

Washington 20009

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

BALANCED MARKET

\$711K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

618

SALES (12 MO)

\$557K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



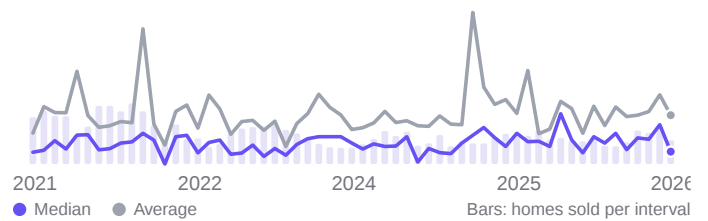
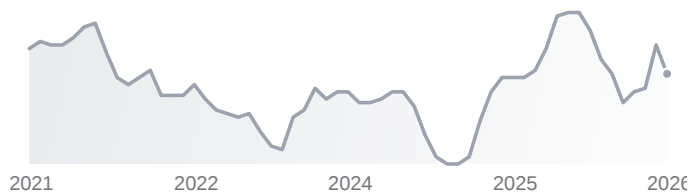
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$610K · Average \$890K

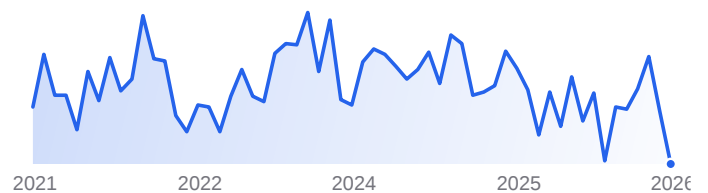
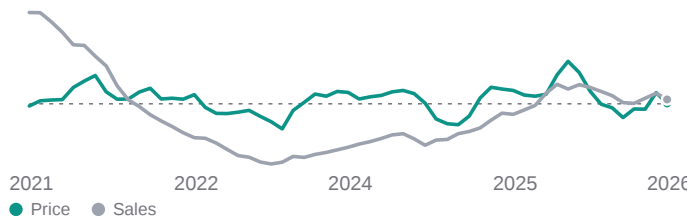


Growth (year over year)

Price +0.3% · Sales +2.8%

Price per square foot

\$624/ft²

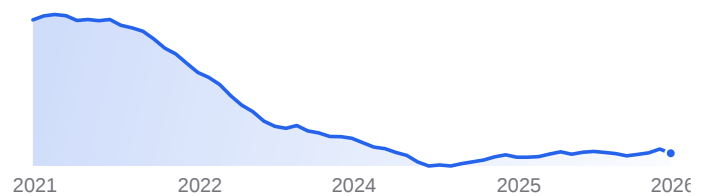


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

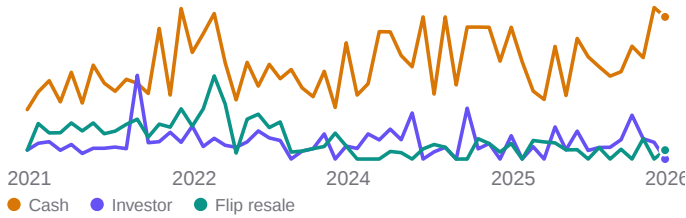
4.3%



BUYERS & OUTCOMES

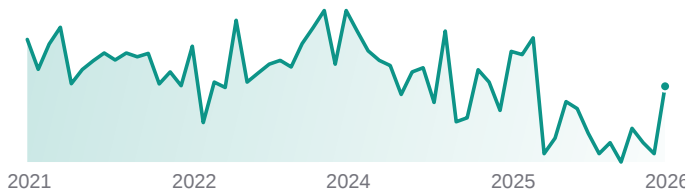
Buyer mix

Cash 33% · Investor 0% · Flip resale 2.1%



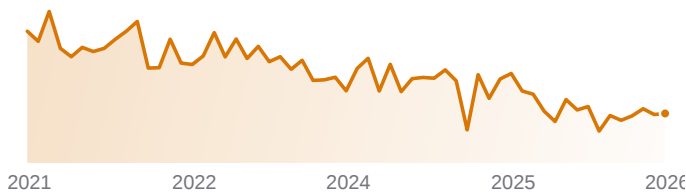
Sellers who sold at a gain

82%

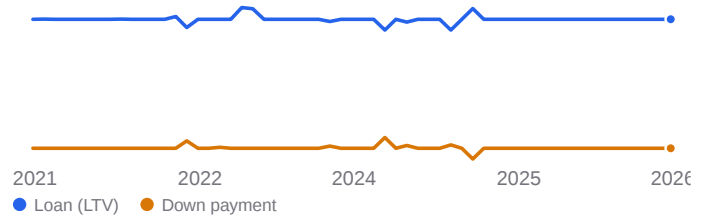


Median annualized return at resale

+0.9%

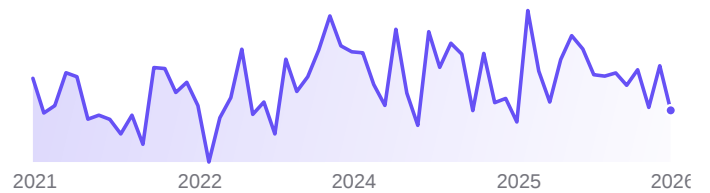


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



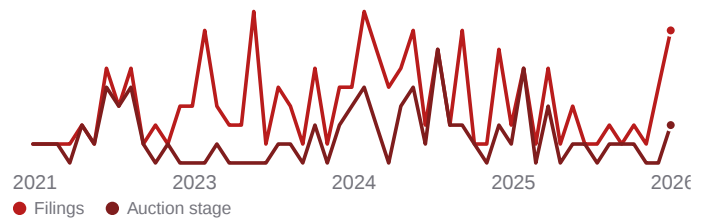
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	14,471
Median value (AVM)	\$557K
Median size	923 ft²
Median bedrooms	2
Median year built	1915
Single family	0.7%
Condos	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	2.0%
Owner occupied	70%
Company owned	15%
Median loan-to-value	64%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	54,451
Density	42,372 / mi²
Median household income	\$130K
Average household income	\$168K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	34%
Poverty rate	8.4%
Unemployment	2.0%
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.