

Washington 20001

ZIP code · DC · District of Columbia > District of Columbia > Washington

BALANCED MARKET

\$787K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

450

SALES (12 MO)

\$627K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



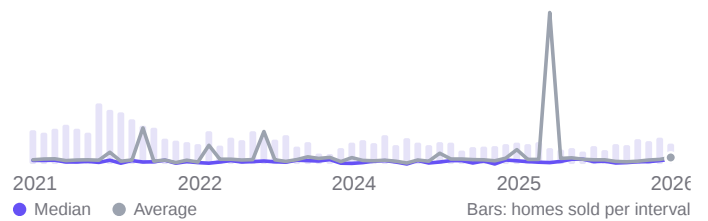
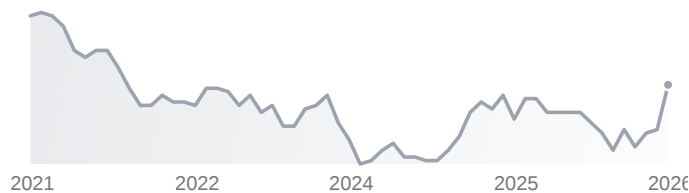
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$855K · Average \$950K

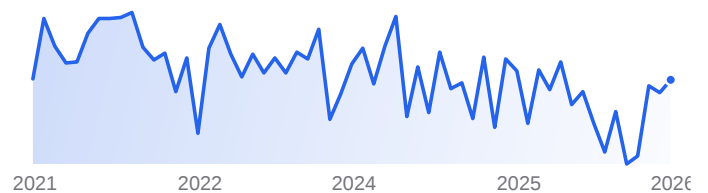
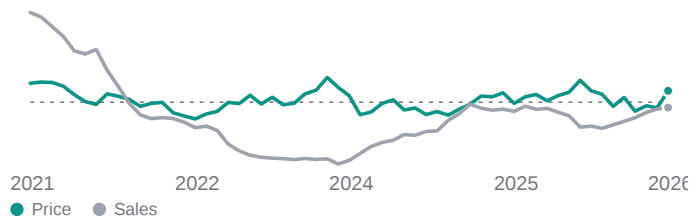


Growth (year over year)

Price +7.6% · Sales -3.6%

Price per square foot

\$647/ft²

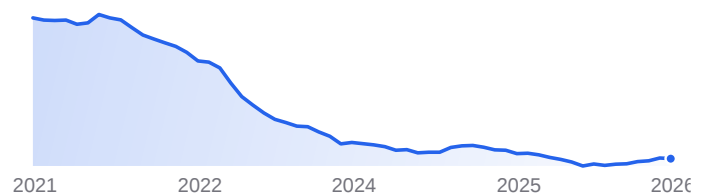


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

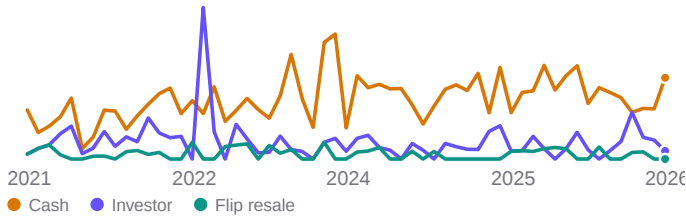
3.5%



BUYERS & OUTCOMES

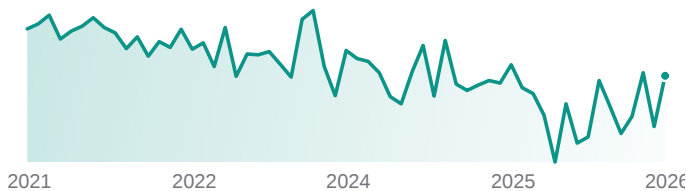
Buyer mix

Cash 24% · Investor 2.4% · Flip resale 0%



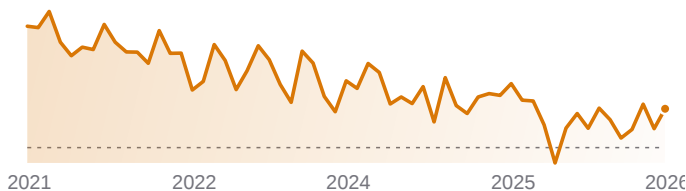
Sellers who sold at a gain

77%

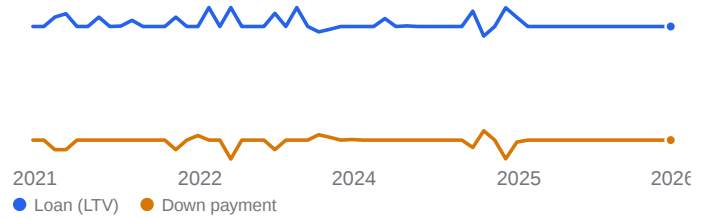


Median annualized return at resale

+1.0%

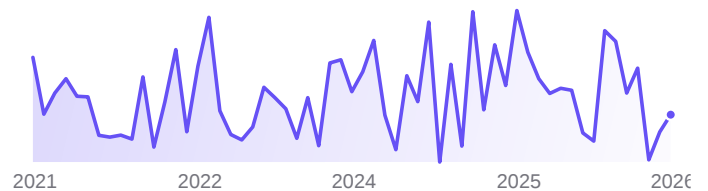


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



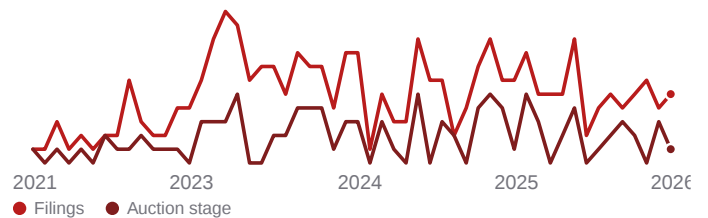
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	12,940
Median value (AVM)	\$627K
Median size	1,094 ft²
Median bedrooms	2
Median year built	1924
Single family	2.5%
Condos	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	3.1%
Owner occupied	68%
Company owned	18%
Median loan-to-value	69%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	49,678
Density	23,811 / mi ²
Median household income	\$126K
Average household income	\$156K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	35
Homes occupied	86%
Bachelor's or higher	31%
Poverty rate	12.4%
Unemployment	1.9%
Average temp	56°F
Annual precip	43 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.