

Washington 20008

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

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+14.4%

1-YR CHANGE

293

SALES (12 MO)

\$831K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

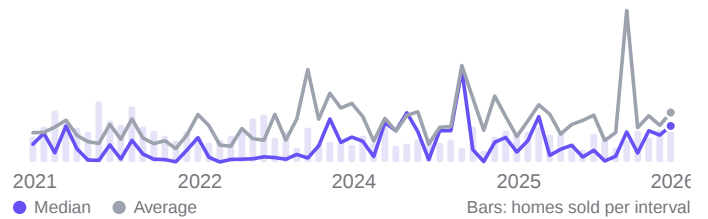
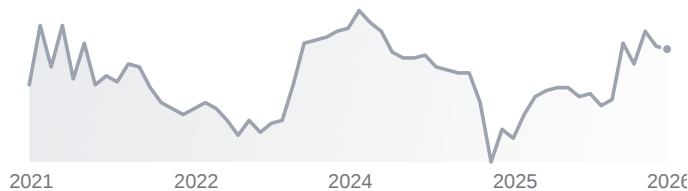
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$1.4M · Average \$1.8M

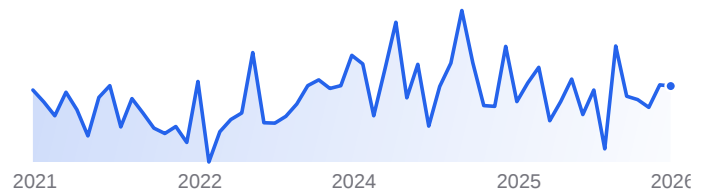
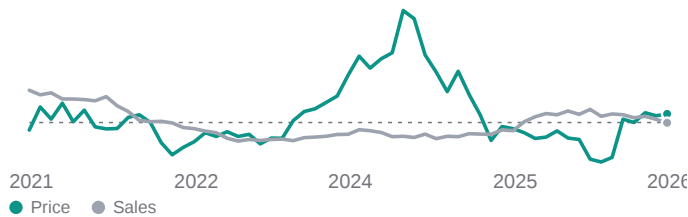


Growth (year over year)

Price +14.4% · Sales -0.3%

Price per square foot

\$646/ft²



Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

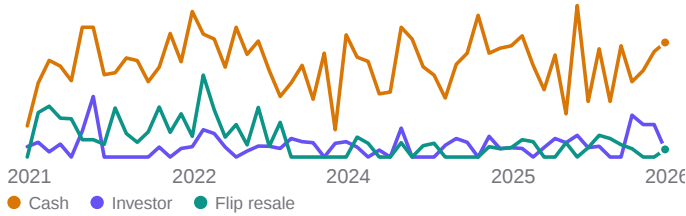
3.9%



BUYERS & OUTCOMES

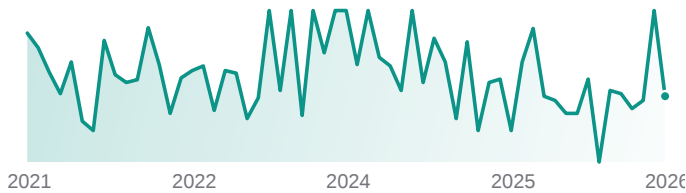
Buyer mix

Cash 44% · Investor 2.9% · Flip resale 2.9%



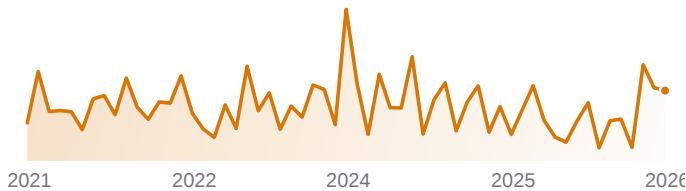
Sellers who sold at a gain

76%

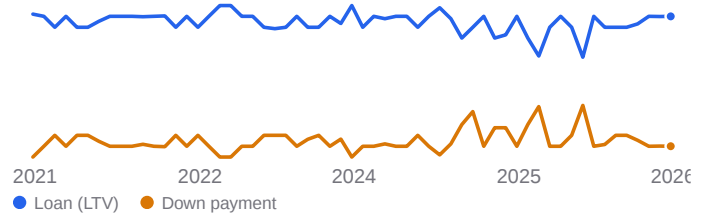


Median annualized return at resale

+2.7%

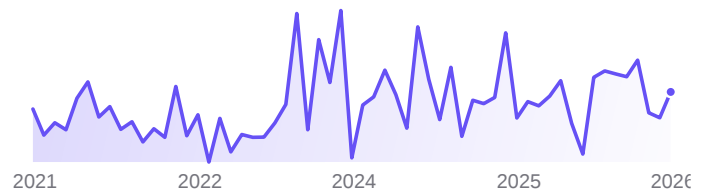


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



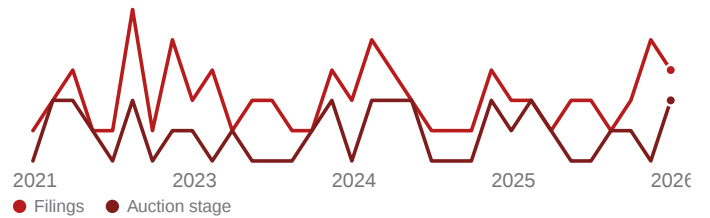
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,455
Median value (AVM)	\$831K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1939
Single family	35%
Condos	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	30,683
Density	9,489 / mi²
Median household income	\$138K
Average household income	\$178K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	92%
Bachelor's or higher	32%
Poverty rate	5.6%
Unemployment	1.6%
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.