

NEIGHBORHOOD REPORT

*Neighborhood Home Values, Pricing
Trends & Local Market Insights*

Adam Tabaka



People

People Facts & Stats

	Washington	District of...	USA
Population	681K	681K	334.92M
Population Density per Sq Mi	11.15K	11.15K	95
Pop Change since 2020	+2.9%	+2.9%	+2.5%
Median Age	35	35	39
Male / Female Ratio	48%	48%	50%

Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



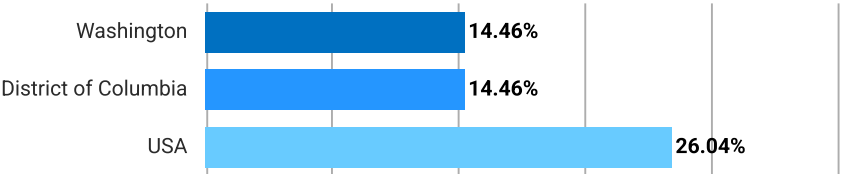
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



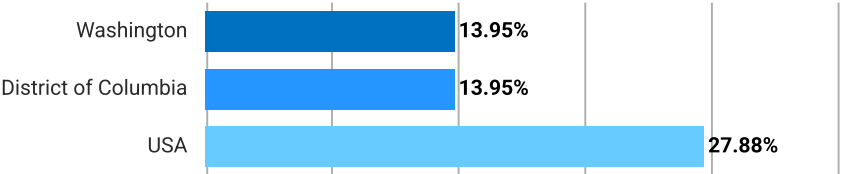
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Washington, Washington, D.C.

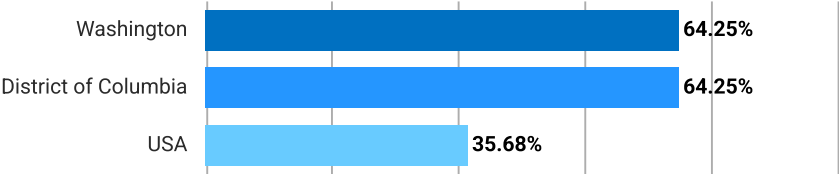
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



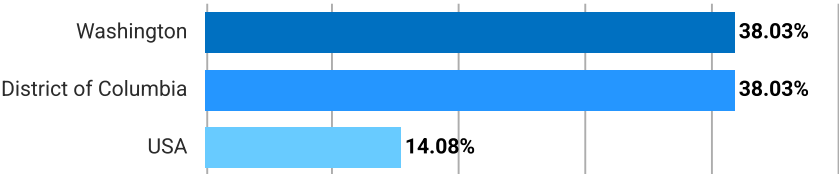
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

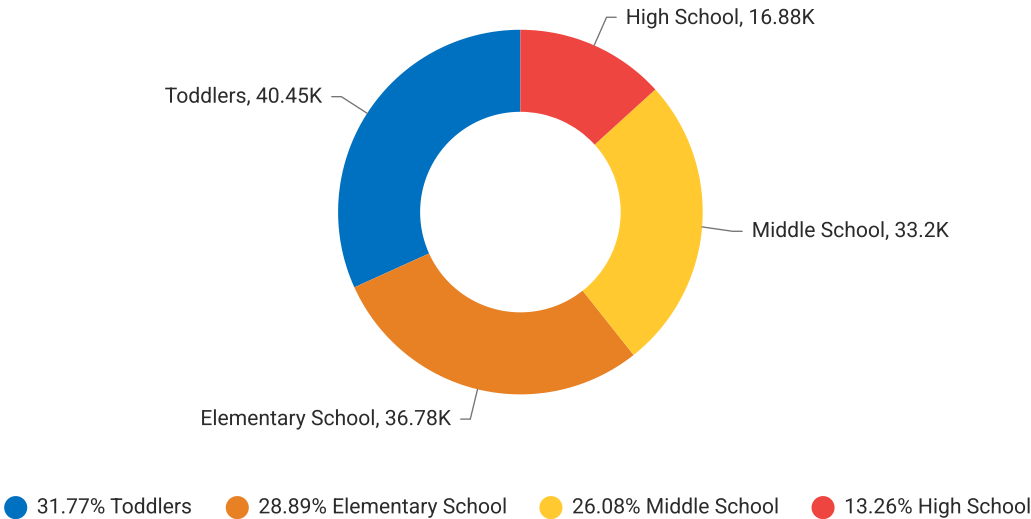


Population of Children by Age Group in Washington

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



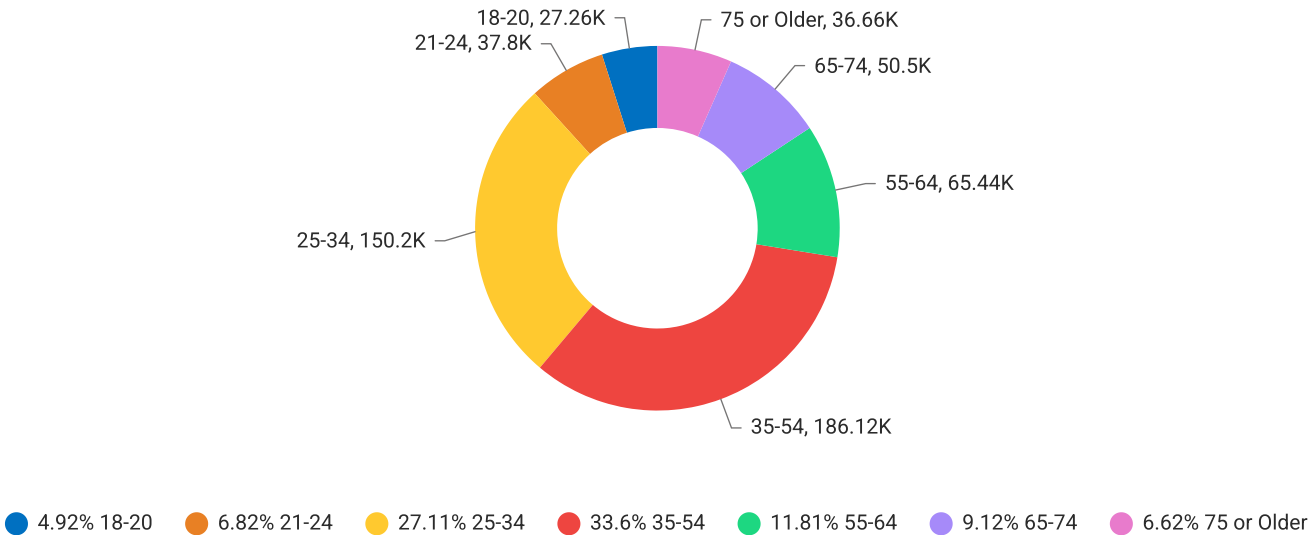
Washington, Washington, D.C.

Population of Adults by Age Group in Washington

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

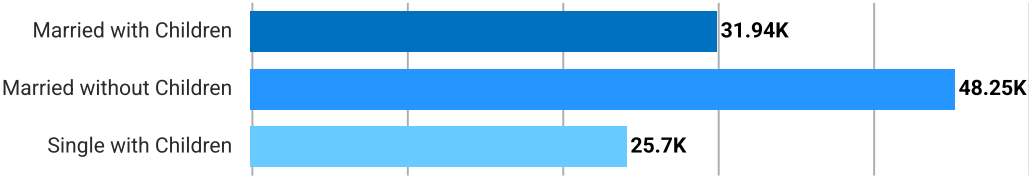


Households With Children in Washington

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

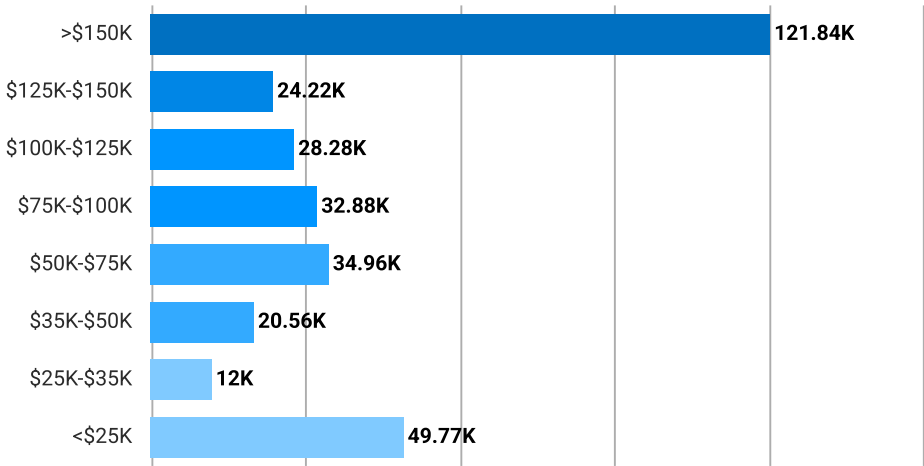


Household Income Brackets in Washington

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



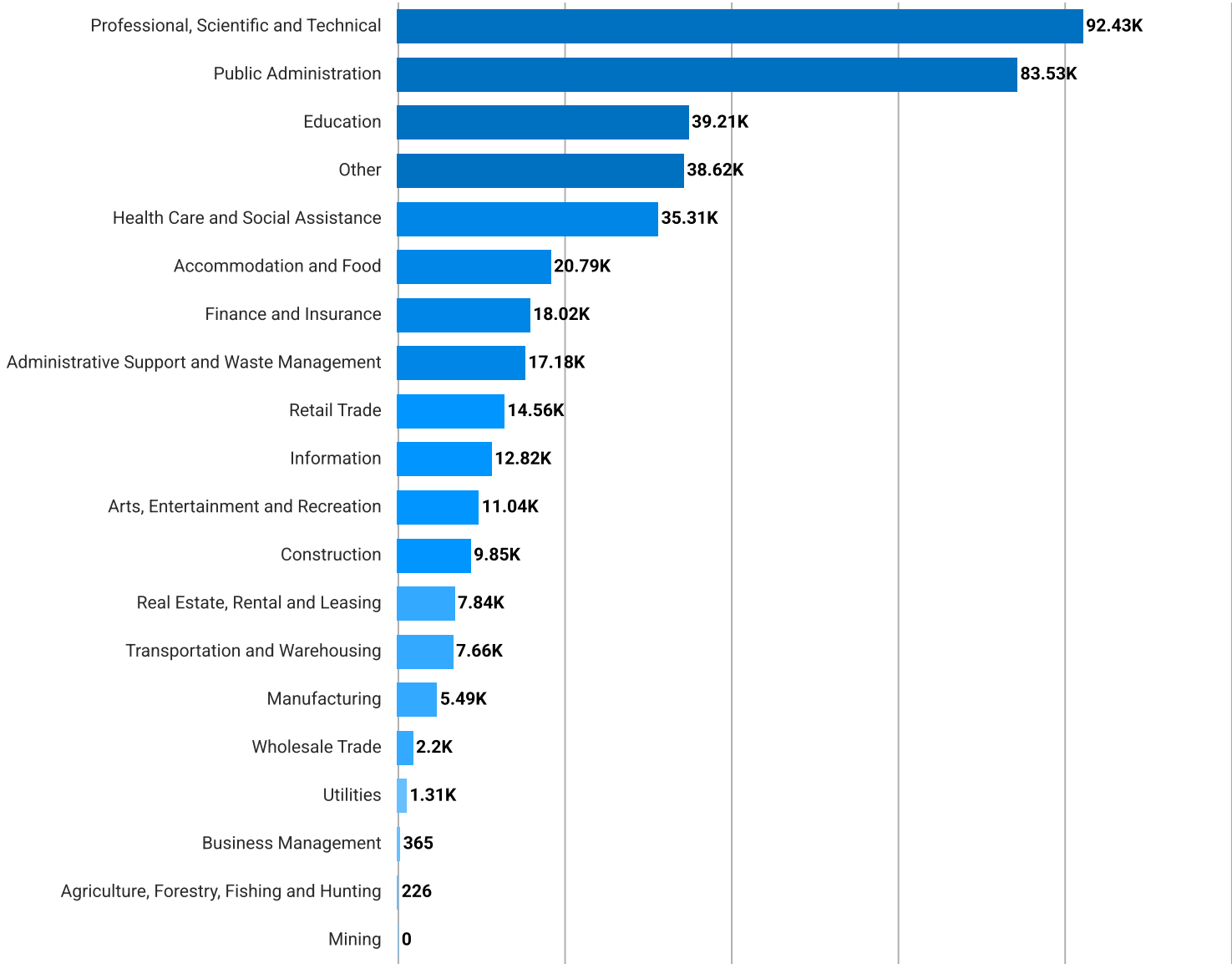
Washington, Washington, D.C.

Occupational Categories in Washington

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

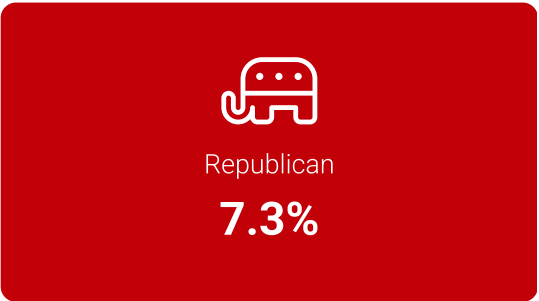
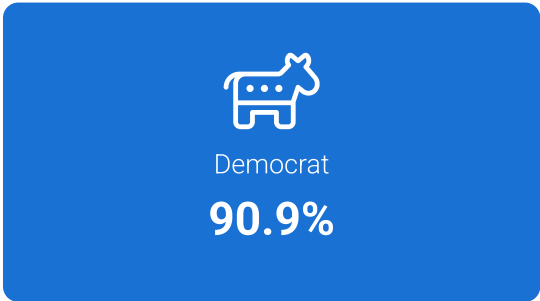


Presidential Voting Pattern in Washington

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

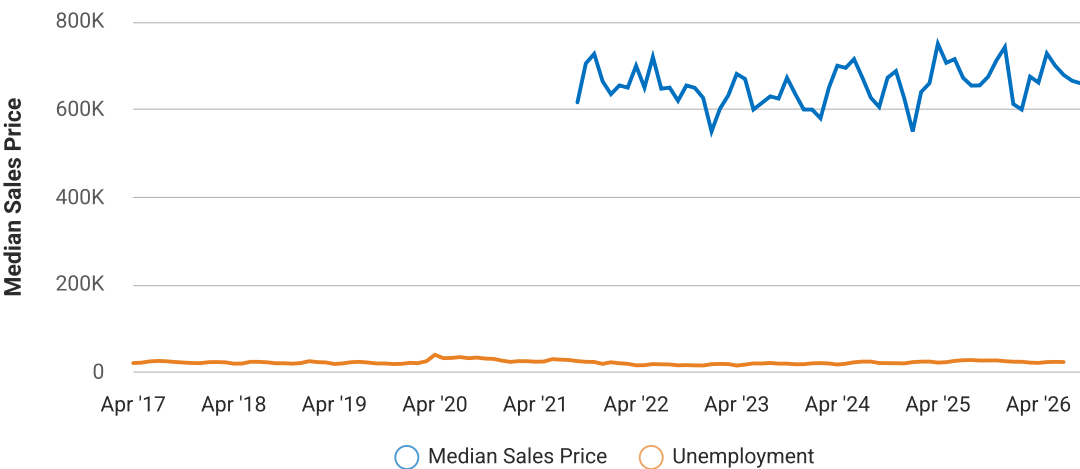
	Washington	District of...	USA
Income Per Capita	\$77,348	\$77,348	\$44,673
Median Household Income	\$109,870	\$109,870	\$80,734
Unemployment Rate	5.9%	5.9%	4.1%
Number Unemployed	24K	24K	6.92M
Number Employed	383K	383K	162.18M
Number in Labor Force	407K	407K	169.09M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly

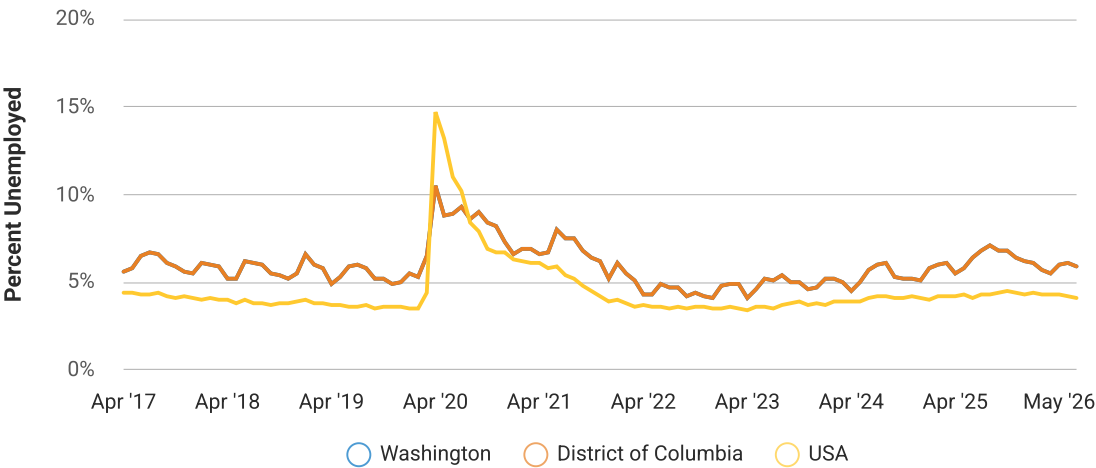


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



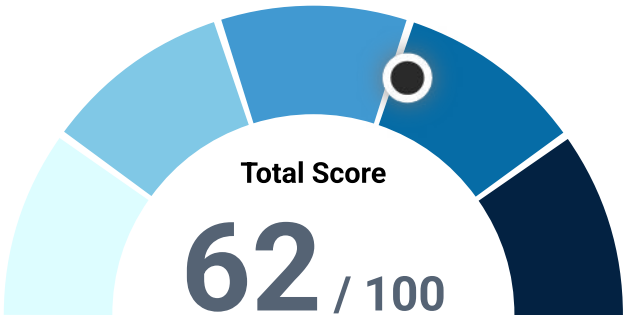
Quality of Life

Quality of Life Facts & Stats

	Washington	District of...	USA
Elevation (in feet)	141	141	–
Annual Rainfall (in inches)	45	45	–
Annual Snowfall (in inches)	18.05	18.05	–
Days of Full Sun (per year)	98	98	–
Travel Time to Work (in minutes)	30	30	26
Water Quality (Health Violations)	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–
Superfund Sites	2	2	2,466
Brownfield Sites	Yes	Yes	No

Washington, Washington, D.C.

AARP Livability™ Index for 20001



A score over 50 is above average

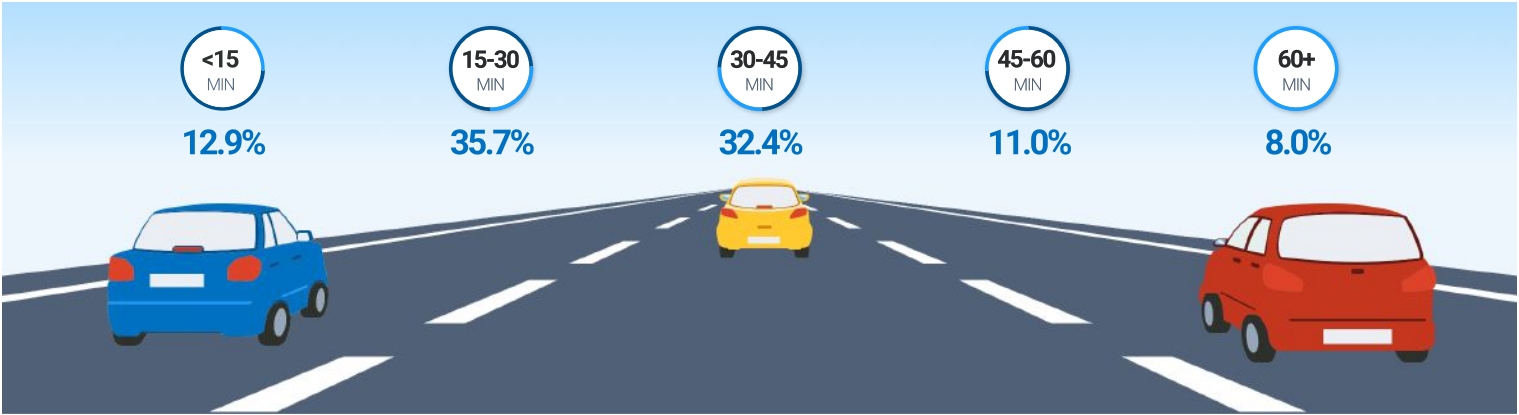
Housing	57
Affordability & Access	
Neighborhood	78
Access to Life, Work & Play	
Transportation	96
Safe & Convenient Options	
Environment	52
Clean Air & Water	
Health	61
Prevention, Access & Quality	
Engagement	72
Civic & Social Involvement	
Opportunity	16
Inclusion & Possibilities	

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



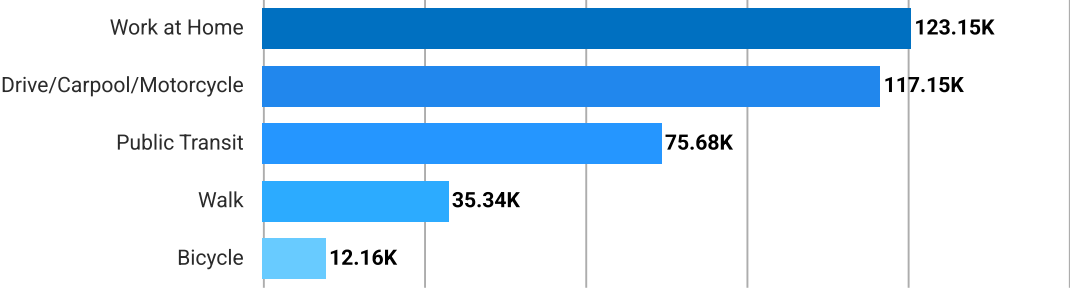
Washington, Washington, D.C.

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



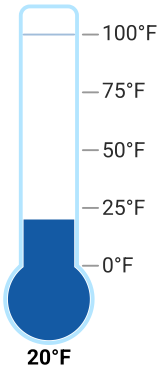
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

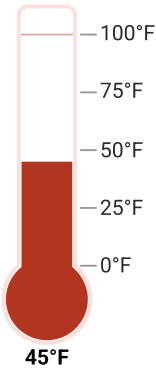
Source: NOAA

Update Frequency: Annually

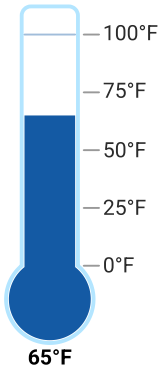
Avg. January Min. Temp



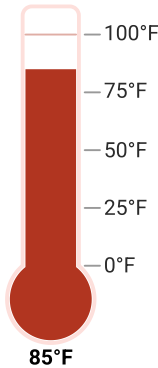
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Housing

Housing Facts & Stats

	Washington	District of...	USA
Median Estimated Home Value	\$585K	\$585K	\$372K
Est. Home Value 12-Mo. Change	-3.1%	-3.1%	+0.1%
Median List Price	\$550K	\$550K	-
List Price 1-Month Change	+4%	+4%	-
List Price 12-Month Change	-8.2%	-8.2%	-
Median Home Age	70	70	44
Own	42%	42%	65%
Rent	58%	58%	35%
\$ Total Value (of all buildings for which permits were issued)	-	\$270.24M	\$384.62B
% Change in permits (for all buildings)	-	-6%	+6%
% Change in \$ value (for all buildings)	-	-37%	+5%

Washington, Washington, D.C.

Market Trends for Washington, Washington, D.C.

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

6.67

↑ 4.55% MoM

Sold to List Price %

98%

↑ 0.15% MoM

Median Days in RPR

25

Median Sold Price

\$660,000

↓ 0.86% MoM

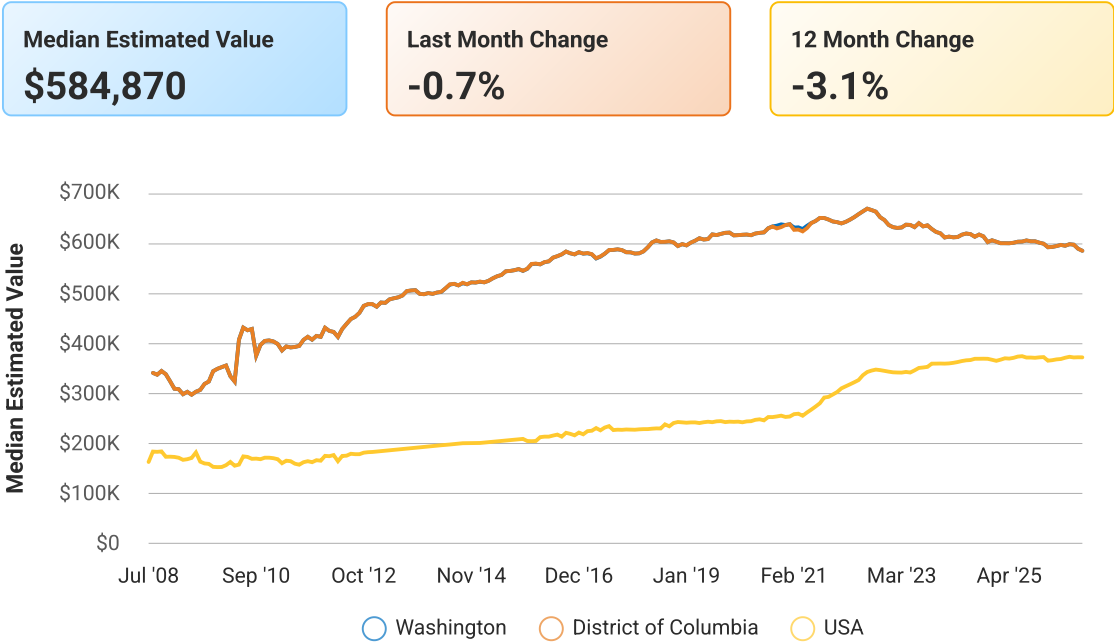
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



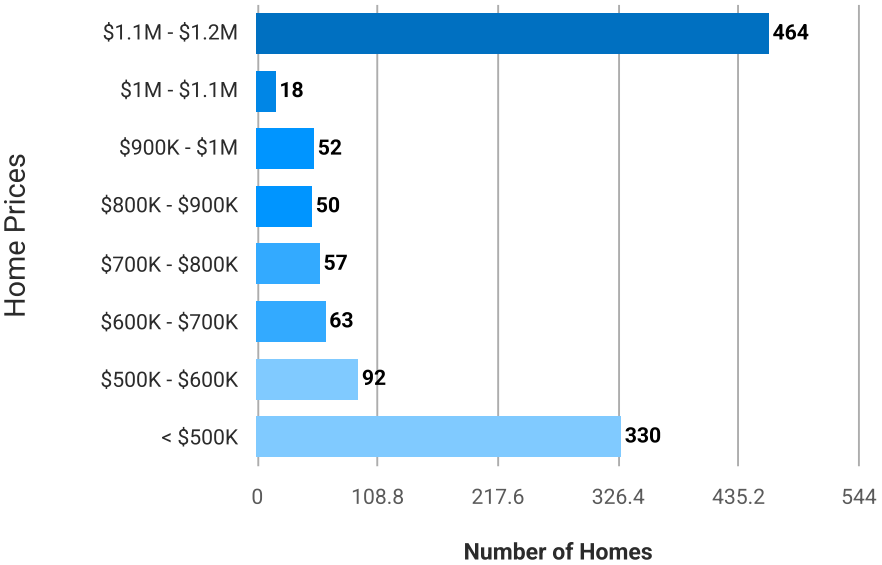
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

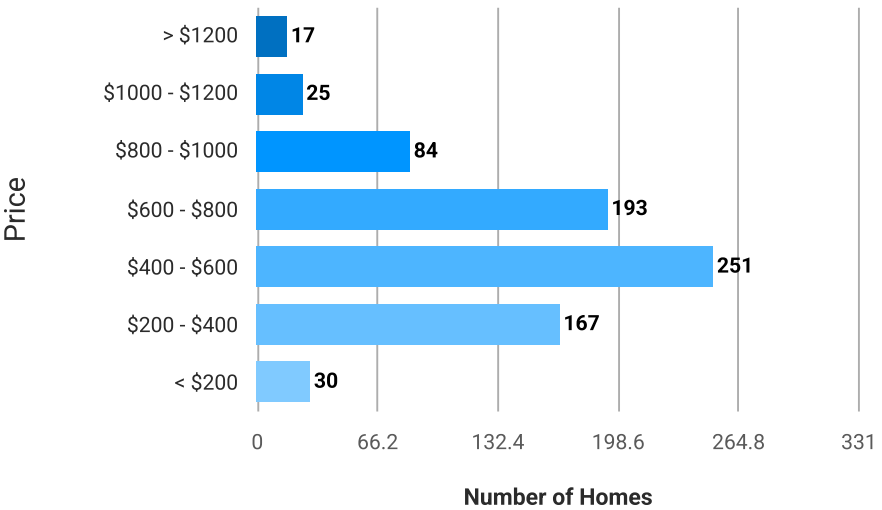


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

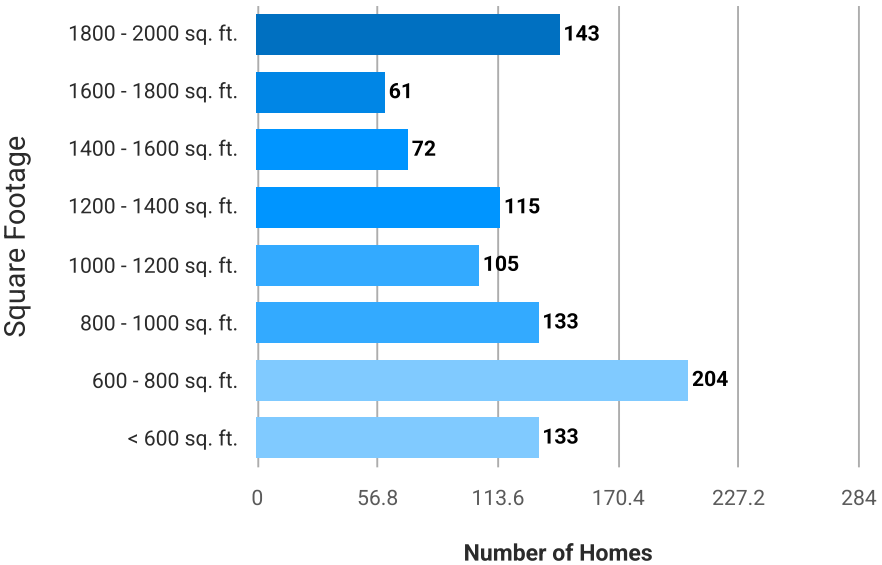


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



Washington, Washington, D.C.

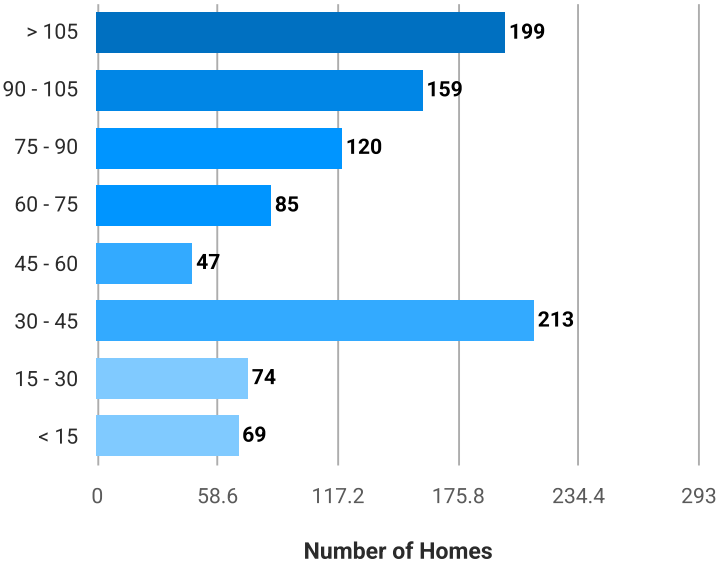
Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

Years



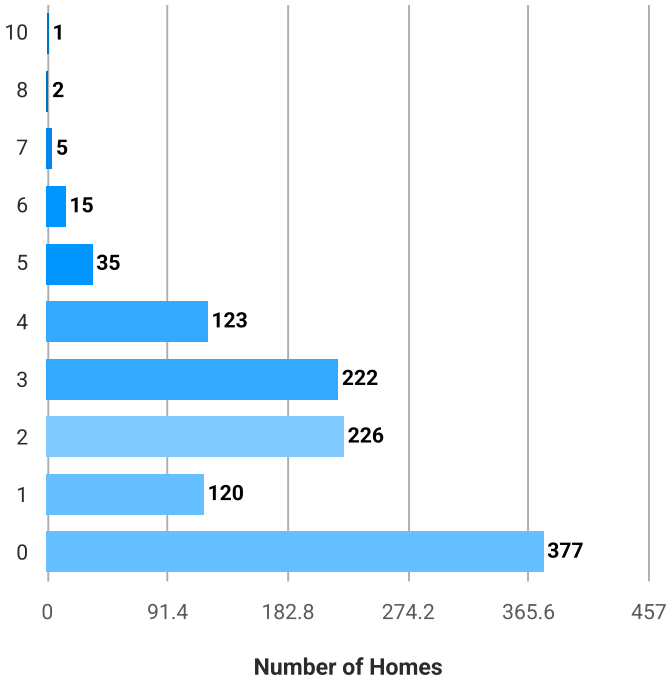
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily

Bedrooms



Washington, Washington, D.C.

Nearby Neighborhoods

Cities near Washington, Washington, D.C.

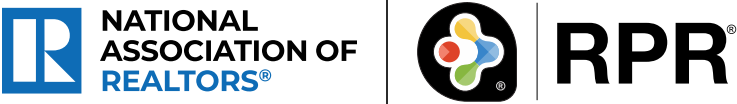
Arlington, Virginia Median Estimate Home Value\$847,870 Number of Homes61,732 Total Population236,254	Alexandria, Virginia Median Estimate Home Value\$716,240 Number of Homes42,604 Total Population156,976	Hillcrest Heights, Maryland Median Estimate Home Value– Number of Homes– Total Population16,063
Glassmanor, Maryland Median Estimate Home Value– Number of Homes– Total Population16,981	Forest Heights, Maryland Median Estimate Home Value– Number of Homes– Total Population2,642	Marlow Heights, Maryland Median Estimate Home Value– Number of Homes– Total Population5,456

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

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