

Pike Place Market

The iconic Pike Place Market area is a place to live, not just visit

Homebuyers choose the Pike Place Market neighborhood for some of the same reason visitors flock here – its iconic setting on Elliott Bay with a revamped waterfront, one-of-a-kind shops and proximity to all of [Downtown Seattle](#). Condo and apartments are found in a mix of old and new buildings. The Historic Pike Place Market District anchors the community with food, retail and community services. Transportation access to locations throughout [Seattle](#) and highly rated public schools are other highlights.

Plan to check out the condos if you want to buy in Pike Place

There's a range of options when it comes to mid- and high-rise condominiums. Studios and one bedrooms under 600 square feet typically are in the low \$300,000s to high \$400,000s. Spacious two- to three-bedroom condos of 1,200 square feet or more are \$1 million to \$2.5 million. In the middle, prices corresponding to age and square footage.

"You see older, character-rich buildings that have a vibe from a certain era," says [Greg Nelson](#), principal broker for the Seasound Team with Compass. Exposed brick and loft spaces are among the features of early 20th-century buildings. There's not much turnover of these vintage condos, however; most properties on the market date to the 1980s through the 2020s. There's more new construction in [Belltown](#).

Homeowners association fees add to monthly costs on top of a mortgage

According to Nelson, homeowners associations do their best to plan for major projects and budget accordingly, but expenses depend on building conditions and labor costs. "Unfortunately, a lot of buyers considering a condo might rent instead of buy," he says. Monthly fees could be in the \$400 to \$800 range; some go over \$1,000. Apartments far outnumber condos.

High walkability and multiple modes of public transportation

Pike Place is highly walkable, with ample access to public transportation. King County Metro buses serve the area, and three RapidRide bus lines are available nearby on Third Avenue. [Westlake](#) Westlake Station and Symphony Station offer Sound Transit Link light rail and are within walking distance. Seattle Streetcars, water taxis, regional commuter rail and the monorail are available from downtown locations.

Drivers can access state Route 99 east of the market. Street parking isn't readily available, but many buildings have garages. "If you are buying a condo, then you are probably going to own a space," Nelson says. Young professionals are among those adopting a car-free life in Pike Place.

Organizations and the city balance community, commerce and tourism

Energy is part of daily life in Pike Place, whether you're buying salmon at a fish stall while dodging tourists or indulging in late night bar hopping. The First Avenue and Pike Street intersection sees over 3 million annual visitors. To manage crowds and improve the ambiance, the Downtown Seattle Association added a pedestrian plaza, staffed by Metropolitan Improvement District ambassadors and offering daily programming and themed events.

The Pike Place Market Preservation & Development Authority (PDA), a public corporation, owns and oversees the district, including much of the housing. The PDA partners with city agencies, introduces initiatives and maintains regulations to

balance the impact of tourism, commercial stability and residential needs. Examples include a car-restriction initiative at First and Pike, a street management plan to accommodate crowds for the FIFA World Cup in 2026, parking enforcement limits and promotion of the market garage.

Pike Place offers a lot more than fish and vegetables

The iconic Pike Place Market, founded in 1907, is one of the oldest operating farmers markets in the country. It's not just for tourists; area residents frequent the market and utilize available community services. Details include:

Pike Place Market Historical District: eight buildings over a 9-acre space

200-plus businesses: full-time stalls, shops, restaurants, farm stands and artisan day stalls

Pike Market Senior Center: free meals, fitness and social activities for 55-plus

Pike Market Food Bank: free groceries, ready-to-eat foods and home delivery for those eligible

The Market Commons: community resource center with various support services

Businesses in the area are subject to regulations from the Pike Place Market Historical Commission, which works to preserve the district's physical entities and cohesive character.

The waterfront redesign brings numerous upgrades

Extensive waterfront redevelopment has enhanced walkability, connectivity, scenery and attractions. The 20-acre Waterfront Park includes the Overlook Walk, piers, a promenade, bike lanes, gardens and wide walkways. "They built it out and cleaned it up. Overlook Walk is a pedestrian connection between Pike Place Market and the waterfront the aquarium was redone and expanded," Nelson says. Other area highlights include:

Pier 58: expanded by 50,000 sq. ft., including a playground with a sea-life theme

Stages and activation zones: spaces for activities, performances and events, including festivals

Victor Steinbrueck Park: new benches, landscaping and indigenous Coast Salish design elements

Elliott Bay Connections project: waterfront pedestrian/bike greenway trail north of the market

Other attractions nearby, including performance venues and stadiums

Waterfront attractions include the Seattle Art Museum and the Olympic Sculpture Park. The Moore Theatre, Benaroya Hall and The Triple Door are nearby performance venues. And for sports, concerts and events, the Climate Pledge Arena, Lumen Field and T-Mobile Park are within a couple of miles.

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