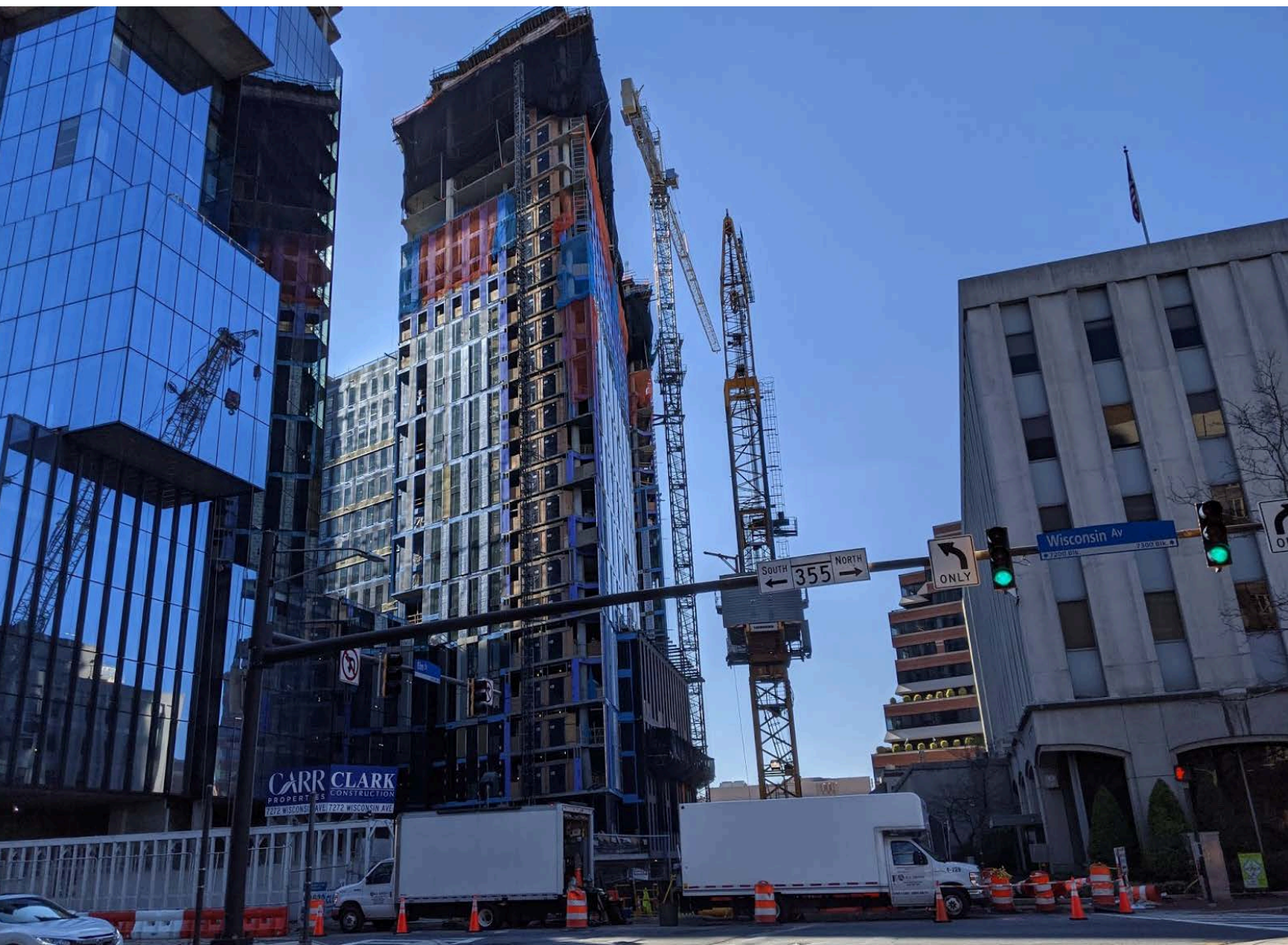


# MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS

Information on the number, location, size and cost of multifamily residential development projects in metropolitan Washington in 2021

October 2022



Metropolitan Washington  
Council of Governments

## **MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS 2021**

October 2022

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The Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association that brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland, and Northern Virginia. COG's membership is comprised of 300 elected officials from 24 local governments, the Maryland and Virginia state legislatures, and U.S. Congress.

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Report Author: John Kent, COG Staff

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## EXECUTIVE SUMMARY

This report describes recent trends in the multi-family rental housing market within the 24 member jurisdictions of the Metropolitan Washington Council of Governments (COG). Residential property records from the CoStar subscription database ([www.costar.com](http://www.costar.com)) for buildings completed through the end of 2021 were analyzed to document the number, size, and location of new apartment units, as well as describe changes in the market rents across the region.

- New construction increased 30 percent from 2020 to 2021. In 2021, 130 new multifamily buildings were completed, adding 13,764 housing units to the region.
- Just under 120,000 new units were added since 2012, which is the most of any ten-year period in almost 50 years.
- The coronavirus pandemic did not noticeably disrupt apartment construction activity but did have an impact on regional rents in 2020. After average inflation-adjusted rents fell five percent from 2019 to 2020 but rent has since increased by three percent over the course of 2021.
- Rents in the COG region are high compared with the median income of renters. At the end of 2021, median rents in multifamily buildings were between 26 and 40 percent of median renter income, depending on the number of bedrooms in a unit.
- A little less than half of all units built in 2021 were within a half-mile walk from a Metrorail station, while only a quarter of units built before 2021 are in a Metrorail station walkshed.
- The NoMa Activity Center was the region's fastest growing neighborhood in 2021—accounting for ten percent of all regional apartment growth with 1,428 new units from nine new buildings.
- About 85 percent of new units were located within one of the region's 141 Activity Centers or near one of the region's high-capacity transit (HCT) Stations. This surpasses the 75 percent target the COG Board of Directors set for new housing construction in the region.

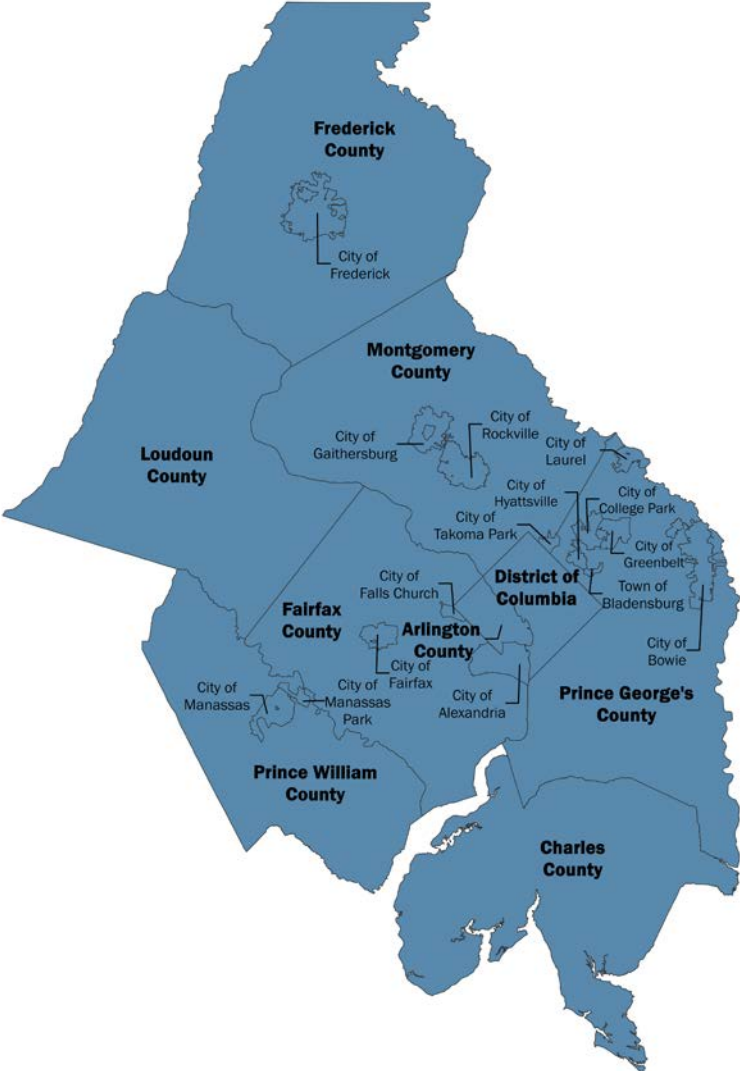


# INTRODUCTION

The annual Multifamily Rental Housing Construction Inventory focuses on rental apartment projects of five units or more that have been completed in metropolitan Washington. These include market rate, mixed-income, and affordable residences, including public housing. Corporate and senior housing are included, but this inventory does not include student housing, military housing, housing cooperatives, or condominium units. Included senior housing is limited to age-restricted communities, while assisted and other senior care facilities are excluded. Building styles include high-rise, mid-rise, low-rise, and garden-style apartments, but not single-family residences, attached housing projects of four units or fewer, or mobile home parks. Metropolitan Washington Council of Governments (COG) staff compiled this report by analyzing residential property records from the CoStar subscription database ([www.costar.com](http://www.costar.com)).

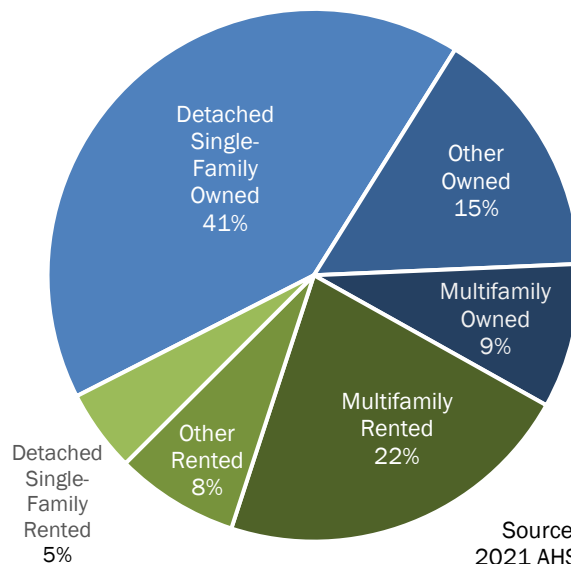
In this report, the metropolitan Washington region refers to the areas surrounding the District of Columbia that are members of COG, as shown below in Figure 1 below.

**Figure 1. COG represents 24 local governments in the multi-state metropolitan Washington region.**



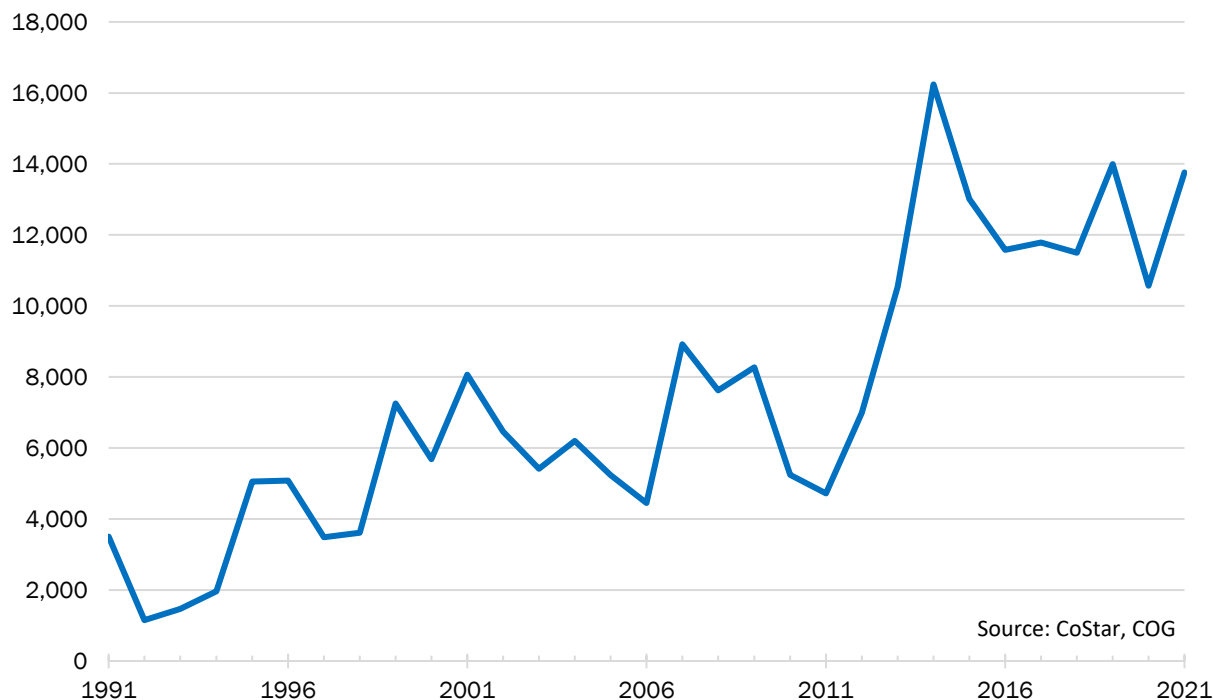
According to data from the 2021 American Housing Survey (AHS), the single-family detached house is the most common dwelling type in the Washington Metropolitan Statistical Area. The subject of this report, the multi-family rental apartment market, comprises the second largest sector of the housing market, representing over a quarter of the region's housing, shown in dark green in Figure 2 to the right. However, apartments have represented a much larger share of recent construction.<sup>1</sup>

**Figure 2. Household Types in Washington MSA in 2021**



Multifamily rental housing construction in the metropolitan Washington region increased by 30 percent in 2021. Last year, 130 new multifamily buildings were completed with 13,764 total apartment units.

**Figure 3. Number of New Units of Multifamily Rental Housing, 1991 - 2021**



The 119,980 new apartment units built since 2012 are the highest ten-year total in 47 years. Apartment construction peaked in 2014 but the number of permitted units under construction

<sup>1</sup> Exact data for recent construction is hard to come by as the data falls below the Census's minimum thresholds for privacy. The 2021 AHS data suggests that between 29 and 52 percent of housing units built between 2010 and 2019 in the Washington MSA were multifamily rental units. Permit data for approved housing construction from the U.S. Census shows that 52 percent of the units approved between 2017 and 2021 in the COG region were in multifamily buildings (permit data does not specify whether a building will be renter or owner-occupied).



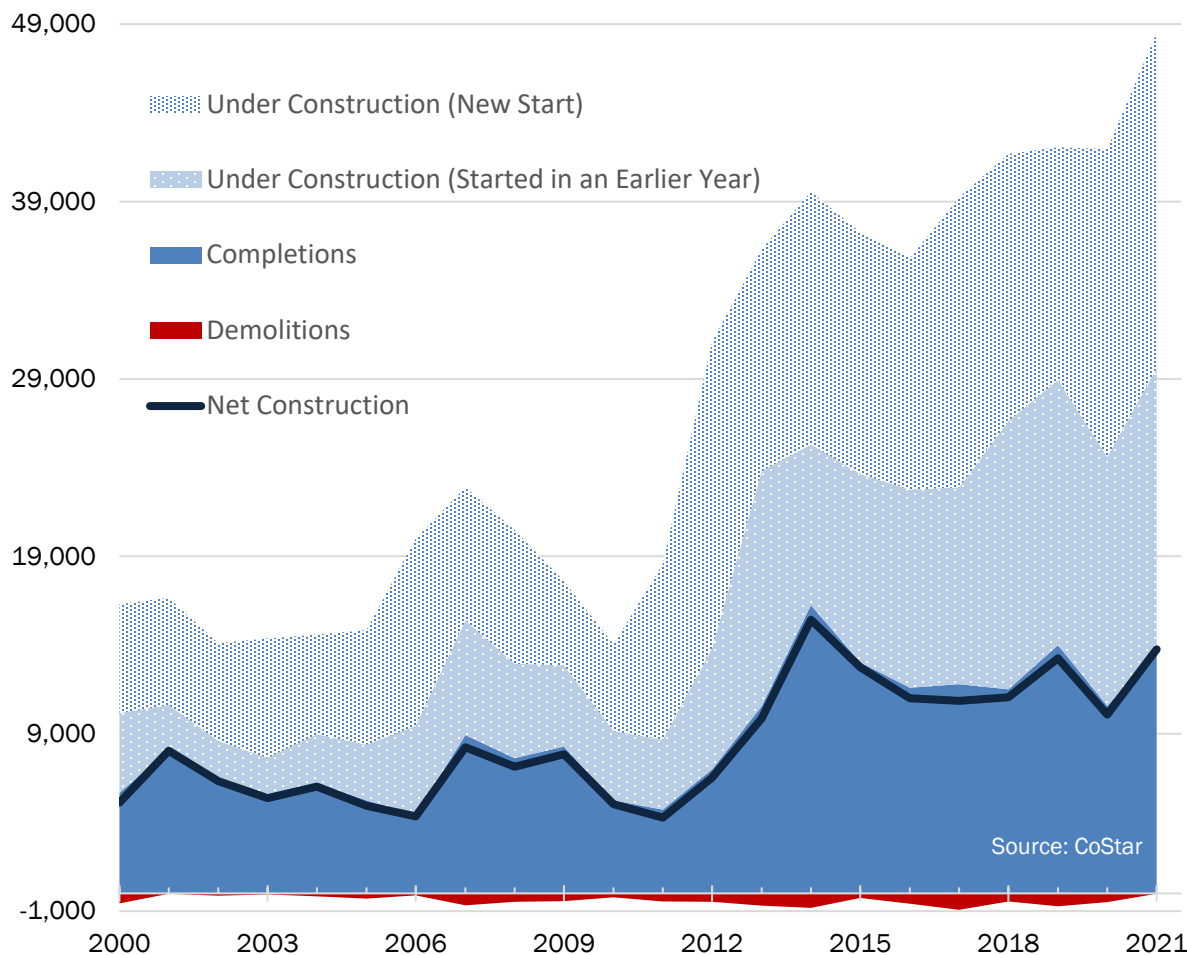
continues to increase, shown in Figure 4 below, suggesting that high rate of activity in the multifamily rental sector is likely to continue.

Demolitions of older multi-family housing are low relative to new construction. In 2021, 15 units were demolished, representing less than one percent of the units built last year, with 918 new units being added for each one unit lost to demolition.

During the past five years, 2,617 apartment units were demolished—a seven percent decrease compared to the previous five-year period. All the demolished buildings were at least 28 years old. The most recently completed apartment building to be demolished was the seven-story, 162-unit Ambassador Apartments in Montgomery County near the Wheaton Metrorail Station, which was completed in 1993. A new multifamily building has been proposed for the site.<sup>2</sup>

Apartment rents and construction both rose sharply in 2021, after falling in 2020. The sector was not hindered by coronavirus shutdowns, but higher interest rates may become a more significant hurdle for residential development down the line.

**Figure 4. Net Multifamily Rental Housing Construction, 2000 - 2021**



<sup>2</sup>Wheaton Gateway Sketch Plan No. 320210060. (2022) Montgomery Planning. <https://montgomeryplanningboard.org/wp-content/uploads/2022/05/320210060-Wheaton-Gateway-220516-Publication.pdf>



Platform Apartments in Alexandria (CoStar)

The largest multifamily project completed in 2021 was the six-story, 628-unit Platform project in the Braddock Road Metro Area in Alexandria, Virginia (shown to the left). The ten largest projects from 2021 (Figure 5) make up 33 percent of the region’s 13,764 new units of multifamily rental housing.

Six of the region’s ten largest new projects were within one of the region’s central jurisdictions<sup>3</sup>.

The average (mean) effective rent in the region for a one-bedroom apartment was \$1,740 at the end of 2021. The average for all unit sizes was \$2,010 per month.

Between 2005 and 2019, inflation adjusted rents in the region increased at an annual rate of 0.6 percent. In 2020, under pressure from the coronavirus pandemic, inflation adjusted rents dropped by five percent, with the smaller units seeing larger rent declines than larger ones. In 2021, inflation-adjusted rents increased by three percent.

**Figure 5. Ten Largest Projects by Total Number of Units in 2021**

Project Name	Street Address	Jurisdiction	Buildings	Stories	Units	1BR Effective Rent <sup>4</sup>
Platform	1100 N Fayette St, Alexandria, VA	City of Alexandria	4	6	628	\$2,134
Dylan & Reese	2455 Mandeville Ave, Alexandria, VA	City of Alexandria	1	12	591	\$2,026
Judd & Weiler	1611 Eckington Pl NE, Washington, DC	District of Columbia	4	8	457	\$2,012
The Elm	4710 Elm St, Bethesda, MD	Montgomery County	2	27	456	\$2,924
Evo	1771 N Pierce St, Arlington, VA	Arlington County	1	27	455	\$2,839
Park + Ford	4401 Ford Ave, Alexandria, VA	City of Alexandria	2	14	425	\$2,022
Faraday Park	11201 Reston Station Blvd, Reston, VA	Fairfax County	1	7	407	\$1,925
Vyne at One Loudoun	44819 Atwater Dr, Ashburn, VA	Loudoun County	8	6	378	\$2,017
The Ian Apartments	2249 Woodland Grove Pl, Herndon, VA	Fairfax County	1	5	375	\$2,001
Press House	331 N St NE, Washington, DC	District of Columbia	2	11	356	\$2,493

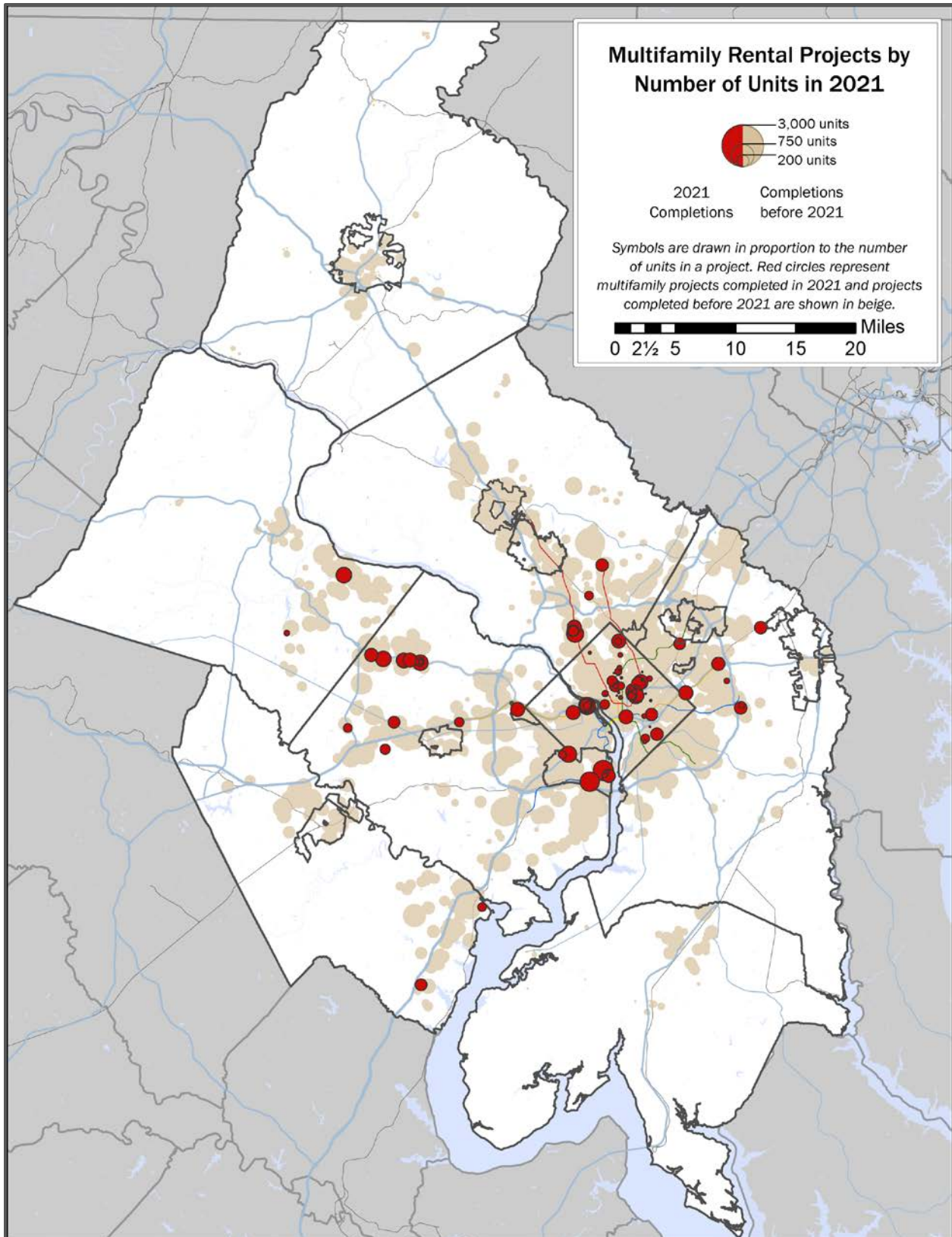
Source: CoStar

Figure 6 on the following page maps the location of projects completed in 2021. New construction of multifamily rental housing, shown in red, is primarily located in the region’s core and near Metrorail stations. Existing units are shown in beige—slightly more than 62 percent of all apartment units in the region are located inside the Capital Beltway.

<sup>3</sup> The Central Jurisdictions in the COG region are the City of Alexandria, Arlington County and the District of Columbia. See Appendix A on page 29.

<sup>4</sup> Average (mean) effective rent for one-bedroom apartments in the property that were available to be rented at the end of 2021.

Figure 6

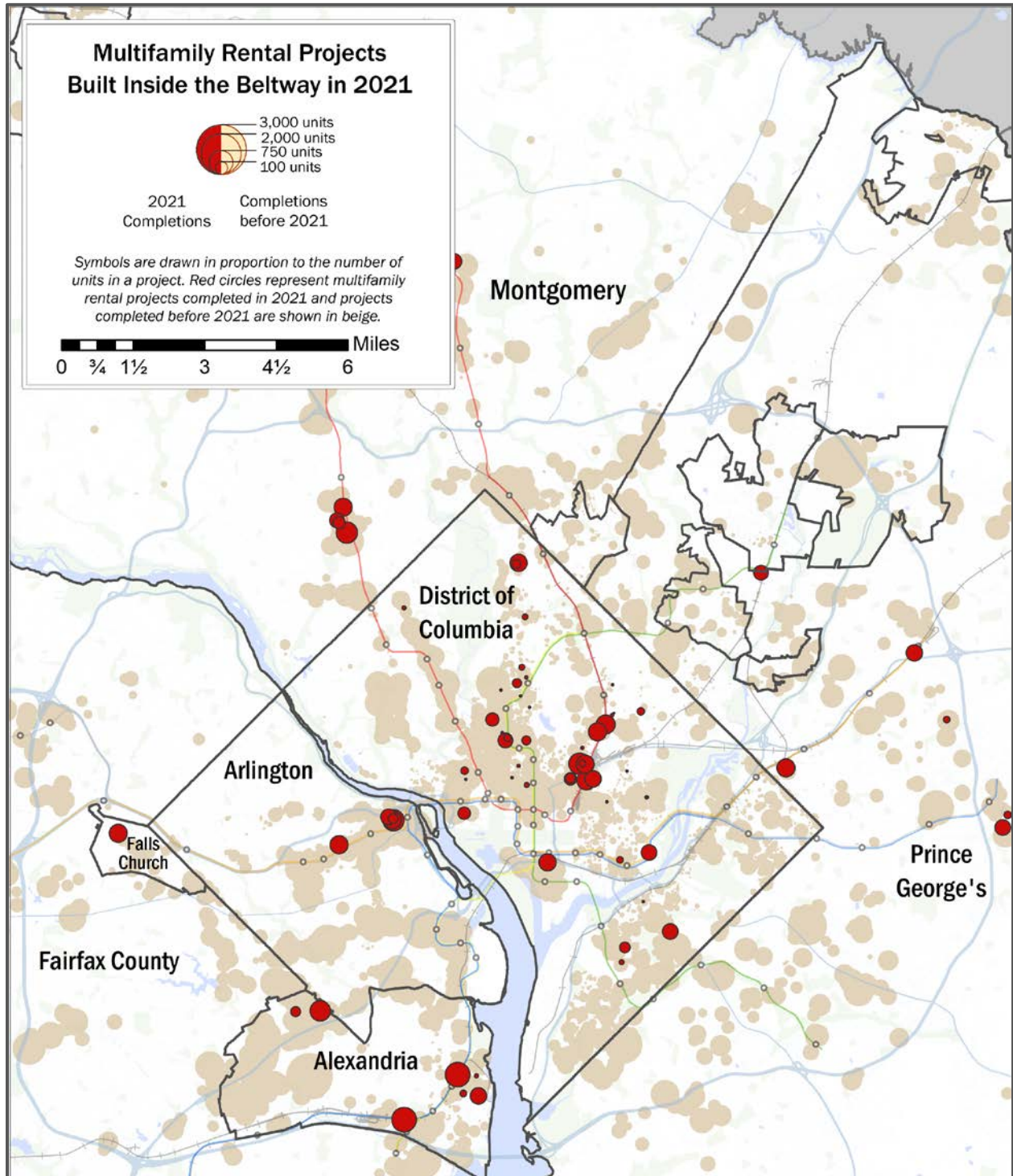


Source: CoStar



Figure 7 below shows construction inside the Capital Beltway. In 2021, 75 percent of all new units were built within the circumference of I-495. Of those units, 61 percent are within a half-mile walk of a high-capacity transit station; only 11 percent of new units built outside of the Capital Beltway were in a high-capacity transit walkshed.

**Figure 7**



Source: CoStar

## Multifamily Rental Housing Construction by State

The District of Columbia added 45 new apartment buildings and 4,443 units in 2021 (Figure 8). The number of new units completed in the District increased by 56 percent from 2020 (Figure 9). The average (mean) effective rent for a one-bedroom apartment in the District of Columbia was \$1,871 at the end of 2021.

In 2021, 26 new buildings and 3,018 new rental units were added to suburban Maryland jurisdictions (Figure 8). In suburban Maryland, the number of new apartment units grew by about 22 percent from 2020 (Figure 9). At the end of 2021, the Maryland jurisdiction average (mean) effective rent for a one-bedroom apartment was \$1,555 per month.

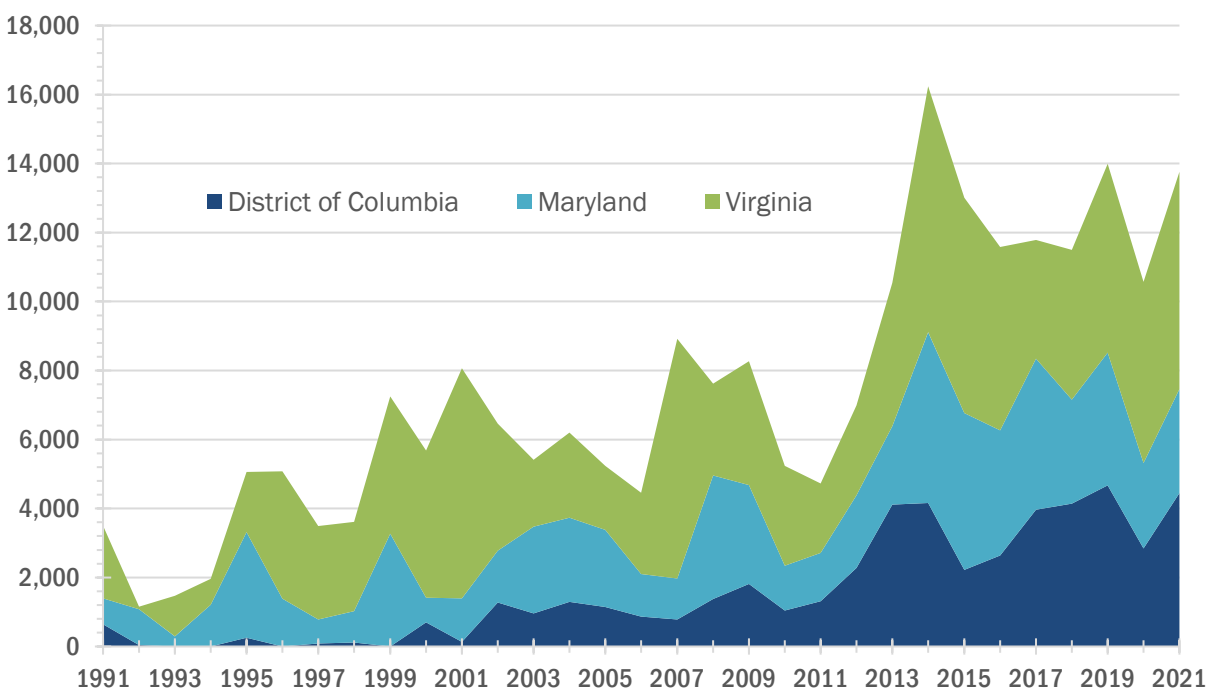
Northern Virginia jurisdictions added 39 new buildings and 6,303 new units in 2021, an increase of 20 percent from 2020. The Northern Virginia average (mean) effective rent for a one-bedroom was \$1,821 at the end of 2021.

**Figure 8. 2021 Projects by Number of Units**



Source: CoStar

**Figure 9. Number of New Units of Multifamily Rental Housing, by State, 1991 - 2021**



Note: This stacked area chart shows cumulative values.

Source: CoStar

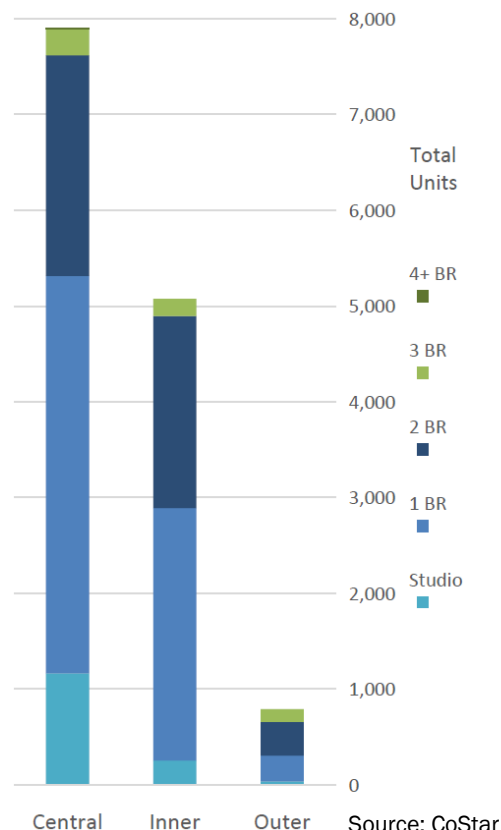
## Multifamily Rental Construction by Regional “Ring”

COG groups jurisdictions into three “rings” for analysis purposes (see Appendix A). The Central Jurisdictions—D.C., Alexandria, and Arlington—added 61 new apartment buildings and 7,906 new units in 2021 (Figure 10). The total number of new rental units in Central Jurisdictions increased by 27 percent from 2020 (Figure 11). At the end of 2021, the average (mean) effective rent for one-bedroom units in Central Jurisdictions was \$1,889.

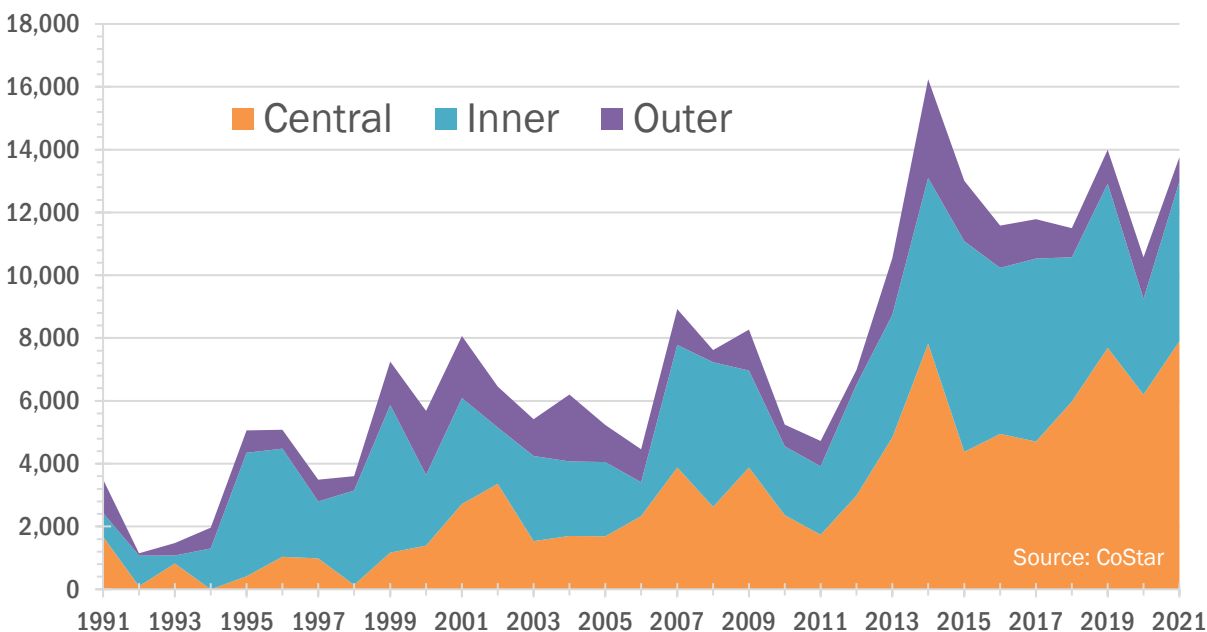
In 2021, 33 new buildings and 5,073 new units were added to the Inner Suburban Jurisdictions of Fairfax, Montgomery, and Prince George’s Counties, Falls Church, and City of Fairfax (Figure 10). The number of new units increased by 67 percent from 2020 (Figure 11). The average (mean) effective rent for one-bedroom unit in Inner Jurisdictions was \$1,632 per month at the end of 2021.

The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 16 buildings and 785 new apartment units in 2021 (Figure 10). New construction fell by 41 percent from 2020 (Figure 11). At the end of 2021, the average (mean) effective rent for one-bedroom units in Outer Jurisdictions was \$1,589 per month.

**Figure 10. 2021 Projects by Number of Units**



**Figure 11. Number of New Units of Multifamily Rental Housing by Jurisdictional Groups, 1991 - 2021**



Note: This stacked area chart shows cumulative values.



## Multifamily Rental Housing Construction by Jurisdiction

The District of Columbia led regional jurisdictions in multifamily rental housing construction for the sixth consecutive year—accounting for 32 percent of the region’s new apartment units. The City of Alexandria had the second most apartment construction with 15 percent of new construction. The 2,095 new units built in Alexandria are the most in the city since 1960. At the end of 2021, Arlington County had the highest average effective rent for one-bedroom units among COG member-jurisdictions, at \$2,002 per month. The City of Takoma Park had the lowest average effective one-bedroom rent, at \$1,138 per month. No new units have been built in the City of Greenbelt since 1979, the longest span of any member-jurisdiction.

**Figure 12. Apartment Construction Totals for Each COG Member Jurisdiction**

Jurisdiction	Built Prior to 2021			2021 Completions			Avg. Effective Rent in 1 BR Units at End of 2021
	Buildings	Units	Regional Share	Buildings	Units	Regional Share	
<b>District of Columbia</b>	<b>5,321</b>	<b>146,932</b>	<b>24.8%</b>	<b>45</b>	<b>4,443</b>	<b>32.3%</b>	<b>\$1,871</b>
<b>Suburban Maryland Jurisdictions</b>							
Charles	432	6,060	1.0%	0	0	0.0%	\$1,507
Frederick	697	11,538	1.9%	0	0	0.0%	\$1,439
<i>City of Frederick</i>	<i>460</i>	<i>8,101</i>	<i>1.4%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,405</i>
<i>Rest of County</i>	<i>237</i>	<i>3,437</i>	<i>0.6%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,508</i>
Montgomery	4,024	100,887	17.0%	9	1,555	11.3%	\$1,705
<i>Gaithersburg</i>	<i>535</i>	<i>9,722</i>	<i>1.6%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,587</i>
<i>Rockville</i>	<i>256</i>	<i>9,713</i>	<i>1.6%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,888</i>
<i>Takoma Park</i>	<i>160</i>	<i>2,717</i>	<i>0.5%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,138</i>
<i>Rest of County</i>	<i>3,073</i>	<i>78,735</i>	<i>13.3%</i>	<i>5</i>	<i>1,555</i>	<i>11.3%</i>	<i>\$1,714</i>
Prince George's	6,072	101,597	17.1%	17	1,463	10.6%	\$1,419
<i>Bladensburg</i>	<i>122</i>	<i>2,614</i>	<i>0.4%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,313</i>
<i>Bowie</i>	<i>86</i>	<i>1,992</i>	<i>0.3%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,728</i>
<i>College Park</i>	<i>41</i>	<i>1,893</i>	<i>0.3%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,662</i>
<i>Greenbelt</i>	<i>183</i>	<i>4,680</i>	<i>0.8%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,551</i>
<i>Hyattsville</i>	<i>183</i>	<i>3,924</i>	<i>0.7%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,488</i>
<i>Laurel</i>	<i>246</i>	<i>5,061</i>	<i>0.9%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,538</i>
<i>Rest of County</i>	<i>5,211</i>	<i>81,433</i>	<i>13.7%</i>	<i>17</i>	<i>1,463</i>	<i>10.6%</i>	<i>\$1,387</i>
<b>Maryland subtotal</b>	<b>11,225</b>	<b>220,082</b>	<b>37.1%</b>	<b>26</b>	<b>3,018</b>	<b>21.9%</b>	<b>\$1,555</b>
<b>Northern Virginia Jurisdictions</b>							
Alexandria	1,252	37,622	6.3%	11	2,095	15.2%	\$1,774
Arlington	1,384	58,173	9.8%	5	1,368	9.9%	\$2,002
Fairfax	3,698	83,971	14.2%	6	1,733	12.6%	\$1,778
Fairfax City	94	1,682	0.3%	0	0	0.0%	\$1,861
Falls Church	47	2,330	0.4%	1	322	2.3%	\$1,872
Loudoun	570	15,082	2.5%	9	433	3.1%	\$1,743
Manassas City	140	2,497	0.4%	0	0	0.0%	\$1,446
Manassas Park	50	1,361	0.2%	0	0	0.0%	\$1,649
Prince William	1,375	23,610	4.0%	7	352	2.6%	\$1,580
<b>Virginia subtotal</b>	<b>8,610</b>	<b>226,328</b>	<b>38.1%</b>	<b>39</b>	<b>6,303</b>	<b>45.8%</b>	<b>\$1,821</b>
<b>COG Region Total</b>	<b>25,156</b>	<b>593,342</b>	<b>100.0%</b>	<b>110</b>	<b>13,764</b>	<b>100.0%</b>	<b>\$1,740</b>

Source: CoStar

## Activity Centers

Activity Centers are locations that will accommodate the majority of the region’s future growth. They include existing urban centers, priority growth areas, traditional towns, and transit hubs. In 2013, the COG Board of Directors approved [141 Activity Centers](#) for the region<sup>5</sup>.

From 2020 to 2021, construction within Activity Centers increased by 29 percent. The NoMa Activity Center in the District of Columbia had the most construction in 2021, with 1,428 units from nine apartment buildings—a tenth of all new construction. The average (mean) effective rent for one-bedroom apartments in Activity Centers was \$1,875 at the end of 2021, eight percent higher than the regional average.

COG’s [Region Forward Vision](#) set a target for at least half of new households to be located within Activity Centers. In 2021, 84 percent of new rental units were within an Activity Center; multifamily rental construction has met and surpassed this target for each of the past 27 years.

## Metrorail Station Walksheds

In 2021, 16 of the Washington Metropolitan Area Transit Authority’s 91 Metrorail stations had at least one apartment building built within a half-mile walk from a station entrance, with a total of 6,483 new units from 37 buildings. Construction in station areas increased 55 percent from 2020. The share of total regional construction within a Metro station walkshed climbed from 40 percent in 2020 to 47 percent in 2021.

The Bethesda station walkshed had the most construction in 2021 with five buildings and 1,166 new apartment units. The average (mean) effective rent for one-bedroom apartments within a half-mile walk of a station was \$2,090 at the end of 2021.



The Elm Apartments near the Bethesda Metro Station in Montgomery County (CoStar)

## High-Capacity Transit Station Walksheds

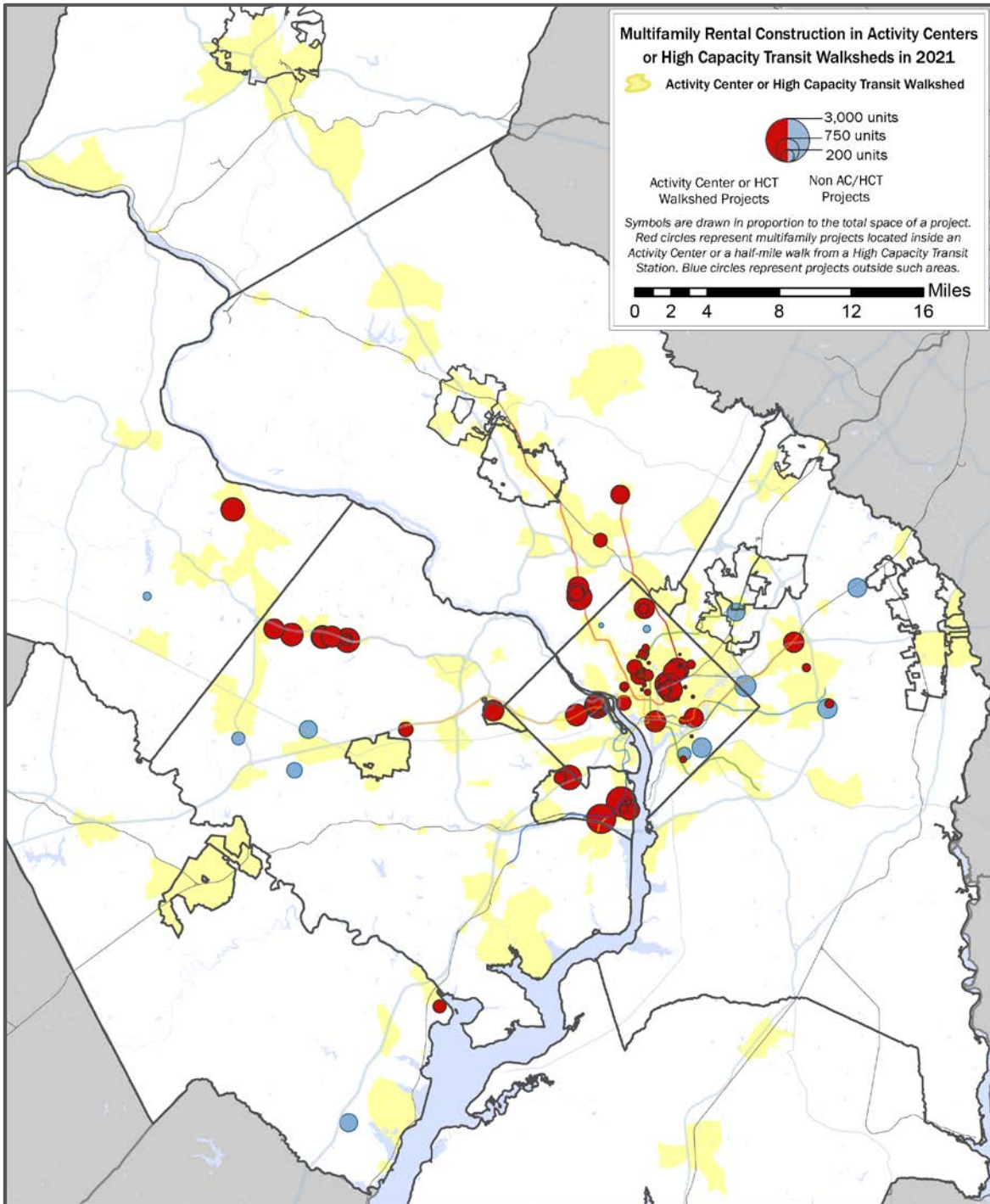
In 2019, the COG Board set housing goals that included a target of constructing 75 percent of new housing in Activity Centers or near one of the region’s high-capacity transit station areas (HCTs). Currently, there are [199 HCTs](#) in the COG region—including Metrorail, MARC, and VRE commuter rail, bus rapid transit, and streetcar stations.<sup>6</sup>

<sup>5</sup> See Appendix B for a map of Activity Centers and Appendix C for Activity Center construction totals.

<sup>6</sup> See Appendix D for Metrorail station area construction totals and an explanation of how the walkshed geography was calculated.

In 2021, 85 percent of new apartment units were located in an Activity Center or a half-mile walk from a HCT, mapped in Figure 13 below. Multifamily rental housing construction has met or exceeded the 75 percent housing target in each of the past 11 years.

**Figure 13**



Source: CoStar, COG

## Construction by Number of Bedrooms in a Unit

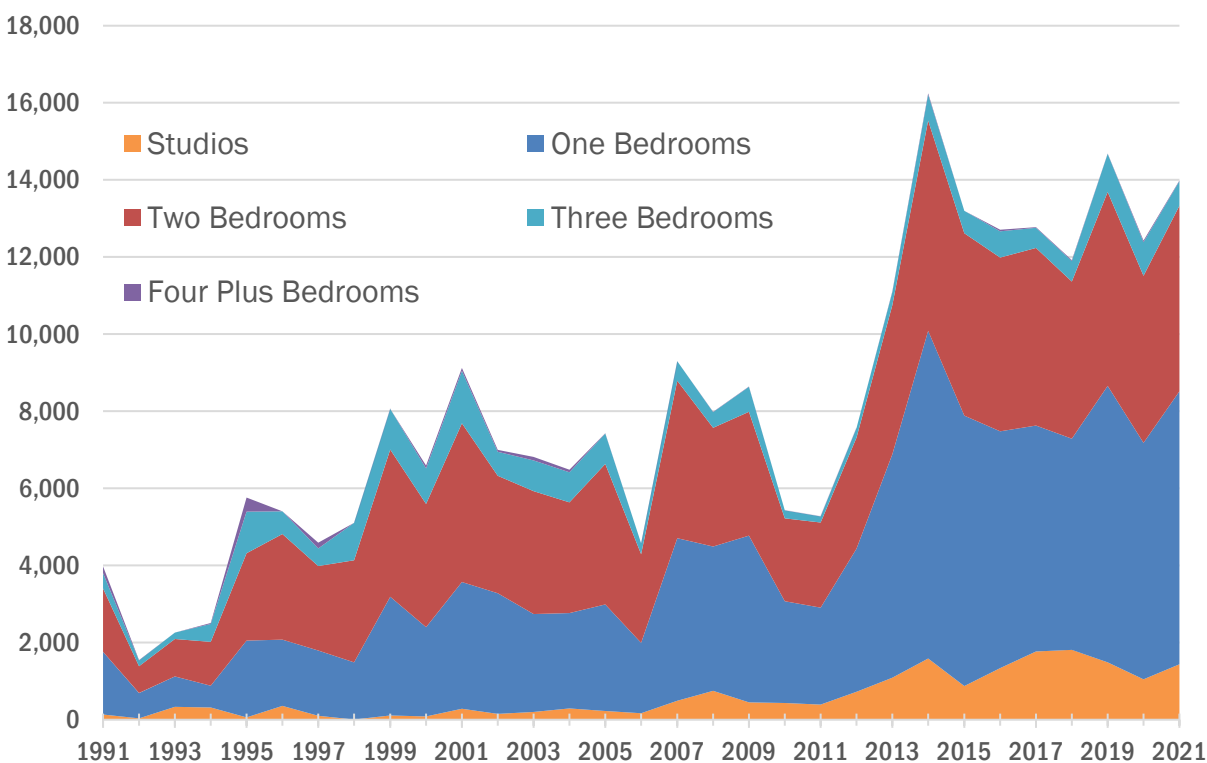
Most apartment units in the region have either one or two-bedrooms, and those two apartment styles continued to be the most common in 2021. The share of studio apartments has increased significantly since the beginning of the century. The square footage of an average one-bedroom apartment peaked in the mid-2000s and has declined by about 10 percent since the recession. The downsizing trend has been more pronounced in terms of the total number of rooms in the apartment. Historically, about 45 percent of apartments have fewer than two bedrooms; over the past five years, about 60 percent of new apartments do.

**Figure 14. Existing Multifamily Rental Units Completed by Apartment Type and Year Built**

Apartment Type	Prior to 2021		2021	
	Units	Share	Units	Share
Studio	51,011	8.6%	1,448	10.5%
One-Bedroom	256,964	43.3%	7,059	51.3%
Two-Bedrooms	236,599	39.9%	4,663	33.9%
Three-Bedrooms	46,111	7.8%	584	4.2%
Four-Plus Bedrooms	2,657	0.4%	10	0.1%

Source: CoStar

**Figure 15. Number of New Units of Multifamily Rental Housing by Unit Size, 1991 - 2021**

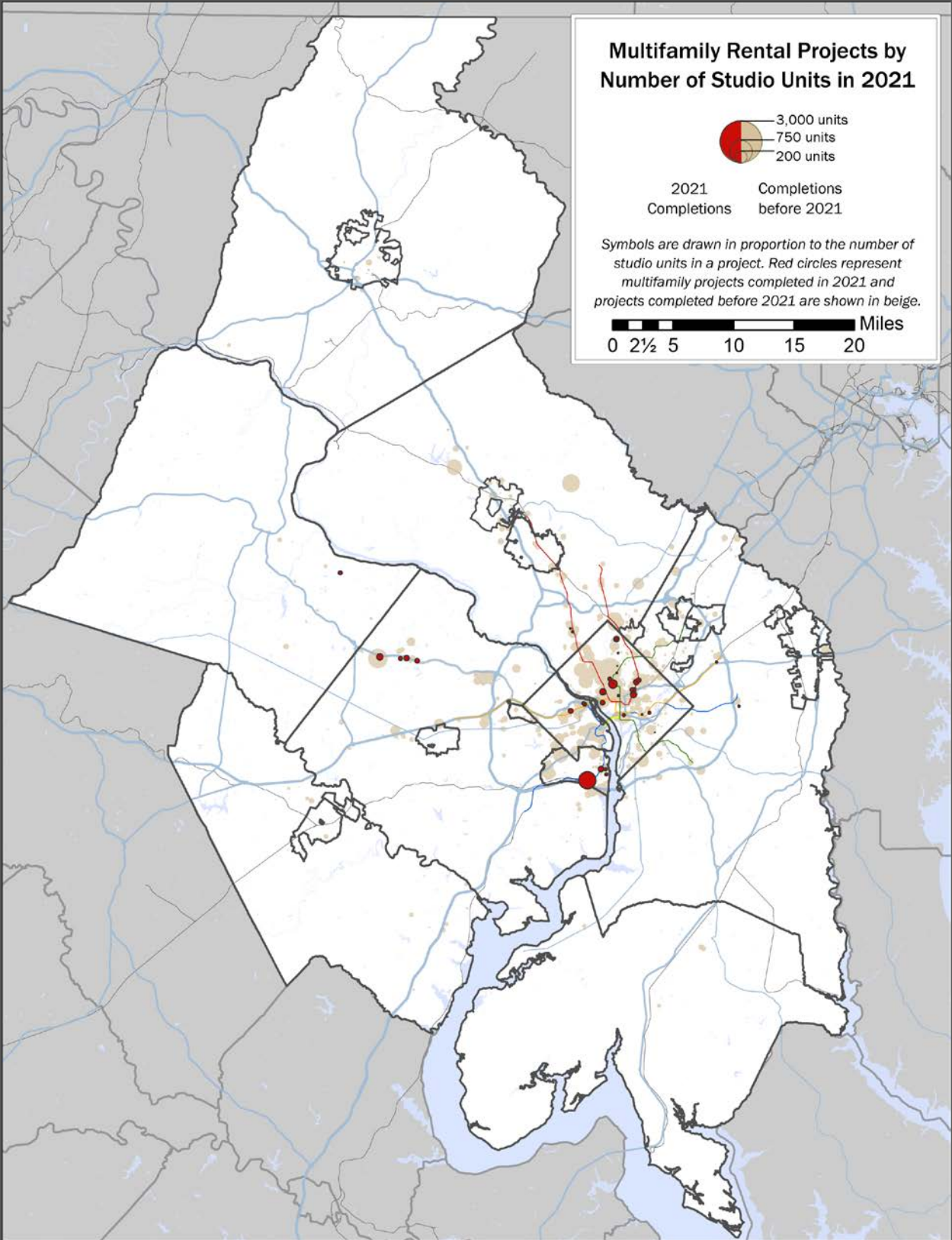


Note: This stacked area chart shows cumulative values.

Source: CoStar



Figure 16

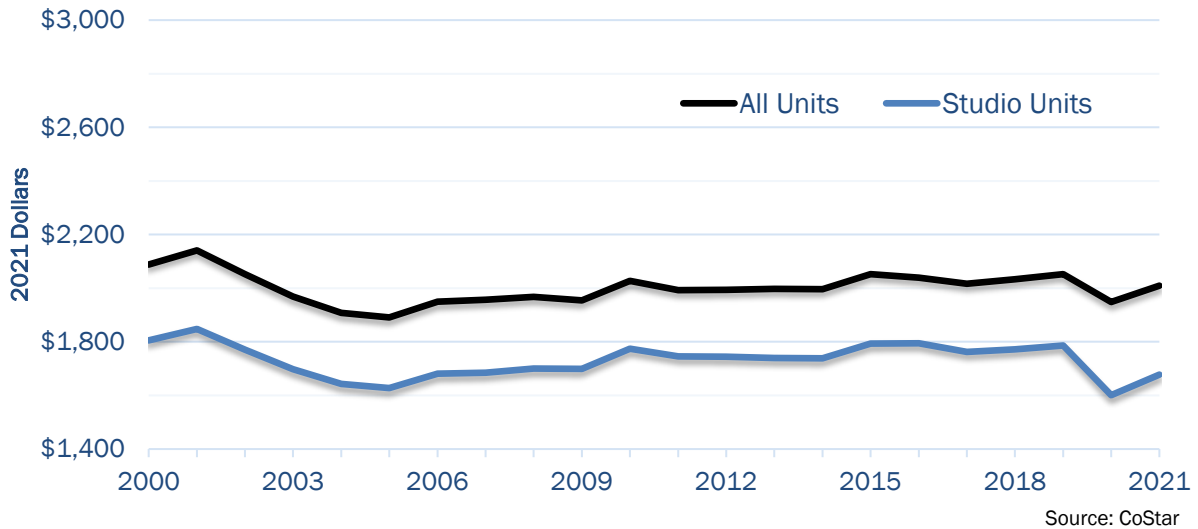


Source: CoStar

# Studio Apartments

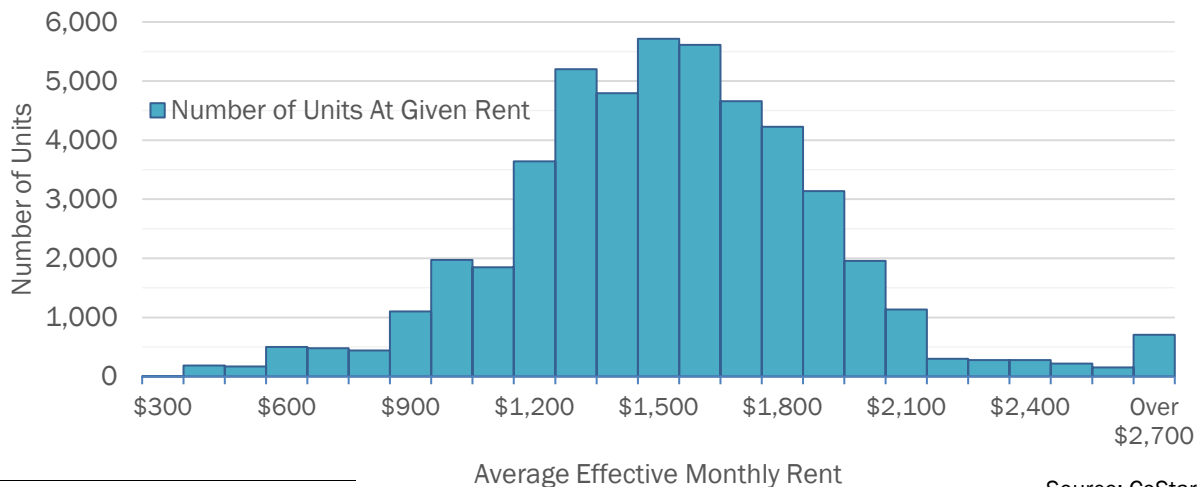
Construction of studio apartments increased by 37 percent from 2020 to 2021. Just under 70 percent of the 1,448 studio apartments built in 2021 were inside a Metrorail walkshed. The average (mean) effective rent for new studio apartments built in 2021 was \$1,768 per month, and new studio units had an average of 475 square feet in area.

**Figure 17. Inflation-Adjusted Average Effective Rent for Studio Apartments, 2000 - 2021**



According to data from the American Housing Survey (AHS), the estimated 2021 median household income for renters of studio units in the Washington Metropolitan Statistical Area was \$68,300 per year. This is above the median income of one-bedroom unit renters, reflecting that studio units tend to be newer and located in the region’s higher-priced core. The median effective rent for all studio units in the region was \$1,488 at the end of 2021. The median effective rent in COG jurisdictions is about 26 percent of the median income of a studio renter, suggesting that typical studio renters are cost-burdened in the COG region<sup>7</sup>.

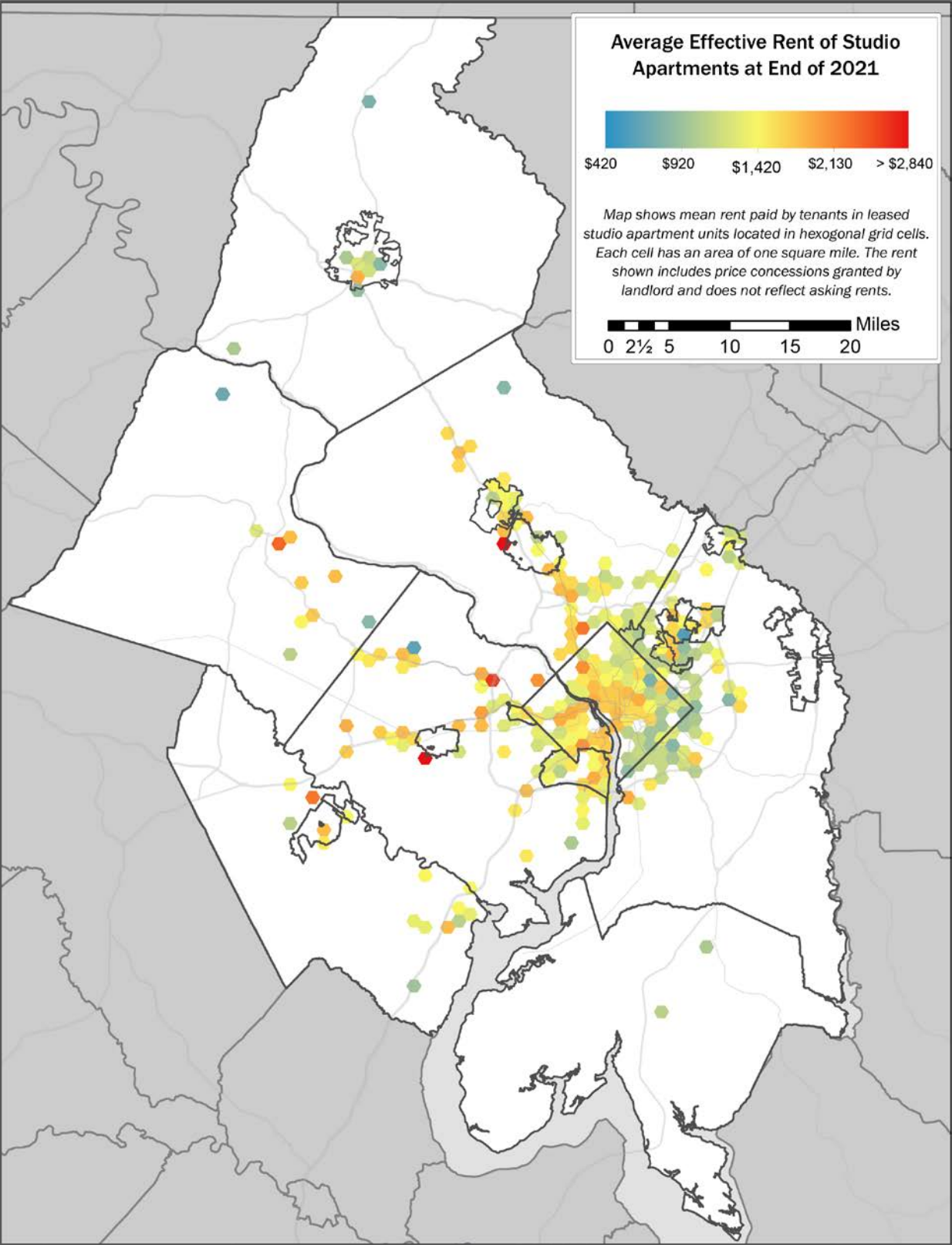
**Figure 18. Effective Rents for Studio Apartments at End of 2021**



<sup>7</sup> See Appendix G for cost-burdened threshold calculation methodology.

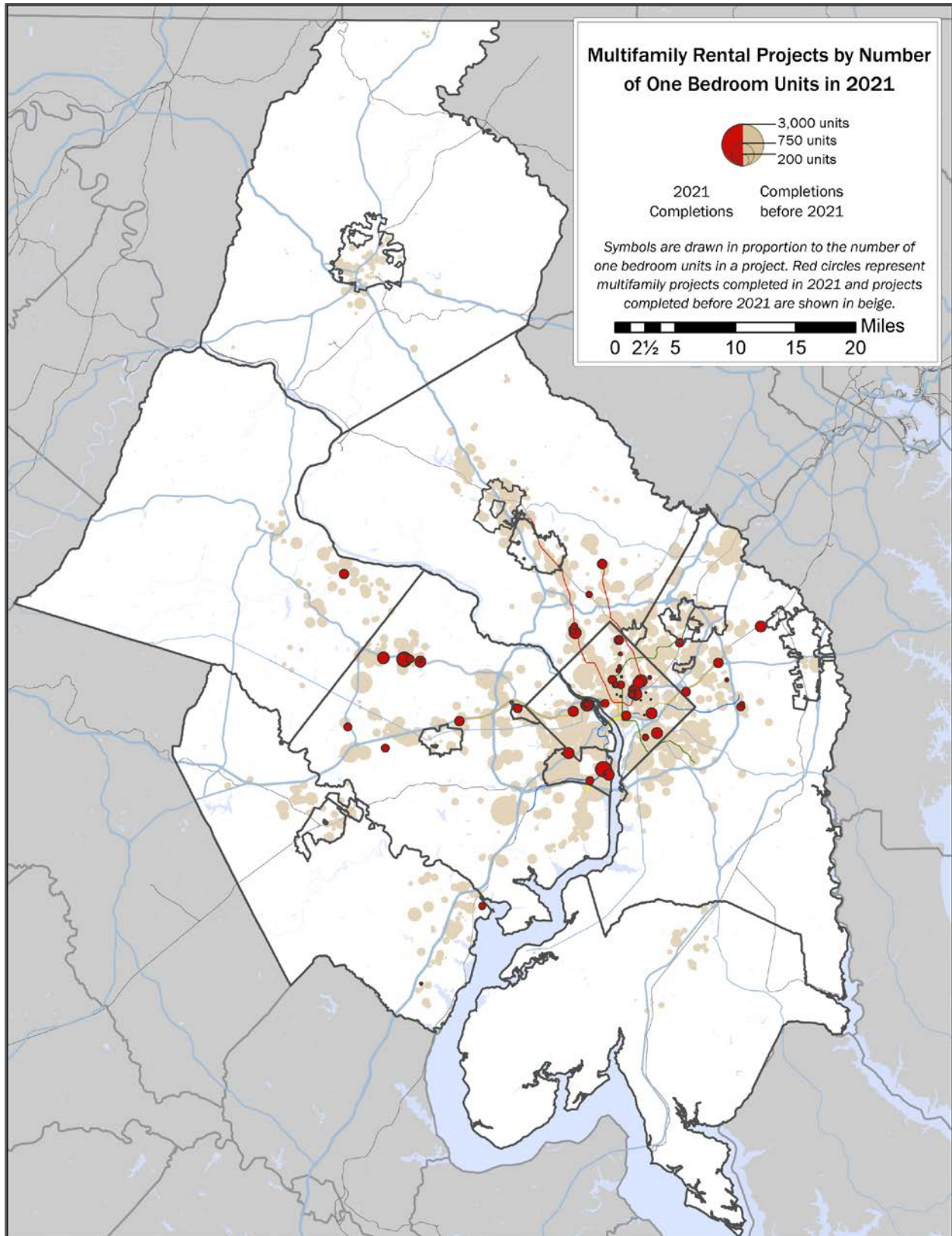


Figure 19



Source: CoStar

Figure 20

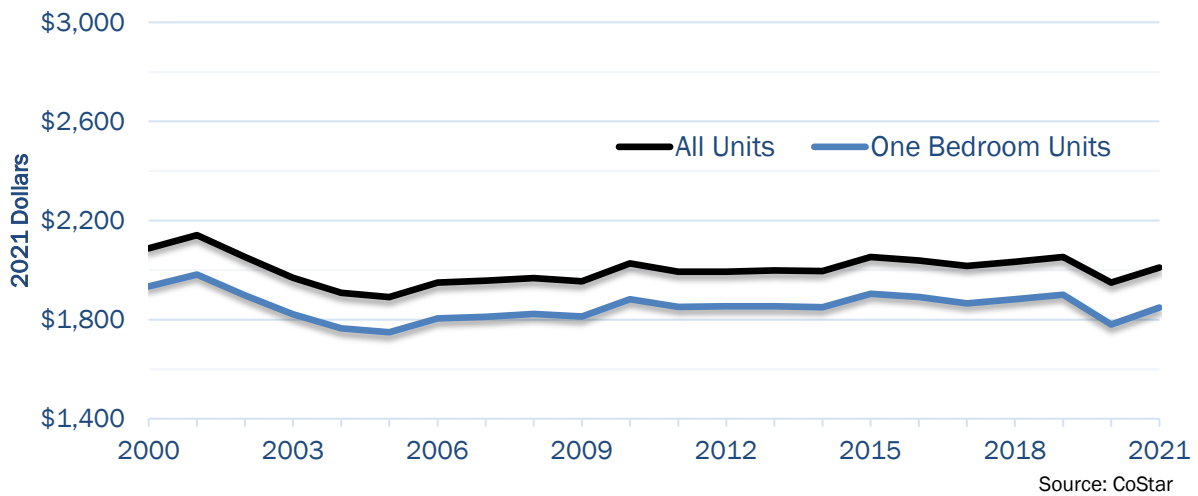


Source: CoStar

## One-Bedroom Apartments

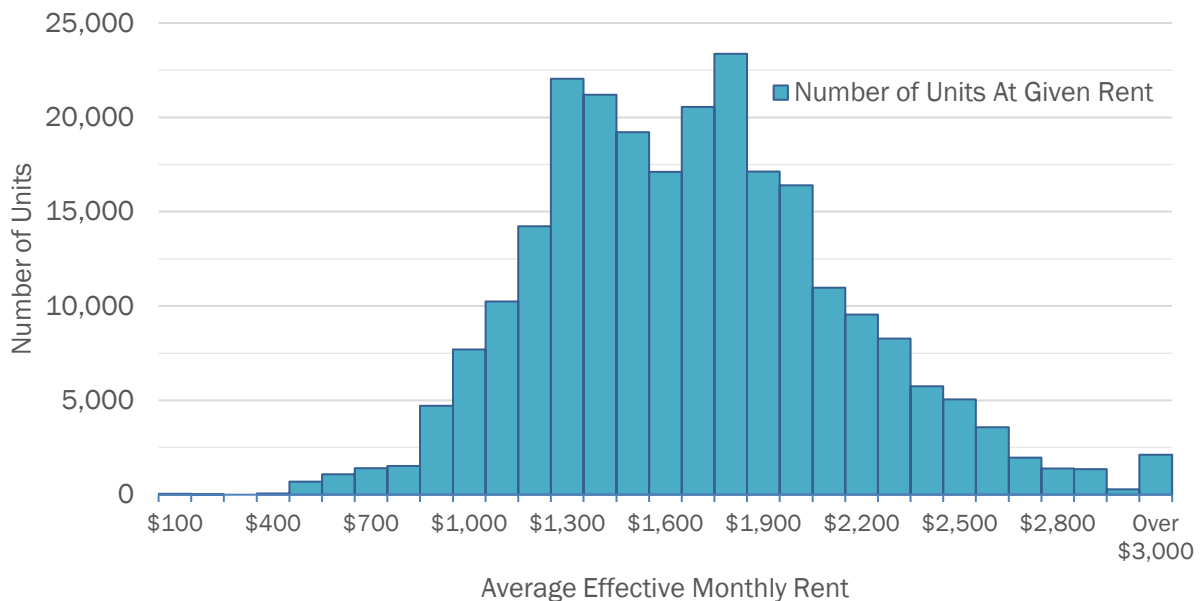
Construction of one-bedroom units grew by 16 percent from 2020 to 2021. One-bedroom apartments remained the most common apartment type built with new 7,059 units—51 percent of total construction. The average (mean) effective rent for one-bedroom apartment units built in 2021 was \$2,190 per month and the average area for new one-bedrooms was 701 square feet.

**Figure 21. Inflation-Adjusted Average Effective Rent for One-Bedroom Apartments, 2000 - 2021**



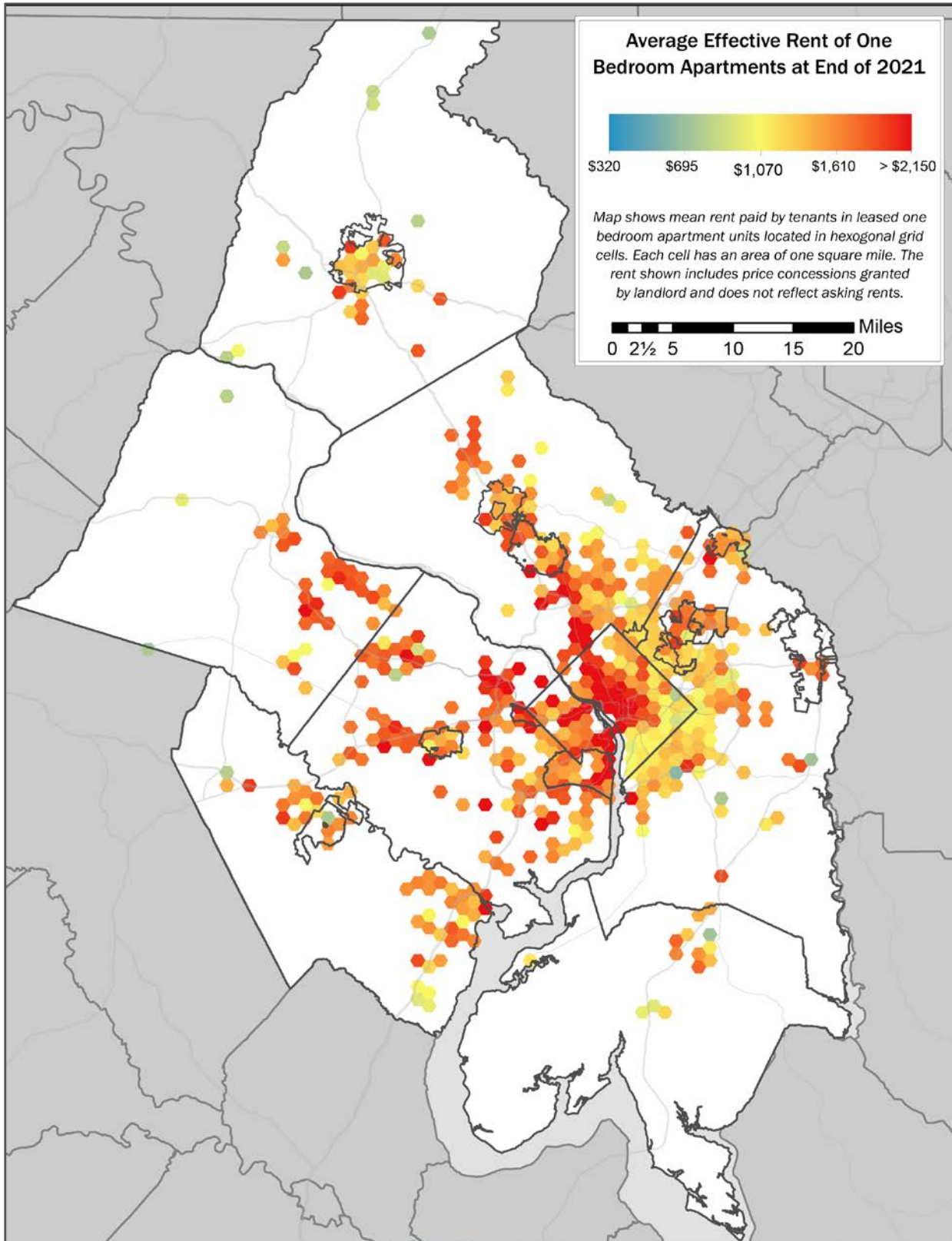
Data from the American Housing Survey places the 2021 median household income for one-bedroom renters in the MSA at \$51,400 per year. The median effective rent in COG jurisdictions is roughly 40 percent of the median income of a one-bedroom unit renter, suggesting that typical one-bedroom renters are cost-burdened in the COG region <sup>8</sup>.

**Figure 22. Effective Rents for One-Bedroom Apartments at End of 2021**



<sup>8</sup> See Appendix G for cost-burdened threshold calculation methodology.

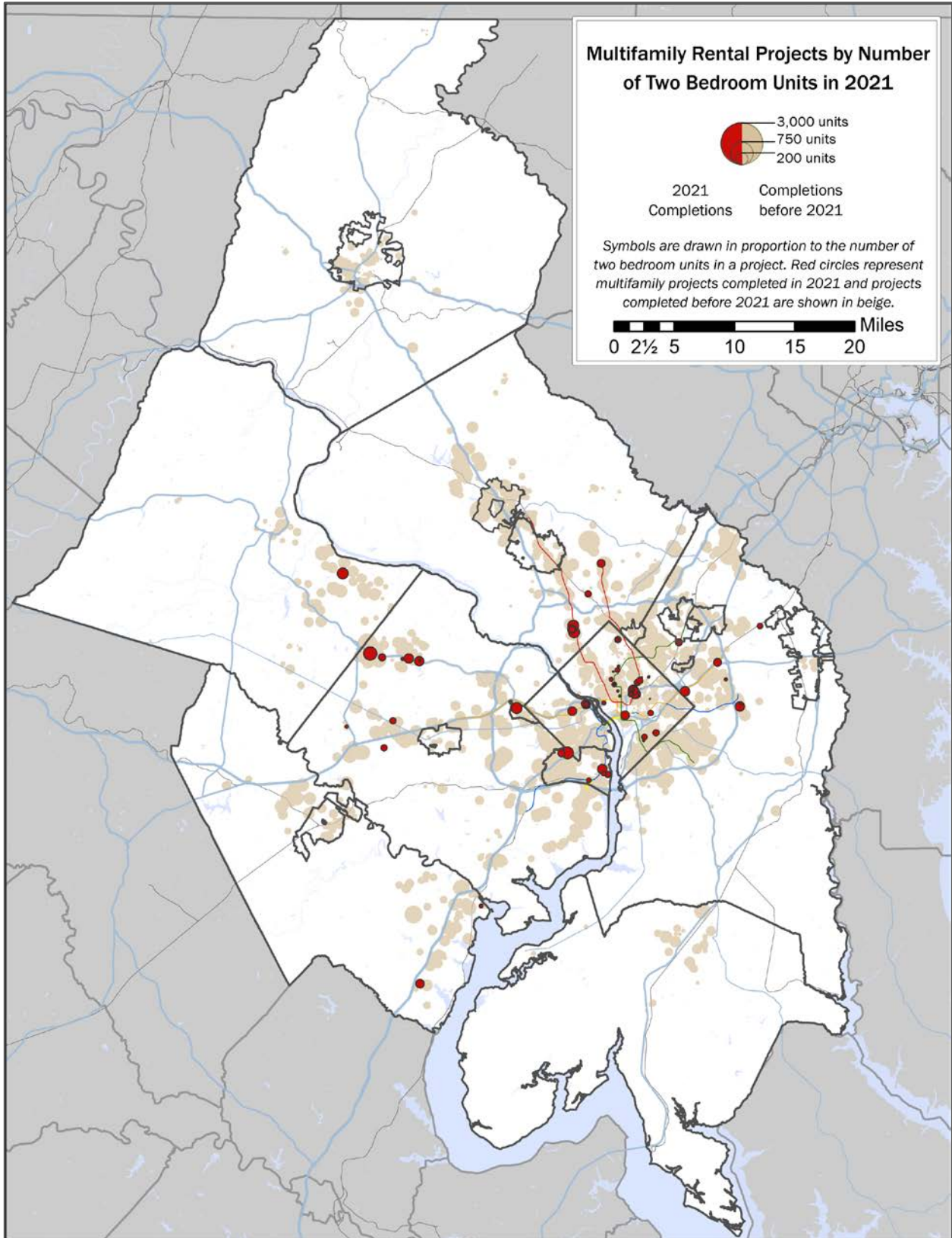
Figure 23



Source: CoStar



Figure 24

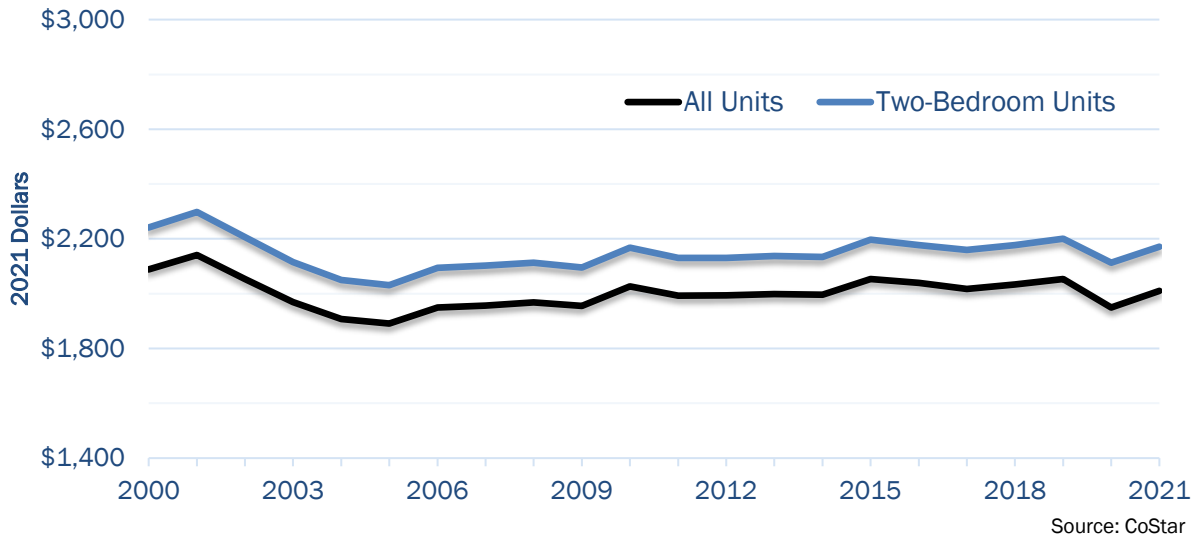


Source: CoStar

## Two-Bedroom Apartments

Construction of two-bedroom apartment units increased 11 percent from 2020 to 2021. Two-bedroom units represented 34 percent of all multifamily rental construction, with 4,663 units built. The average (mean) effective rent for a two-bedroom unit built in 2021 was \$3,084 and the average area was 1,067 square feet.

**Figure 25. Inflation-Adjusted Average Effective Rent for Two-Bedroom Apartments, 2000 - 2021**



According to data from the American Housing Survey, the estimated median household income in 2021 for renters of two-bedroom units in the Washington Metropolitan Statistical Area was \$70,000 per year. The median effective rent for two-bedroom apartments in the region was \$1,882 at the end of 2021. The median effective rent in COG jurisdictions is approximately 32 percent of the median income of a two-bedroom apartment renter<sup>9</sup>.

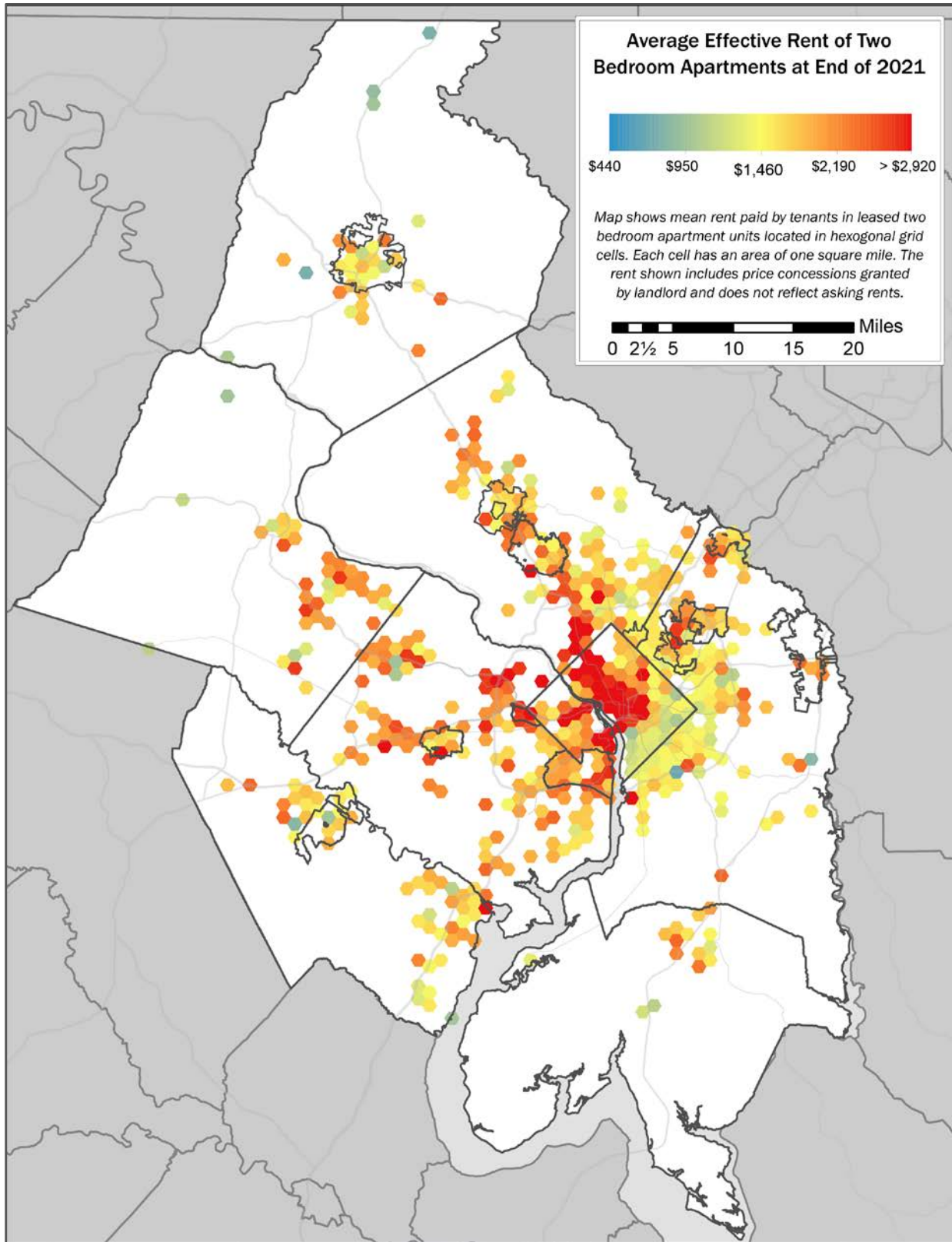
**Figure 26. Effective Rents for Two-Bedroom Apartments at End of 2021**



<sup>9</sup> See Appendix G for cost-burdened threshold calculation methodology.

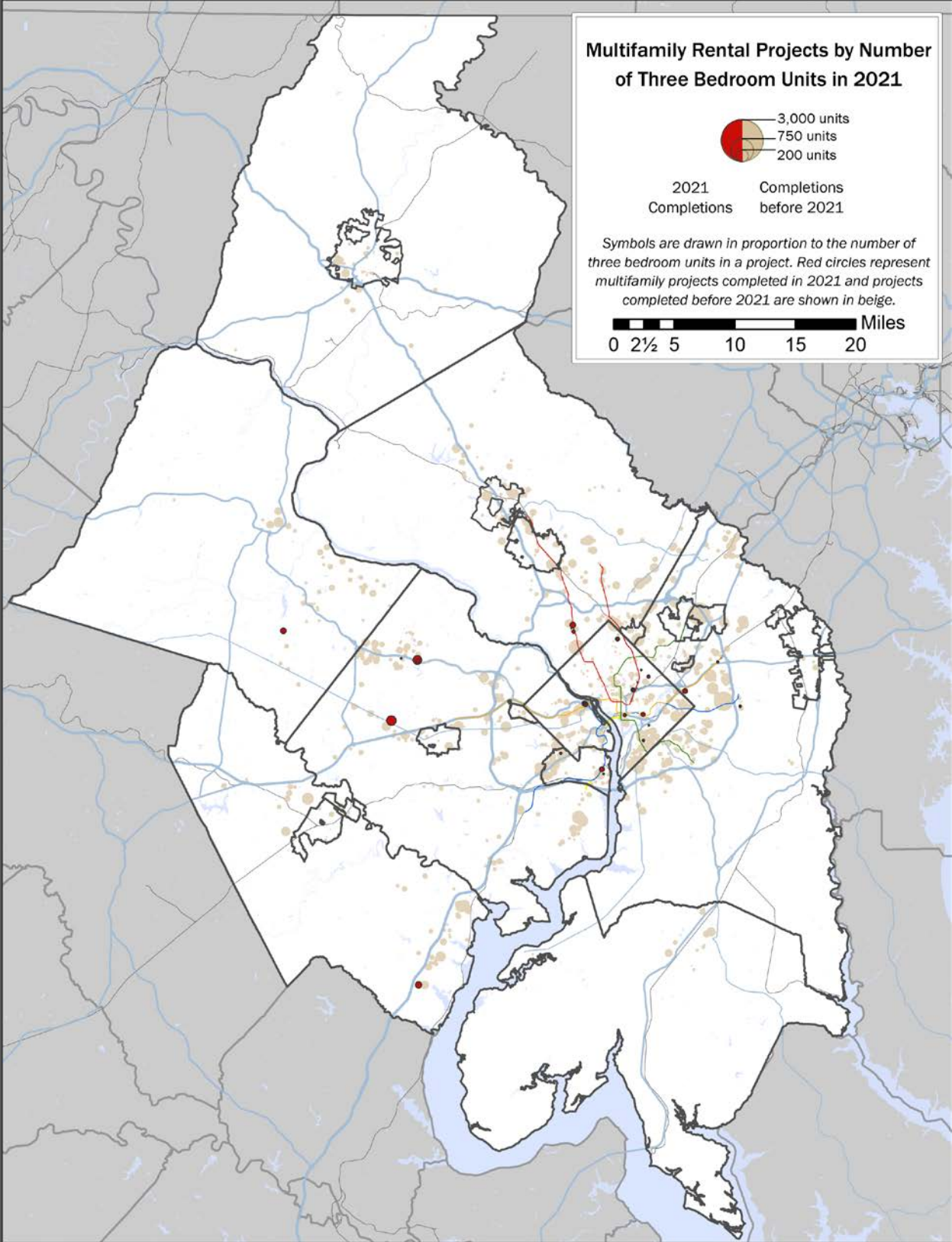


Figure 27



Source: CoStar

Figure 28

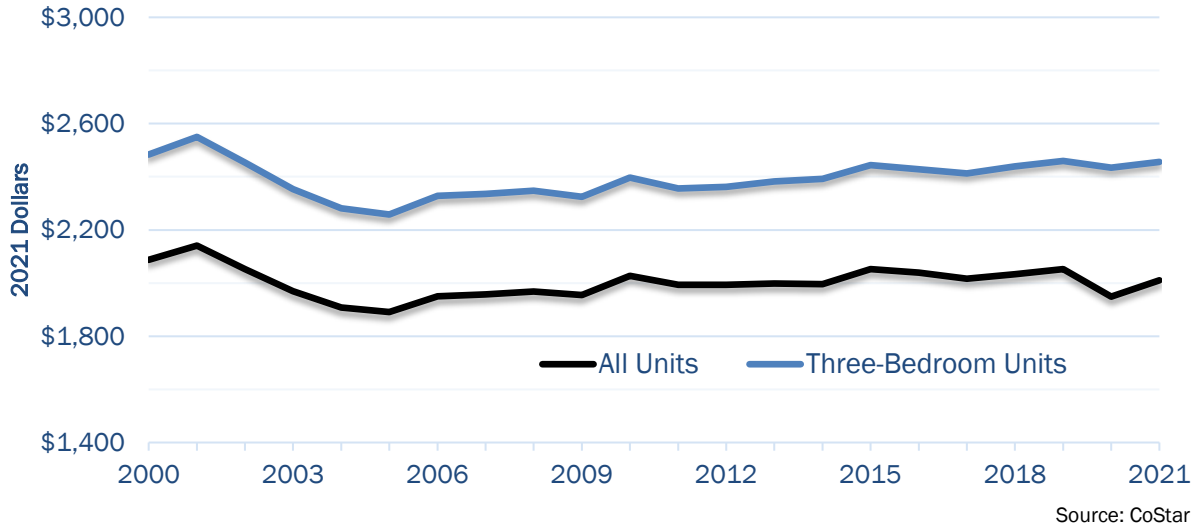


Source: CoStar

## Three-Bedroom Apartments

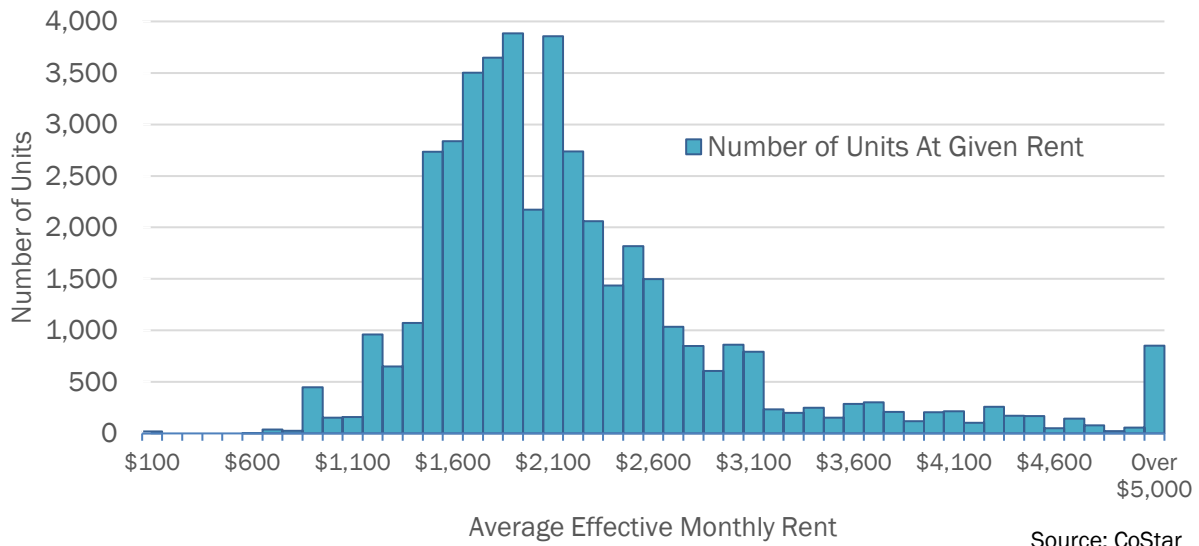
Construction of three-bedroom units declined by 26 percent from 2020 to 2021. The 584 units completed in 2021 accounted for four percent of all new construction in 2021. The average (mean) effective rent for new three-bedroom units built in 2021 was \$3,292 per month and the average new three-bedroom unit was 1,445 square feet.

**Figure 29. Inflation-Adjusted Average Effective Rent for Three-Bedroom Apartments, 2000 - 2021**



According to data from the American Housing Survey, the median household income in 2021 for renters of three-bedroom units in the Washington Metropolitan Statistical Area was \$79,000 per year. The median effective rent for three-bedroom apartments in the region was \$2,082 at the end of 2021. The median effective rent in COG jurisdictions is roughly 32 percent of the median income of a three-bedroom apartment renter<sup>10</sup>.

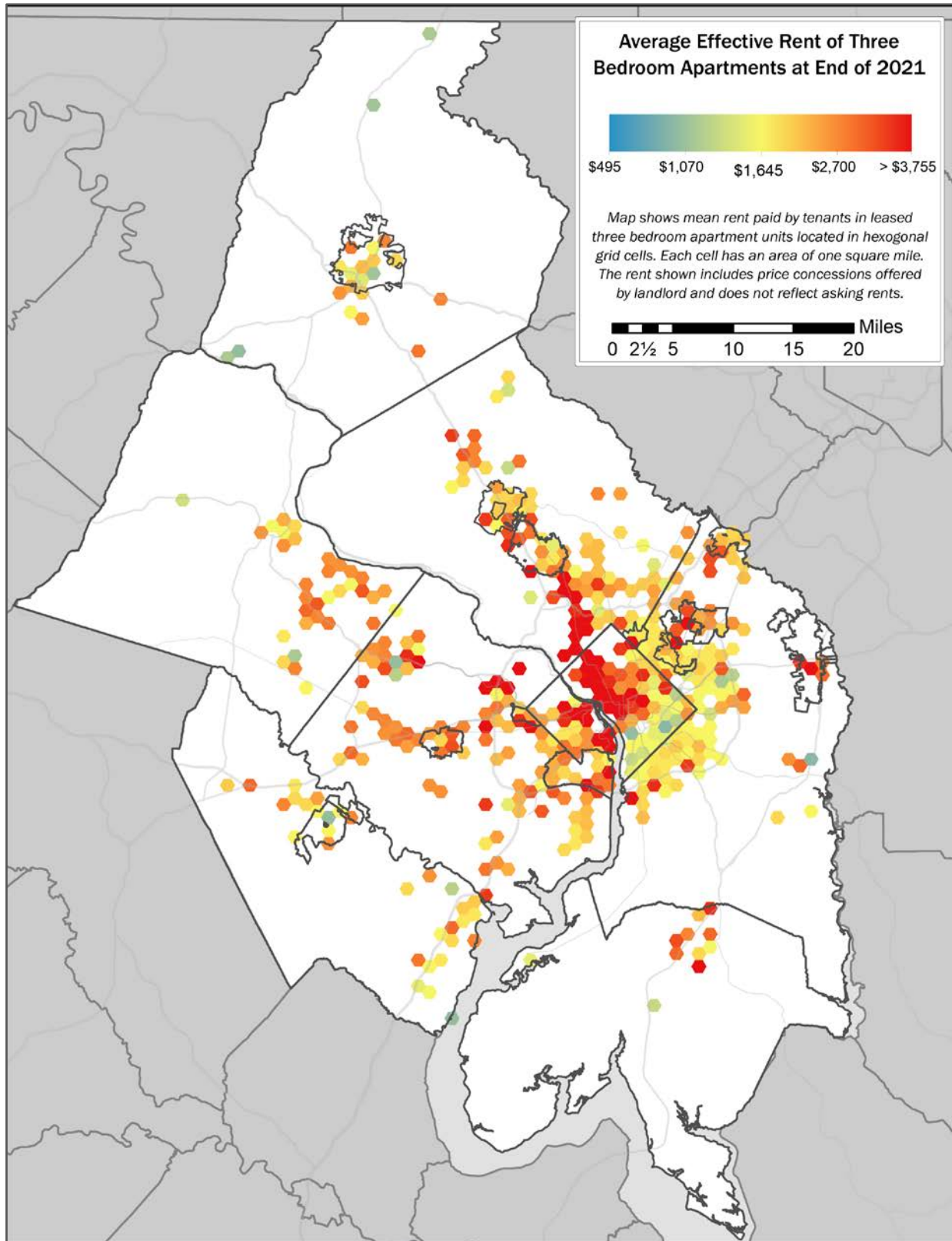
**Figure 30. Effective Rents for Three-Bedroom Apartments at End of 2021**



<sup>10</sup> See Appendix G for cost-burdened threshold calculation methodology.

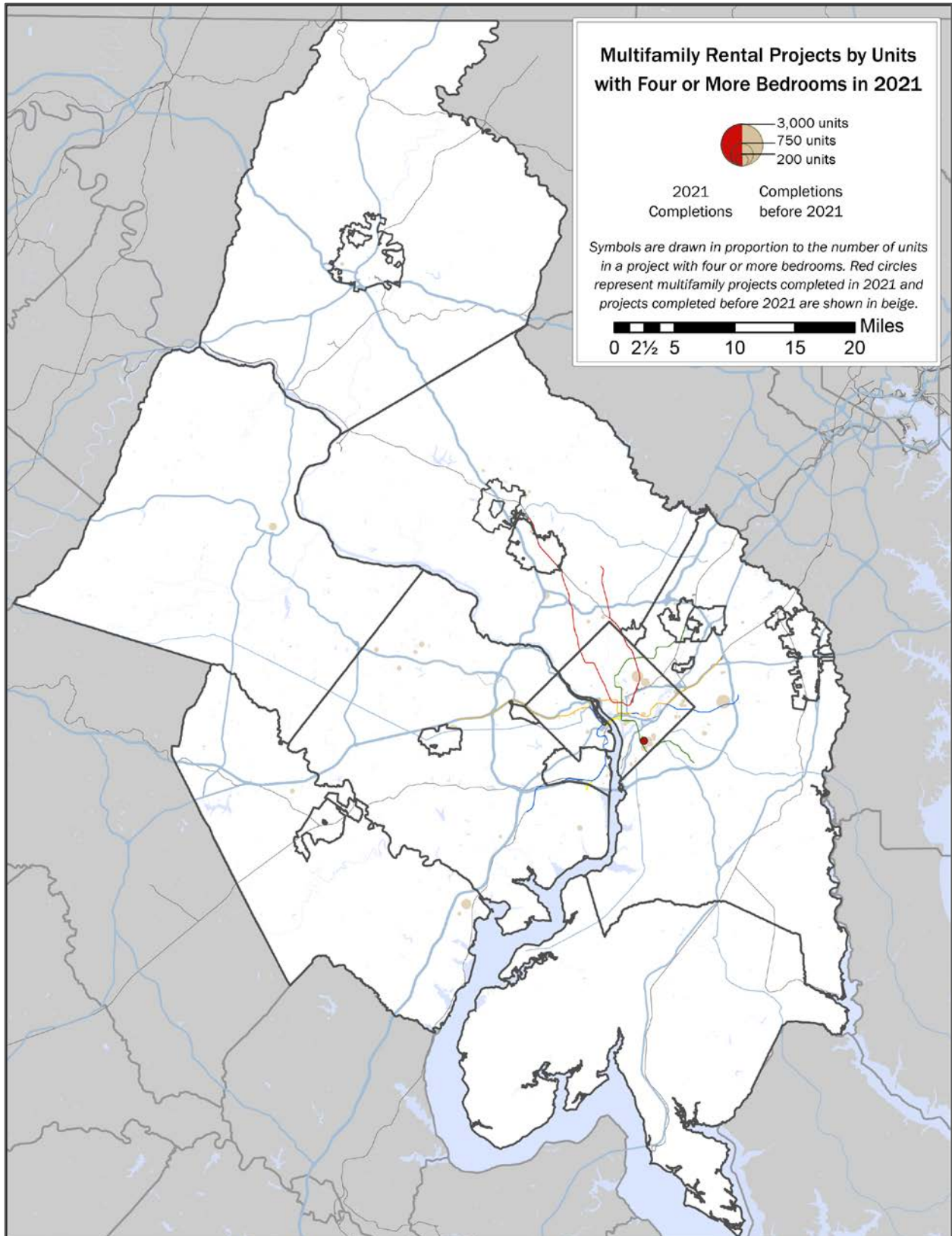


Figure 31



Source: CoStar

Figure 32

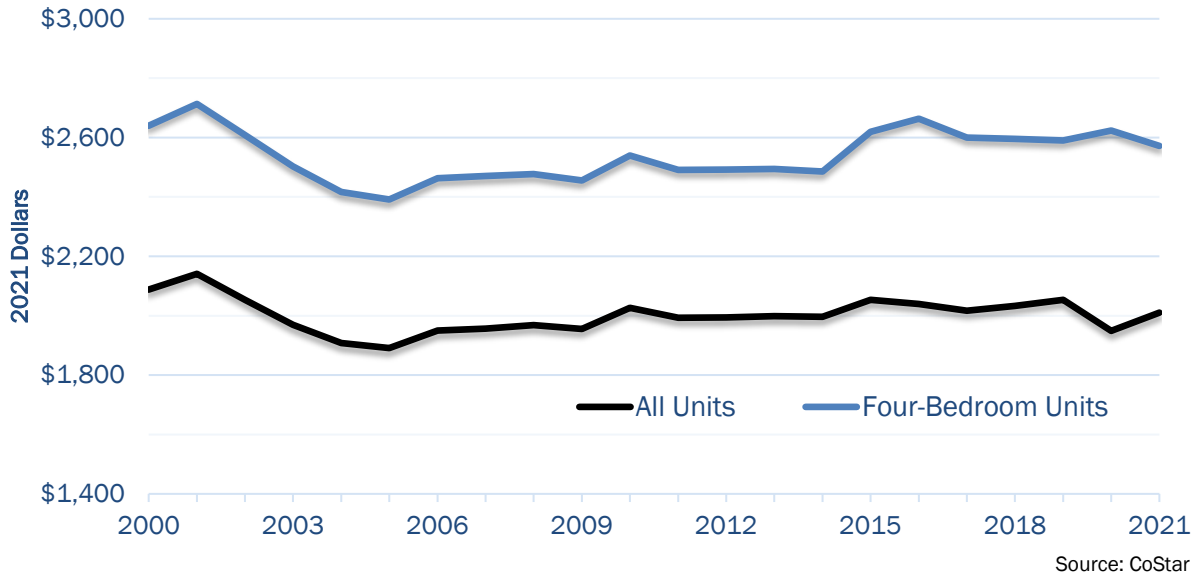


Source: CoSt-ar

## Apartments with Four or More Bedrooms

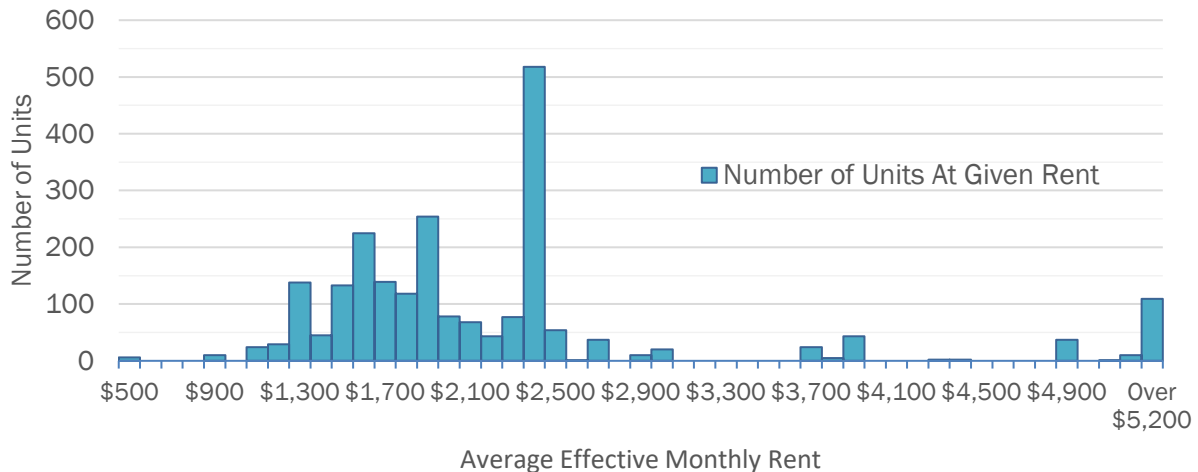
Apartment units with four or more bedrooms are not a significant part of the multifamily rental market. In 2021, The Robinson in the District of Columbia was the only such project completed, adding two buildings and ten, four or more-bedroom units to the region. The average (mean) effective rent for the new four-bedroom units built in 2021 was \$2,356 per month.

**Figure 33. Inflation-Adjusted Average Effective Rent for Four-Bedroom Apartments, 2000 - 2021**



According to data from the American Housing Survey, the median household income in 2021 for renters of units with four or more bedrooms in the Washington Metropolitan Statistical Area was \$90,000 per year. The median effective rent for such apartment units in the region was \$2,035 at the end of 2021. The median effective rent in COG jurisdictions is around 27 percent of the median income of a four or more-bedroom apartment renter<sup>11</sup>.

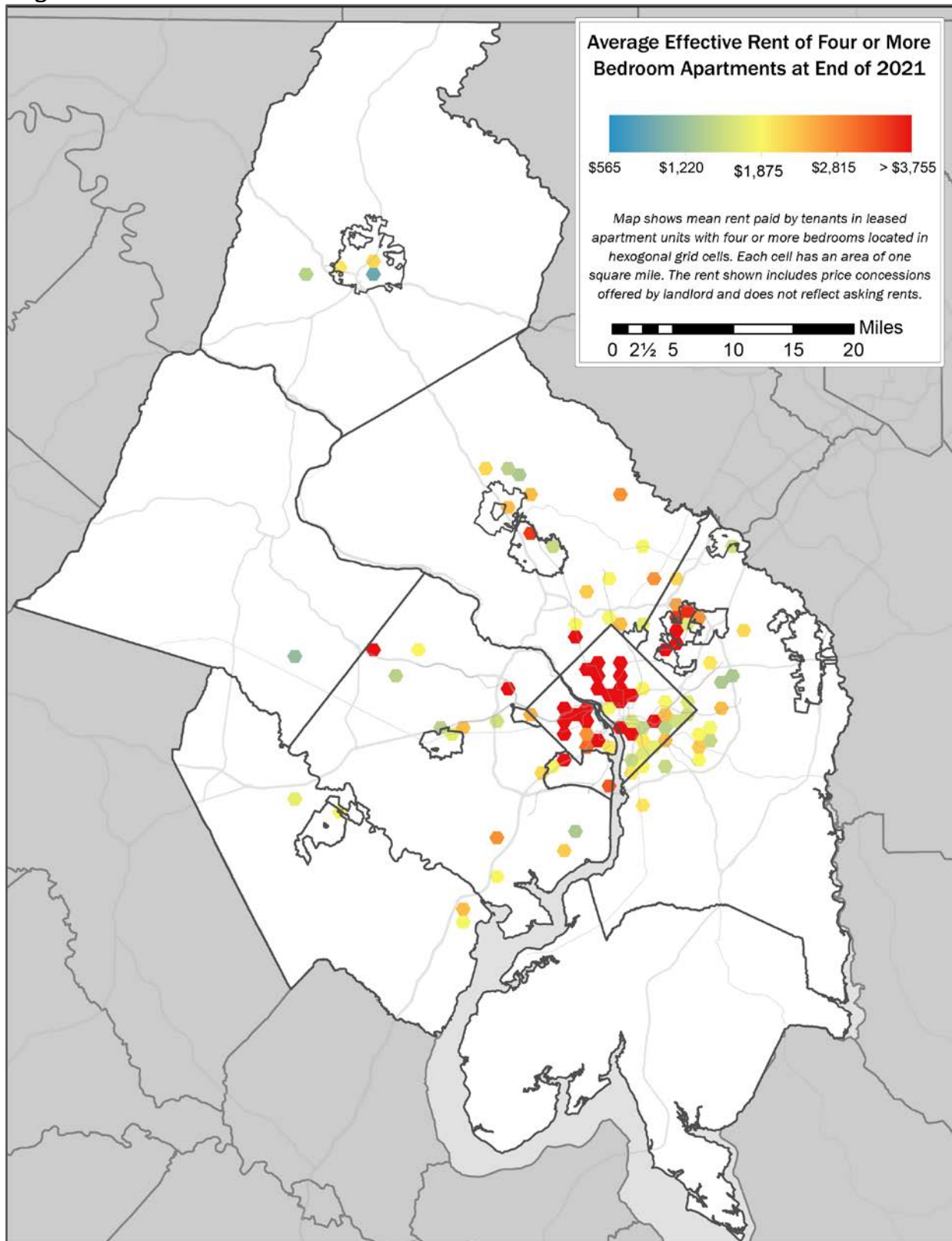
**Figure 34. Effective Rents for Four-Bedroom Apartments at End of 2021**



<sup>11</sup> See Appendix G for cost-burdened threshold calculation methodology.

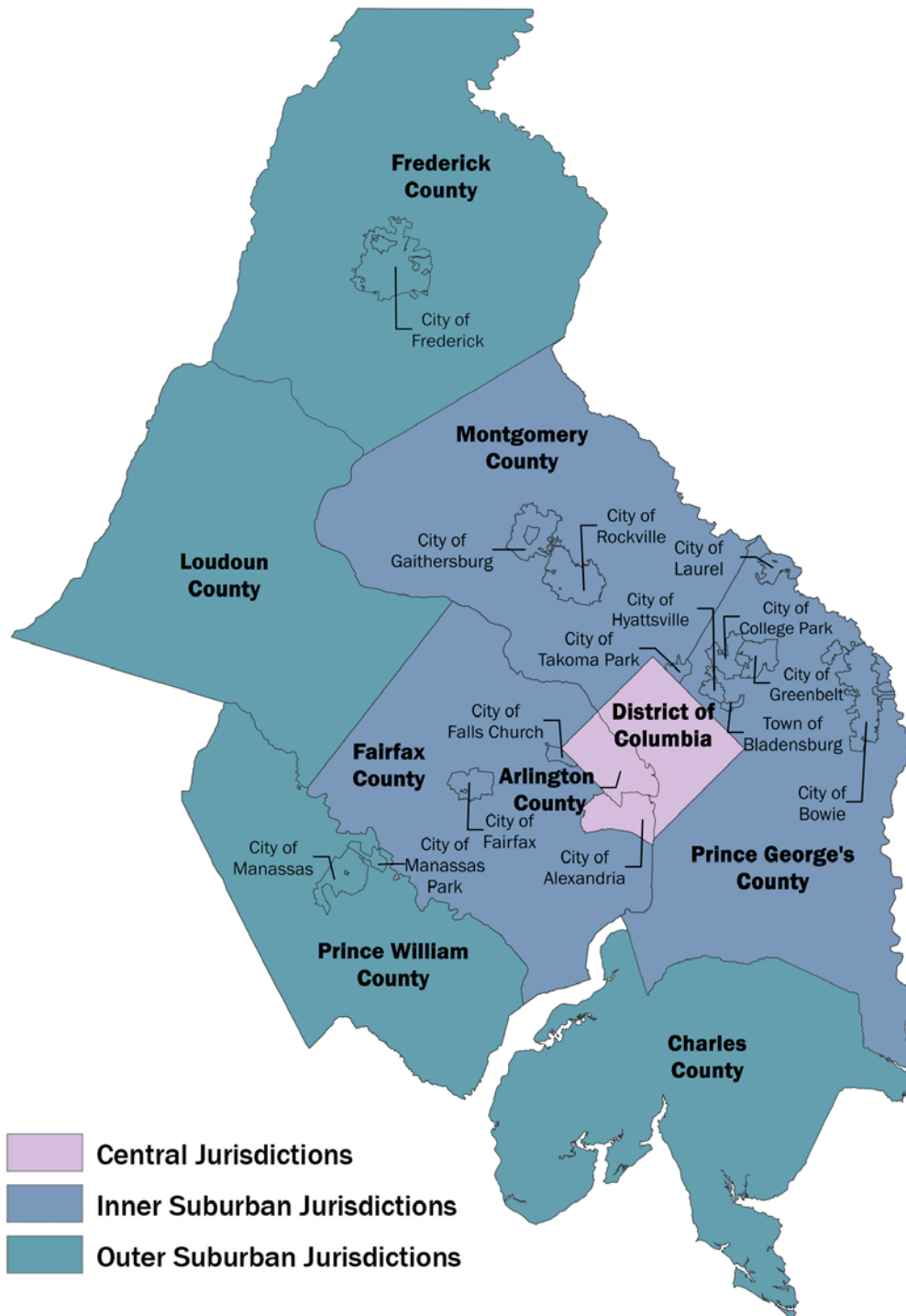


Figure 35



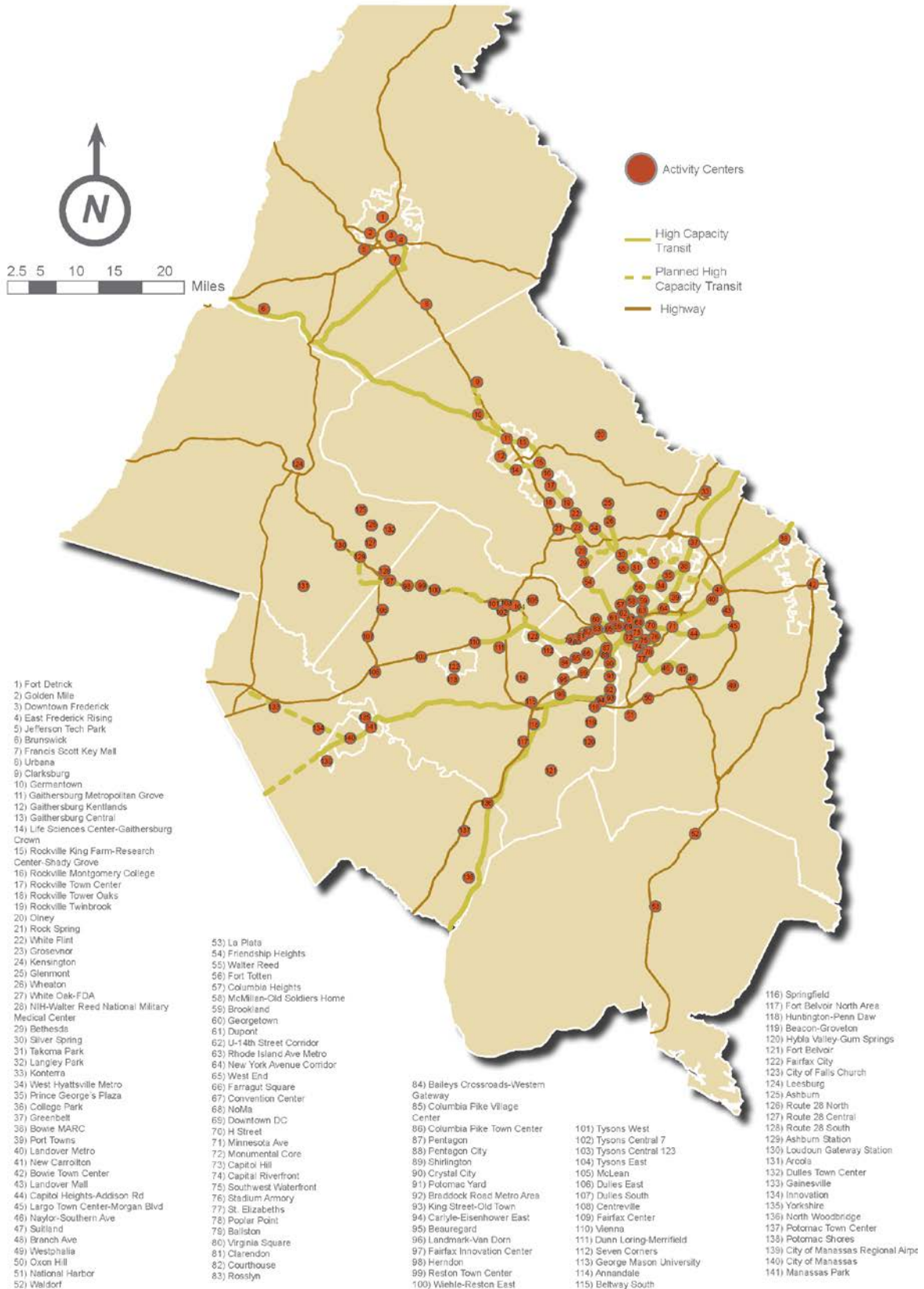
Source: CoStar

# APPENDIX A. MAP OF REGIONAL “RING” JURISDICTIONAL GROUPINGS



# APPENDIX B. REGIONAL ACTIVITY CENTERS MAP

Submitted to COG Board for Approval January 13, 2013



## APPENDIX C. ACTIVITY CENTER TOTALS

Activity Center	Built Prior to 2021			2021 Completions			Average Effective Rent in 1 BR Units at End of 2021
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Annandale	0	0	0.0%	0	0	0.0%	--
Arcola	10	376	0.1%	0	0	0.0%	\$1,669
Ashburn	57	1,600	0.3%	8	378	2.7%	\$1,881
Ashburn Station	92	2,792	0.5%	0	0	0.0%	\$1,911
Baileys Crossroads-Western Gateway	108	5,580	0.9%	0	0	0.0%	\$1,657
Ballston	93	6,068	1.0%	0	0	0.0%	\$2,289
Beacon-Groveton	1	290	0.0%	0	0	0.0%	\$1,820
Beauregard	281	8,464	1.4%	3	538	3.9%	\$1,751
Beltway South	7	498	0.1%	0	0	0.0%	\$1,816
Bethesda	165	7,579	1.3%	5	1,166	8.5%	\$2,102
Bowie MARC	0	0	0.0%	0	0	0.0%	--
Bowie Town Center	86	1,992	0.3%	0	0	0.0%	\$1,728
Braddock Road Metro Area	61	2,824	0.5%	7	966	7.0%	\$2,164
Branch Ave	51	960	0.2%	0	0	0.0%	\$1,319
Brookland	58	1,153	0.2%	4	87	0.6%	\$1,809
Brunswick	9	140	0.0%	0	0	0.0%	\$1,026
Capitol Heights-Addison Rd	96	1,107	0.2%	0	0	0.0%	\$1,024
Capitol Hill	92	1,464	0.2%	0	0	0.0%	\$2,258
Capitol Riverfront	25	242	0.0%	0	0	0.0%	\$2,030
Carlyle-Eisenhower East	34	4,062	0.7%	1	591	4.3%	\$2,087
Centreville	101	2,897	0.5%	0	0	0.0%	\$1,810
City of Falls Church	51	2,576	0.4%	1	322	2.3%	\$1,894
City of Manassas	140	2,497	0.4%	0	0	0.0%	\$1,446
City of Manassas Regional Airport	0	0	0.0%	0	0	0.0%	--
Clarendon	24	1,940	0.3%	2	333	2.4%	\$2,387
Clarksburg	30	722	0.1%	0	0	0.0%	\$1,829
College Park	4	299	0.1%	0	0	0.0%	\$1,883
Columbia Heights	306	11,980	2.0%	3	189	1.4%	\$1,910
Columbia Pike Town Center	154	4,561	0.8%	0	0	0.0%	\$1,743
Columbia Pike Village Center	150	3,370	0.6%	0	0	0.0%	\$1,555
Courthouse	79	5,826	1.0%	0	0	0.0%	\$2,152
Crystal City	32	8,385	1.4%	0	0	0.0%	\$2,133



Activity Center	Built Prior to 2021			2021 Completions			Average Effective Rent in 1 BR Units at End of 2021
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Downtown DC	98	10,458	1.8%	0	0	0.0%	\$2,252
Downtown Frederick	111	1,784	0.3%	0	0	0.0%	\$1,196
Dulles East	1	342	0.1%	0	0	0.0%	\$1,794
Dulles South	16	672	0.1%	0	0	0.0%	\$2,129
Dulles Town Center	41	1,622	0.3%	0	0	0.0%	\$1,839
Dunn Loring-Merrifield	166	4,763	0.8%	0	0	0.0%	\$1,881
Dupont	196	8,019	1.4%	0	0	0.0%	\$2,447
East Frederick Rising	13	136	0.0%	0	0	0.0%	\$731
Fairfax Center	222	7,119	1.2%	0	0	0.0%	\$1,817
Fairfax City	94	1,682	0.3%	0	0	0.0%	\$1,861
Fairfax Innovation Center	99	3,850	0.6%	0	0	0.0%	\$1,829
Farragut Square	36	4,095	0.7%	0	0	0.0%	\$2,492
Fort Belvoir	4	370	0.1%	0	0	0.0%	\$1,744
Fort Belvoir North Area	0	0	0.0%	0	0	0.0%	--
Fort Detrick	38	643	0.1%	0	0	0.0%	\$1,325
Fort Totten	44	2,052	0.3%	0	0	0.0%	\$1,828
Francis Scott Key Mall	25	159	0.0%	0	0	0.0%	\$1,295
Friendship Heights	15	2,344	0.4%	0	0	0.0%	\$2,053
Gainesville	1	200	0.0%	0	0	0.0%	\$1,961
Gaithersburg Central	181	2,957	0.5%	0	0	0.0%	\$1,449
Gaithersburg Kentlands	25	712	0.1%	0	0	0.0%	\$1,977
Gaithersburg Metropolitan Grove	71	1,216	0.2%	0	0	0.0%	\$1,530
George Mason University	0	0	0.0%	0	0	0.0%	--
Georgetown	130	1,462	0.2%	0	0	0.0%	\$1,753
Germantown	290	5,116	0.9%	0	0	0.0%	\$1,670
Glenmont	108	1,233	0.2%	3	254	1.8%	\$1,591
Golden Mile	241	3,850	0.6%	0	0	0.0%	\$1,401
Greenbelt	80	3,200	0.5%	0	0	0.0%	\$1,577
Grosvenor	14	1,508	0.3%	0	0	0.0%	\$2,047
H Street	233	4,163	0.7%	3	28	0.2%	\$1,428
Hemdon	64	2,205	0.4%	1	375	2.7%	\$1,847
Huntington-Penn Daw	85	2,706	0.5%	0	0	0.0%	\$1,704
Hybla Valley-Gum Springs	10	294	0.0%	0	0	0.0%	\$1,019
Innovation	34	248	0.0%	0	0	0.0%	--
Jefferson Tech Park	6	228	0.0%	0	0	0.0%	\$1,975
Kensington	28	467	0.1%	1	135	1.0%	\$1,922

Activity Center	Built Prior to 2021			2021 Completions			Average Effective Rent in 1 BR Units at End of 2021
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
King Street-Old Town	50	679	0.1%	0	0	0.0%	\$1,456
Konterra	11	419	0.1%	0	0	0.0%	\$2,095
La Plata	43	416	0.1%	0	0	0.0%	\$1,165
Landmark-Van Dorn	146	7,704	1.3%	0	0	0.0%	\$1,641
Landover Mall	143	2,540	0.4%	1	55	0.4%	\$1,441
Landover Metro	157	2,684	0.5%	0	0	0.0%	\$1,327
Langley Park	368	4,177	0.7%	0	0	0.0%	\$1,313
Largo Town Center-Morgan Blvd	150	3,111	0.5%	1	64	0.5%	\$1,671
Leesburg	60	1,553	0.3%	0	0	0.0%	\$1,564
Life Sciences Center-Gaithersburg Crown	101	4,042	0.7%	0	0	0.0%	\$1,925
Loudoun Gateway Station	0	0	0.0%	0	0	0.0%	--
Manassas Park	50	1,361	0.2%	0	0	0.0%	\$1,649
McLean	1	256	0.0%	0	0	0.0%	\$2,125
McMillan-Old Soldiers Home	52	727	0.1%	1	10	0.1%	\$1,452
Minnesota Ave	215	4,861	0.8%	0	0	0.0%	\$1,136
Monumental Core	35	3,344	0.6%	0	0	0.0%	\$2,360
National Harbor	1	262	0.0%	0	0	0.0%	\$2,430
Naylor-Southern Ave	81	2,659	0.4%	0	0	0.0%	\$1,356
New Carrollton	143	2,669	0.4%	1	282	2.0%	\$1,467
New York Avenue Corridor	41	1,491	0.3%	0	0	0.0%	\$1,515
NIH-Walter Reed Nat'l Mil Medical Ctr	0	0	0.0%	0	0	0.0%	--
NoMa	123	10,304	1.7%	9	1,428	10.4%	\$2,156
North Woodbridge	16	693	0.1%	1	125	0.9%	\$2,085
Olney	32	321	0.1%	0	0	0.0%	\$1,276
Oxon Hill	36	697	0.1%	0	0	0.0%	\$1,572
Pentagon	0	0	0.0%	0	0	0.0%	--
Pentagon City	18	5,744	1.0%	0	0	0.0%	\$2,172
Poplar Point	181	3,635	0.6%	1	8	0.1%	\$1,139
Port Towns	49	678	0.1%	0	0	0.0%	\$1,315
Potomac Shores	80	1,206	0.2%	0	0	0.0%	\$1,486
Potomac Town Center	7	1,232	0.2%	0	0	0.0%	\$1,867
Potomac Yard	31	2,589	0.4%	0	0	0.0%	\$1,982
Prince George's Plaza	67	3,090	0.5%	0	0	0.0%	\$1,680
Reston Town Center	8	1,605	0.3%	1	353	2.6%	\$2,205
Rhode Island Ave Metro	65	3,632	0.6%	4	699	5.1%	\$1,532
Rock Spring	24	672	0.1%	0	0	0.0%	\$1,980
Rockville King Farm-Research Ctr-Shady Grove	46	2,323	0.4%	0	0	0.0%	\$1,786
Rockville Montgomery College	24	331	0.1%	0	0	0.0%	\$1,735

Activity Center	Built Prior to 2021			2021 Completions			Average Effective Rent in 1 BR Units at End of 2021
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Rockville Tower Oaks	0	0	0.0%	0	0	0.0%	--
Rockville Town Center	24	1,760	0.3%	0	0	0.0%	\$1,851
Rockville Twinbrook	71	4,093	0.7%	0	0	0.0%	\$1,681
Rosslyn	81	3,787	0.6%	3	1,035	7.5%	\$2,272
Route 28 Central	0	0	0.0%	0	0	0.0%	--
Route 28 North	2	429	0.1%	0	0	0.0%	\$1,922
Route 28 South	0	0	0.0%	0	0	0.0%	--
Seven Corners	137	1,395	0.2%	0	0	0.0%	\$1,544
Shirlington	20	1,619	0.3%	0	0	0.0%	\$2,035
Silver Spring	259	14,605	2.5%	0	0	0.0%	\$1,715
Southwest Waterfront	96	2,433	0.4%	2	315	2.3%	\$1,788
Springfield	57	1,198	0.2%	0	0	0.0%	\$1,781
St. Elizabeth's	111	2,348	0.4%	2	32	0.2%	\$1,081
Stadium Armory	139	2,172	0.4%	1	262	1.9%	\$1,754
Suitland	247	3,577	0.6%	0	0	0.0%	\$1,337
Takoma Park	76	1,937	0.3%	0	0	0.0%	\$1,183
Tysons Central 123	49	3,605	0.6%	0	0	0.0%	\$2,208
Tysons Central 7	18	1,152	0.2%	0	0	0.0%	\$2,224
Tysons East	81	1,568	0.3%	0	0	0.0%	\$2,003
Tysons West	3	1,101	0.2%	0	0	0.0%	\$1,968
U-14th Street Corridor	194	8,522	1.4%	3	384	2.8%	\$2,279
Urbana	8	355	0.1%	0	0	0.0%	\$1,844
Vienna	14	803	0.1%	0	0	0.0%	\$1,808
Virginia Square	49	2,665	0.4%	0	0	0.0%	\$2,087
Waldorf	4	62	0.0%	0	0	0.0%	\$1,670
Walter Reed	119	3,118	0.5%	1	301	2.2%	\$1,433
West End	36	4,123	0.7%	1	158	1.1%	\$2,534
West Hyattsville Metro	263	3,799	0.6%	0	0	0.0%	\$1,277
Westphalia	0	0	0.0%	0	0	0.0%	--
Wheaton	69	2,357	0.4%	0	0	0.0%	\$1,757
White Flint	45	3,163	0.5%	0	0	0.0%	\$2,057
White Oak-FDA	118	3,151	0.5%	0	0	0.0%	\$1,420
Wiehle-Reston East	4	1,505	0.3%	2	713	5.2%	\$1,953
Yorkshire	23	517	0.1%	0	0	0.0%	\$1,389
<i>Inside of Activity Centers Total</i>	<i>10,289</i>	<i>340,745</i>	<i>57.4%</i>	<i>77</i>	<i>11,586</i>	<i>84.2%</i>	<i>\$1,875</i>
<i>Outside of Activity Centers Total</i>	<i>14,867</i>	<i>252,597</i>	<i>42.6%</i>	<i>33</i>	<i>2,178</i>	<i>15.8%</i>	<i>\$1,527</i>
<b>Regional Total</b>	<b>25,156</b>	<b>593,342</b>	<b>100.0%</b>	<b>110</b>	<b>13,764</b>	<b>100.0%</b>	<b>\$1,740</b>

## APPENDIX D. METRO STATION WALKSHED TOTALS

Metrorail Station Half-Mile Walkshed	Built Prior to 2021			2021 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2021
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Addison Road-Seat Pleasant	12	221	0.0%	0	0	0.0%	0%	\$1,192
Anacostia	48	926	0.2%	0	0	0.0%	40%	\$1,159
Archives-Navy Mem-Penn Qtr	8	890	0.1%	0	0	0.0%	97%	\$2,626
Arlington Cemetery	0	0	0.0%	0	0	0.0%	--	--
Ballston-MU	49	6,907	1.2%	0	0	0.0%	95%	\$2,312
Benning Road	107	1,573	0.3%	0	0	0.0%	13%	\$1,105
Bethesda	42	3,922	0.7%	5	1,166	8.5%	63%	\$2,335
Braddock Road	63	2,214	0.4%	6	680	4.9%	80%	\$2,040
Branch Avenue	17	1,769	0.3%	0	0	0.0%	100%	\$1,943
Brookland-CUA	32	910	0.2%	1	7	0.1%	80%	\$2,076
Capitol Heights	26	600	0.1%	0	0	0.0%	70%	\$1,053
Capitol South	32	408	0.1%	0	0	0.0%	0%	\$1,887
Cheverly	0	0	0.0%	0	0	0.0%	--	--
Clarendon	30	2,970	0.5%	2	333	2.4%	91%	\$2,296
Cleveland Park	31	2,704	0.5%	0	0	0.0%	7%	\$2,128
College Park-Univ of Maryland	18	177	0.0%	0	0	0.0%	0%	\$981
Columbia Heights	202	8,012	1.4%	3	189	1.4%	19%	\$1,963
Congress Heights	208	2,446	0.4%	0	0	0.0%	33%	\$1,053
Court House	97	6,128	1.0%	0	0	0.0%	89%	\$2,193
Crystal City	20	5,771	1.0%	0	0	0.0%	53%	\$2,090
Deanwood	56	770	0.1%	0	0	0.0%	0%	\$1,022
Dunn Loring-Merrifield	69	2,240	0.4%	0	0	0.0%	68%	\$1,768
Dupont Circle	122	5,250	0.9%	0	0	0.0%	21%	\$2,500
East Falls Church	1	208	0.0%	0	0	0.0%	100%	\$2,469
Eastern Market	74	1,223	0.2%	0	0	0.0%	27%	\$1,863
Eisenhower Avenue	8	2,036	0.3%	1	591	4.3%	100%	\$2,091
Farragut North	15	2,089	0.4%	0	0	0.0%	25%	\$2,401
Farragut West	11	1,160	0.2%	0	0	0.0%	41%	\$2,848
Federal Center SW	4	501	0.1%	0	0	0.0%	39%	\$2,462
Federal Triangle	3	144	0.0%	0	0	0.0%	100%	\$2,494
Foggy Bottom-GWU	37	4,083	0.7%	1	158	1.1%	40%	\$2,546
Forest Glen	24	295	0.0%	0	0	0.0%	0%	\$1,354
Fort Totten	8	855	0.1%	0	0	0.0%	97%	\$2,211
Franconia-Springfield	0	0	0.0%	0	0	0.0%	--	--
Friendship Heights	8	1,471	0.2%	0	0	0.0%	29%	\$2,037



Metrorail Station Half-Mile Walkshed	Built Prior to 2021			2021 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2021
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Gallery Place-Chinatown	43	6,218	1.0%	0	0	0.0%	92%	\$2,338
Georgia Ave-Petworth	95	2,370	0.4%	3	109	0.8%	49%	\$1,837
Glenmont	12	165	0.0%	3	254	1.8%	61%	\$1,673
Greenbelt	0	0	0.0%	0	0	0.0%	--	--
Greensboro	18	1,152	0.2%	0	0	0.0%	81%	\$2,224
Grosvenor-Strathmore	14	1,508	0.3%	0	0	0.0%	100%	\$2,047
Huntington	14	892	0.2%	0	0	0.0%	88%	\$1,901
Judiciary Square	23	4,273	0.7%	0	0	0.0%	90%	\$2,321
King Street-Old Town	22	1,221	0.2%	0	0	0.0%	78%	\$2,113
Landover	0	0	0.0%	0	0	0.0%	--	--
Largo Town Center	6	776	0.1%	0	0	0.0%	86%	\$1,673
L'Enfant Plaza	6	403	0.1%	0	0	0.0%	91%	\$2,757
McLean	27	948	0.2%	0	0	0.0%	78%	\$2,138
McPherson Square	29	4,390	0.7%	0	0	0.0%	33%	\$2,586
Medical Center	1	359	0.1%	0	0	0.0%	100%	\$2,682
Metro Center	19	2,446	0.4%	0	0	0.0%	46%	\$2,617
Minnesota Avenue	46	1,622	0.3%	0	0	0.0%	51%	\$1,157
Morgan Boulevard	12	478	0.1%	0	0	0.0%	100%	\$1,639
Mt Vernon Sq-7th St-Convention Ctr	91	8,463	1.4%	0	0	0.0%	58%	\$2,232
Navy Yard-Ballpark	59	1,054	0.2%	0	0	0.0%	21%	\$1,746
Naylor Road	7	993	0.2%	0	0	0.0%	0%	\$1,365
New Carrollton	1	278	0.0%	1	282	2.0%	100%	\$1,771
NOMA-Gallaudet	15	4,802	0.8%	2	356	2.6%	99.8%	\$2,291
Pentagon	3	603	0.1%	0	0	0.0%	100%	\$2,590
Pentagon City	23	6,949	1.2%	0	0	0.0%	87%	\$2,238
Potomac Avenue	61	1,736	0.3%	0	0	0.0%	56%	\$1,698
Prince George's Plaza	11	619	0.1%	0	0	0.0%	97%	\$1,831
Rhode Island Ave-Brentwood	10	884	0.1%	3	686	5.0%	93%	\$1,853
Rockville	8	1,299	0.2%	0	0	0.0%	91%	\$1,886
Ronald Reagan Wash. National Airtpt	0	0	0.0%	0	0	0.0%	--	--
Rosslyn	38	2,861	0.5%	3	1,035	7.5%	87%	\$2,457
Shady Grove	2	443	0.1%	0	0	0.0%	75%	\$1,842
Shaw-Howard Univ	139	4,558	0.8%	1	95	0.7%	59%	\$2,204
Silver Spring	63	9,238	1.6%	0	0	0.0%	47%	\$1,777
Smithsonian	1	373	0.1%	0	0	0.0%	100%	\$2,759
Southern Avenue	1	25	0.0%	0	0	0.0%	0%	--
Spring Hill	2	827	0.1%	0	0	0.0%	100%	\$2,255

Metrorail Station Half-Mile Walkshed	Built Prior to 2021			2021 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2021
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Stadium-Armory	28	406	0.1%	1	262	1.9%	61%	\$1,973
Suitland	115	999	0.2%	0	0	0.0%	0%	\$1,324
Takoma	19	850	0.1%	0	0	0.0%	58%	\$1,569
Tenleytown-AU	7	316	0.1%	0	0	0.0%	51%	\$2,057
Twinbrook	10	1,919	0.3%	0	0	0.0%	87%	\$1,763
Tysons Corner	1	429	0.1%	0	0	0.0%	100%	\$2,473
U St/Afr-Amer Civil War Mem/Cardozo	119	7,070	1.2%	3	384	2.8%	65%	\$2,311
Union Station	15	1,660	0.3%	0	0	0.0%	88%	\$2,064
Van Dom Street	5	226	0.0%	0	0	0.0%	100%	\$1,938
Van Ness-UDC	23	3,228	0.5%	0	0	0.0%	18%	\$2,054
Vienna-Fairfax-GMU	14	803	0.1%	0	0	0.0%	100%	\$1,808
Virginia Square-GMU	73	6,354	1.1%	0	0	0.0%	92%	\$2,249
Waterfront	89	4,771	0.8%	0	0	0.0%	34%	\$2,122
West Falls Church-VT/UVA	0	0	0.0%	0	0	0.0%	--	--
West Hyattsville	0	0	0.0%	0	0	0.0%	--	--
Wheaton	67	2,217	0.4%	0	0	0.0%	74%	\$1,782
White Flint	11	2,558	0.4%	0	0	0.0%	100%	\$2,030
Wiehle-Reston East	3	1,120	0.2%	0	0	0.0%	100%	\$2,017
Woodley Park-Zoo/Adams Morgan	39	2,656	0.4%	0	0	0.0%	16%	\$2,316
<i>DC Station Walkshed Totals</i>	<i>1,644</i>	<i>73,933</i>	<i>12.5%</i>	<i>16</i>	<i>2,142</i>	<i>15.6%</i>	<i>47%</i>	<i>\$2,127</i>
<i>Maryland Station Walkshed Totals</i>	<i>466</i>	<i>32,000</i>	<i>5.4%</i>	<i>9</i>	<i>1,702</i>	<i>12.4%</i>	<i>64%</i>	<i>\$1,874</i>
<i>Virginia Station Walkshed Totals</i>	<i>522</i>	<i>43,610</i>	<i>7.3%</i>	<i>12</i>	<i>2,639</i>	<i>19.2%</i>	<i>85%</i>	<i>\$2,185</i>
<i>Inside Walkshed Total</i>	<i>2,632</i>	<i>149,543</i>	<i>25.2%</i>	<i>37</i>	<i>6,483</i>	<i>47.1%</i>	<i>62%</i>	<i>\$2,090</i>
<i>Outside Walkshed Total</i>	<i>22,524</i>	<i>443,799</i>	<i>74.8%</i>	<i>73</i>	<i>7,281</i>	<i>52.9%</i>	<i>44%</i>	<i>\$1,599</i>
<b>Regional Total</b>	<b>25,156</b>	<b>593,342</b>	<b>100.0%</b>	<b>110</b>	<b>13,764</b>	<b>100.0%</b>	<b>60%</b>	<b>\$1,740</b>

Source: CoStar, COG

## Half-Mile Walkshed Geography Methodology

The geography used to calculate walkshed totals for Metrorail stations was created by Transportation Planning Board (TPB) staff in 2019. Station areas with more intersections, smaller blocks and fewer barriers will have a walkshed with a larger total area. The largest theoretical area is .79 square miles—the area of a circle with a radius of 0.5 miles. Station areas with higher unit totals could be the result of having more construction activity or having a more extensive half-mile walkshed (or both). The analysis was only performed on walksheds as they exist in 2019. The same 2019 vintage walkshed geography was used for looking at past construction. Therefore, the station area totals for previous years are for an area that may not been accessible via a half-mile walk until a later time—or even had a station built yet. More information on walksheds can be found in the [TPB blog](#).

## APPENDIX E

### Multifamily Construction Definitions (adapted from CoStar Glossary<sup>12</sup>)

#### **AVERAGE EFFECTIVE RENT**

Weighted mean rent of all units within a defined area. Effective rents for buildings with more units are weighed more heavily, in proportion to share of the total market. Rents are for units that are available to be rented by a new tenant.

#### **COMPLETION**

Projects with buildings that are completed and are ready for occupancy. A certificate of occupancy has been received.

#### **EFFECTIVE RENT**

Expressed as a monthly amount, the average rent paid during the term adjusted downward for concessions paid for by the landlord (such as free rent, moving expenses, or other allowances).

#### **MULTIFAMILY RENTAL HOUSING PROJECT**

A residential property with one or more completed buildings that leases five or more apartment units. Condominiums, cooperative housing, mobile home parks, assisted-living facilities, military housing and student housing are not included.

## APPENDIX F. MAPPING METHODOLOGY

### Mapping Rent Data in Hexagonal Grid Cells

This report maps rents using aggregated unit-based data and a grid of 3,768 identical hexagonal cells, each with an area of one square mile. This method was chosen to make neighborhood-level trends in unit-based data uniformly apparent, without being influenced by building size, neighborhood size or jurisdictional borders.

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<sup>12</sup> <http://www.costar.com/about/costar-glossary>

## APPENDIX G. INCOME AND RENTS

### American Housing Survey Data

This report relies on data from CoStar for mean and median monthly rents but uses data from the U.S. Census's [American Housing Survey](#) (AHS) for median renter income. An alternative source that is commonly used in housing research is the annual American Community Survey (ACS). For this report, the AHS is preferable to ACS data because the ACS reports median income by occupant tenure (renter vs. owner), as well as the number of bedrooms in unit.

The AHS reports median income for the Washington Metropolitan Statistical Area (MSA), a region with 24 counties and county-equivalents that includes the District of Columbia and parts of Maryland, Virginia, and West Virginia—a larger geography and population than the 14-county and county-equivalent COG region. Renter income data from the 2021 American Housing Survey is shown in Table 49 below:

**Figure 36. Affordable Rents for Renters with Median Income for the Washington MSA**

<b>Unit Size</b>	<b>2021 AHS Median Renter Income</b>	<b>2021 Monthly Income for Renters</b>	<b>Rent Threshold for Cost-Burden (One-Fourth Monthly Income)</b>
Studio	~\$68,300	\$5,692	\$1,423
1 BR	\$51,400	\$4,283	\$1,070
2 BR	\$70,000	\$5,833	\$1,458
3 BR	\$79,000	\$6,583	\$1,645
4+ BR	\$90,000	\$7,500	\$1,875

### Calculating Housing Cost-Burden for Renters

The US Department of Housing and Urban Development (HUD) [has defined](#) those spending more than 30 percent of monthly gross income on housing to be cost burdened. Five percent of income is set aside for utilities and other fees, leaving 25 percent for rent<sup>13</sup>. The final column of Table 36 shows the highest possible rent that a renter earning the median income in the Washington MSA can pay without being cost-burdened.

<sup>13</sup> Housing programs also have more exact ways of calculating utility allowances but five percent is appropriate for a general allowance (See page 5-78 in Chapter 5 of the [HUD Occupancy Handbook](#)).





Metropolitan Washington  
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777 North Capitol Street NE, Suite 300  
Washington, DC 20002

[mwcog.org](http://mwcog.org)