

Washington 20003

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

BALANCED MARKET

\$935K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

450

SALES (12 MO)

\$865K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



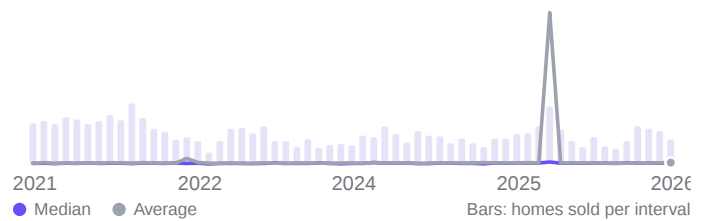
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$940K · Average \$1.1M

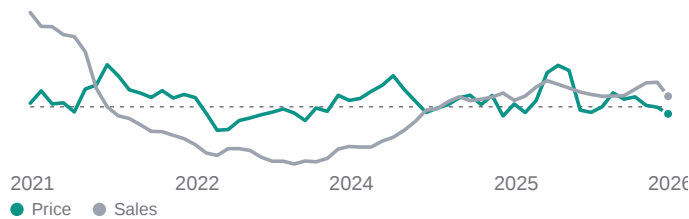


Growth (year over year)

Price -5.1% · Sales +7.4%

Price per square foot

\$696/ft²

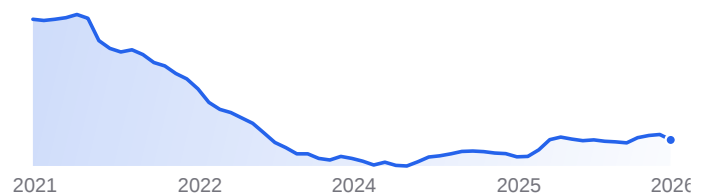


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

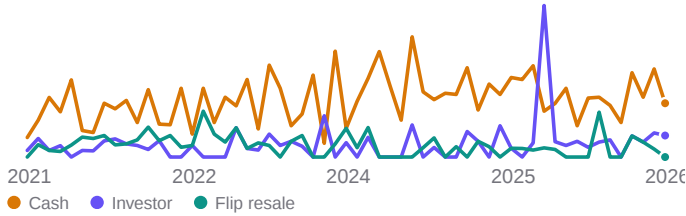
4.8%



BUYERS & OUTCOMES

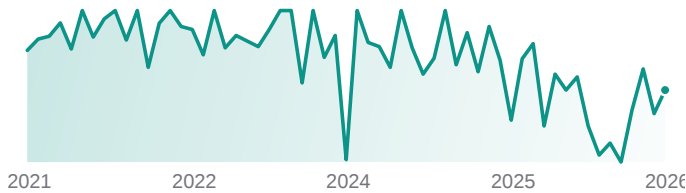
Buyer mix

Cash 16% · Investor 6.3% · Flip resale 0%



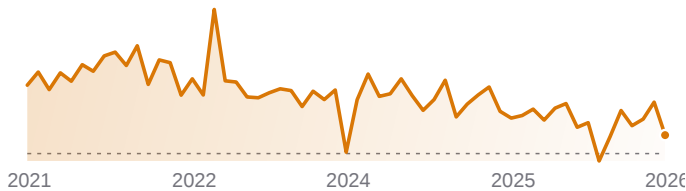
Sellers who sold at a gain

80%

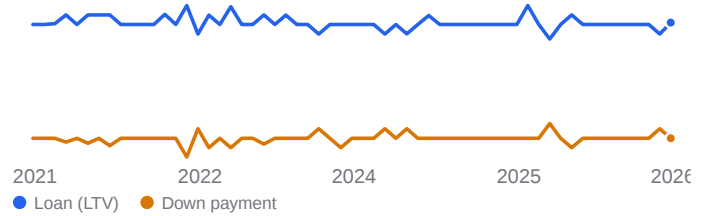


Median annualized return at resale

+0.9%

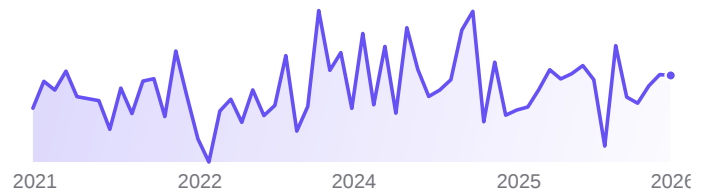


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



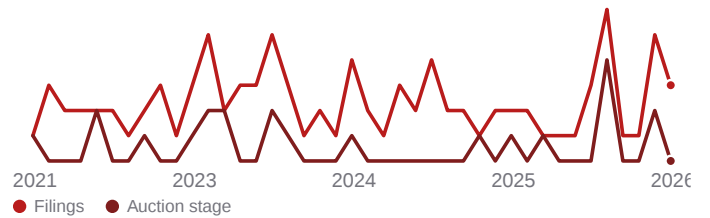
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,352
Median value (AVM)	\$865K
Median size	1,338 ft²
Median bedrooms	3
Median year built	1917
Single family	3.5%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	2.3%
Owner occupied	76%
Company owned	13%
Median loan-to-value	64%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	34,569
Density	17,327 / mi²
Median household income	\$156K
Average household income	\$182K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	38
Homes occupied	83%
Bachelor's or higher	34%
Poverty rate	6.5%
Unemployment	1.9%
Average temp	56°F
Annual precip	42 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.