



Chairman's Corner



The number of homeless persons living in the COG region has increased for the second straight year. Almost half of the region's homeless are in families (parents and children) and nearly one third are employed. The rising costs of housing may have contributed to the increase in homelessness, especially for working families, as average prices for homes sold in the region increased 13.9 percent over the past year.

There are signs that the region's housing market may be slowing. Buyers are slower to purchase homes as indicated by an increase in the number of days homes for sale remain on the market. And the increase in home sales between 2001 and 2002 (6.8 percent) was lower than the increase in sales during the 2000 to 2001 period. A decrease in single-family home construction permitting also suggests a market slowdown.

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In this Issue:

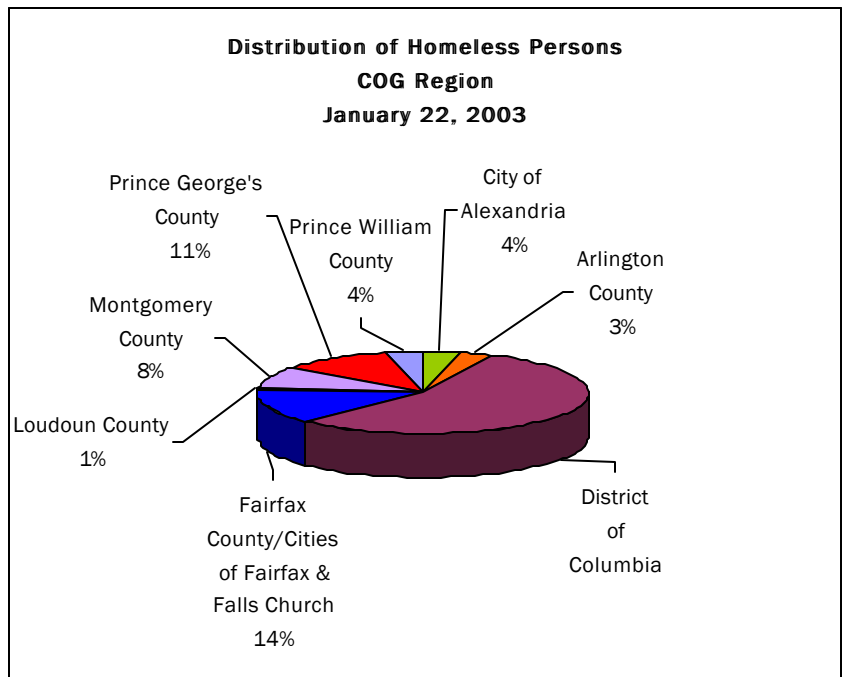
| | |
|----------------|---|
| Home Sales | 2 |
| Sale Prices | 3 |
| Time on Market | 4 |
| Permitting | 5 |

Region's Homeless Population Increased 2.1 Percent Over Past Year

On January 22, 2003, COG's Homeless Services Planning and Coordinating Committee conducted a one-day count of the region's homeless population. Results of the study show 14,276 homeless persons living in COG jurisdictions, a 2.1 percent increase over the past year and an 11.1 percent increase since the first count was completed in 2001. Most of the region's homeless live in the District of Columbia (55 percent) while only 1 percent of the region's homeless live in Loudoun County.

Other findings from the study reveal that 31 percent (4,421) of the region's homeless are children, 46.5 percent of the homeless counted are in families, and 31.6 percent of homeless adults are employed.

The Homeless Enumeration has been conducted annually in January since 2001. Since the first enumeration, the region's homeless population has increased 11.1 percent. For more detailed information regarding the area's homeless, please refer to COG's report, "Homeless Enumeration for the Washington Metropolitan Region 2003."



Number of Homeless Counted in COG Region — January 22, 2003

| Jurisdiction | Total Number Counted | | | Percent Change | |
|---|----------------------|---------------|---------------|----------------|--------------|
| | 2001 | 2002 | 2003 | 2002-2003 | 2001-2003 |
| City of Alexandria | 543 | 604 | 515 | -14.7% | -5.2% |
| Arlington County | 419 | 471 | 453 | -3.8% | 8.1% |
| District of Columbia | 7,058* | 7,468 | 7,950 | 6.4% | 8.4% |
| Fairfax County/Cities of Fairfax & Falls Church | 1,935 | 2,067 | 1,944 | -6.0% | 0.01% |
| Loudoun County | 167 | 242 | 133 | -45.0% | -20.0% |
| Montgomery County | 1,089 | 1,250 | 1,208 | -3.4% | 10.9% |
| Prince George's County | 1,218 | 1,551 | 1,558 | 0.01% | 27.9% |
| Prince William County | 421 | 329 | 515 | 56.5% | 22.3% |
| Total Number Counted | 12,850 | 13,982 | 14,276 | 2.1% | 11.1% |

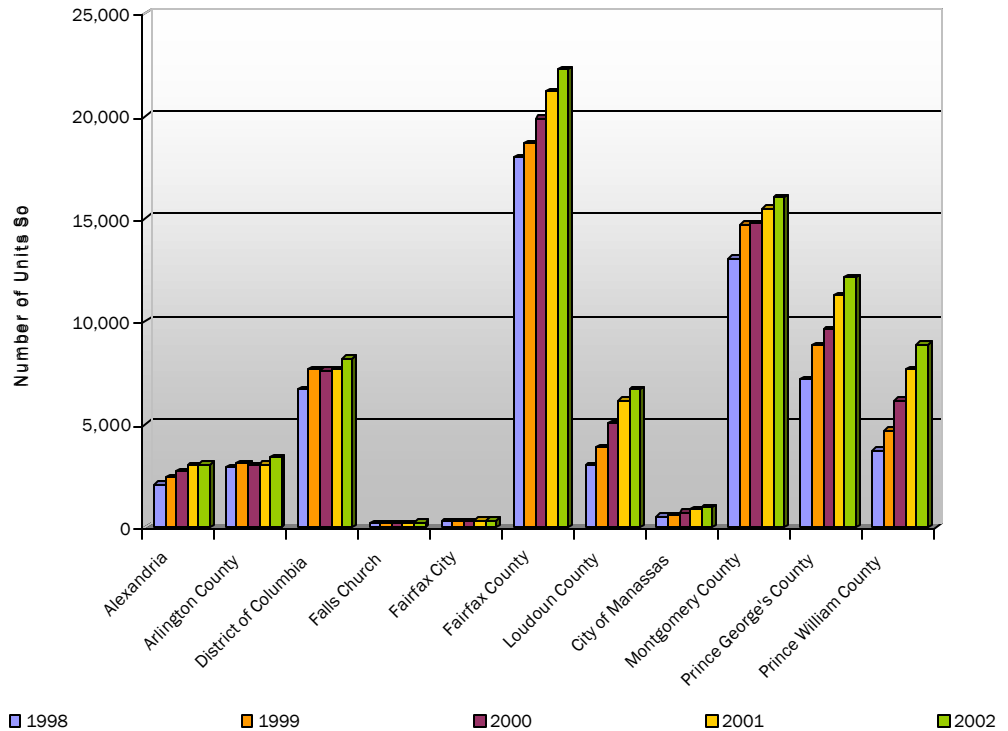
Source: "Homeless Enumeration for the Washington Metropolitan Region 2003"; Metropolitan Washington Council of Governments. May 2003.

* Includes estimated 1,267 homeless in DC facilities not responding to Jan. 2001 survey.

Over 80,000 Homes Sold During 2002

The number of homes sold increased for all jurisdictions over the past year, resulting in a 6.8 percent increase over 2001 figures. The largest numbers of homes were sold in Prince William County (1,184 units) and Fairfax County (1,098 units). Montgomery County experienced the slowest market, with home sales increasing only 3.1% over 2001 figures.

Home sales increased for all jurisdictions during 2002. However, the 6.8 percent increase is lower than the 9.7 percent increase in sales during the 2000 to 2001 period. This indicates a possible slowdown of the regional housing market.



Source: Metropolitan Regional Information Systems, Inc.

2002 Home Sales by Jurisdiction

| Jurisdiction | Number of Homes Sold | | | | | Change: 2001 - 2002 | | Change: 1998 - 2002 | |
|------------------------|----------------------|---------------|---------------|---------------|---------------|---------------------|--------------|---------------------|---------------|
| | 1998 | 1999 | 2000 | 2001 | 2002 | % | # | % | # |
| Alexandria | 2,091 | 2,449 | 2,713 | 2,975 | 3,074 | 3.3% | 99 | 47.0% | 983 |
| Arlington County | 2,900 | 3,089 | 2,976 | 3,086 | 3,397 | 10.1% | 311 | 17.1% | 497 |
| District of Columbia | 6,705 | 7,676 | 7,654 | 7,683 | 8,219 | 7.0% | 536 | 22.6% | 1,514 |
| Falls Church | 200 | 207 | 185 | 172 | 211 | 22.7% | 39 | 5.5% | 11 |
| Fairfax City | 268 | 298 | 295 | 332 | 346 | 4.2% | 14 | 29.1% | 78 |
| Fairfax County | 18,000 | 18,693 | 19,894 | 21,205 | 22,303 | 5.2% | 1,098 | 23.9% | 4,303 |
| Loudoun County | 3,005 | 3,883 | 5,019 | 6,190 | 6,735 | 8.8% | 545 | 124.1% | 3,730 |
| City of Manassas | 515 | 605 | 719 | 890 | 978 | 9.9% | 88 | 89.9% | 463 |
| Montgomery County | 13,088 | 14,723 | 14,779 | 15,543 | 16,030 | 3.1% | 487 | 22.5% | 2,942 |
| Prince George's County | 7,200 | 8,862 | 9,601 | 11,270 | 12,119 | 7.5% | 849 | 68.3% | 4,919 |
| Prince William County | 3,754 | 4,719 | 6,193 | 7,687 | 8,871 | 15.4% | 1,184 | 136.3% | 5,117 |
| COG Region | 57,726 | 65,204 | 70,028 | 77,033 | 82,283 | 6.8% | 5,250 | 42.5% | 24,557 |

Source: Metropolitan Regional Information Systems, Inc.

Regional Average Sale Price Increases 13.9 Percent Over Past Year

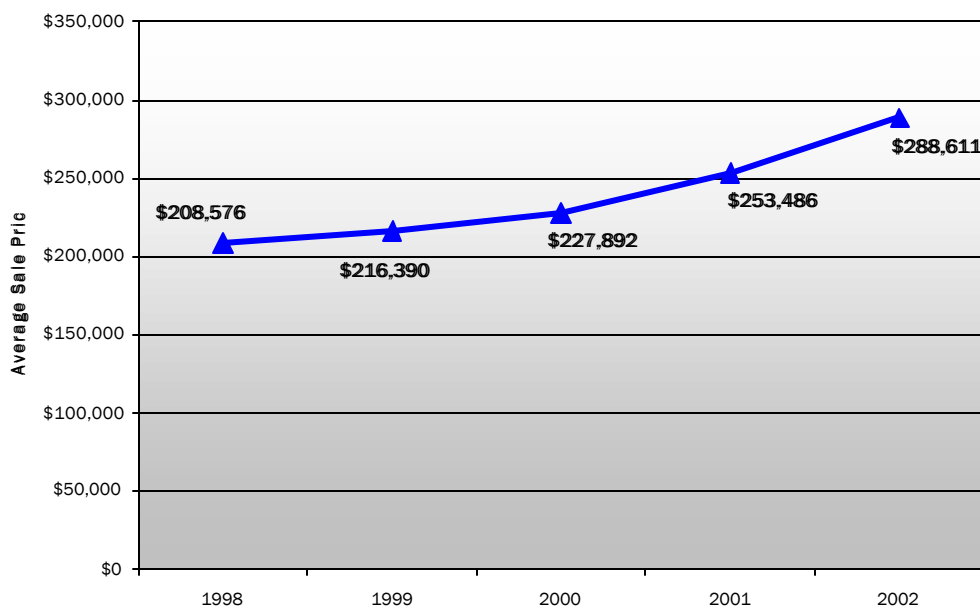
2002 Average Home Sales Price¹ by Jurisdiction

| Jurisdiction | Average Sales Price | | | | | Change: 2001 - 2002 | | Change: 1998 - 2002 | |
|------------------------|---------------------|------------------|------------------|------------------|------------------|---------------------|-----------------|---------------------|-----------------|
| | 1998 | 1999 | 2000 | 2001 | 2002 | % | # | % | # |
| Alexandria | \$226,719 | \$232,891 | \$225,126 | \$255,240 | \$299,975 | 17.5% | 44,735 | 32.3% | 73,256 |
| Arlington County | \$217,701 | \$229,954 | \$247,832 | \$284,982 | \$334,637 | 17.4% | 49,655 | 53.7% | 116,936 |
| District of Columbia | \$215,375 | \$221,268 | \$250,445 | \$304,872 | \$347,718 | 14.1% | 42,846 | 61.4% | 132,343 |
| Falls Church | \$242,808 | \$266,487 | \$299,034 | \$326,542 | \$364,091 | 11.5% | 37,549 | 50.0% | 121,283 |
| Fairfax City | \$180,976 | \$191,366 | \$216,286 | \$260,896 | \$289,227 | 10.9% | 28,331 | 59.8% | 108,251 |
| Fairfax County | \$232,025 | \$241,171 | \$256,883 | \$289,637 | \$325,073 | 12.2% | 35,436 | 40.1% | 93,048 |
| Loudoun County | \$215,161 | \$225,602 | \$251,703 | \$278,683 | \$308,684 | 10.8% | 30,001 | 43.5% | 93,523 |
| City of Manassas | \$137,461 | \$128,395 | \$133,599 | \$162,094 | \$188,859 | 16.5% | 26,765 | 37.4% | 51,398 |
| Montgomery County | \$226,971 | \$242,033 | \$253,876 | \$275,079 | \$320,418 | 16.5% | 45,339 | 41.2% | 93,447 |
| Prince George's County | \$133,269 | \$141,887 | \$139,968 | \$146,229 | \$166,013 | 13.5% | 19,784 | 24.6% | 32,744 |
| Prince William County | \$151,770 | \$155,839 | \$162,901 | \$191,005 | \$224,559 | 17.6% | 33,554 | 48.0% | 72,789 |
| COG Region | \$208,576 | \$216,390 | \$227,892 | \$253,486 | \$288,611 | 13.9% | \$35,125 | 38.4% | \$80,035 |

Sources: Metropolitan Regional Information Systems, Inc.

¹ Above figures include average prices of single-family detached/attached homes and condominium units sold.

Note: "Regional average sales price" is the "aggregate sales value" of all units sold divided by the total number of units sold in the region. The "aggregate sales value" for any year is calculated by summing the total value of sales for all jurisdictions (the average sales price in each jurisdiction times the total number of units sold in each jurisdiction).

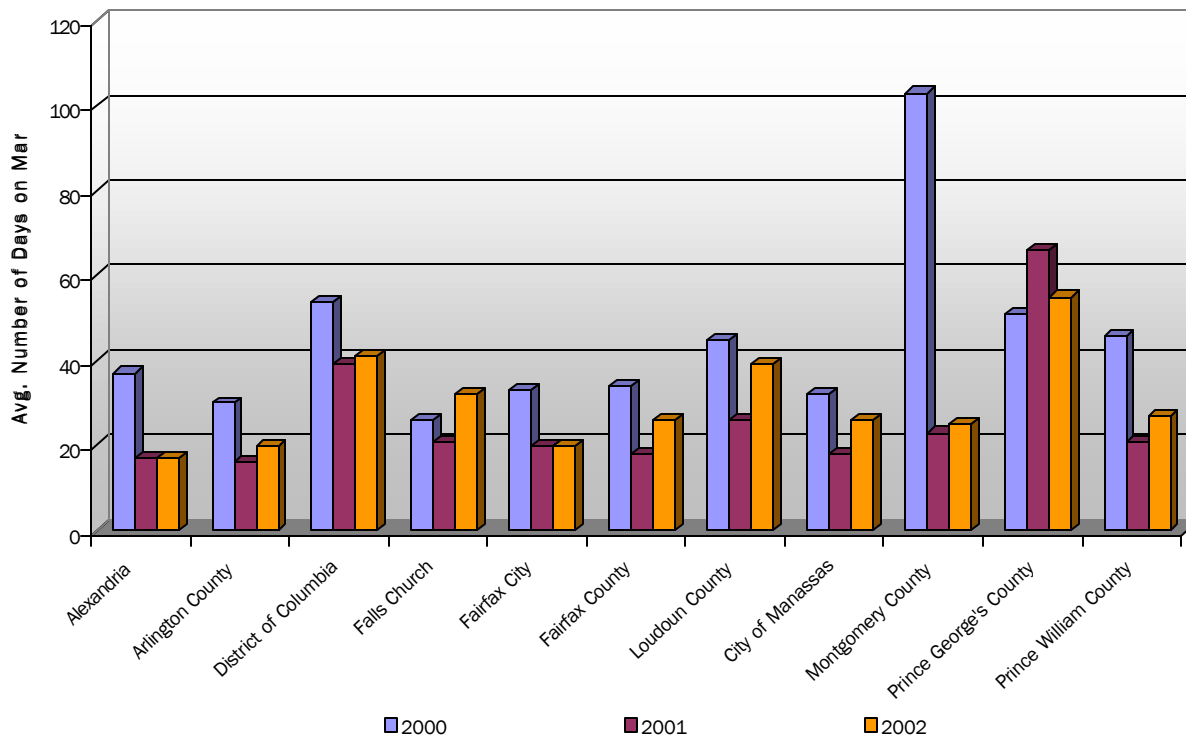


Jurisdictions throughout the region experienced double-digit increases in average home sale prices for the third straight year. Average sale prices increased 13.9 percent over the past 12 months, rising from \$253,486 in 2001 to \$288,611 in 2002. The City of Falls Church and the District of Columbia saw the highest average home sale prices of \$364,091 and \$347,718 (respectively) while the average sale price was lowest in Prince George's County (\$166,013). Prince William County, Alexandria and Arlington County experienced the largest increases in average sale price (17.6%, 17.5% and 17.4%). Average home prices increased the least in the Fairfax City (10.9%) and Loudoun County (10.8%).

Sources: Metropolitan Regional Information Systems, Inc.

Time Until Sale Increased by Four Days in 2002

The number of days homes remained on the market increased in all jurisdictions in 2002, except Prince George's County where time until sale decreased by 11 days (a 16.7% change from 2001). Time on market jumped 52.4 percent in the City of Falls Church, rose 50 percent in Loudoun County (increasing from 26 days in 2001 to 39 days in 2002) and increased by 44.4 percent in Fairfax County and the City of Manassas. The City of Alexandria and Fairfax County reported no change between 2001 and 2002.



Source: Metropolitan Regional Information Systems, Inc.

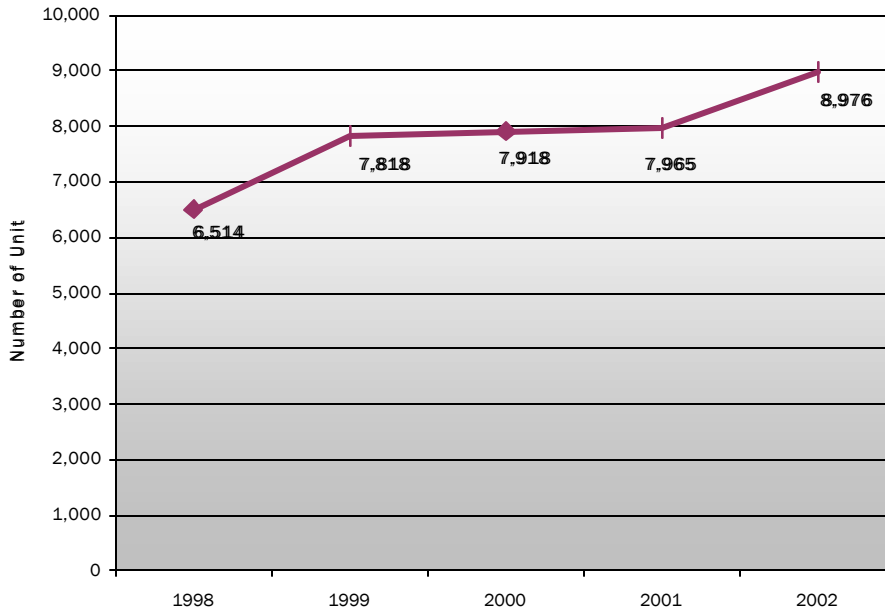
2002 Average Time on Market (in Days)

| Jurisdiction | Number of Days on Market | | | | | Change: 2000 - 2002 | | Change: 1998 - 2002 | |
|------------------------|--------------------------|-----------|-----------|-----------|-----------|---------------------|----------|---------------------|------------|
| | 1998 | 1999 | 2000 | 2001 | 2002 | % | # | % | # |
| Alexandria | 107 | 58 | 37 | 17 | 17 | 0.0% | 0 | -84% | -90 |
| Arlington County | 86 | 43 | 30 | 16 | 20 | 25.0% | 4 | -77% | -66 |
| District of Columbia | 109 | 58 | 54 | 39 | 41 | 5.1% | 2 | -62% | -68 |
| Falls Church | 82 | 48 | 26 | 21 | 32 | 52.4% | 11 | -61% | -50 |
| Fairfax City | 97 | 44 | 33 | 20 | 20 | 0.0% | 0 | -79% | -77 |
| Fairfax County | 91 | 59 | 34 | 18 | 26 | 44.4% | 8 | -71% | -65 |
| Loudoun County | 111 | 55 | 45 | 26 | 39 | 50.0% | 13 | -65% | -72 |
| City of Manassas | 103 | 59 | 32 | 18 | 26 | 44.4% | 8 | -75% | -77 |
| Montgomery County | 115 | 92 | 103 | 23 | 25 | 8.7% | 2 | -78% | -90 |
| Prince George's County | 117 | 63 | 51 | 66 | 55 | -16.7% | -11 | -53% | -62 |
| Prince William County | 82 | 58 | 46 | 21 | 27 | 28.6% | 6 | -67% | -55 |
| COG Region | 100 | 58 | 45 | 26 | 30 | 15.4% | 4 | -70% | -70 |

Source: Metropolitan Regional Information Systems, Inc.

Number of Residential Units Approved for Construction Falls 7.3%

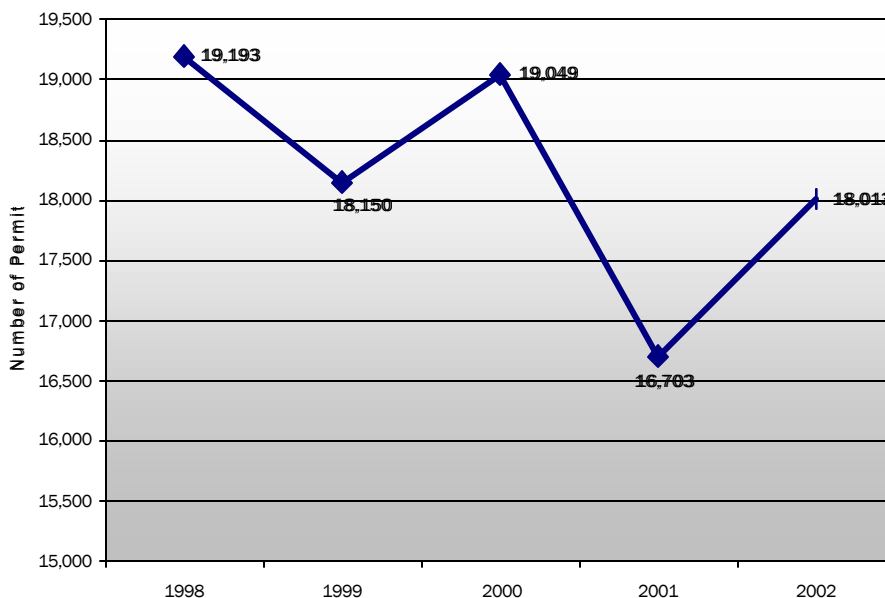
Regional Permitting Activity, 1998 - 2002
Multi-Family Homes (Number of Units)



Source: U.S. Census Bureau

- COG member jurisdictions issued construction permits for a total of 26,989 residential units during 2002, a 9.4 percent increase from the previous year.
- Of the units approved, 18,013 were single-family homes, 7.8 percent more units than approved in 2001.
- The number of multi-family units approved for construction increased by 12.7 percent (1,011 units) during 2002.
- Prince William County issued the most permits for single-family home construction (4,980 units).
- Fairfax County issued permits for the most multi-family units (2,997) in 2002.

Regional Permitting Activity, 1998 - 2002
Single-Family Homes



Source: U.S. Census Bureau

Welcome to the fifth edition of the Regional Housing Report.

Information found in this report is based on data gathered from HUD, MRIS, the Bureau of Labor Statistics, Freddie Mac, the National Association of Realtors, WAHP and COG.

The "Regional Housing Report" has been created to track housing trends throughout the COG member jurisdictions. Initially released at the beginning of each year, the report will now be updated quarterly. Updated reports will be available on the COG website: www.mwccog.org.

For more information on this and other COG publications, contact the Information Center:

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The Metropolitan Washington Council of Governments (COG) is the regional organization of the Washington area's local governments and officials, plus area members of the Maryland and Virginia legislatures and the U.S. Congress. COG provides a focus for action on issues of regional concern such as housing policy, comprehensive transportation planning, economic development and population growth and its implications for the region. COG is supported by contributions from participating local governments, federal and state government grants and contracts, and through donations from local foundations and the private sector. If you would like to learn more about COG's involvement in the region's housing issues, please visit our website at www.mwccog.org or call Stacy Pethia, Housing Planner, at 202-962-3753.



The Washington Area Housing Partnership (WAHP) is a regional public-private partnership affiliated with, and located within, the Metropolitan Washington Council of Governments (COG). The mission of WAHP is to expand affordable housing opportunities within the metropolitan Washington region. In its role as an information clearinghouse, the Partnership maintains and reports data on various aspects of the region's housing market. This includes the Annual Regional Housing Report; an assessment of the region's rental housing stock; and analysis of the decennial Census of the Population and Housing, the American Housing Survey and Home Mortgage Disclosure Act. If you are interested in learning more about the Partnership, please contact Keith Fleury, Acting Housing Programs Manager, at 202-962-3346.



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