

Washington 20017

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

BUYER'S MARKET

\$595K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

215

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



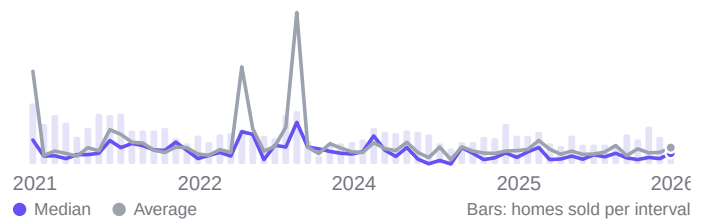
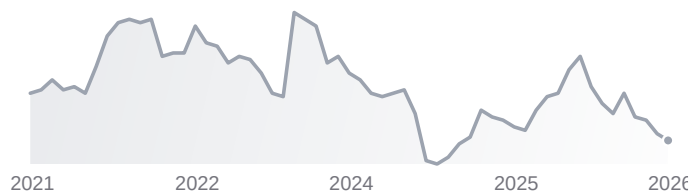
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$640K · Average \$717K

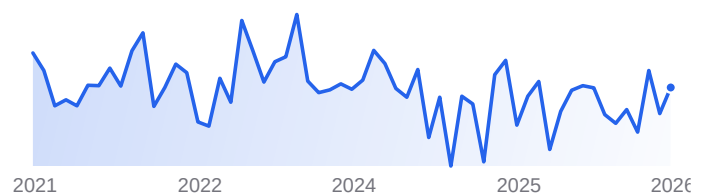
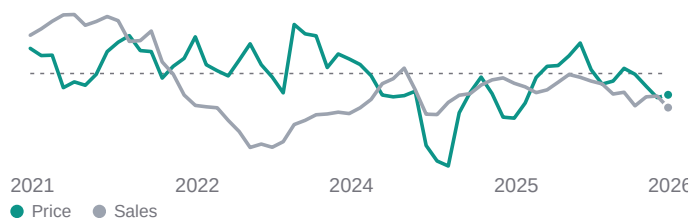


Growth (year over year)

Price -9.0% · Sales -14.3%

Price per square foot

\$519/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

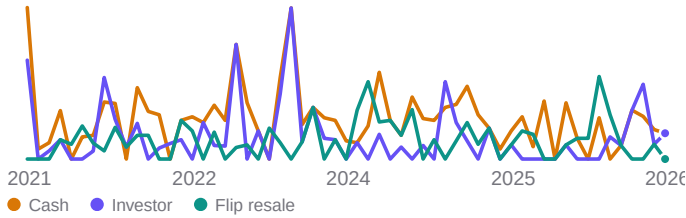
3.1%



BUYERS & OUTCOMES

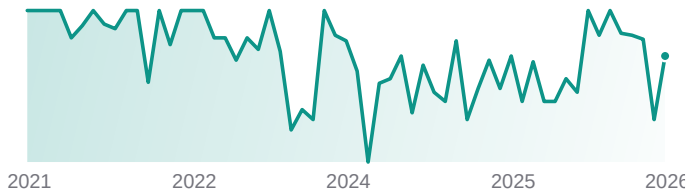
Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 0%



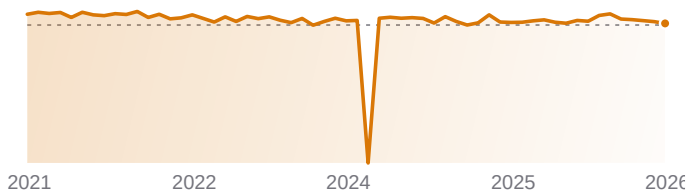
Sellers who sold at a gain

83%

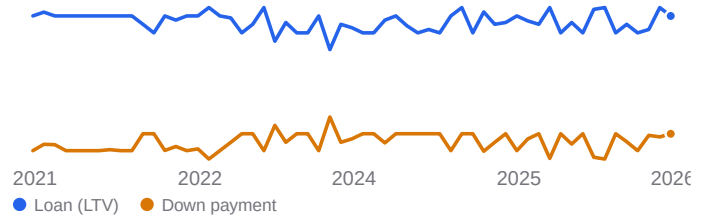


Median annualized return at resale

+0.8%

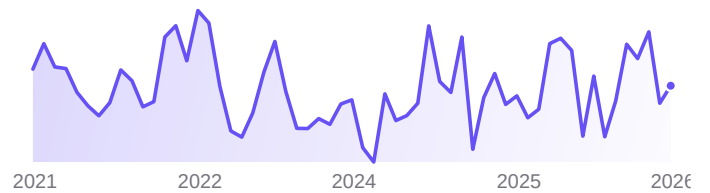


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



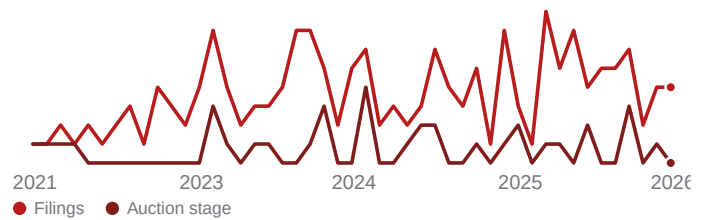
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	6,945
Median value (AVM)	\$510K
Median size	1,223 ft²
Median bedrooms	3
Median year built	1949
Single family	49%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	4.5%
Owner occupied	72%
Company owned	20%
Median loan-to-value	60%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	22,376
Density	8,824 / mi²
Median household income	\$111K
Average household income	\$136K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	12.2%
Unemployment	1.4%
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.