

# Housing and Neighborhood Overview



Foster MBA Welcome Weekend – January 2025

# About **Seattle** – the *hottest* market in the nation

**#1** in population growth this decade, nationwide: Nearly 16,700 people -- 46 per day -- moved into the city from 2017-2018. Most of them being well-educated **Millennials**.

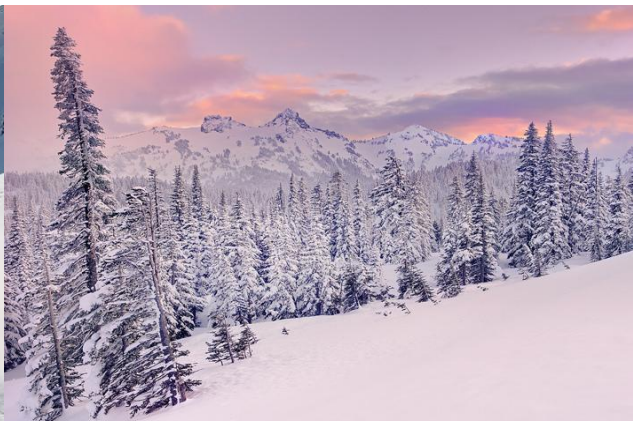
Added **220,000** jobs, an increase of nearly 15 percent in the past decade

**31** Fortune 500 companies now operate research and engineering hubs in Seattle





# About Seattle, Pacific Northwest



# About **Seattle**, Pacific Northwest

**15** national parks in Washington State

Abundance of **activities year-round** ranging from kayaking, hiking, and paddle boarding to skiing and snowboarding.

**37.5 inches** of normal annual precipitation in Seattle (less than *many* cities including Miami, Houston, Atlanta, New York City, Boston, and Philadelphia)

Over **7,000** commute via bicycles

**Dog friendly** city with numerous dog parks, off-leash trails, and doggy daycare



# The best city for coffee enthusiasts

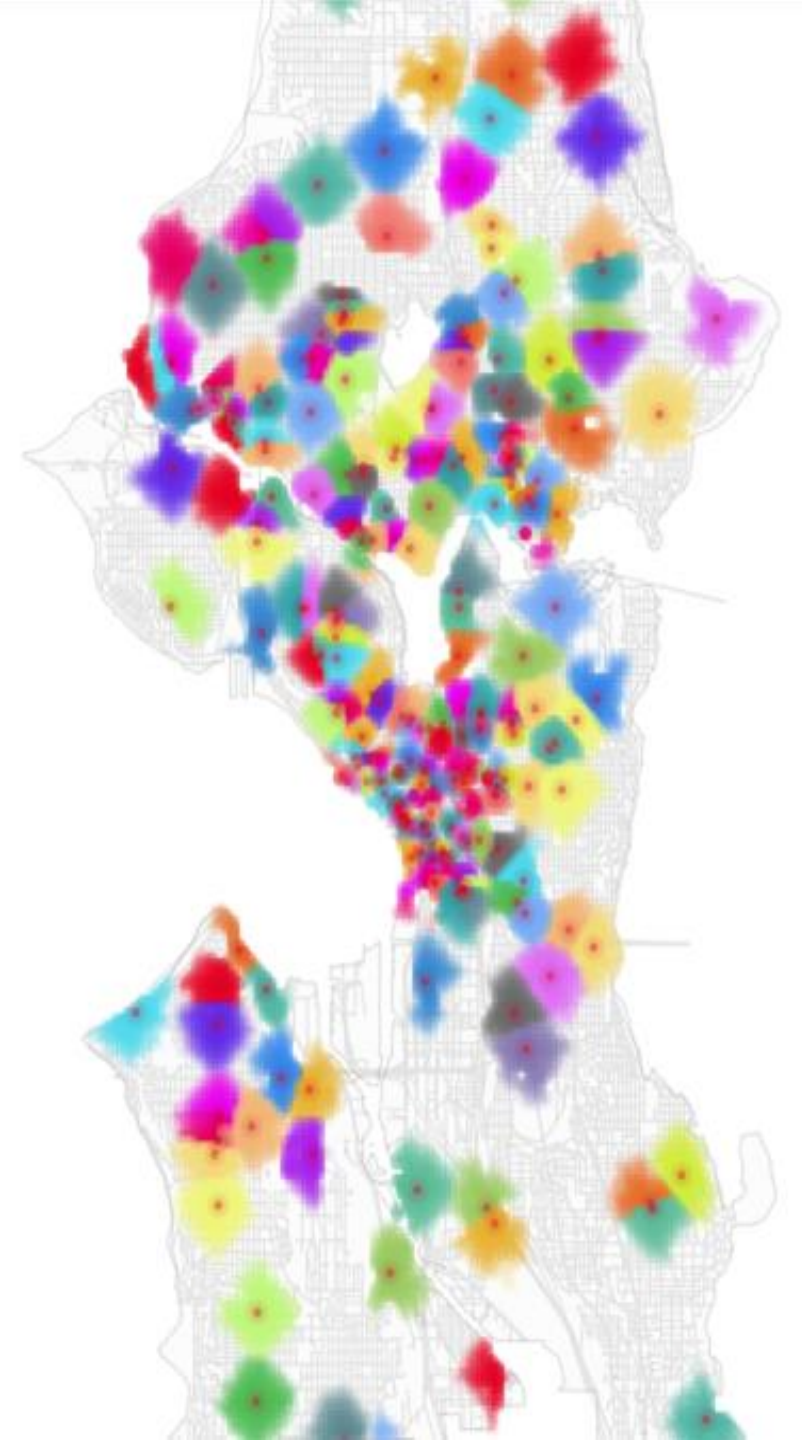
1,640 coffee shops

9 Coffee/tea manufacturers

Zip Code with most coffee shops per capita:  
98101

## Recommendations:

- Café on the Ave
- Uptown Espresso
- Caffe Vita
- Victrola Coffee Roasters
- Espresso Vivace



# Neighborhood Overview

## Popular Neighborhoods

Fremont

Wallingford

Capitol Hill

University District

Green Lake

Ravenna/Roosevelt

Ballard

Eastlake

## Other Options

Downtown/Belltown

Queen Anne (Lower/Upper)

South Lake Union

International District

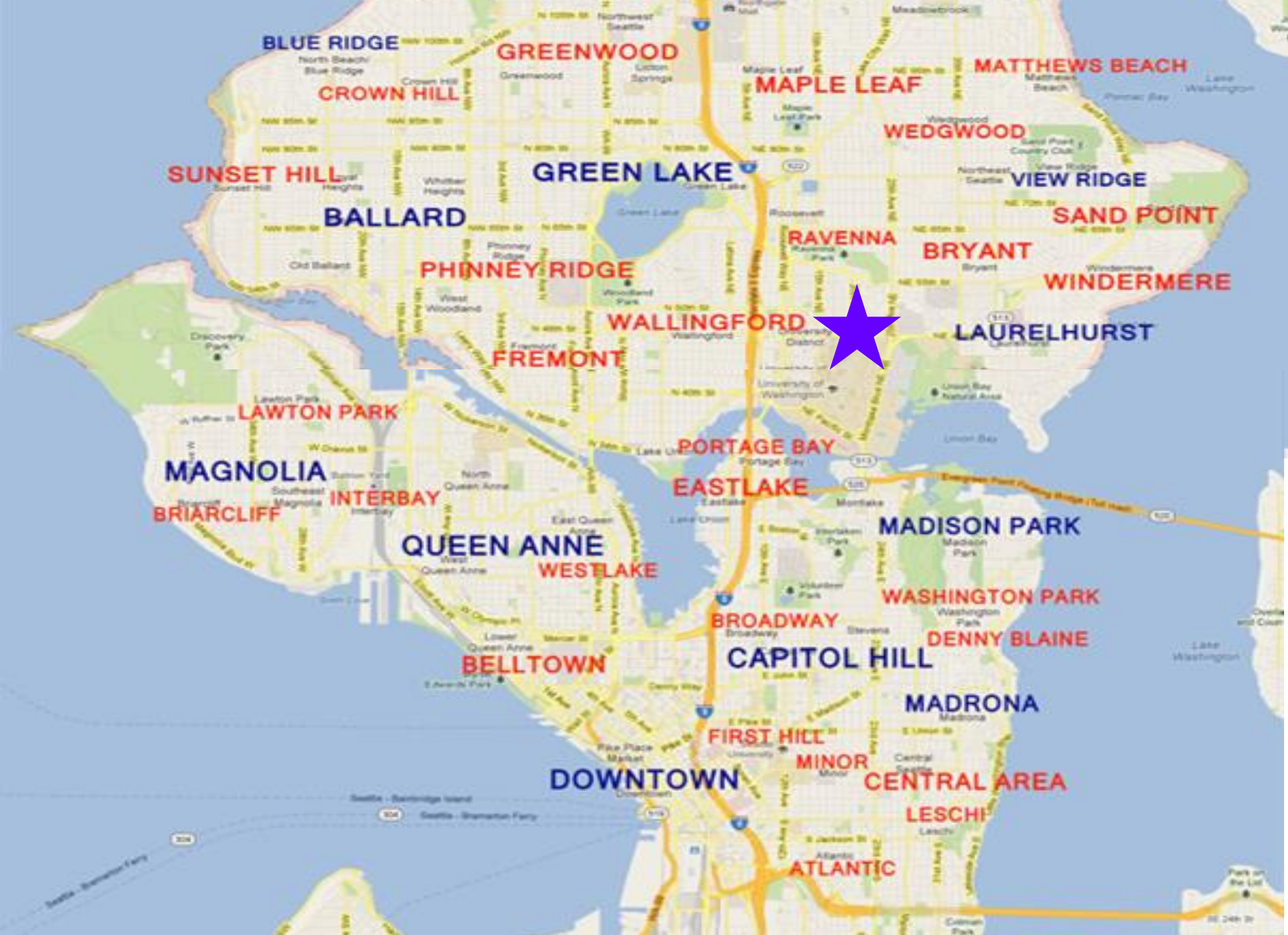
Northgate

Graduate School Housing

Shoreline

Wedgewood





Neighborhood Map

# International District (“Chinatown”)

*Bustling hub for Seattle’s Asian-American communities.*

*Noodle houses, sushi spots, dim sum restaurants and karaoke!!*

## Overview

5 light rail stops from UW Station. One of the most ethnically diverse ‘hoods in the City of Seattle and one of eight historic neighborhoods recognized by the City of Seattle.

## Attractions

Food food food  
Museums! Wing Luke, Pinball!  
Uwajimaya

## Transportation

30 min by link rail + walking  
35 min by bike  
<15 min by car

## Main Areas & Housing

Jackson & 5th.  
Mostly apartments.





# Ballard

*Known for its historic downtown, Scandinavian fishing heritage and top-notch restaurants, Ballard is the hot neighborhood of Seattle!*

## Overview

Ballard's historic downtown is home to many of the trendiest restaurants in Seattle. This rapidly developing neighborhood is a bit further from campus, but those that live there say it's well worth it

## Attractions

Ballard Locks  
Craft Brewery Scene  
Shilshole Marina and Golden Gardens

## Transportation

25-35 min by bus (no transfers)  
30 min by bike  
20 min by car

## Main Areas & Housing

NW Market St. and 24th Ave. NW is center of Old Ballard  
Mostly apartments



# Fremont & Wallingford

*Conveniently located near campus and centrally within Seattle  
Fremont and Wallingford are very popular amongst students*

## Overview

Centrally located with easy access to campus, Ballard and downtown  
Wallingford - more residential and closer to campus  
Fremont - more bars, restaurants and attractions

## Attractions

Water and Parks  
Fremont - Gasworks Park and Lake Union  
Wallingford - Green Lake  
45th Ave and Fremont Ave - Lots of bars and restaurants

## Transportation

10-15 min by bus (no transfers)  
10-20 min by bike (access to Burke-Gilman Trail)  
5-10 min by car

## Main Areas & Housing

45th St. is the main corridor of Wallingford and leads to campus  
Fremont Ave. N. and 35th St. is the main intersection of Fremont  
Assortment of apartments and houses



# Eastlake

*Situated on the east side of Lake Union between Capitol Hill and Campus, Eastlake is a very convenient and quieter neighborhood*

## Overview

Conveniently located between campus, Capitol Hill, and Downtown, Eastlake is a quality neighborhood for those looking for a quieter housing option

## Attractions

Short walk to the lake-front parks  
Convenient access to U-district  
Great view of Lake Union  
Some bars

## Transportation

<10 min by bus (no transfers)  
5-7 min by bike  
15 min by walking

## Main Areas & Housing

Predominantly houses for rent, some apartment complexes  
East and west of Eastlake Ave.



# Capitol Hill

*An eclectic, densely-packed neighborhood with nightlife, arts, and the action of the city*

## Overview

Capitol Hill has something for everyone  
Nightlife, parks, city, quiet

## Attractions

• “Pike/Pine Corridor” known as a prime nightlife spot of Seattle  
Volunteer Park is a 48-acre park for tennis, running and relaxing  
Endless restaurants, coffee shops, bars

## Transportation

8 min by light rail  
15 min by bus (no transfers)  
20 min by bike (no trails)  
10 min by car (Parking in Capitol Hill can be tough!)

## Main Areas & Housing

Broadway between Pike and Roy St.  
15th St. near Volunteer Park is quieter and more residential  
Many apartment options, can be more expensive



# Green Lake & Roosevelt

*Northwest of campus, Green Lake is a very convenient and quieter neighborhood that is walkable with close access to an awesome park!*

## Overview

Northwest of campus about 2-3 miles, Green Lake is a very convenient and quieter neighborhood that is walkable with close access to an awesome park! Easy bus and/or bike ride to campus.

## Attractions

Short walk to the park with a 3-mile loop lake.  
Convenient access to U-district  
Very walkable and active area  
Some bars, restaurants, and grocery shopping

## Transportation

15-30 min by bus (no transfers)  
15-20 min by bike  
35 min by walking

## Main Areas & Housing

Predominantly apartments for rent near the lake or around the Roosevelt/65th area.



# University District

*Location, Location, Location!*

## Overview

Looking for a short walk to campus? Predominantly an undergrad neighborhood, there are less expensive options in the U-District

## Attractions

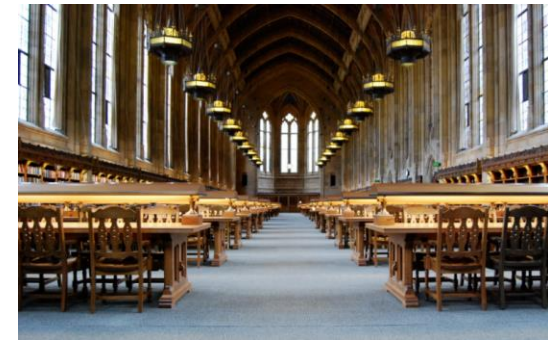
“The Ave” has many ethnic restaurants  
Waterfront Activities Center  
The Arboretum and other UW Attractions  
University Village – Shopping!

## Transportation

3–7 minute walk

## Main Areas & Housing

Predominantly houses for rent, some apartment complexes  
University housing available



# Other neighborhoods

## *Downtown/Belltown/South Lake Union*

- For the ultra urbanite – shopping, tourism
- More expensive, very congested
- Amazon-focused community
- New restaurants popping up!

## *Queen Anne*

- Nice quiet neighborhood, close to downtown
- Long, indirect commute to school
- Family oriented

## *Bellevue & Kirkland*

- Very safe, suburban
- Across the water – longer commute
- Microsoft-focused community

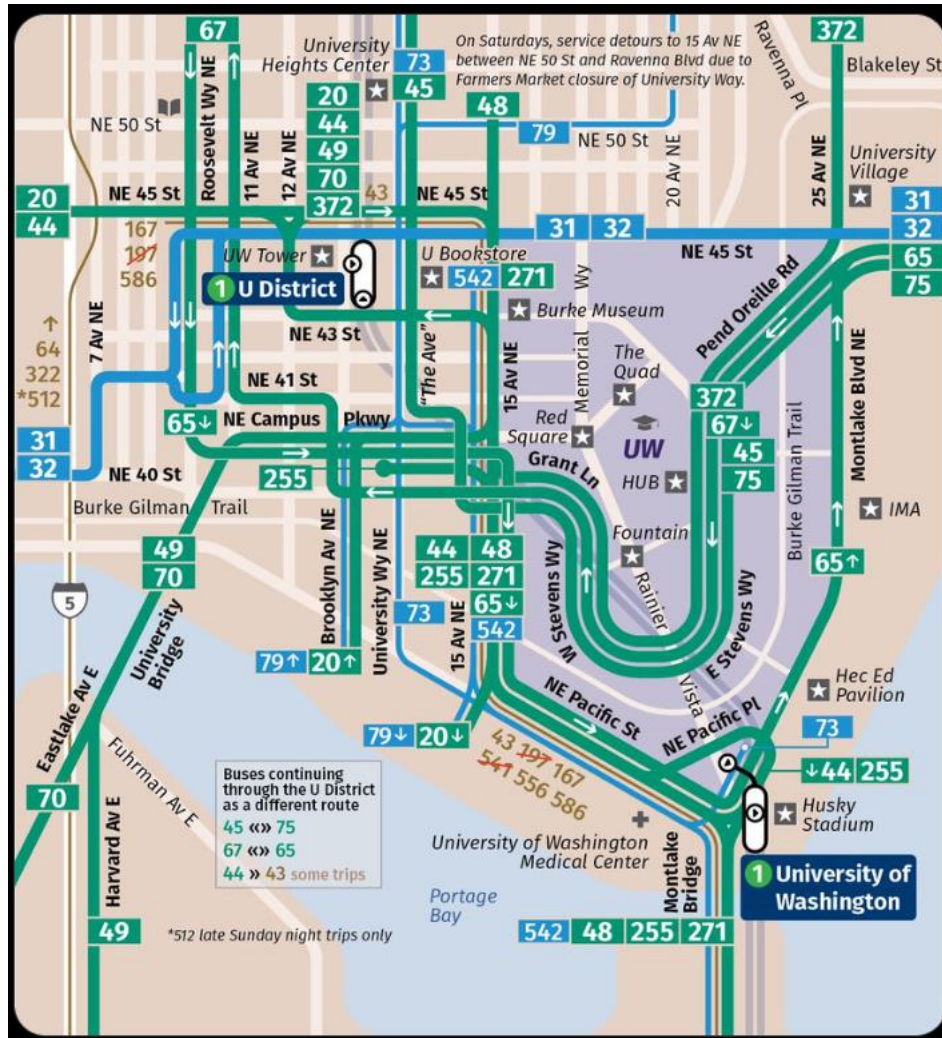
## *Shoreline/Northgate/Wedgewood*

- Quiet and suburban
- More room for your \$
- Slightly longer commute



# Public Transit

## *Bus routes and Light Rail routes*



### Legend

- 75** thick line: frequent all-day route every 15 minutes or less M-F, 6am-7pm (30 minutes or less M-F, 7pm-10pm, and weekends, 6am-10pm)
- 79** thin line: all-day route
- 31 32** double lines, no gap: all-day routes which combine for frequent service
- 586** dashed line: peak-only route about 6-9am and 3-6pm, M-F
- 1** in tunnel: Link light rail line and station

Map is subject to change, please check transit website for most up to date info



# Factors to Consider

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- Family & roommates
- Kids
- Pets
- Price range
- Walk score
- Commute
- Parking
- Amenities
- Neighborhood

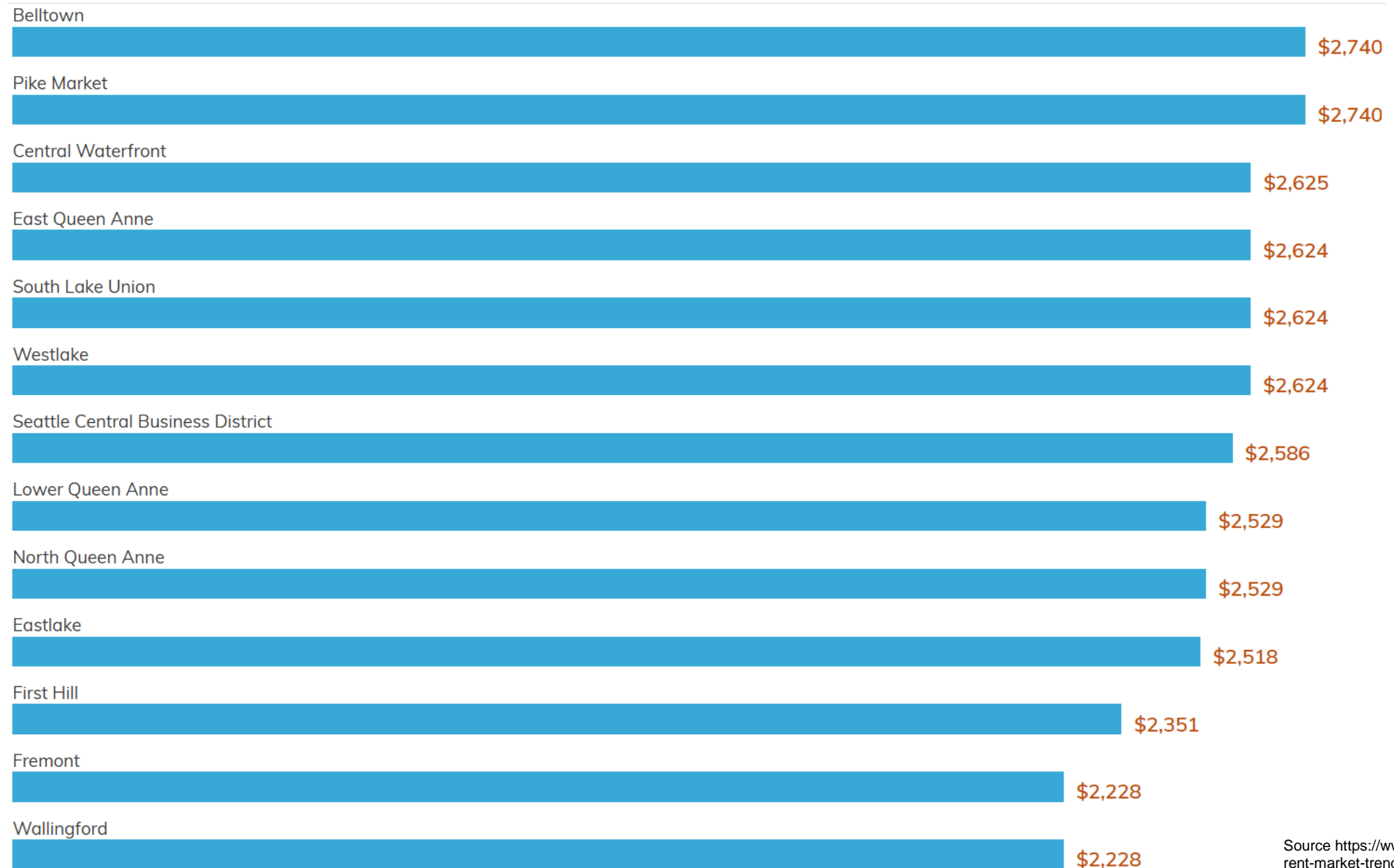


# Tips for house hunting

- Be open minded
- Utilize your network – Foster peers, classmates
- For typical rent prices and availabilities in Seattle check Redfin, Zillow, Apartments.com, RentCafe
- Look at Craigslist for cheaper options
- Be ready to commit -- Come with a checkbook
- Visit 1-2 months before your desired move-in date for openings
- Find housing on a bus route – Seattle public transportation is reliable and well structured!



# Average Rent in Seattle – As of Dec 2024



Thank you!

