

Washington 20018

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

BUYER'S MARKET

\$566K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

186

SALES (12 MO)

\$545K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



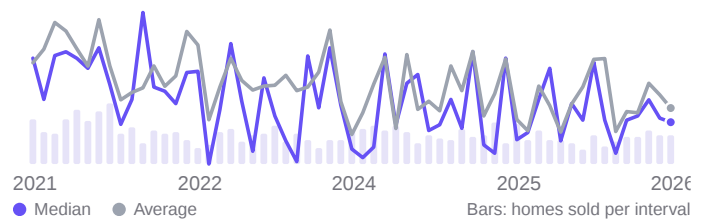
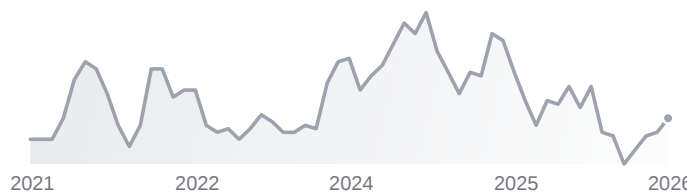
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$545K · Average \$579K

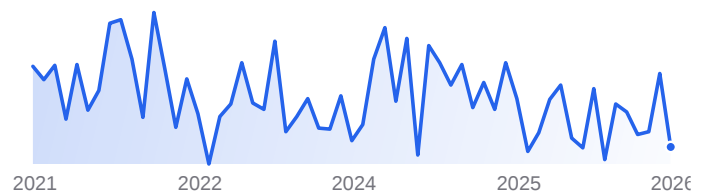
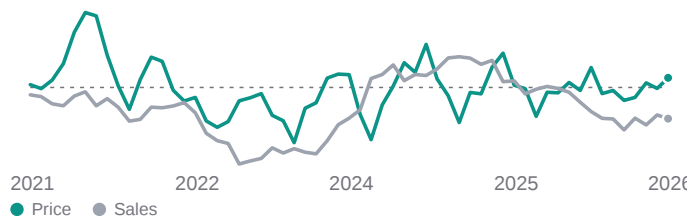


Growth (year over year)

Price +4.6% · Sales -15.1%

Price per square foot

\$366/ft²

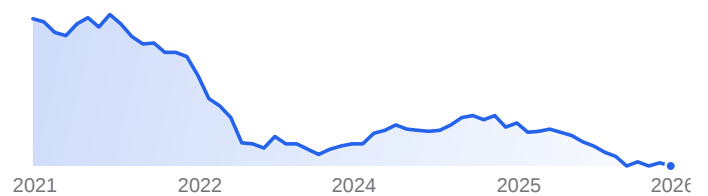
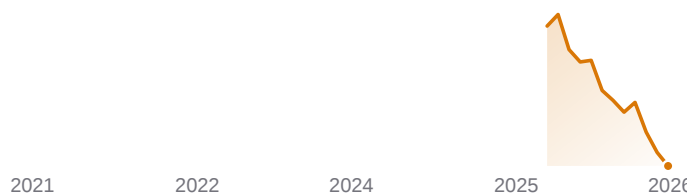


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

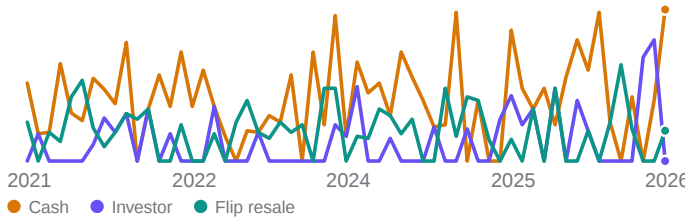
3.0%



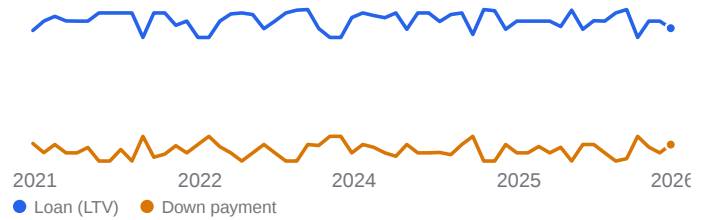
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 0% · Flip resale 5.6%

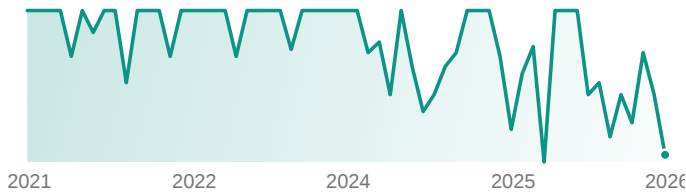


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



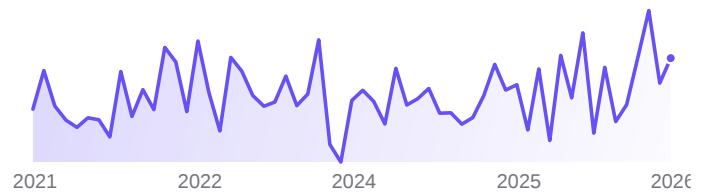
Sellers who sold at a gain

71%



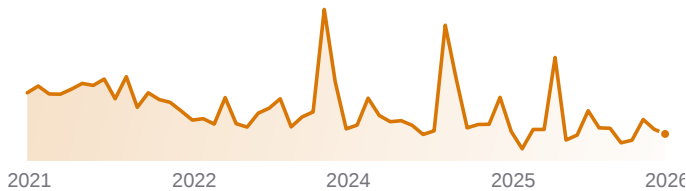
Typical hold before selling

7.6 yrs



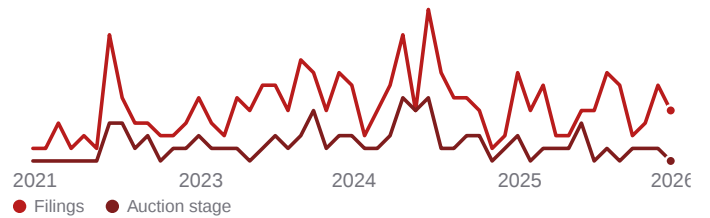
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	6,155
Median value (AVM)	\$545K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1940
Single family	57%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	5.5%
Owner occupied	80%
Company owned	11%
Median loan-to-value	69%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	19,943
Density	6,795 / mi²
Median household income	\$103K
Average household income	\$130K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	38
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	14.3%
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.