



Grab your raincoat everyone, we're checking back in with the Emerald City on this re-edition of Market Focus!

ERC is heading back to Seattle and so are we with this updated Market Focus.

Seattle has truly always been a transplant town, originally settled by Native Americans travelling north. The area was later claimed by Englishman George Vancouver, then named "New York" in the mid-1800's by the Denny Party from Illinois. In 1969, was re-named "Seattle" by a Vermonter by the name of David Maynard after original settler, Chief Seattle.

Today, this Pacific Northwest metropolis still becomes the adopted home to thousands of transplants and expats each year. The city of coffee, tech and natural beauty boasts the 11th largest economy in the United States, as well as five Fortune 500 companies.

Whether your assignee is interested in the metro, no-car lifestyle set amid a thriving tech scene, or the more relaxed and family-friendly suburban experience, both options are available in this diverse and flourishing place. Seattle is a friendly, open and exciting town, offering a wide variety to suit all lifestyles.



Rental Trends

Since 2010, the boom in Seattle's Economy has contributed to high costs and low occupancies, making relocation seem like quite the daunting task. That trend reversed in 2018: a rise in property inventory has contributed to leveling rental costs and a decrease in competition among tenants. Nevertheless, Seattle is still considered a relatively expensive place to live with the 8th highest rental cost in the country.

The average Seattle 1 Bedroom apartment will run about \$1,500/month; the

average three bedroom home about \$3,500/mo.

Even though tenants generally no longer need to submit applications before ending an apartment tour, and rent does not raise daily in the summer anymore, Seattle is still quite a competitive market. As with any larger city, it's important to do a bit of research on your own and/or with the assistance of your DSP. Doing so will familiarize yourself with what neighborhoods you're interested in, and help you gain an idea what is available in your budget.

Where to Live

Perhaps the first thing to consider when home finding in Seattle is if you'll be travelling by car, foot and public transport.

Downtown Seattle is easily navigable by bus, light rail, streetcar, monorail and by foot. It is generally popular with younger assignees and is a good option for those looking for apartments. Usually downtown tenants will rent apartments in lieu of houses due to availability as well as cost.



Capitol Hill is an extremely popular, centrally located district, known for its nightlife and entertainment, as well as being the center of Seattle's LGBT community. Apartments tend to be on the more expensive side, with **one bedroom starting around \$2,000/mo, two beds from \$2,800/mo**. For the assignee looking for a more artsy scene, **Fremont** is an excellent option, the neighborhood motto being "*De Libertas Quirkas*" (Freedom to be

Peculiar). **One bedroom will run from \$1,800/mo, two from \$2,700**. Hit the beach in between showers in **West Seattle**, known for indie shopping and dining, and of course the beach! **One bedroom starts at \$1,700/mo, two from \$2,200/mo**. Assignees also enjoy the traditionally Scandinavian neighborhood of **Ballard**. Though still proud of their Nordic roots, Ballard is also a foodie paradise, with countless bars, breweries and great eats seemingly popping up overnight. **One bedrooms from \$1,800, two starting at \$2,600**.

Many assignees with families or those seeking more space, look a bit further from the city center. This offers much more affordable options, though generally requires a commute by car: In particular houses and a much more relaxing suburban vibe. On average, **suburban Seattle 3-4 bedroom houses start from from \$3,000/mo**. Popular areas with expats are **Medina, Mercer Island, Newcastle, Redmond and Mill Creek**.



Tips for RMCs/ HR & Assignees

Traffic in Seattle is just plain bad. Tom Tom ranks the city 4th worst in the United States, and the average Seattlite has an additional 40 minutes added to their daily commute. It definitely pays to live close to work, or see if it's possible to take quicker public transport.

No need to worry about the weather, it actually doesn't rain thaaat much!

Well... kind of. Seattle receives around 37 inches of rain per year, which is relatively low when compared to New Orleans (62.7 in.), Miami (61.9 in.) and even Houston (49.8 in.) What separates Seattle is that though it doesn't rain as much in *quantity*, it does rain *often*. With 149 days of rain per year, Seattle ranks as the #6 large US City with the most days of rainfall per year.



The laid back culture of the US west coast, a function-over-fashion approach to clothing, as well as a large tech presence influence the rather casual attire of Seattle citizens. In a city that prefers computer code to dress codes, opt for plaid shirts and wear removable layers. Also to fit in, wear a hooded rain jacket instead of an umbrella. You are just one Seattle-sized gust of wind from tearing it to shreds anyway... plus it's also just not cool.

Local Insight for Assignees

Make up for an overcast day with a cup of liquid sunshine instead. Yes, Seattle is home to the big green mermaid, but it has so much more to offer than just Pumpkin Spice Lattes. Consistently named as one of the best coffee towns in the country, this city offers thousands of small roasters that brew amazing joe. It's no wonder Seattlites drink the most coffee in the United States, and spend over \$36 monthly on java.



Seattle has a legendary music background. Most famous for being the face of grunge music, giving roots to bands like Nirvana, Soundgarden and Pearl Jam. Even before the age Cobain, Seattle was where many renowned icons like Ray Charles, Jimi Hendrix and Quincy Jones were able to get their big breaks. To this day the city remains just as committed to music, with some of the best venues in the world, and a scene still heavily influenced by well-supported and funded public radio. From indie rock to jazz, to pop, to blues, catch a show at a number of iconic venues like the Showbox, you can't go wrong.



Even though there's almost four million in the Seattle Area, it is far from a concrete jungle. **This town has some of the most breathtaking nature in the country!** Hit the beach in the morning, picnic in the woods for lunch and summit a mountain by dinner, it's all possible here! (though not recommended). Do as the locals do, brave the elements and get outside! Some highlights include Mount Rainier National Park, Mount Si and Alki beach!

Moving To Seattle?

IOR Global Services is a leading expert in relocation to the Emerald City

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