

This Seattle ZIP code leads nation in luxury apartment bargains



Luxury apartment rents are falling in Seattle, where a number of neighborhoods offer upscale units at below-average rates.

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For luxury living in prime locations at a discounted price, look no further than Seattle.

A new [RentCafe](#) report finds that rents for upscale apartments in multiple Seattle neighborhoods are well below the city average.

They include the nation-topping ZIP code 98116 in West Seattle, where monthly rents for luxury units go for \$875 below the city average of \$2,698. Almost 97% of the multifamily inventory in 98116 – comprising highly desirable neighborhoods like Alki and West Seattle Junction – is considered high-end or luxury units.

Only market-rate properties with at least 50 units were included in the study. Luxury apartments were defined as building assets with a grade above B-plus.

The second-biggest luxury "rent gap," \$814, can be found in West Seattle's 98126 ZIP code, just east of 98116. The 98107 ZIP code [in Ballard and Fremont](#) offers an average bargain of \$475, earning it a spot at No. 4 on the list.

In all, six Seattle ZIP codes made RentCafe's top-20 list of ZIP codes where renters can get upscale apartments at relative discounts.

Rents for luxury units have been falling in Seattle because a glut of newly constructed apartments flooded the market in recent years, said Doug Ressler, senior analyst and manager of business intelligence at Yardi Matrix, which owns RentCafe.

The Seattle multifamily market delivered over 7,000 luxury units in 2024. RentCafe estimates another 9,000 are set to come online this year. It's about 2.8% of the total multifamily stock.

“What property owners and development people look for is, “Do I have the density? Do I have the population and the demand where I'm going to put the product?”” Ressler said. “Seattle, being a gateway city and being a tech city, has a lot of those benefits.”

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Still, Seattle is a [costly city](#) for renters and would-be homeowners.

The overall average apartment rent in Seattle is \$2,332, compared with the national average of \$1,748.

The region is also going through a [housing crunch](#) as homeownership remains elusive for many amid [high home prices and elevated mortgage rates](#).

“The exponential growth of people in need for housing is going to fill rentals in the duration because of the ability to buy a house, to find a house,” Ressler said. “Housing starts are also down.”



Ressler said the growing supply of affordable luxury apartments gives renters more competitive options and the market will price accordingly.

Seattle's multifamily occupancy rate currently sits above 90%.

Researchers at RentCafe analyzed about 10,000 ZIP codes across the country to compile the report. With a luxury rent gap of \$581, the 85259 ZIP code in Scottsdale, Arizona, was No. 3 on RentCafe's list. Madison, Wisconsin's, 53718 (\$468) rounded out the top five.

Austin, Texas, had the most ZIP codes offering good rent deals, with 12. Seattle ranked No. 5, with seven ZIP codes.

THE LIST

Wealthiest ZIP Codes in the Seattle area

Median household income, 2022

| Rank | Prior Rank | ZIP code |
|------|------------|----------|
| 1 | 1 | 98039 |
| 2 | 2 | 98075 |
| 3 | 3 | 98074 |

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