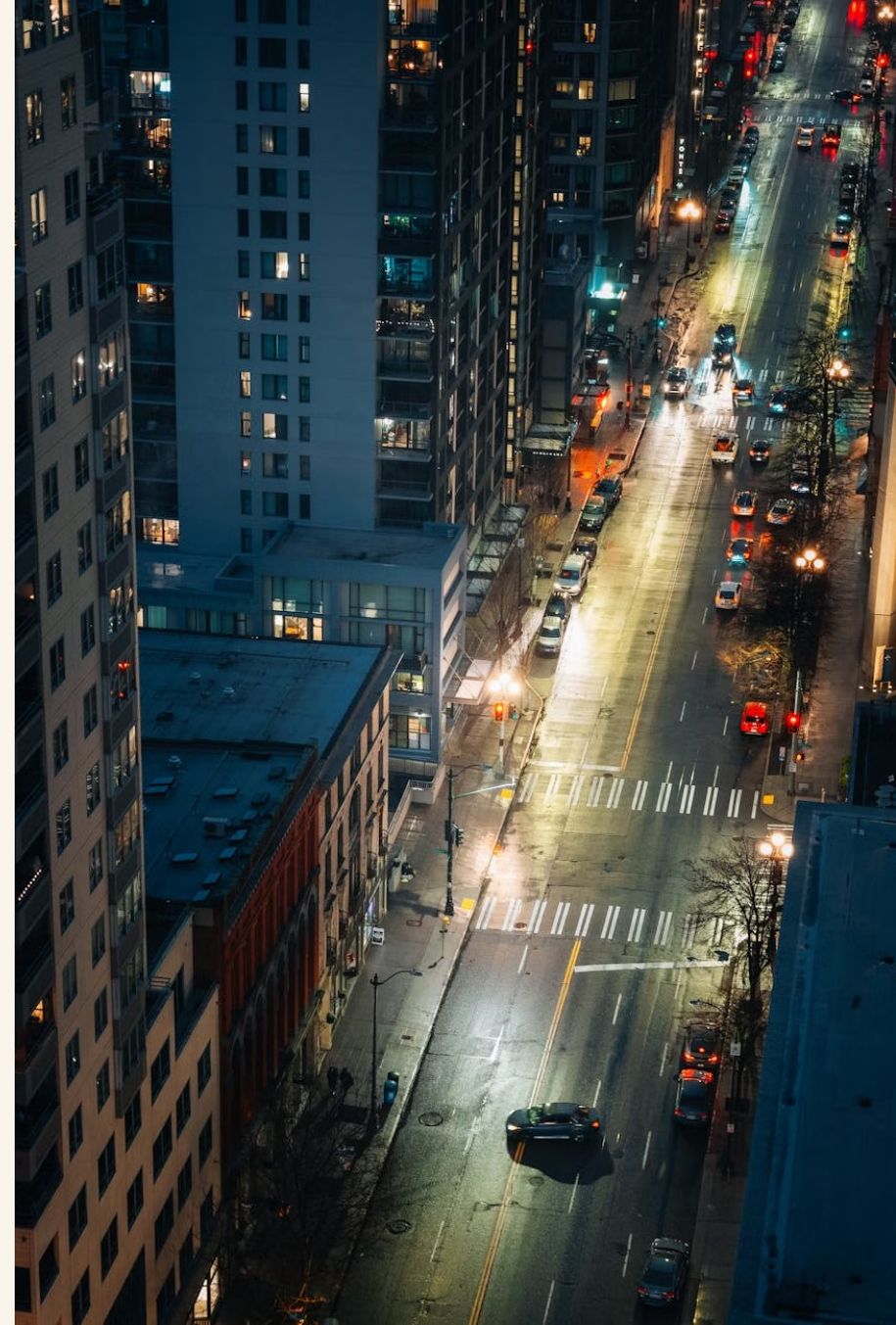


Your Seattle Neighborhood Guide

Where to Actually Live in Seattle (With Real Data)

Let's skip the nonsense about "charming" and "up-and-coming" and talk about what these neighborhoods actually offer. Here's the breakdown on 12 Seattle neighborhoods with the data you need to make a decision.



BEACON HILL

Housing Breakdown

40% single-family homes, 35% condos, 25% townhomes. Mix of older homes and new construction. Light rail station opened up development in the past decade.

The Numbers

- Walk Score: 77/100
- Transit Score: 71/100
- Bike Score: 73/100
- Renter/Owner Split: 55% renters, 45% owners



What's Actually Here

Jefferson Park Golf Course, Jefferson Community Center, El Centro de la Raza, VA Puget Sound Health Care System. Beacon Hill Light Rail Station connects to downtown in 8 minutes. Multiple bus lines run through the neighborhood.

Commute Reality

- Downtown: 8-12 minutes via light rail
- Amazon SLU: 15-20 minutes (light rail + walk or bus)
- UW: 20-25 minutes via light rail
- Bellevue: 45-50 minutes (light rail to bus or drive)

Food & Shopping

International District bleeds into North Beacon Hill. Pho, dim sum, Filipino restaurants, Vietnamese bakeries. Beacon Hill light rail station area has newer mixed-use development with retail. Columbia City neighborhood to the south has brewery scene and restaurants.

CAPITOL HILL

Housing Breakdown

15% single-family homes (many converted to multi-unit), 60% condos, 25% townhomes. High concentration of older buildings and new construction. Density keeps climbing.

93

Walk Score

Out of 100

100

Transit Score

Out of 100

90

Bike Score

Out of 100

75%

Renters

25% owners

What's Actually Here

Volunteer Park, Cal Anderson Park, Seattle Central College, Swedish Medical Center First Hill campus nearby, Broadway commercial corridor, Pike/Pine corridor, 15th Ave E retail strip. Two light rail stations: Capitol Hill and soon U District.

Commute Reality

- Downtown: 5-10 minutes via light rail or bus
- Amazon SLU: 10-15 minutes (bus or bike)
- UW: 8-12 minutes via light rail
- Bellevue: 35-45 minutes (light rail to bus or drive)

Food & Shopping

Over 200 restaurants and bars within the neighborhood. Broadway has chain retail and local shops. Pike/Pine has independent businesses, music venues, late-night food. 15th Ave has coffee shops and local restaurants. Multiple grocery options including QFC, Safeway, and Trader Joe's.

BALLARD

Housing Breakdown

35% single-family homes (mostly pre-1950s construction), 40% condos, 25% townhomes. New construction dominated 2010-2020. Mix of old Craftsmans and modern boxes.

The Numbers

- Walk Score: 89/100
- Transit Score: 63/100
- Bike Score: 83/100
- Renter/Owner Split: 60% renters, 40% owners

What's Actually Here

Ballard Locks (Hiram M. Chittenden Locks), Golden Gardens Park, Ballard Farmers Market (Sundays year-round), Nordic Heritage Museum, historic Ballard Avenue, Ballard Commons Park. Former Scandinavian fishing village, now dense mixed-use development along Market Street and Ballard Avenue.

Commute Reality

- Downtown: 25-35 minutes via bus (RapidRide D Line)
- Amazon SLU: 20-25 minutes via bus
- UW: 30-40 minutes (bus to light rail)
- Bellevue: 50-60 minutes (bus/light rail (late 2026 for light rail) or drive via 520)

Food & Shopping

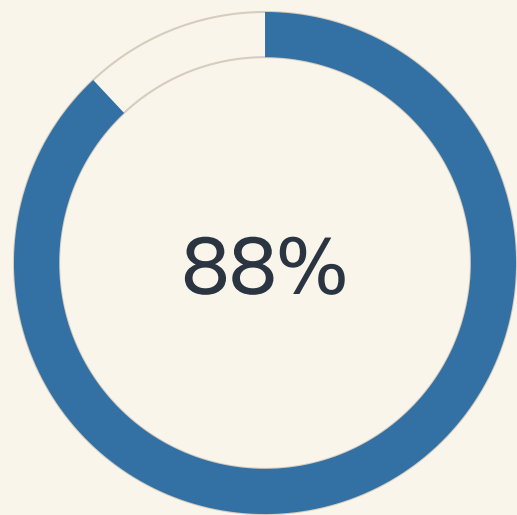
Ballard Avenue has over 30 breweries and taprooms. Market Street has major retail (QFC, Bartell Drugs, banks). Independent restaurants line Ballard Ave and Market. New West Coast Craft + Design retail development. Multiple grocery stores including PCC, Safeway, QFC, Trader Joe's.



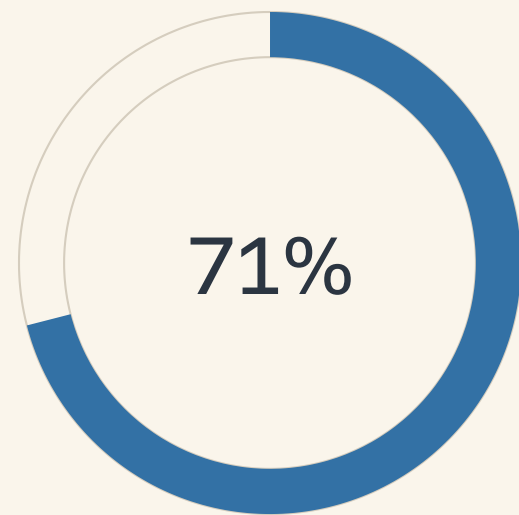
FREMONT

Housing Breakdown

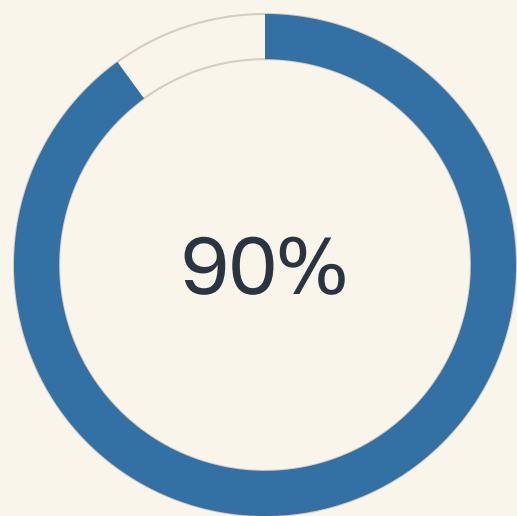
25% single-family homes, 45% condos, 30% townhomes. Steady condo development over past 15 years. Mix of older bungalows and newer multi-story residential buildings.



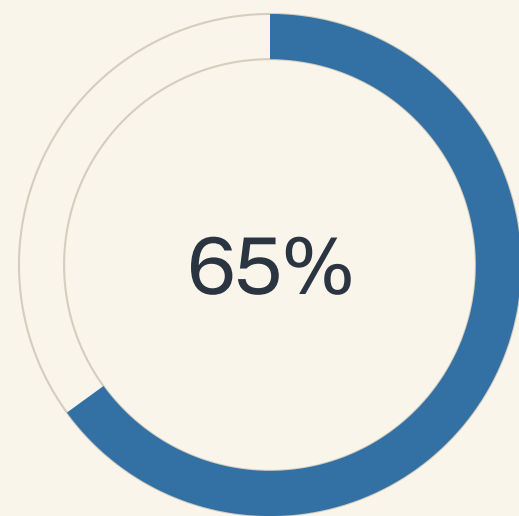
Walk Score



Transit Score



Bike Score



Renters

What's Actually Here

Fremont Troll, Lenin Statue, Fremont Sunday Market (April-December), Gas Works Park borders neighborhood, Burke-Gilman Trail runs through. Adobe Seattle office, Google Fremont office nearby. PCC Natural Markets flagship store.

Commute Reality

- Downtown: 20-25 minutes via bus (Routes 62, 40)
- Amazon SLU: 12-18 minutes via bus or bike
- UW: 15-20 minutes via bus or Burke-Gilman Trail
- Bellevue: 40-50 minutes (bus to light rail (late 2026) or drive)

Food & Shopping

Fremont Avenue and 34th Street have concentrated retail and restaurants. Multiple breweries. Theo Chocolate factory. PCC, Safeway for groceries. Independent shops and restaurants dominate over chains.

QUEEN ANNE

Upper Queen Anne

55% single-family homes, 30% condos, 15% townhomes. Established neighborhood with homes from 1900-1940s. Limited new construction due to single-family zoning.

Lower Queen Anne

20% single-family, 60% condos, 20% townhomes. High-rise condos and apartments dominate. Walkable urban density.

The Numbers

Area	Upper QA	Lower QA
Walk Score	79/100	97/100
Transit Score	70/100	95/100
Renters	45%	75%
Owners	55%	25%

What's Actually Here

Kerry Park (views), Seattle Center (Climate Pledge Arena, Key Arena, Chihuly Garden and Glass, Space Needle, KEXP), Queen Anne Avenue business district (Upper), Mercer Street corridor (Lower). Seattle Pacific University on north edge.

Commute Reality (Upper)

- Downtown: 15-25 minutes via bus
- Amazon SLU: 10-15 minutes (drive or bus)
- UW: 25-30 minutes (bus)

Commute Reality (Lower)

- Downtown: 10-12 minutes (Seattle Center Monorail or walk)
- Amazon SLU: 8-12 minutes walk
- UW: 20-25 minutes via bus

Food & Shopping

Upper: Queen Anne Avenue has local restaurants, cafes, Metropolitan Market grocery. Lower: Mercer Street and Queen Anne Avenue have bars, restaurants, Seattle Center area retail. Whole Foods on Republican.

WALLINGFORD

Housing Breakdown

50% single-family homes, 30% condos, 20% townhomes. Largely residential with pockets of commercial along 45th Street and Stone Way. Mix of Craftsman homes and mid-century construction.

The Numbers

- Walk Score: 84/100
- Transit Score: 68/100
- Bike Score: 87/100
- Renter/Owner Split: 50% renters, 50% owners



What's Actually Here

Gas Works Park (southern edge), Woodland Park (western edge), 45th Street commercial corridor, Stone Way retail/restaurant strip, Burke-Gilman Trail runs through. Primarily residential with neighborhood commercial nodes.

Commute Reality

- Downtown: 20-30 minutes via bus (Route 62, 44)
- Amazon SLU: 15-20 minutes via bus
- UW: 10-15 minutes via bus or bike (Burke-Gilman)
- Bellevue: 40-50 minutes (bus to light rail (late 2026) or drive)

Food & Shopping

45th Street has QFC, restaurants, retail. Stone Way has breweries, restaurants, coffee shops. Dick's Drive-In. Mostly local businesses with some chains. Safeway and multiple smaller markets.

UNIVERSITY DISTRICT (U DISTRICT)

Housing Breakdown

20% single-family homes, 50% condos/apartments, 30% student housing. Major development boom 2015-2025 with light rail arrival. High-rise construction concentrated near U District light rail station.

Walk Score

95/100

Transit Score

100/100

Bike Score

90/100

Renter/Owner

80% / 20%

What's Actually Here

University of Washington campus, University Village shopping center, UW Medical Center, UW Light Rail Station (opened 2021), The Ave (University Way) retail corridor, Burke-Gilman Trail. Student population dominates demographics.

Commute Reality

- Downtown: 12-15 minutes via light rail
- Amazon SLU: 20-25 minutes via bus or light rail
- UW Campus: 0-10 minutes walk
- Bellevue: 30-40 minutes (light rail (late 2026) to bus or drive)

Food & Shopping

The Ave has cheap eats, international food, student-focused retail. University Village has upscale shopping (Apple Store, QFC, restaurants). New development near light rail station adding retail and restaurants. Multiple grocery options.

LAURELHURST



Housing Breakdown

85% single-family homes, 10% townhomes, 5% condos. Established neighborhood with strict single-family zoning. Homes built primarily 1920s-1950s with some newer construction. Lot sizes larger than most Seattle neighborhoods.

The Numbers

- Walk Score: 60/100
- Transit Score: 52/100
- Bike Score: 73/100
- Renter/Owner Split: 20% renters, 80% owners

What's Actually Here

Laurelhurst Community Center, Laurelhurst Beach Club (private), Talaris Conference Center site (future development), Children's Hospital nearby. Residential neighborhood with limited commercial. Lake Washington shoreline access.

Commute Reality

- Downtown: 25-35 minutes via bus or drive
- Amazon SLU: 20-25 minutes drive or bus
- UW: 10-15 minutes drive or bus
- Bellevue: 15-20 minutes via 520

Food & Shopping

No commercial district within neighborhood. University Village (5 minutes) and Ravenna (10 minutes) for shopping and restaurants. Primarily residential with proximity to retail elsewhere.

DOWNTOWN SEATTLE

Housing Breakdown

5% single-family homes (mostly on edges), 85% condos, 10% live-work lofts. High-rise residential buildings dominate. Mix of older converted buildings and new construction.

98

Walk Score

Out of 100

100

Transit Score

Out of 100

75

Bike Score

Out of 100

70%

Renters

30% owners

What's Actually Here

Westlake Center, Pike Place Market, Seattle Public Library Central Branch, Benaroya Hall, Seattle Art Museum, Nordstrom flagship, major office towers, waterfront access, ferry terminal. Light rail stations at University Street, Pioneer Square, Westlake. Multiple streetcar and bus lines.

Commute Reality

- Anywhere in Seattle: Central hub for all transit
- Amazon SLU: 10-15 minutes walk or streetcar
- UW: 12-15 minutes via light rail
- Bellevue: 25-35 minutes via light rail (late 2026)

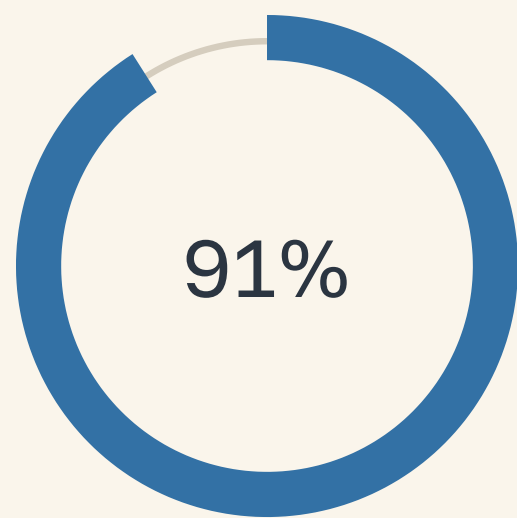
Food & Shopping

Everything. Pike Place Market vendors, Pacific Place mall, Westlake Center, hundreds of restaurants. Every major bank. Every type of cuisine. Grocery options limited (MetMarket, Whole Foods on edge, Pike Place vendors).

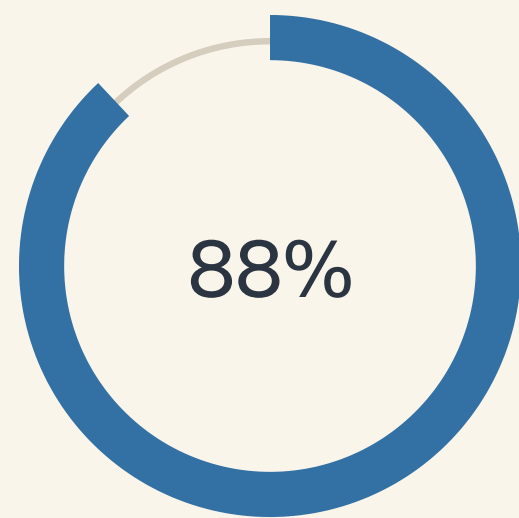
SOUTH LAKE UNION (SLU)

Housing Breakdown

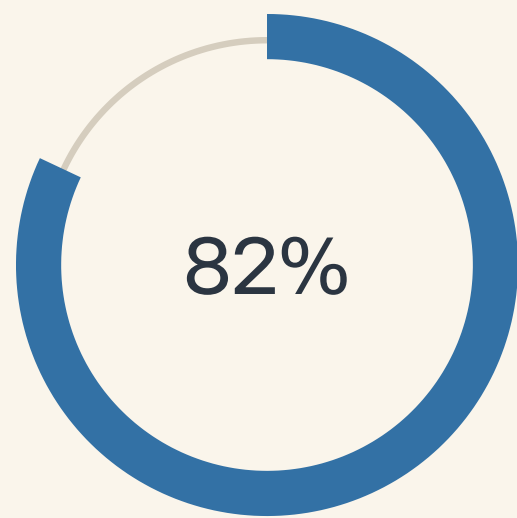
10% single-family (older residential pockets), 75% condos, 15% townhomes. Massive redevelopment 2005-present. Former industrial area converted to mixed-use. High-rise residential towers dominate.



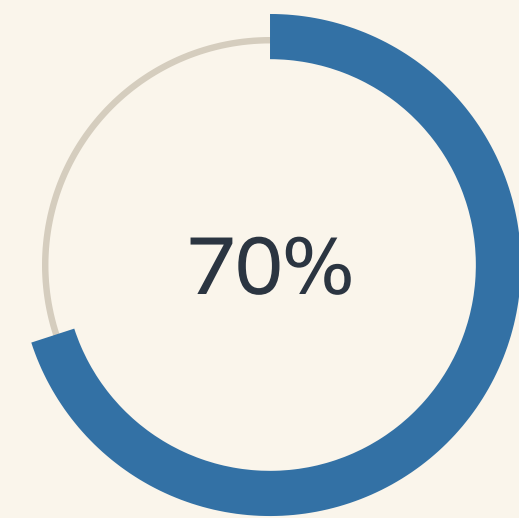
Walk Score



Transit Score



Bike Score



Renters

What's Actually Here

Amazon headquarters, Fred Hutchinson Cancer Center, Lake Union Park, MOHAI (Museum of History and Industry), Center for Wooden Boats, streetcar line to downtown, Whole Foods, REI flagship store nearby. Formerly warehouse district, now tech hub.

Commute Reality

- Downtown: 10-12 minutes via streetcar or walk
- Amazon: 0-10 minutes walk (this IS Amazon)
- UW: 20-25 minutes via bus
- Bellevue: 30-40 minutes via bus or drive

Food & Shopping

Tons of lunch spots catering to tech workers. Whole Foods. REI. Limited late-night options. Restaurants concentrated on Westlake and Fairview. New development constantly adding retail.

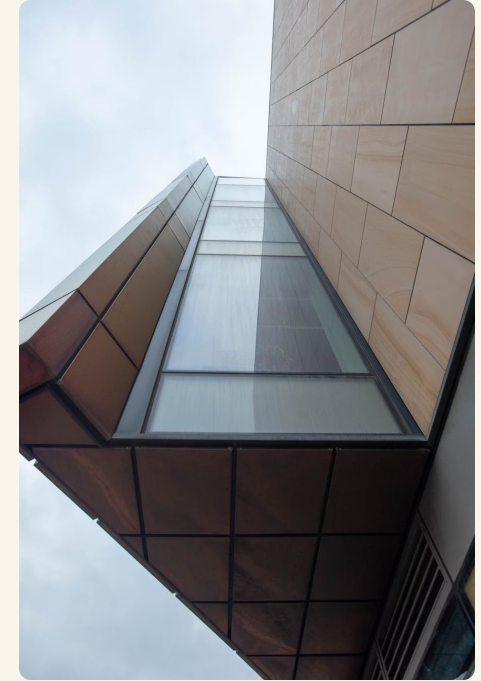
DENNY TRIANGLE

Housing Breakdown

5% single-family, 85% condos/apartments, 10% live-work units. Almost entirely redeveloped in past 15 years. High-rise residential towers. Formerly low-rise commercial/auto row.

The Numbers

- Walk Score: 96/100
- Transit Score: 97/100
- Bike Score: 84/100
- Renter/Owner Split: 75% renters, 25% owners



What's Actually Here

Wedged between downtown and South Lake Union. Bordered by I-5, Stewart Street, Denny Way. Amazon offices (Doppler building), Climate Pledge Arena, limited parks. Dense urban development. Light rail station coming (Westlake extension future).

Commute Reality

- Downtown: 5-10 minutes walk
- Amazon SLU: 5-10 minutes walk
- UW: 20-25 minutes via light rail
- Bellevue: 30-40 minutes via transit or drive

Food & Shopping

Restaurants catering to office workers. Limited grocery (Whole Foods nearby in SLU). Amazon Go stores. Capitol Hill and downtown retail nearby. Primarily commuter-focused amenities.

FIRST HILL

Housing Breakdown

20% single-family (older residential), 60% condos, 20% apartments/senior housing. Major medical campus. Mix of older apartment buildings and newer residential towers. "Pill Hill" nickname from hospital concentration.



Walk Score

89/100



Transit Score

92/100



Bike Score

75/100

Renter/Owner Split: 65% renters, 35% owners

What's Actually Here

Swedish Medical Center, Harborview Medical Center, Virginia Mason Medical Center, Seattle University, Frye Art Museum, First Hill Streetcar line. Dense with medical facilities and associated housing. Hills make walking challenging despite walkability score.

Commute Reality

- Downtown: 10-15 minutes via streetcar or walk (downhill)
- Amazon SLU: 15-20 minutes via bus or streetcar
- UW: 15-20 minutes via light rail (walk to Capitol Hill station)
- Bellevue: 35-45 minutes via transit

Food & Shopping

Hospital cafeterias, surrounding restaurants cater to medical workers and students. Limited grocery (Central Co-op nearby on Capitol Hill, Madison Market). Capitol Hill commercial district adjacent. Primarily medical and educational district rather than retail hub.

WEST SEATTLE

Housing Breakdown

45% single-family homes, 30% condos, 25% townhomes. More single-family housing than most Seattle neighborhoods. Mix of older bungalows and newer construction. Alki Beach area has higher density. Junction business district is neighborhood center.

The Numbers

- Walk Score: 73/100 (varies by sub-neighborhood)
- Transit Score: 58/100
- Bike Score: 68/100
- Renter/Owner Split: 45% renters, 55% owners

What's Actually Here

Alki Beach, Lincoln Park, West Seattle Junction business district, Admiral District, multiple small commercial nodes. Water Taxi to downtown (seasonal). West Seattle Bridge connects to rest of city. Bridge closure 2020-2022 created isolation.

Commute Reality

(Bridge functional)

- Downtown: 15-20 minutes drive, 25-35 minutes via bus, 25 minutes via Water Taxi
- Amazon SLU: 25-30 minutes drive or bus
- UW: 40-50 minutes (bus to light rail)
- Bellevue: 45-60 minutes (drive via I-90)

Food & Shopping

West Seattle Junction has QFC, PCC, restaurants, retail shops. Alki Beach area has beach restaurants and bars. California Avenue has additional retail corridor. Multiple smaller business districts. Less dense commercial than central Seattle neighborhoods.

Making Sense of the Data

1	Highest Walk Scores Downtown (98), Lower Queen Anne (97), Denny Triangle (96), U District (95), Capitol Hill (93)
2	Best Transit Access Capitol Hill, U District, Downtown (all have light rail stations and extensive bus service)
3	Most Single-Family Homes Laurelhurst (85%), West Seattle (45%), Wallingford (50%)
4	Highest Condo Concentration Downtown (85%), Denny Triangle (85%), South Lake Union (75%)
5	Shortest Downtown Commutes Denny Triangle (5-10 min), Downtown (you're already there), First Hill (10-15 min)
6	Highest Owner Percentage Laurelhurst (80%), West Seattle (55%), Upper Queen Anne (55%)

What This Guide Won't Tell You

This guide gives you data, not decisions. Walk scores don't capture whether you'll actually like walking those streets. Transit scores don't tell you if you're someone who'll actually take the bus. Housing breakdowns don't reveal what you can afford or what your priorities are.

The only way to figure out your neighborhood is to actually spend time in them. Walk around on a Tuesday afternoon. Come back on a Saturday night. See what the commute feels like. Check if the amenities you care about are actually walkable or just technically close.

 **Want to explore these neighborhoods with someone who knows the real story behind the statistics?**

Let's talk. I can show you what these numbers mean in practice and help you figure out which data points actually matter for your situation.

Ready to find your Seattle neighborhood?



exp[®]
REALTY



Let's turn this data into
your decision.

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