

Washington 20016

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

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

387

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



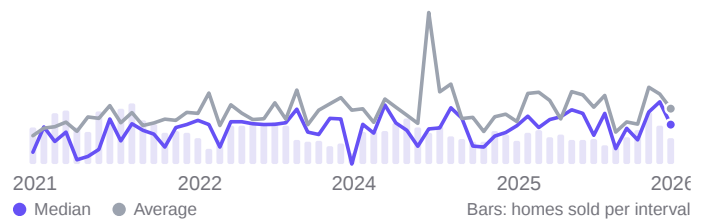
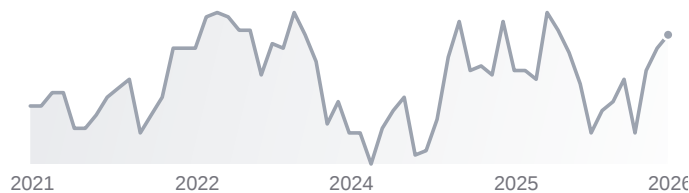
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$1.2M · Average \$1.5M

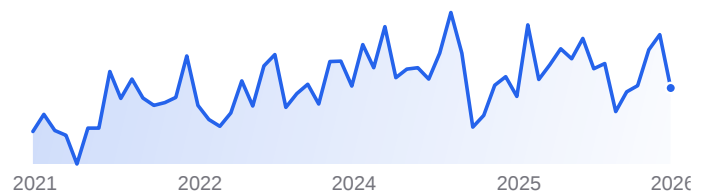
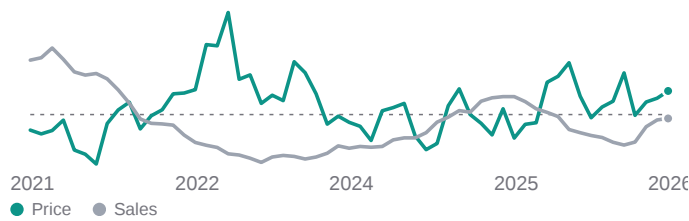


Growth (year over year)

Price +15.0% · Sales -2.5%

Price per square foot

\$631/ft²

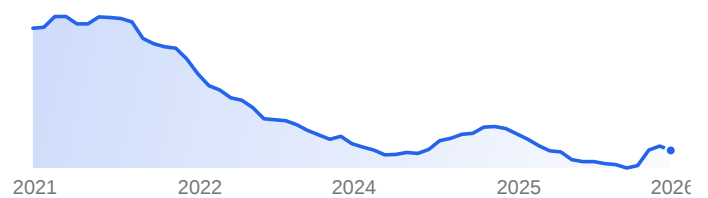
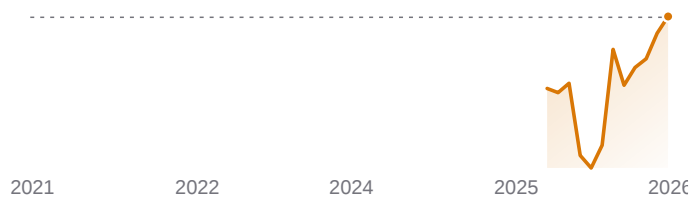


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

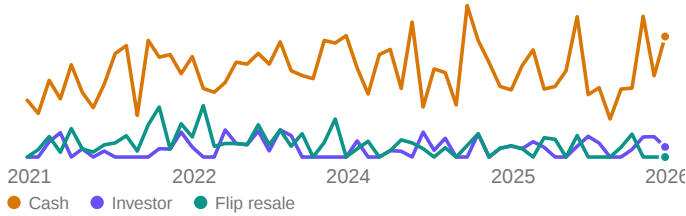
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 3.4% · Flip resale 0%



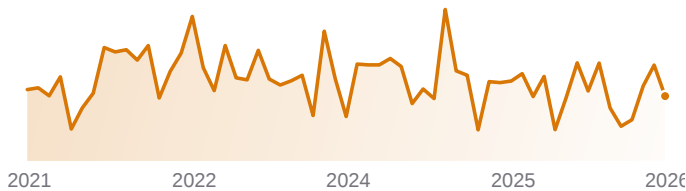
Sellers who sold at a gain

77%

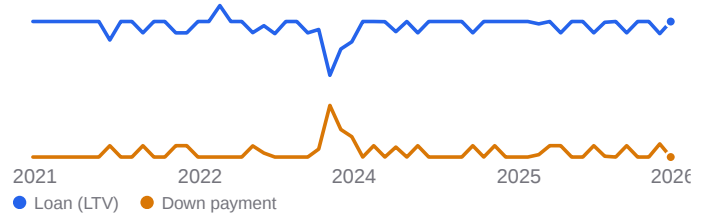


Median annualized return at resale

+2.6%

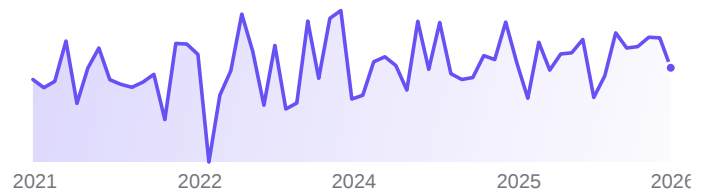


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



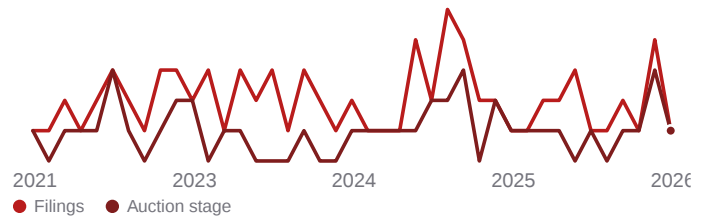
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,942
Median value (AVM)	\$1.2M
Median size	1,652 ft²
Median bedrooms	3
Median year built	1942
Single family	57%
Condos	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	19%
Median loan-to-value	43%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	34,707
Density	8,033 / mi²
Median household income	\$164K
Average household income	\$224K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	35
Homes occupied	92%
Bachelor's or higher	24%
Poverty rate	7.4%
Unemployment	1.5%
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.