

Washington 20012

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

STRONG BUYER'S MARKET

\$887K

MEDIAN SALE PRICE

-82.3%

1-YR CHANGE

150

SALES (12 MO)

\$797K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



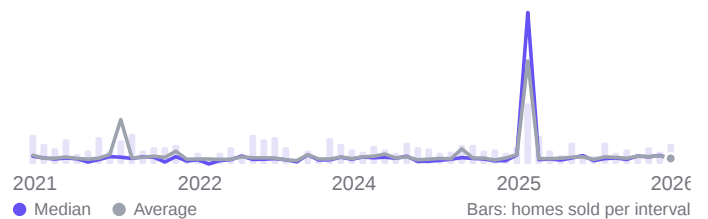
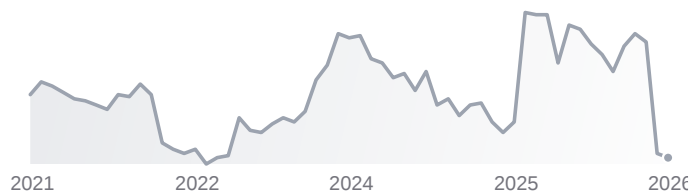
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$750K · Average \$759K

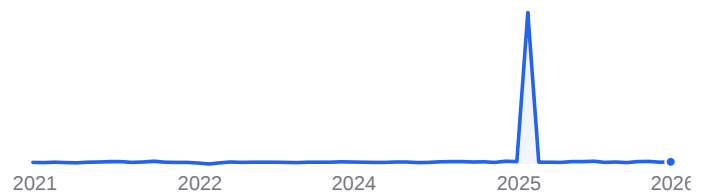
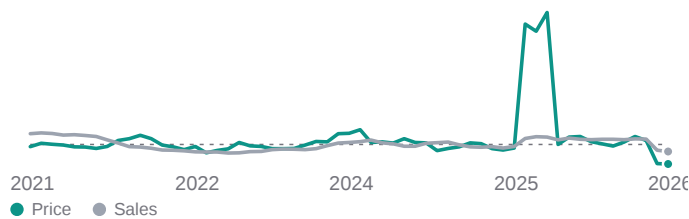


Growth (year over year)

Price -82.3% · Sales -29.6%

Price per square foot

\$558/ft²

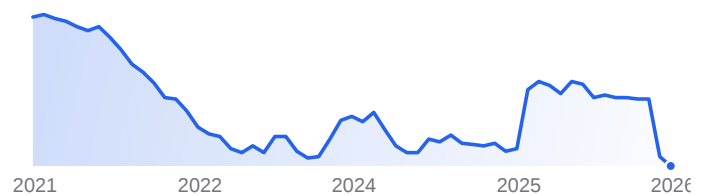


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

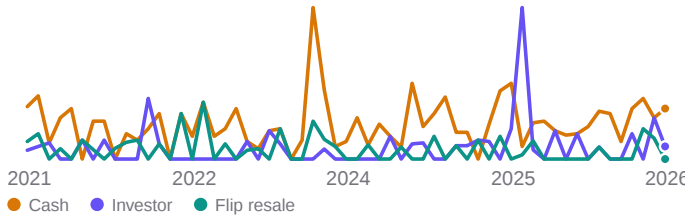
3.2%



BUYERS & OUTCOMES

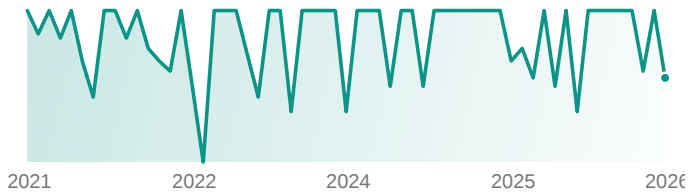
Buyer mix

Cash 22% · Investor 5.6% · Flip resale 0%



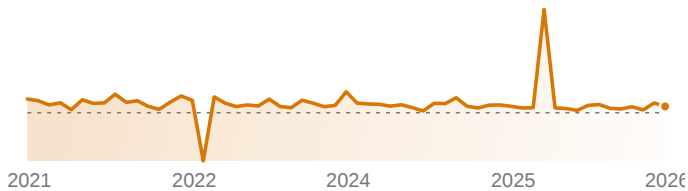
Sellers who sold at a gain

78%

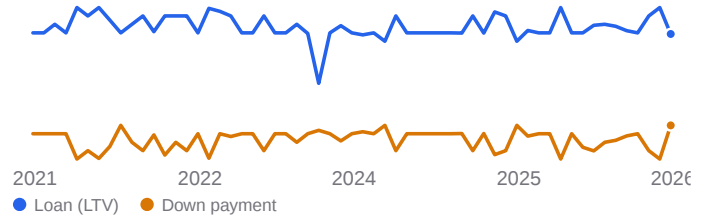


Median annualized return at resale

+3.4%

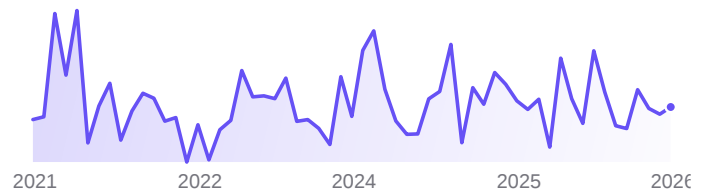


Financing (share of purchase price) Loan (LTV) 79% · Down payment 25%



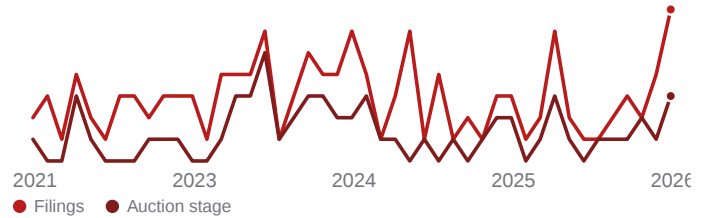
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	4,636
Median value (AVM)	\$797K
Median size	1,648 ft²
Median bedrooms	3
Median year built	1940
Single family	80%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	3.3%
Owner occupied	83%
Company owned	13%
Median loan-to-value	59%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	16,515
Density	5,494 / mi²
Median household income	\$137K
Average household income	\$173K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	6.3%
Unemployment	1.6%
Average temp	55°F
Annual precip	44 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.