

## USING THIS REPORT

### Methodology

We collect permit information for all multifamily developments in King, Pierce and Snohomish counties from a variety of sources.

Each spring and fall we conduct a telephone survey of all known developers to determine if proposed developments are condominiums, retirement housing or market-rate apartments, and get updated information on unit count, expected completion, financing and permit status.

We also conduct field inspections to determine development status, and survey architects and contractors on occasion.

### Unit Totals

The total new units shown by individual year include condominium conversions and demolitions, as these totals are designed to present new apartment construction that did occur in a particular year.

However, the "Pre '92" column excludes conversions/demolitions as it is meant to show the existing market rate apartment stock.

Please note that the total units shown for a particular year may differ between reports due to excluding apartments which converted to tax credit properties.

### Market areas

The report includes statistical tables and graphs for King, Pierce and Snohomish counties, as well as four submarkets within King County.

The development lists in this report also show the respective neighborhood for each development, and are the same ones used in our other research reports.

Maps and tables

Each market area table shows the number of units scheduled by quarter and by "development status."

Neighborhood	Pre '92	1,992	1,993	1,994
BELLTOWN/DWTN	2,761	298	245	376
CAP HILL/EASTLAKE	5,581		149	75
CENTRAL	1,173			
FIRST HILL	4,944			
MADISON/LESCHI	451			22
MAGNOLIA	1,451			21
QUEEN ANNE	4,243		98	167
<b>King-Central Total</b>	<b>20,605</b>	<b>298</b>	<b>492</b>	<b>661</b>

detailing the boundaries for each neighborhood are provided on a following page. All properties in our database are geocoded, enabling us to plot the developments we are tracking on four maps.

Each market area table lists development totals for the neighborhoods in that market area. The "Development List" printed for each market area shows the status.

### Development status ("Stat")

The development lists include a status ("Stat") column. It shows whether the property is:

- ◆ completed and renting ("A"),
- ◆ under construction ("U"),
- ◆ permitted, but not yet under construction ("Y"), or
- ◆ still in the planning stage ("X").

(Continued on page 14)

THE APARTMENT DEVELOPMENT REPORT Vol. 4, No. 1 April 2002													Page 22	
Area: Tri County (King, Pierce, Snohomish)														
Quarter-Year:	3-01	4-01	1-02	2-02	3-02	4-02	1-03	2-03	3-03	4-03	1-04	2-04	Total	%
Completed ("A")	1,008	1,719	1,133	65									3,925	37%
Under Const ("U")				1,104	715	908	1,160	219	143	168			4,417	41%
Permit ("Y")										232	149	378	759	7%
Planned ("X")						50	59	61		206	912	312	1,600	15%
<b>Total</b>	<b>1,008</b>	<b>1,719</b>	<b>1,133</b>	<b>1,169</b>	<b>715</b>	<b>958</b>	<b>1,219</b>	<b>280</b>	<b>143</b>	<b>606</b>	<b>1,061</b>	<b>690</b>	<b>10,701</b>	<b>100%</b>
Average annual new units as a percent of existing units: 1980-89: 5.9%      1990-99: 2.4%      2000-04: 2.0%														

(Continued from page 13)

**Opening date (“Open”)**

The opening date listed in the report is based on our developer survey, and is the date most of the property or apartment complex is completed and under lease-up.

We modify some developer responses when we consider the timing too tight, or after field inspections. The statistical tables and graphs group opening dates by quarter.

Please note these are general opening dates and the tables and graphs consider all of the units open at this time. In reality, opening can occur over a number of months. If there is a phased development with a large second or third phase, we will report those separately.

**Confidential names and addresses**

We will not report developer, company or property names or property addresses if the development has not become a matter of public record.

We receive a significant amount of confidential information from developers who are willing to help us provide the marketplace with useful research.

We appreciate their willingness to share such sensitive information. Future updates will include these details once development plans are no longer sensitive. Likewise,

**Graphs plot total development forecast overall, as well as for each “status” group. You can also use the “Developer File” from the On-Line service to create custom graphs for the specific neighborhood you are interested in.**

we do not list the owner of a building if it is a single individual with no company name.

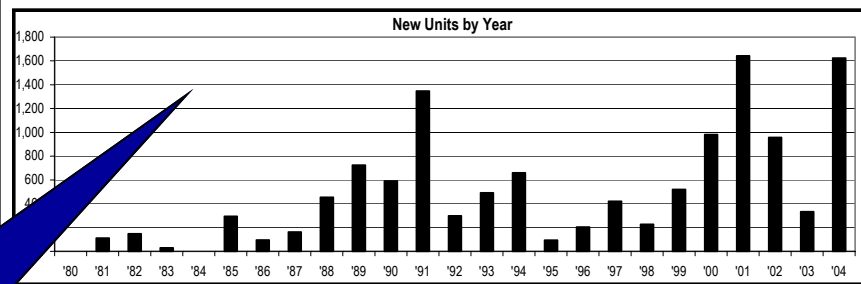
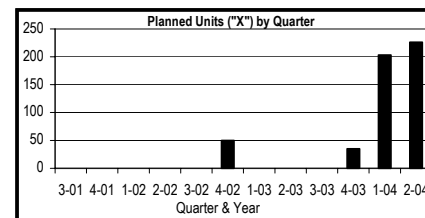
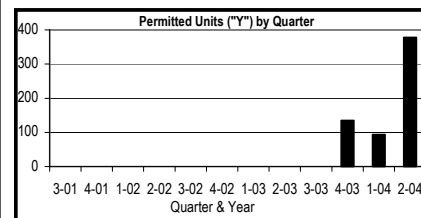
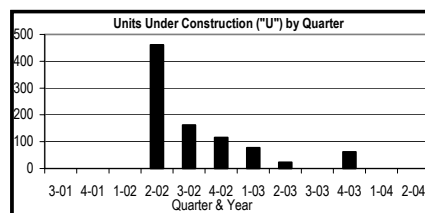
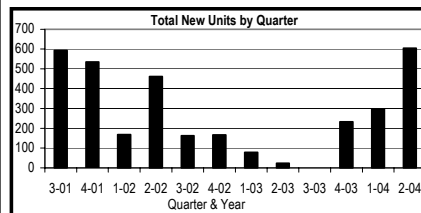
**Update us**

Please help us present accurate data. If you notice incorrect information on any property, or know of a 20+ unit development not shown on our list, please let us know at (206) 935-3459 or e-mail [apts@dsaa.com](mailto:apts@dsaa.com). ■

**Area: King County - Central**

Quarter-Year:	3-01	4-01	1-02	2-02	3-02	4-02	1-03	2-03	3-03	4-03	1-04	2-04	Total	%
Completed (“A”)	593	535	168										1,296	39%
Under Const (“U”)				461	162	116	78	23		62			902	27%
Permit (“Y”)									135	94	378		607	18%
Planned (“X”)						50			35	203	226		514	15%
<b>Total</b>	<b>593</b>	<b>535</b>	<b>168</b>	<b>461</b>	<b>162</b>	<b>166</b>	<b>78</b>	<b>23</b>		<b>232</b>	<b>297</b>	<b>604</b>	<b>3,319</b>	<b>100%</b>

Average annual new units as a percent of existing units: 1980-89: 1.1% 1990-99: 2.2% 2000-04: 4.2%



**New Units by Year (f=forecast)**

Neighborhood	Pre '92	1,992	1,993	1,994	1,995	1,996	1,997	1,998	1,999	2,000	2,001	2002f	2003f	2004f
BELLTOWN/DWTN	2,761	298	245	376			285	97	320	648	1110	393	35	384
CAP HILL/EASTLAKE	5,581		149	75	30	54	53	25	30	119		112	55	237
CENTRAL	1,173				35			106	91	78	262	222	181	503
FIRST HILL	4,944						55			47	75	63		
MADISON/LESCHI	451			22										
MAGNOLIA	1,451			21							72			56
QUEEN ANNE	4,243		98	167	30	150	28		79	91	124	167	62	443
<b>King-Central Total</b>	<b>20,604</b>	<b>298</b>	<b>492</b>	<b>661</b>	<b>95</b>	<b>204</b>	<b>421</b>	<b>228</b>	<b>520</b>	<b>983</b>	<b>1,643</b>	<b>957</b>	<b>333</b>	<b>1,623</b>