	132	22	36	262	41	-1	561	3,830	17.2%	1,000	30%	453	17
Westwood-Highland Park	125	169	2,154	3	21	0	22	45	45	21	157	12	326	2,480	15.1%	600	30%	133	82
Residential Urban Villages	5,492	7,692	45,596	1,357	1,588	1,199	2,488	1,222	2,108	3,011	1,564	1,636	16,173	61,769	35.5%	13,900	N/A	4,955	316
Ballard-Interbay-Northend	-19	3	660	-3		-1		3	1		-1	9	8	668	1.2%	0	0%		
Greater Duwamish	3	-26	405	-1	-9				1	-1	-1		-11	394	-2.7%	0	0%		
Manufacturing Industrial Centers	-16	-23	1,065	-4	-9	-1		3	2	-1	-2	9	-3	1,062	-0.3%	0	N/A		

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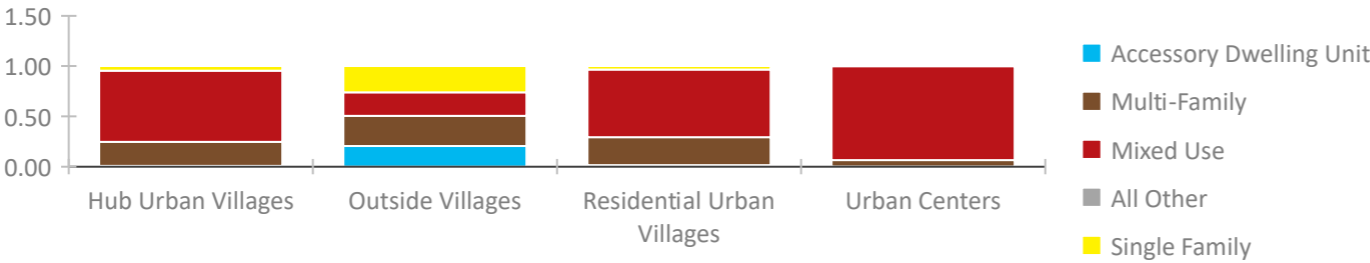
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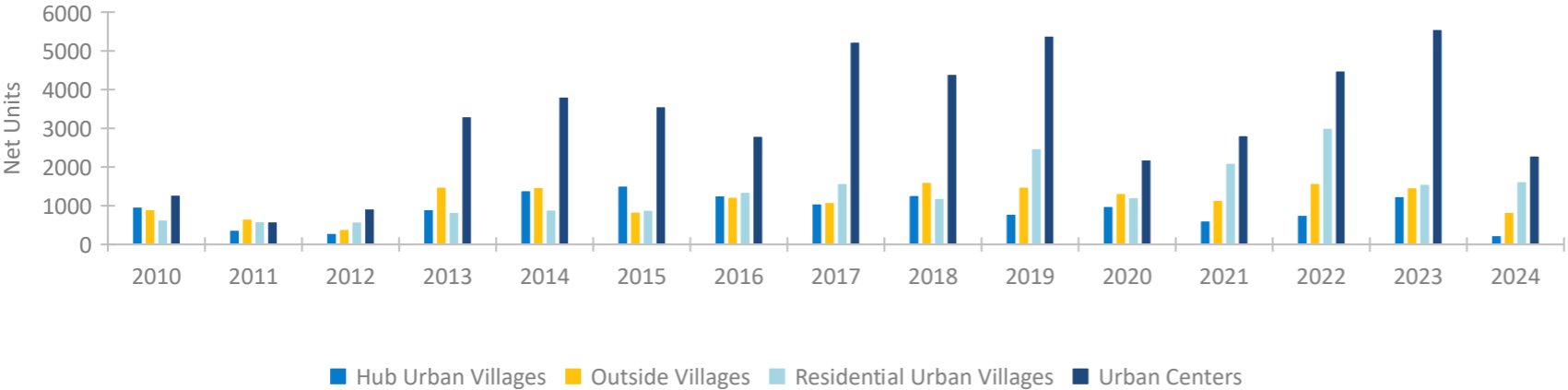
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Total Inside Villages	18,943	37,658	153,085	5,424	7,878	6,876	8,673	4,412	5,550	8,265	8,376	4,179	59,633	212,718	39.0%	60,300	N/A	16,766	1,269
Total Outside Villages	7,099	9,975	183,053	1,231	1,095	1,614	1,491	1,328	1,149	1,586	1,477	839	11,810	194,863	6.5%	9,700	N/A	3,075	496
GRAND TOTAL	26,042	47,633	336,138	6,655	8,973	8,490	10,164	5,740	6,699	9,851	9,853	5,018	71,443	407,581	21.3%	70,000	N/A	19,841	1,765

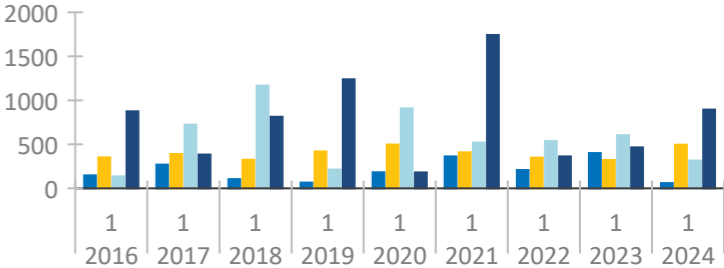
New Units by Unit Type Built 2016 - 2024



Net Units Built by Urban Village Type by Year Built



Net Units Issued by Urban Village Type by Quarter/Year Issued



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