

Urban Center / Village Housing Unit Growth Report Through 2nd Quarter 2022

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.

Urban Center / Village	Previous Growth		Base Year	Housing Units Built by Year **							Growth from Base Year			Estimated Growth		Pipeline Growth	
	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	2022	Units Built 2016 - 6/30/2022	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****	Units Issued Quarter of
														Housing Units	Growth Rate		
Belltown	3,097	3,177	11,496	64	1,191	-24	797	365	60		2,453	13,949	21.3%	3,332	0%	783	
Denny Triangle	555	2,961	4,817		767	396	449		343	839	2,794	7,611	58.0%	3,364	0%	3,133	4
Commercial Core	1,014	623	3,896		607	304	45	266	210		1,432	5,328	36.8%	1,313	0%		
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	1,533	4,107	59.6%	3,628	0%	216	66
Downtown	5,602	7,838	24,345	330	2,685	783	1,785	804	935	1,122	8,444	32,789	34.7%	12,000	N/A	4,338	70
Capitol Hill	554	1,943	14,978	62	163	326	187	271	884	39	1,932	16,910	12.9%	1,755	0%	509	70
Pike/Pine	495	2,009	5,036	735	345	358	-1	45	60	71	1,613	6,649	32.0%	848	0%	407	47
First Hill	306	832	7,064	169	17	557	1,103	329	83	1,019	3,277	10,341	46.4%	2,878	0%	2,486	200
12th Avenue	750	616	2,367	110	258	133	3	143	25	109	781	3,148	33.0%	519	0%	725	
First Hill/Capitol Hill	2,105	5,400	29,445	1,076	783	1,374	1,292	788	1,052	1,238	7,603	37,048	25.8%	6,000	N/A	4,127	317
Ravenna	285	153	1,621	21	30	36	3	250	268	244	852	2,473	52.6%	1,237	0%	278	
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	11	1,945	9,775	24.8%	2,263	0%	1,477	-5
University District	937	2,218	9,951	305	478	193	516	606	443	255	2,796	12,747	28.1%	3,500	N/A	1,755	-5
Northgate	143	1,033	4,535	0	5	-31	354	8	17	104	457	4,992	10.1%	3,000	0%	1,004	704
South Lake Union	753	3,072	4,537	1,027	1,045	1,925	1,240		188	1,189	6,614	11,151	145.8%	7,500	0%	957	
Uptown	976	2,618	7,557	66	241	159	206	359	452	167	1,650	9,207	21.8%	3,000	0%	999	167
Urban Centers	10,516	22,179	80,370	2,804	5,237	4,403	5,393	2,565	3,087	4,075	27,564	107,934	34.3%	35,000	N/A	13,180	1,253

* 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
Building Construction Permits
Friday, July 8, 2022

	Previous Growth		Base Year	Housing Units Built by Year **							Growth from Base Year			Estimated Growth		Pipeline Growth	
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														Housing Units	Growth Rate		
Urban Center / Village																	
Ballard	690	3,154	9,881	607	526	336	356	191	110	223	2,349	12,230	23.8%	4,000*	60%	449	16
Bitter Lake Village	209	1,171	3,388	-1	6	176	-1		30		210	3,598	6.2%	1,400	40%	418	
Fremont	317	771	3,199	349	158	7	23	86	80	52	755	3,954	23.6%	1,300*	40%	545	340
Lake City	645	523	2,570	4	146	69	133	18	17	5	392	2,962	15.3%	1,000	40%	373	91
Mt Baker	517	411	2,586	18	151	188	55	609	55	305	1,381	3,967	53.4%	1,000	40%	1,401	375
West Seattle Junction	573	1,773	4,430	328	74	499	224	89	327	14	1,555	5,985	35.1%	2,700	60%	282	9
Hub Urban Villages	2,951	7,803	26,054	1,305	1,061	1,275	790	993	619	599	6,642	32,696	25.5%	11,400	N/A	3,468	831
23rd & Union-Jackson	862	1,169	5,838	285	182	218	427	699	177	462	2,450	8,288	42.0%	1,800	30%	779	106
Admiral	215	98	1,134	138	5	16	121	3	-40	2	245	1,379	21.6%	300	30%	48	
Aurora-Licton Springs	476	531	3,455	13	37	28	251	106	108	27	570	4,025	16.5%	1,000	30%	260	-5
Columbia City	261	1,119	2,933	267	47	268	123	35	85	388	1,213	4,146	41.4%	900	30%	480	60
Crown Hill	38	148	2,104	16	145	30	37	35	135	75	473	2,577	22.5%	1,100	50%	255	23
Eastlake	311	663	3,833	25	227	106	64	102	39	80	643	4,476	16.8%	800*	30%	389	0
Green Lake	226	643	2,605	12	224	1	34	66	75	97	509	3,114	19.5%	600*	30%	178	
Greenwood-Phinney Ridge	386	206	1,760	102	-9	54	144	3	154	278	726	2,486	41.3%	500	30%	374	27
Madison-Miller	713	460	2,781	53	445	110	144	23	39	18	832	3,613	29.9%	800	30%	135	
Morgan Junction	53	176	1,347	7	17	24	11	12	42	13	126	1,473	9.4%	400	30%	71	9
North Beacon Hill	55	183	2,503	138	16	40	61	36	175	92	558	3,061	22.3%	800	30%	302	16
Othello	912	652	3,473	-4	98	16	391	13	384	238	1,136	4,609	32.7%	1,000	30%	290	16
Rainier Beach	86	34	1,672	19	1	12	43	16	22	334	447	2,119	26.7%	500	30%	249	1
Roosevelt	70	503	1,720	265	73	266	492	-3	598	348	2,039	3,759	118.5%	900	50%	185	3
South Park	106	91	1,292	13	1	2	7	24	39	26	112	1,404	8.7%	400	30%	68	7

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Urban Center / Village														Housing Units	Growth Rate		
Upper Queen Anne	86	292	1,723	-1		2	7				8	1,731	0.5%	500	30%	13	
Wallingford	511	529	3,269	5	58	6	132	22	42	185	450	3,719	13.8%	1,000	30%	283	90
Westwood-Highland Park	125	169	2,154	3	21	0	16	51	45	16	152	2,306	7.1%	600	30%	170	6
Residential Urban Villages	5,492	7,666	45,596	1,356	1,588	1,199	2,505	1,243	2,119	2,679	12,689	58,285	27.8%	13,900	N/A	4,529	359
Ballard-Interbay-Northend	-19	3	660	-3		-1		3	1		0	660	0.0%	0	0%	9	
Greater Duwamish	3	-26	405	-1	-9				1		-9	396	-2.2%	0	0%	-1	-1
Manufacturing Industrial Centers	-16	-23	1,065	-4	-9	-1		3	2		-9	1,056	-0.8%	0	N/A	8	-1

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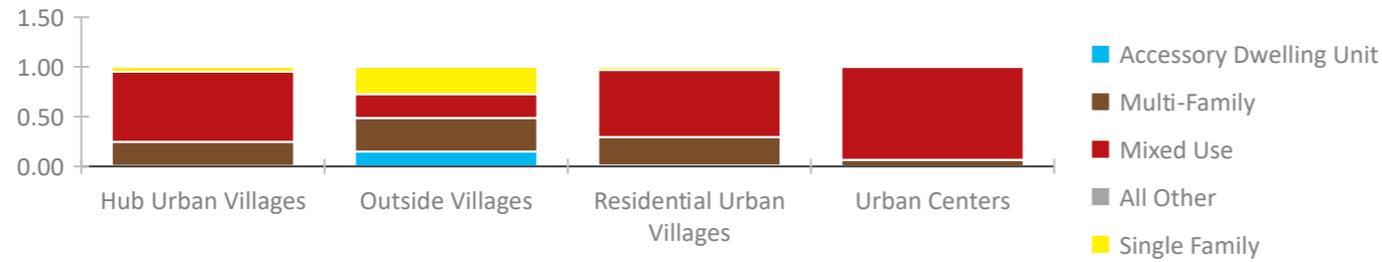
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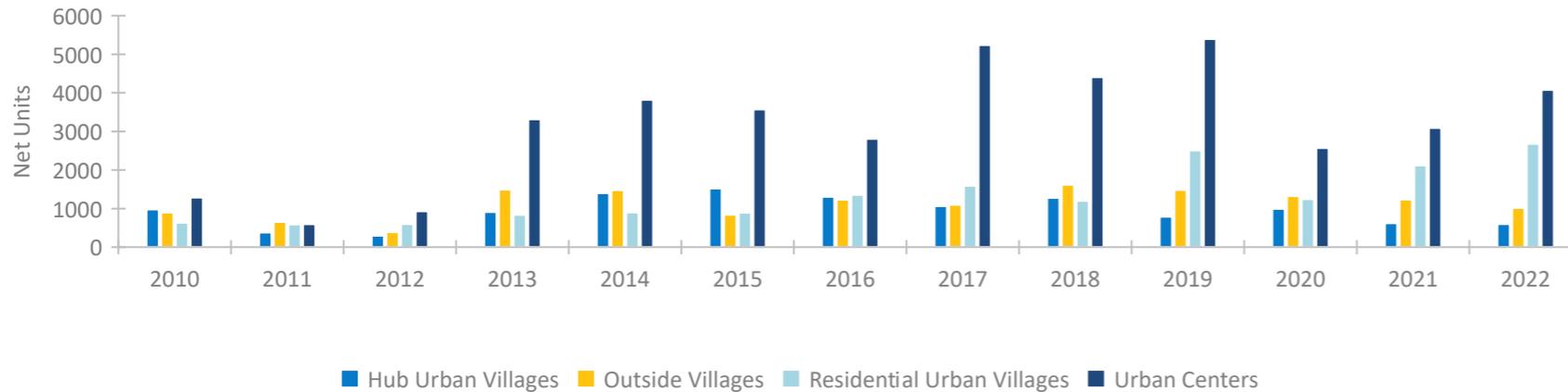
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Urban Center / Village														Housing Units	Growth Rate		
Total Inside Villages	18,943	37,625	153,085	5,461	7,877	6,876	8,688	4,804	5,827	7,353	46,886	199,971	30.6%	60,300	N/A	21,185	2,442
Total Outside Villages	7,099	9,900	183,053	1,229	1,097	1,616	1,481	1,323	1,235	1,015	8,996	192,049	4.9%	9,700	N/A	3,540	515
GRAND TOTAL	26,042	47,525	336,138	6,690	8,974	8,492	10,169	6,127	7,062	8,368	55,882	392,020	16.6%	70,000	N/A	24,725	2,957

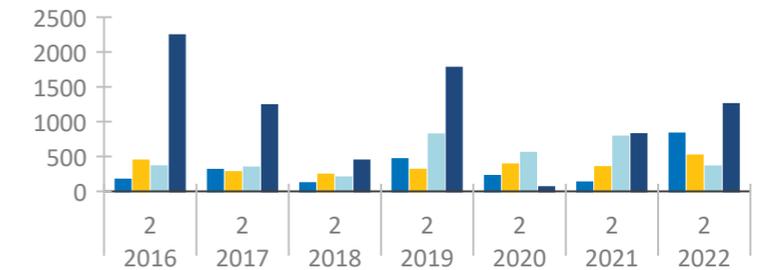
New Units by Unit Type Built 2016 - 2022



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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