

MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS

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

2017 Edition



Metropolitan Washington
Council of Governments

MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS 2017

Published January 2019

ABOUT COG

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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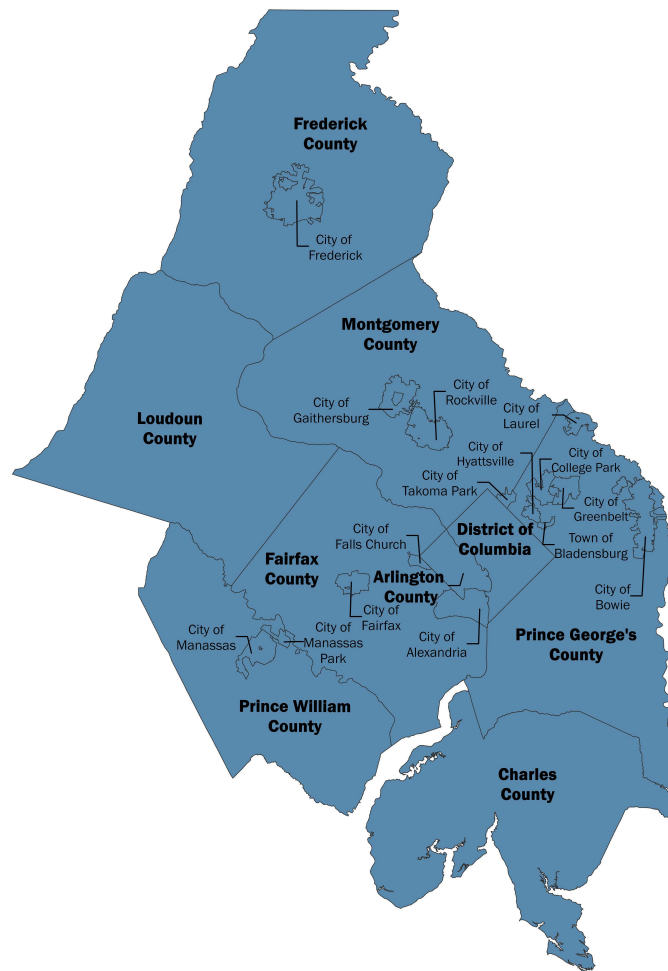
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ABOUT COG'S MULTIFAMILY RENTAL HOUSING CONSTRUCTION INVENTORY

The 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).

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

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



Multifamily Rental Housing Construction at a Glance

Multifamily rental housing construction in the metropolitan Washington region increased by seven percent in 2017, continuing a strong market for multifamily construction. Last year, 123 new multifamily buildings were completed, with 14,167 total housing units, an increase of 882 units from 2016.

The District of Columbia accounted for 40 percent of all new construction with 5,666 new units in 2017. Suburban Maryland and the northern Virginia added 4,628 and 3,873 new units respectively.

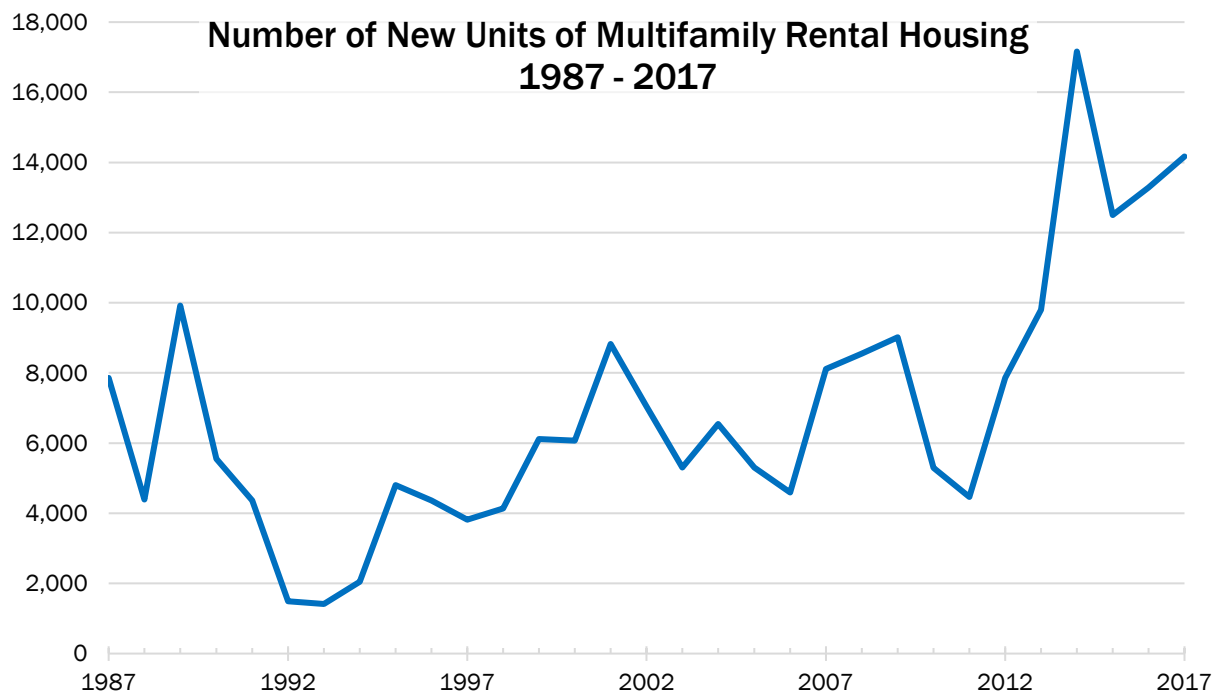
Central jurisdictions led the region with just under half of all new apartment units in the metropolitan Washington region. Inner suburban jurisdictions built 45 percent of new apartments, while 6 percent of area construction was in the region's outer suburban jurisdictions.

From 2016 to 2017, construction within Activity Centers¹ increased 16 percent. In 2017, 90 percent of all multifamily rental housing construction occurred within Activity Centers.

Figure 2. Definition of Jurisdiction Groups

Central Jurisdictions - The District of Columbia, Arlington County, and the City of Alexandria in Virginia
Inner Suburban Jurisdictions - Montgomery and Prince George's Counties, and the Cities of Bowie, College Park, Gaithersburg, Greenbelt, Hyattsville, Laurel, Rockville and Takoma Park in Maryland, Fairfax County and the Cities of Fairfax and Falls Church in Virginia.
Outer Suburban Jurisdictions - Charles and Frederick Counties and the City of Frederick in Maryland; Loudoun and Prince William Counties, and the Cities of Manassas and Manassas Park in Virginia.

Figure 3



Source: CoStar, COG

¹ See Appendix B for Activity Center geography.

Fifty-three new apartment buildings—representing 72 percent of new multifamily rental units in the region—were sited within a half-mile of a Metrorail station in 2017. Construction in station areas increased 46 percent from 2016.

One-bedroom units held the greatest share of new apartment construction in 2017, representing 46 percent of all new rental units in the region. Seventeen percent of new units were studios; the 2,369 new studio units are the most ever built in a single year. These figures reflect a shift towards smaller apartments. The square footage of an average one-bedroom apartment peaked in the mid-2000s and has declined by about eight percent since the recession. However, a typical new apartment is still larger than those built before the 1990s. The downsizing trend has been more pronounced in terms of the total number of rooms in the apartment. Before the recession, about 20 percent new apartments had three or more bedrooms; in 2017, the share fell to just four percent.

The average effective rent for the region was \$1,612 in 2017, a slight decline from the previous year when adjusting for inflation. In 2017 dollars, regional average effective rents were highest in 2015, at \$1,644.

Figure 4. Ten Largest Projects by Total Number of Units from 2013 to 2016

Project Name	Year Built	Street Address	Jurisdiction	State	Buildings	Stories	Units	Parking
The Bartlett	2016	520 12th St S, Arlington, VA	Arlington County	VA	1	23	699	200
Modera Avenir Place	2013	2677 Avenir Pl, Vienna, VA	Fairfax County	VA	1	5	628	--
The Gale Eckington	2013	151 Q St NE, Washington, DC	District of Columbia	DC	3	5	603	600
Monroe Street Market	2013	625 Monroe St NE, Washington, DC	District of Columbia	DC	3	6	562	--
Cadence at Crown	2014	113 Ellington Blvd, Gaithersburg, MD	City of Gaithersburg	MD	2	4	538	200
Virginia Square Towers	2014	3444 Fairfax Dr, Arlington, VA	Arlington County	VA	2	13	534	--
Avalon Mosaic	2013	2987 District Ave, Fairfax, VA	Fairfax County	VA	1	7	531	300
Parc Meridian at Eisenhower Station	2016	750 Port St, Alexandria, VA	City of Alexandria	VA	1	24	505	--
Atley on the Greenway Apartments	2014	21827 High Rock Ter, Ashburn, VA	Loudoun County	VA	18	3	496	--
Modera Tempo	2014	5760-5774 Dow Ave, Alexandria, VA	City of Alexandria	VA	3	5	492	200

Source: CoStar, COG

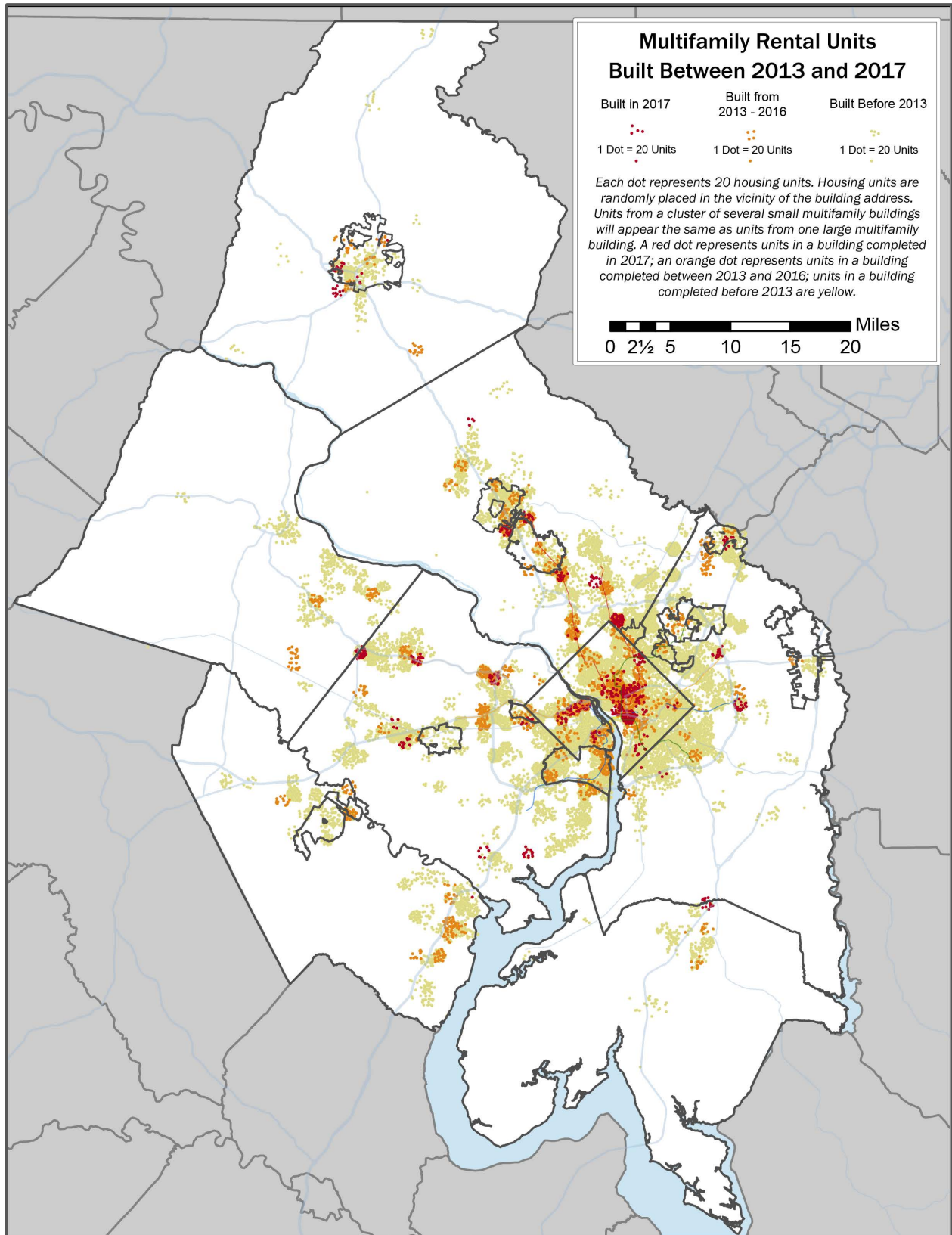
Figure 5. Ten Largest Projects by Total Number of Units in 2017

Project Name	Street Address	Jurisdiction	State	Buildings	Stories	Units	Parking
The Modern at Art Place	400 Galloway St NE, Washington, DC	District of Columbia	DC	3	6	520	300
The Channel at The Wharf	950 Maine Ave SW, Washington, DC	District of Columbia	DC	2	12	501	--
Camden Shady Grove	9709 Key West Ave, Rockville, MD	Montgomery County	MD	1	7	457	--
AVA NoMa, Phase II	55 M St NE, Washington, DC	District of Columbia	DC	1	13	437	303
Ascend Apollo	9400 Grand Blvd, Largo, MD	Prince George's County	MD	3	6	424	1,170
Aperture	11410 Reston Station Blvd, Reston, VA	Fairfax County	VA	1	6	421	--
Camden NoMa - Phase II	60 L St NE, Washington, DC	District of Columbia	DC	1	15	405	--
Station on Silver	2340 Carta Way, Herndon, VA	Fairfax County	VA	1	10	400	--
Highgate at the Mile	7915 Jones Branch Dr, McLean, VA	Fairfax County	VA	1	7	395	--
One Hill South	28 K St SE, Washington, DC	District of Columbia	DC	1	11	383	200

In 2017, the ten largest projects combined to make up 31% of the region's 14,167 new units of multifamily rental housing

Source: CoStar, COG

Figure 6



Source: CoStar, COG

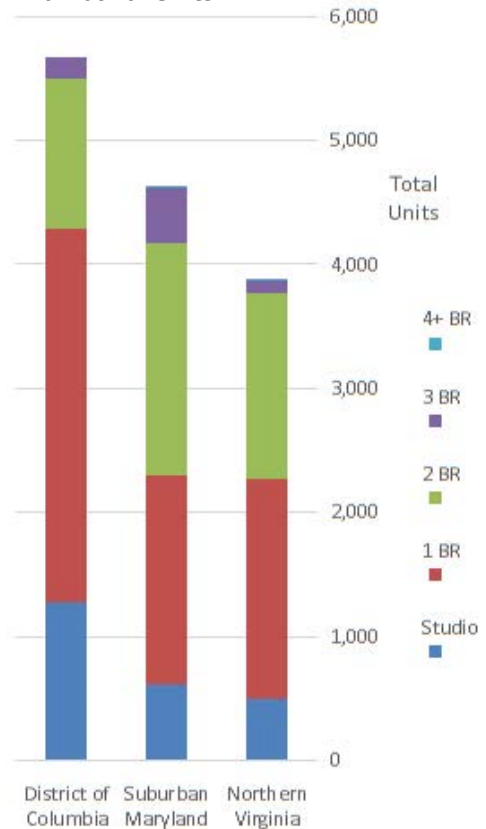
Multifamily Rental Housing Construction by State

The District of Columbia added 38 new apartment buildings and 5,666 units in 2017, primarily studio and one-bedroom apartments. The number of new units completed in the District increased by 37 percent from 2016. The average effective rent for a one-bedroom apartment in the District of Columbia was \$1,728 at the end of 2017.

In 2017, 66 new buildings and 4,628 new rental units were added to suburban Maryland jurisdictions. In suburban Maryland, the number of new apartment units increased by about 18 percent from 2016. At the end of 2017, the Maryland jurisdiction average effective rent for a one-bedroom apartment was \$1,291 per month.

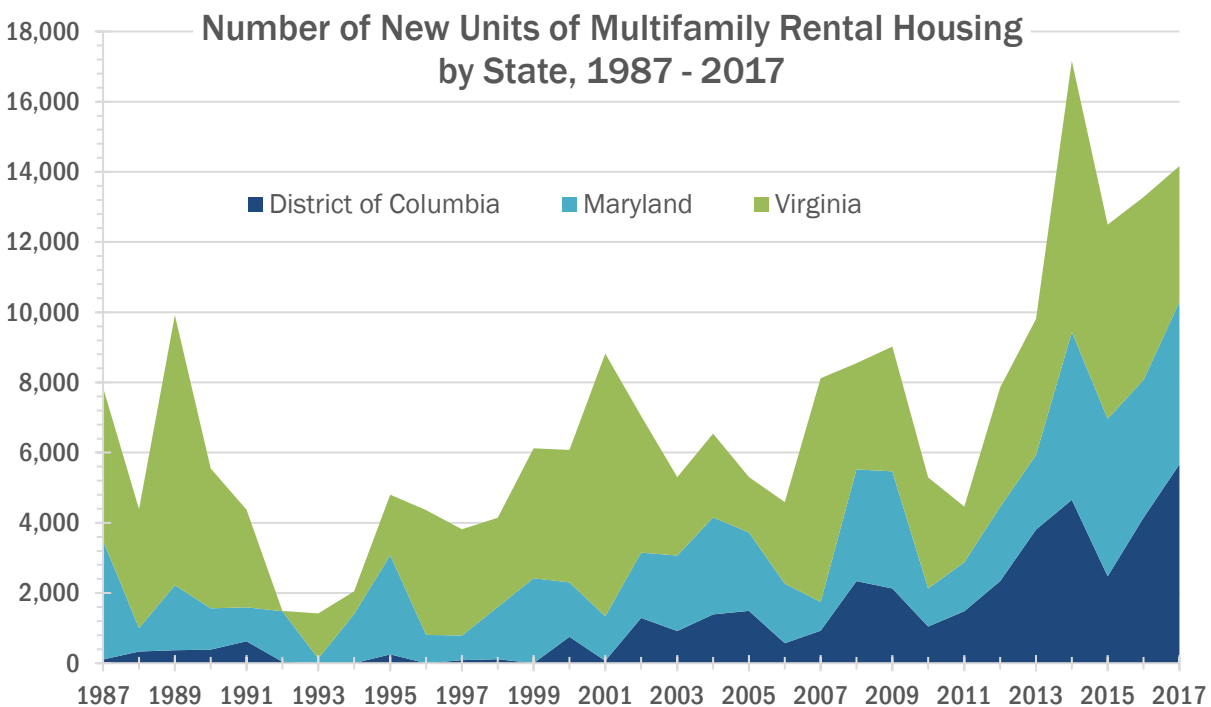
Northern Virginia jurisdictions added 19 new buildings and 3,873 new units in 2017, a decrease of 26 percent from 2016. Despite the low total for 2017, Virginia jurisdictions have accounted for the largest share—39 percent—of all regional construction since 2013. The Northern Virginia average effective rent for a one-bedroom was \$1,540 at the end of 2017.

Figure 7. 2017 Projects by Number of Units



Source: CoStar, COG

Figure 8



Note: This stacked area chart shows cumulative values.

Source: CoStar, COG

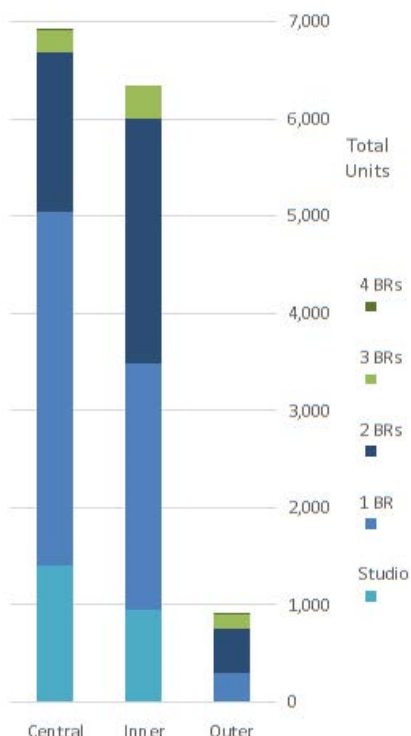
Multifamily Rental Construction by Regional “Ring”

COG groups jurisdictions into three “rings” for analysis purposes. The Central jurisdictions—D.C., Alexandria and Arlington—added 43 new apartment buildings and 6,916 new units in 2017. The total number of new rental units in Central Jurisdictions increased by 8 percent from 2016. At the end of 2017, the average effective rent for one-bedroom apartments was \$1,687.

In 2017, 38 new buildings and about 6,340 new units were added to the Inner Suburban Jurisdictions of Fairfax, Montgomery, and Prince George’s counties, Falls Church, and City of Fairfax. The number of new units increased by 13 percent from 2016. The average effective rent for one-bedrooms in Inner Jurisdictions was \$1,367 per month at the end of 2017.

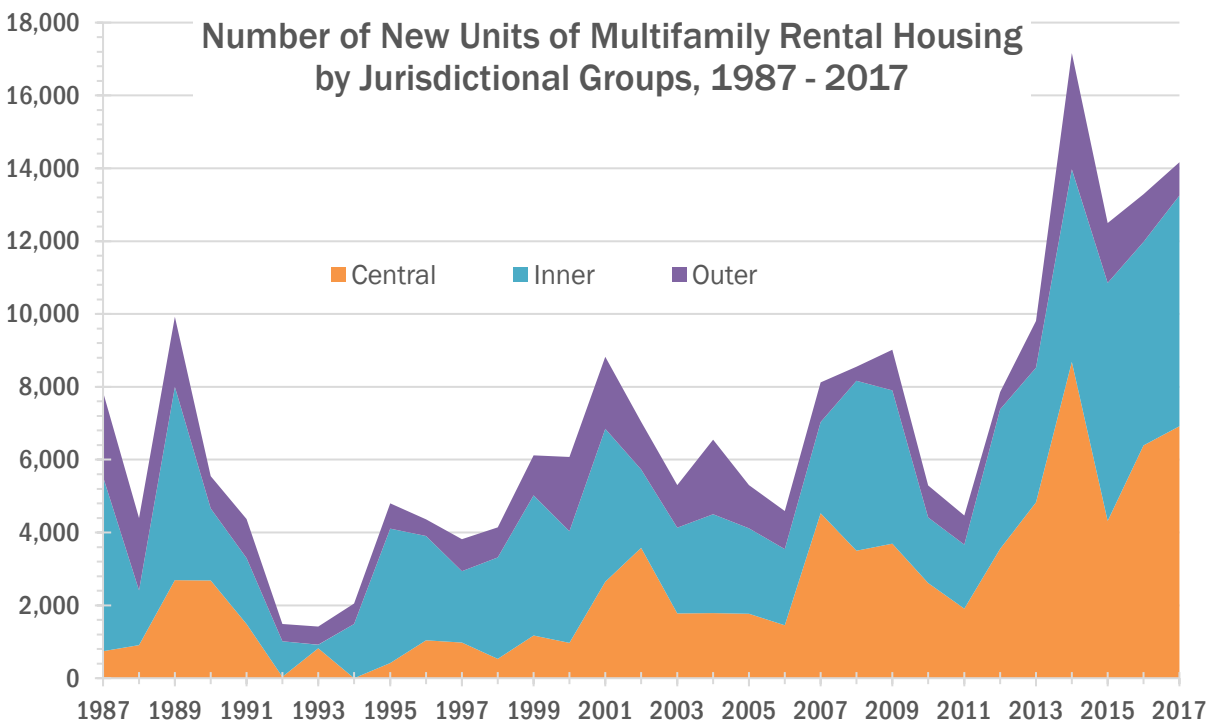
The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 42 buildings, but only 911 new apartment units in 2017. New construction declined by 30 percent from 2016. At the end of 2017, the average effective rent for one-bedroom units in Outer Jurisdictions was \$1,254 per month.

Figure 9. 2017 Projects by Number of Units



Source: CoStar, COG

Figure 10



Note: This stacked area chart shows cumulative values.

Source: CoStar, COG

Multifamily Rental Housing Construction by Jurisdiction

For the seventh consecutive year, the District of Columbia led the region in multifamily rental housing construction, accounting for 40 percent of the region's new apartment units in 2017. Prince George's County continues a recent trend of building lower shares of regional multifamily rental housing than in prior years. Historically, Prince George's accounted for about a fifth of regional construction; its share fell to eight percent in 2017. Bladensburg, Fairfax City, Hyattsville, Manassas and Takoma Park are the only COG member jurisdictions with no apartment construction in the past five years.

Figure 11. Apartment Construction Totals for Each COG Member Jurisdiction

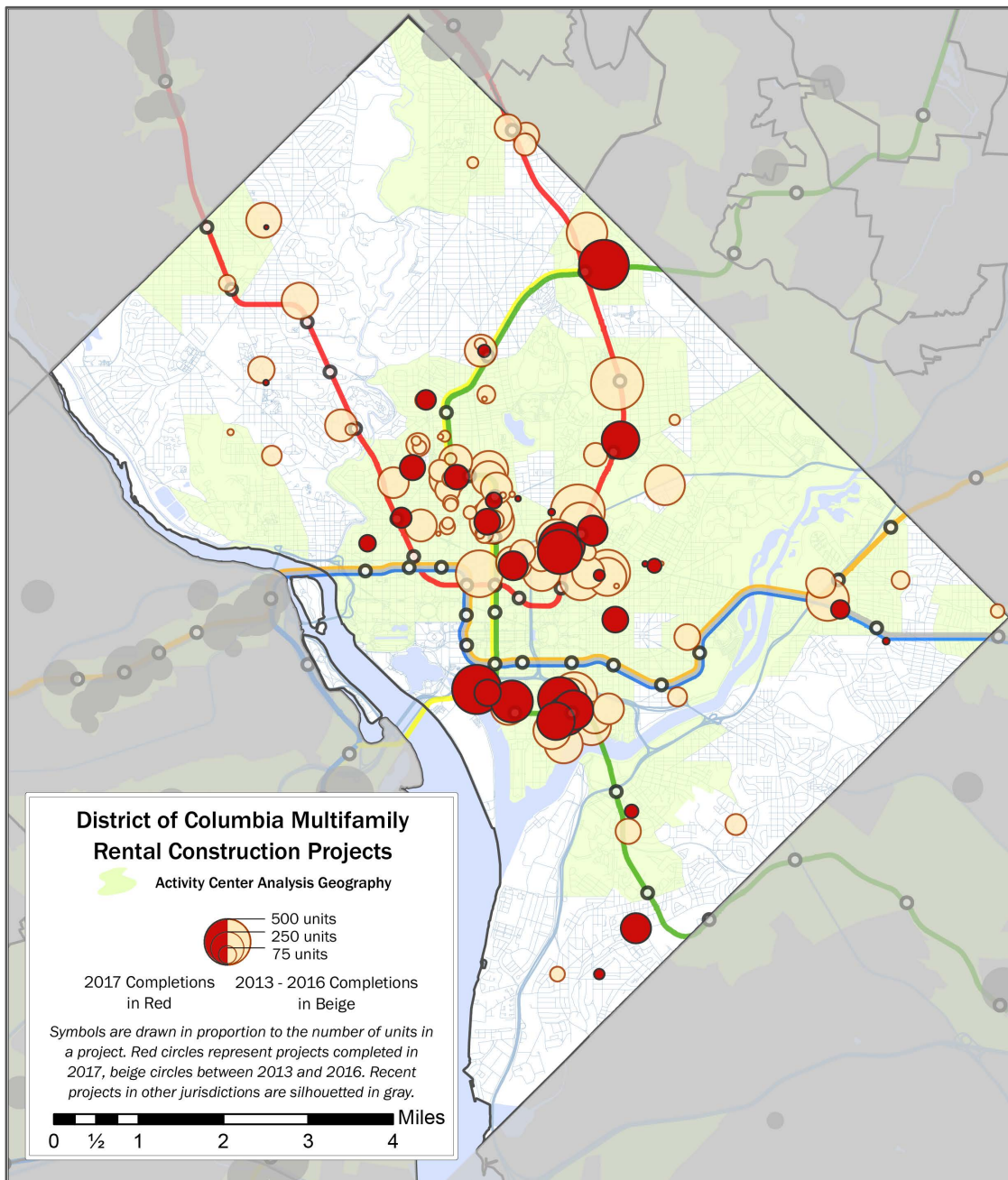
Jurisdiction	Built Prior to 2013			2013 -2016 Completions			2017 Completions			Avg. Effective Rent in 1 BR Units at End of 2017
	Buildings	Units	Regional Share	Buildings	Units	Regional Share	Buildings	Units	Regional Share	
District of Columbia	4,994	119,769	23.9%	112	15,087	28.6%	38	5,666	40.0%	\$1,728
Suburban Maryland Jurisdictions										
Charles	399	5,096	1.0%	14	431	0.8%	13	288	2.0%	\$1,249
Frederick	515	8,292	1.7%	33	1,471	2.8%	27	600	4.2%	\$1,073
City of Frederick	307	5,949	1.2%	25	1,119	2.1%	21	372	2.6%	\$1,055
Rest of County	208	2,343	0.5%	8	352	0.7%	6	228	1.6%	\$1,109
Montgomery	3,559	83,604	16.7%	58	9,404	17.8%	13	2,634	18.6%	\$1,429
Gaithersburg	377	8,129	1.6%	11	1,594	3.0%	0	0	0.0%	\$1,316
Rockville	257	7,865	1.6%	7	1,587	3.0%	0	0	0.0%	\$1,498
Takoma Park	153	2,666	0.5%	0	0	0.0%	0	0	0.0%	\$1,026
Rest of County	2,772	64,944	12.9%	40	6,223	11.8%	13	2,634	18.6%	\$1,448
Prince George's	4,925	95,573	19.0%	41	4,016	7.6%	13	1,106	7.8%	\$1,181
Bladensburg	68	2,570	0.5%	0	0	0.0%	0	0	0.0%	\$1,107
Bowie	79	1,552	0.3%	3	286	0.5%	0	0	0.0%	\$1,342
College Park	35	1,349	0.3%	2	491	0.9%	0	0	0.0%	\$1,534
Greenbelt	188	4,618	0.9%	1	302	0.6%	0	0	0.0%	\$1,269
Hyattsville	128	3,231	0.6%	0	0	0.0%	0	0	0.0%	\$1,176
Laurel	222	3,907	0.8%	27	1,024	1.9%	1	340	2.4%	\$1,298
Rest of County	4,205	78,346	15.6%	8	1,913	3.6%	12	766	5.4%	\$1,151
Maryland subtotal	9,398	192,565	38.4%	146	15,322	29.0%	66	4,628	32.7%	\$1,291
Northern Virginia Jurisdictions										
Alexandria	1,262	33,291	6.6%	54	4,223	8.0%	0	0	0.0%	\$1,464
Arlington	1,310	48,308	9.6%	30	4,901	9.3%	5	1,250	8.8%	\$1,742
Fairfax	3,450	71,032	14.2%	42	7,085	13.4%	12	2,600	18.4%	\$1,514
Fairfax City	95	1,554	0.3%	0	0	0.0%	0	0	0.0%	\$1,466
Falls Church	34	1,668	0.3%	3	613	1.2%	0	0	0.0%	\$1,682
Loudoun	488	11,888	2.4%	49	1,481	2.8%	0	0	0.0%	\$1,411
Manassas City	132	2,370	0.5%	0	0	0.0%	0	0	0.0%	\$1,132
Manassas Park	76	955	0.2%	7	304	0.6%	0	0	0.0%	\$1,311
Prince William	1,185	18,336	3.7%	82	3,733	7.1%	2	23	0.2%	\$1,239
Virginia subtotal	8,032	189,402	37.7%	267	22,340	42.4%	19	3,873	27.3%	\$1,540
COG Region Total	22,424	501,736	100.0%	525	52,749	100.0%	123	14,167	100.0%	\$1,496

Source: CoStar, COG

District of Columbia

Construction of new apartment units increased by 37 percent from 2016 to 2017. In 2017, 38 new buildings were completed, with a combined total of 5,666 new rental units. The overall average effective rent for one-bedroom units was \$1,728 at the end of 2017; one-bedroom units built in 2017 averaged \$2,254 per month. The largest project in 2017 was the three-building, 520-unit Modern at Art Place near the Fort Totten Metro Station.

Figure 12

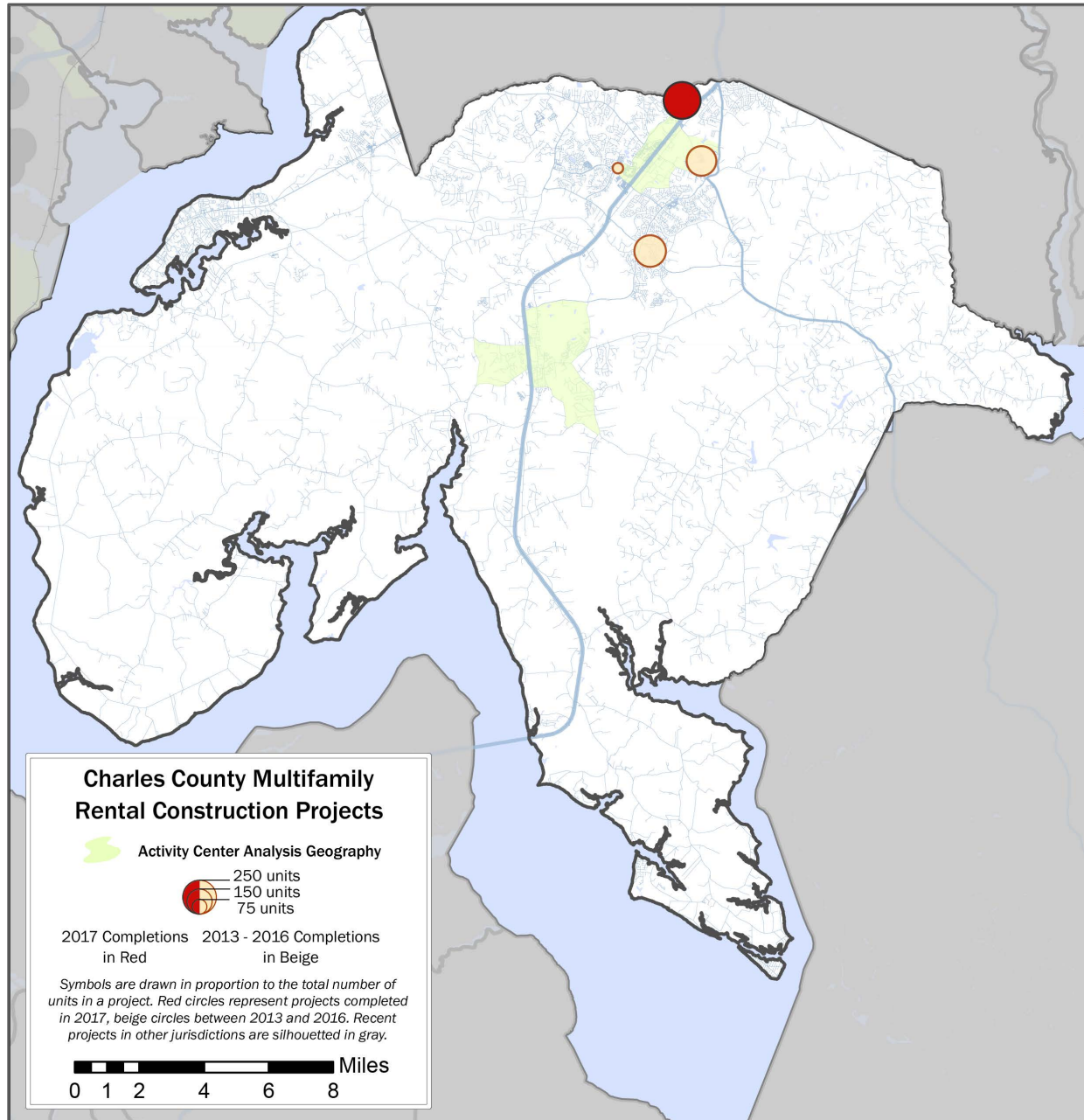


Source: CoStar, COG

Charles County

The 13-building, 288-unit Abberly Square Apartments in Waldorf was the only apartment complex completed in Charles County in 2017. From 2013 to 2016, Charles County represented less than one percent of all regional construction with 14 buildings and 431 new units. The average effective rent for one-bedroom apartments was \$1,249 at the end of 2017.

Figure 13

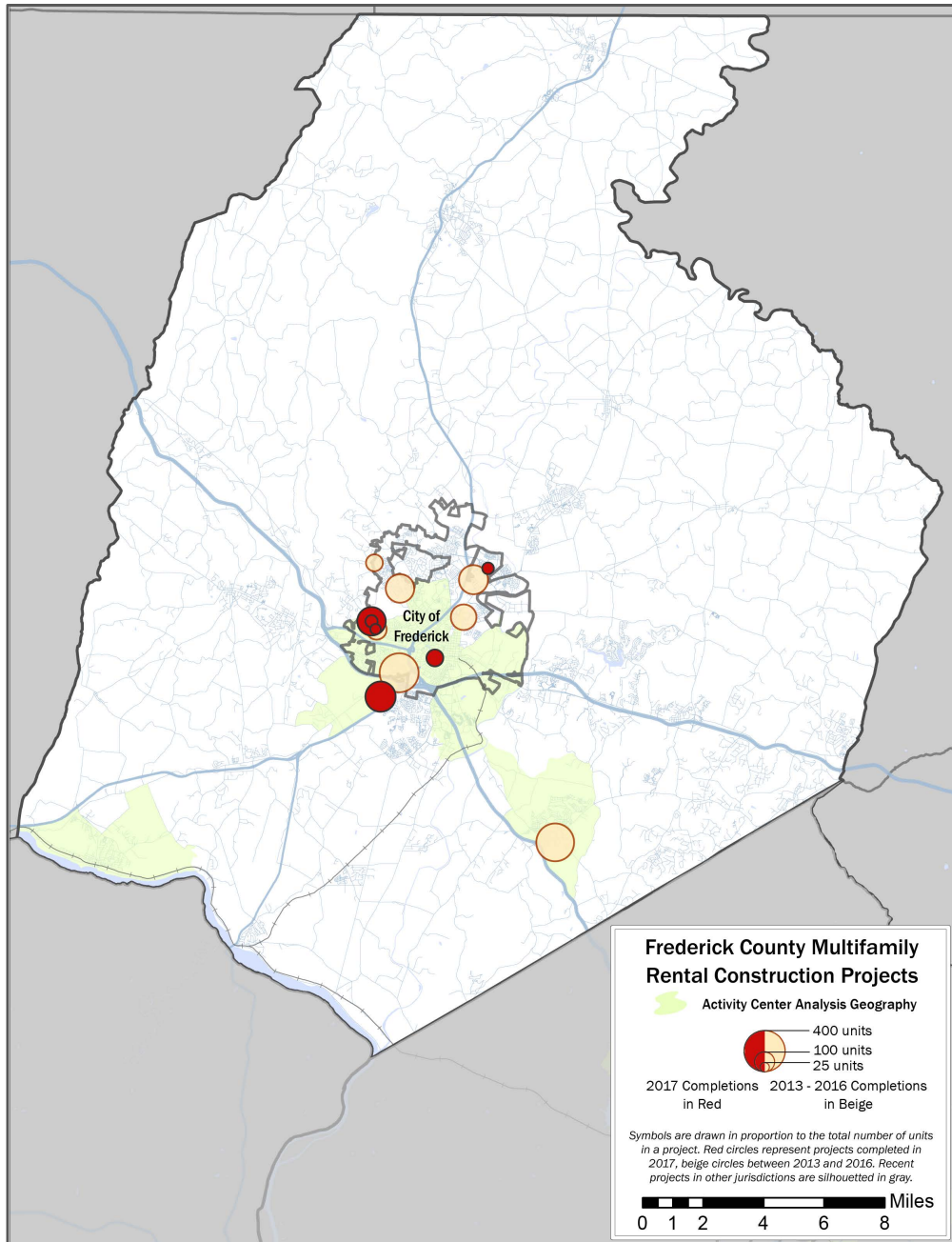


Source: CoStar, COG

Frederick County

Construction of new multifamily rental housing in Frederick County increased 32 percent from 2016 to 2017. Twenty-seven buildings totaling 600 new units were completed in 2017, the majority of which were in the City of Frederick. The six-building, 228-unit Bainbridge Jefferson Place Apartments in the Jefferson Tech Park Activity Center was the largest project in the county. The average effective rent for one-bedroom apartments was \$1,055 in the City of Frederick. The county's overall one-bedroom rate of \$1,073 was the lowest among COG member counties. New one-bedroom units completed in 2017 within Frederick County had an average effective rent of \$1,338 per month.

Figure 14

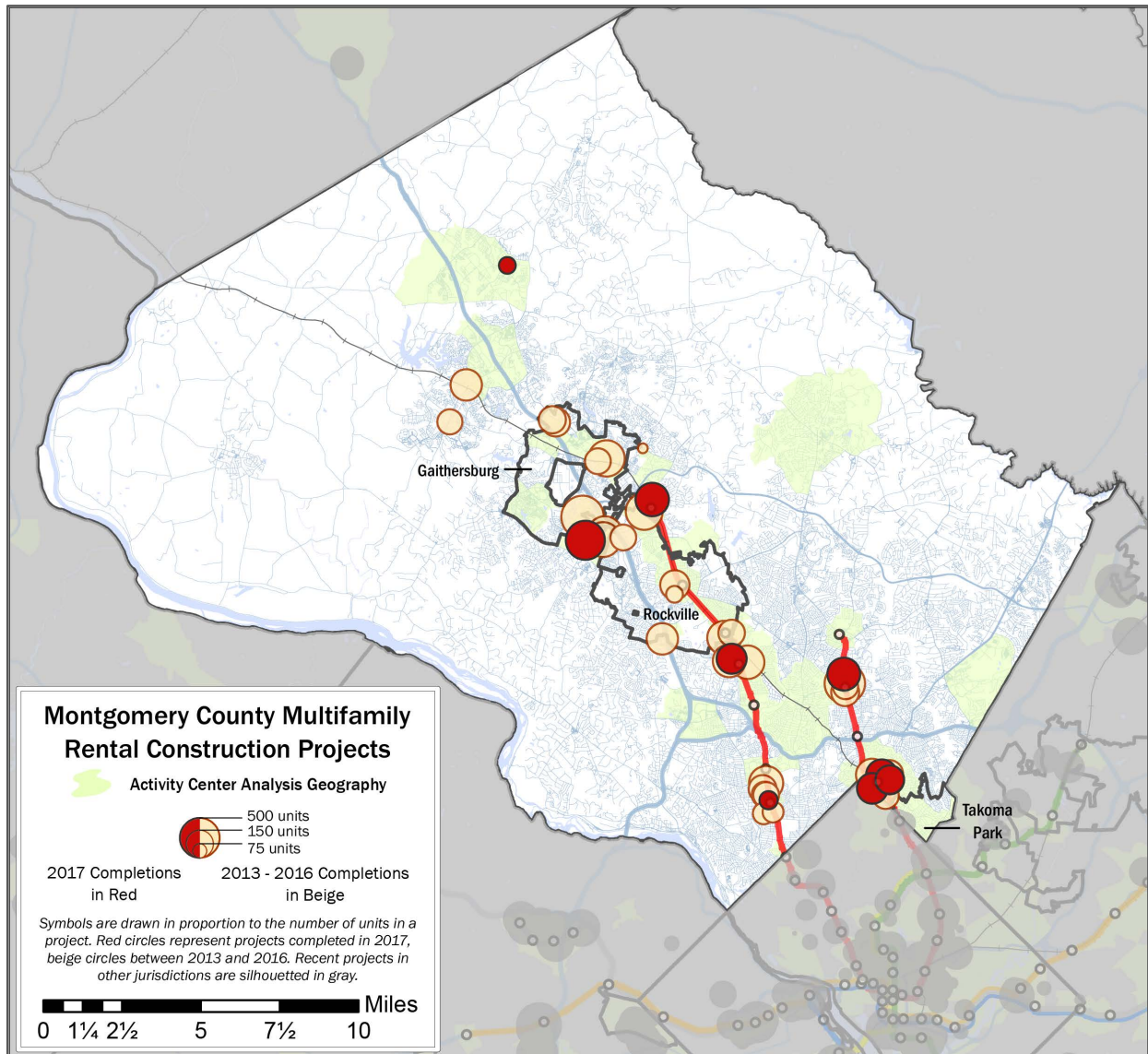


Source: CoStar, COG

Montgomery County

Construction of new apartment units in Montgomery County increased by 38 percent from 2016 to 2017. Thirteen multifamily rental buildings were completed in 2017 containing 2,634 new units. No buildings were completed in the cities of Gaithersburg, Rockville or Takoma Park in 2017. Montgomery County has added the second most new apartments over the past five years, after the District of Columbia. In 2017, the largest multifamily rental project in the county was the seven-story, 457-unit Camden Shady Grove Apartments in the Life Sciences Center-Gaithersburg Crown Activity Center. The average effective rent for all one-bedroom units in the county was \$1,429 at the end of 2017; the rent for Gaithersburg was \$1,316 and for Rockville was \$1,498. Takoma Park's average effective rent for one-bedrooms is the lowest of any COG member jurisdiction at \$1,026. For new units built in 2017, the countywide average effective one-bedroom rent was \$1,736 per month.

Figure 15

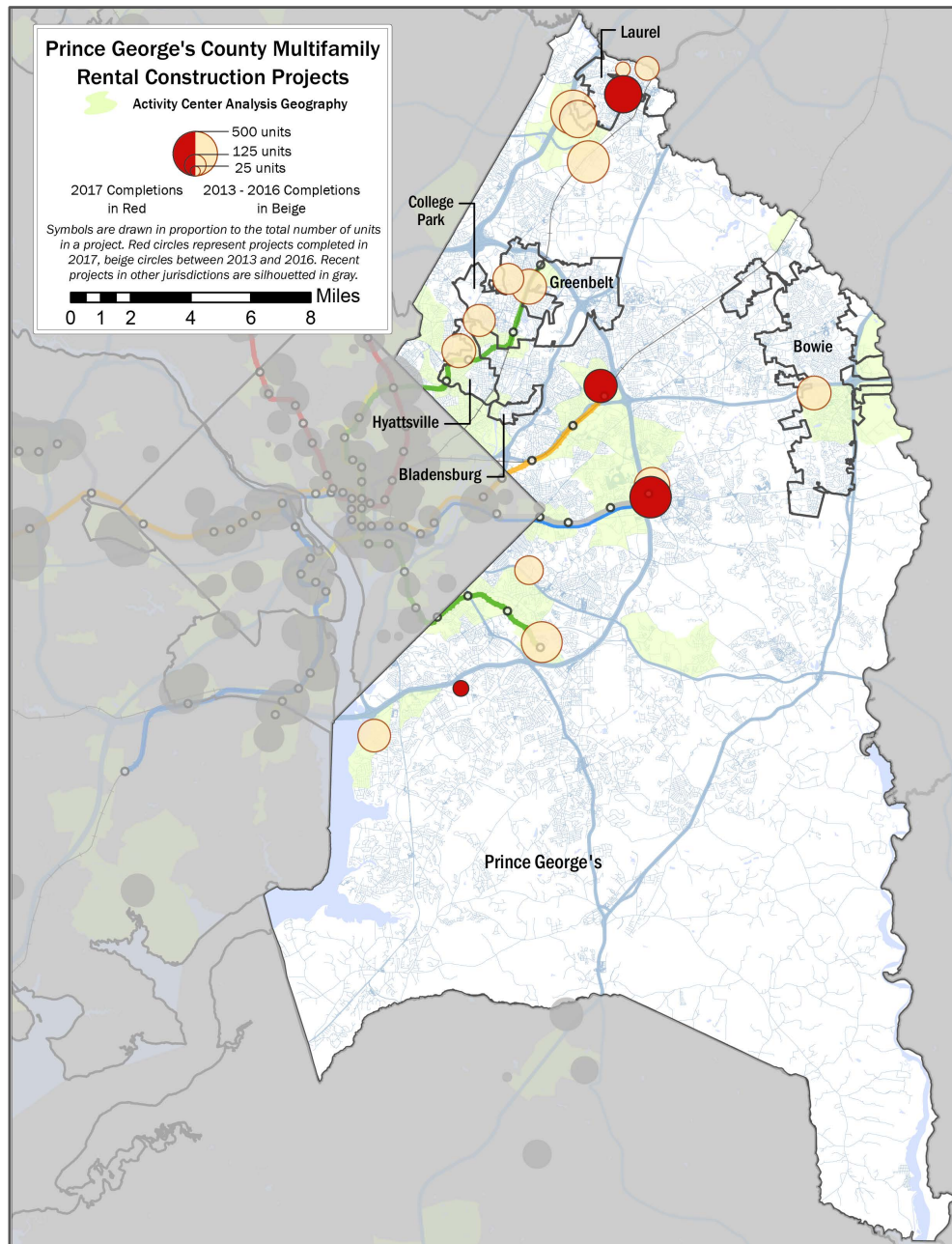


Source: CoStar, COG

Prince George's County

Apartment construction in Prince George's County declined by 29 percent from 2016 to 2017. In 2017, 13 buildings were completed, adding 1,106 new units. Laurel added one rental property with 340 units; Bladensburg, Bowie, College Park, Greenbelt, and Hyattsville all had no new apartment construction in 2017. The county's largest single project was the three-building, 424 unit Ascend Apollo Apartments near the Largo Town Center Metro station. The average effective rent for one-bedrooms in the county was \$1,181 per month, with rents in incorporated member jurisdictions ranging from \$1,107 in Bladensburg to \$1,534 in College Park. Countywide, the average effective rent for new one-bedroom units built in 2017 was \$1,584 per month.

Figure 16



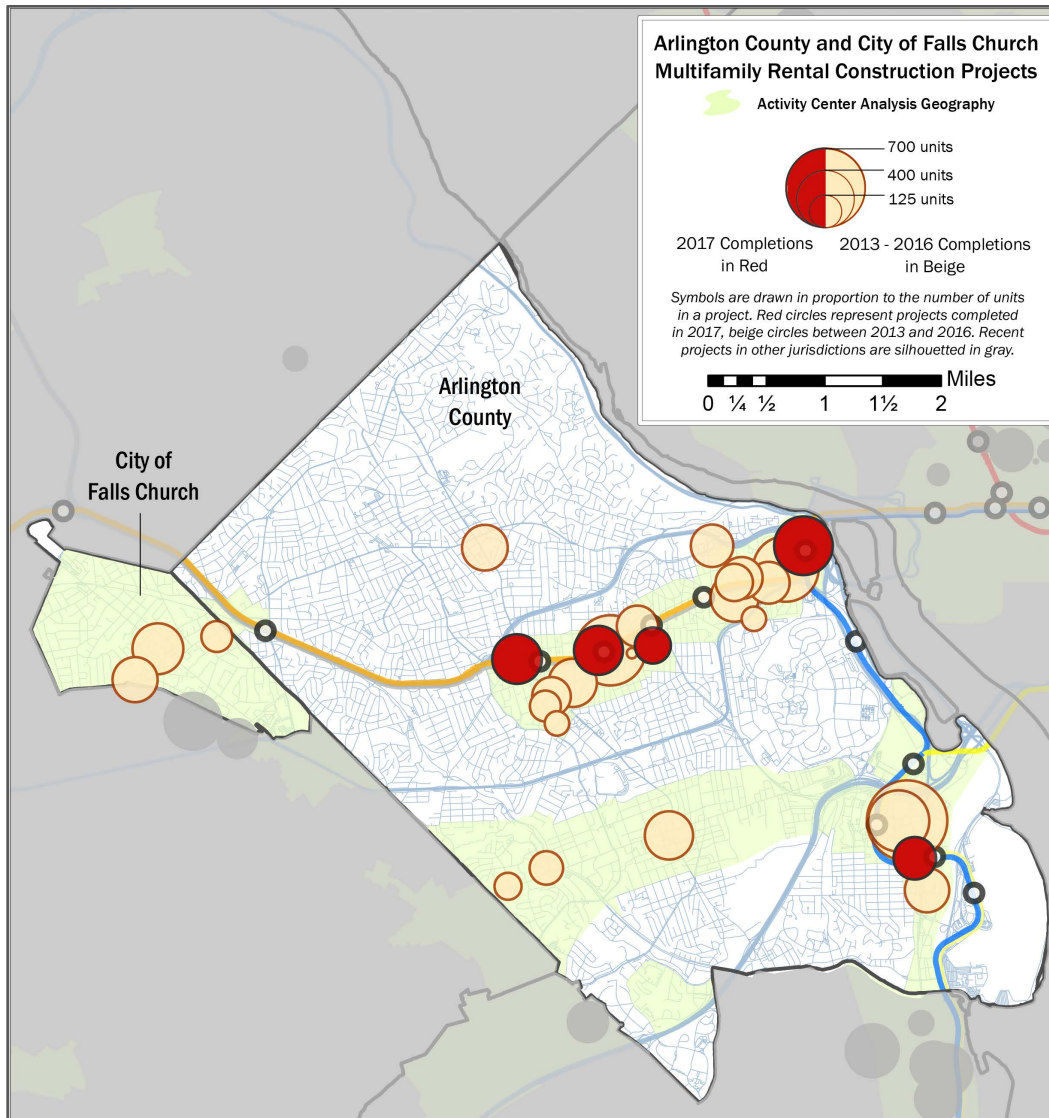
Source: CoStar, COG

Arlington County and the City of Falls Church

Construction of new multifamily units in Arlington increased by two percent from 2016 to 2017. Five projects, totaling 1,250 apartment units, were completed in 2017. The largest new multifamily rental project was the 31-story, 377-unit Central Place apartments next to the Rosslyn Metrorail station. New one-bedroom apartments in Arlington had an average effective rent of \$2,360 in 2017; the one-bedroom rent for all Arlington apartments—regardless of age—was \$1,742 per month, the highest in the region.

No apartments were built in Falls Church in 2017. The average effective rent for one-bedroom units in the city was \$1,682 per month at the end of the year.

Figure 17

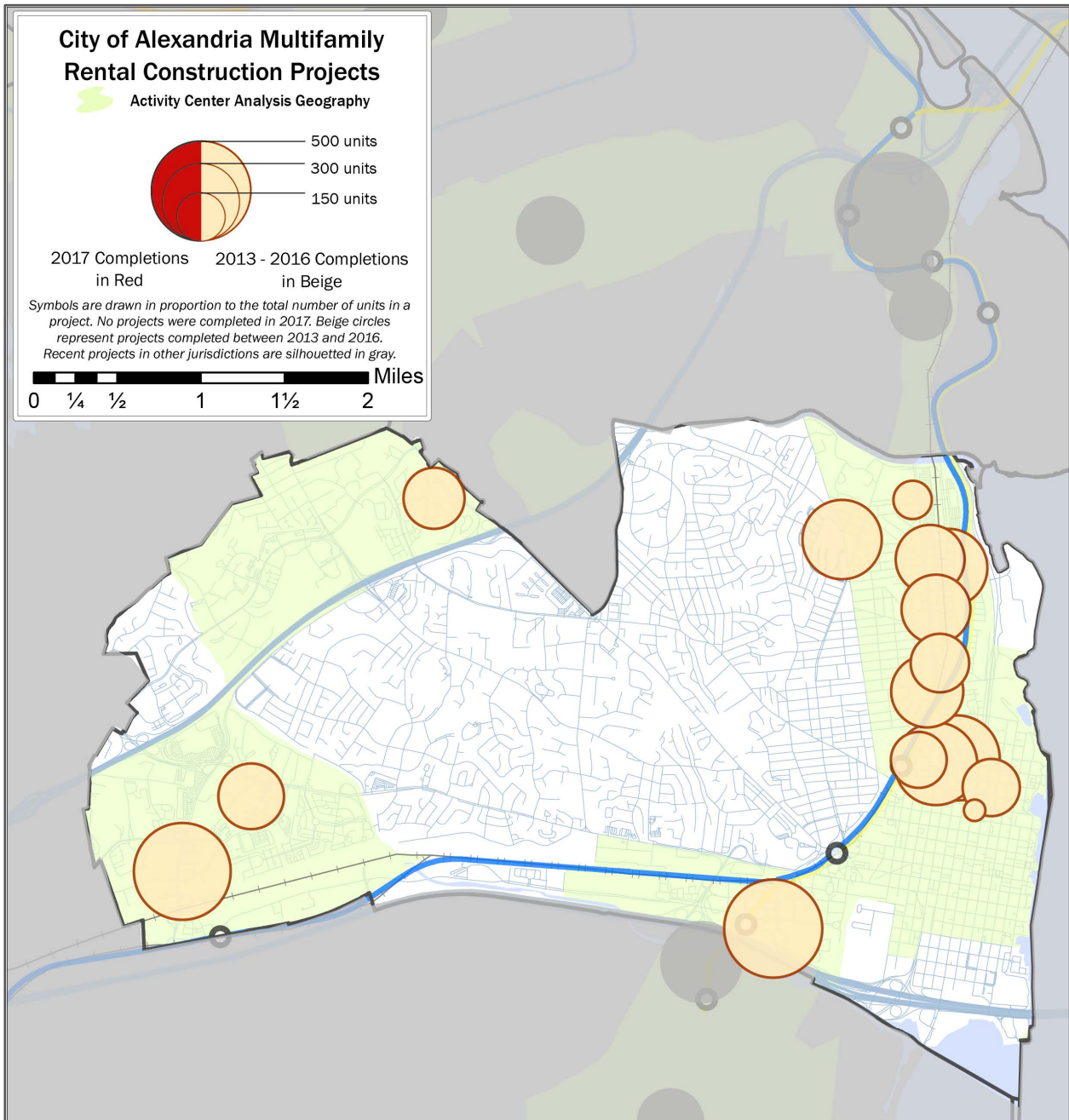


Source: CoStar, COG

City of Alexandria

No multifamily rental projects were completed in Alexandria in 2017. From 2013 to 2016, 54 buildings with 4,223 units were built. At the end of 2017, the average effective rent for one-bedroom apartments in Alexandria was \$1,464 per month.

Figure 18



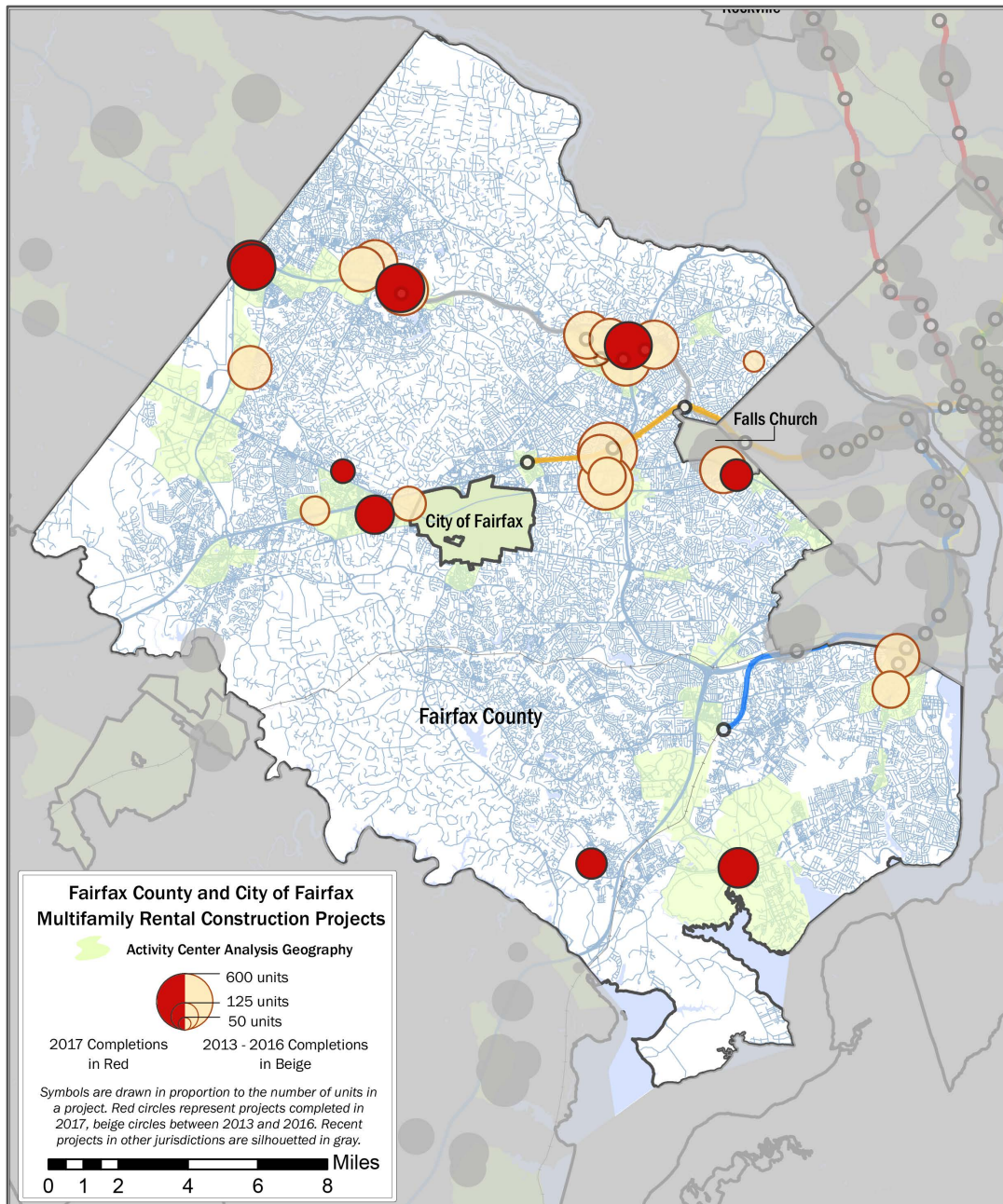
Source: CoStar, COG

Fairfax County and City of Fairfax

Construction of new apartments in Fairfax County increased 61 percent from 2016 to 2017. Twelve apartment buildings were completed in 2017, adding 2,600 new units to the county. The largest new project in 2017 was the six-story, 421-unit Aperture apartments near the Wiehle-Reston East Metro Station. The county's average effective rent for new one-bedroom apartments built in 2017 was \$1,783; for all one-bedrooms apartments, the rent was \$1,512 per month.

No new apartments have been built in the City of Fairfax since 1997. The average effective one-bedroom rent for the city was \$1,466 per month at the end of 2017.

Figure 19

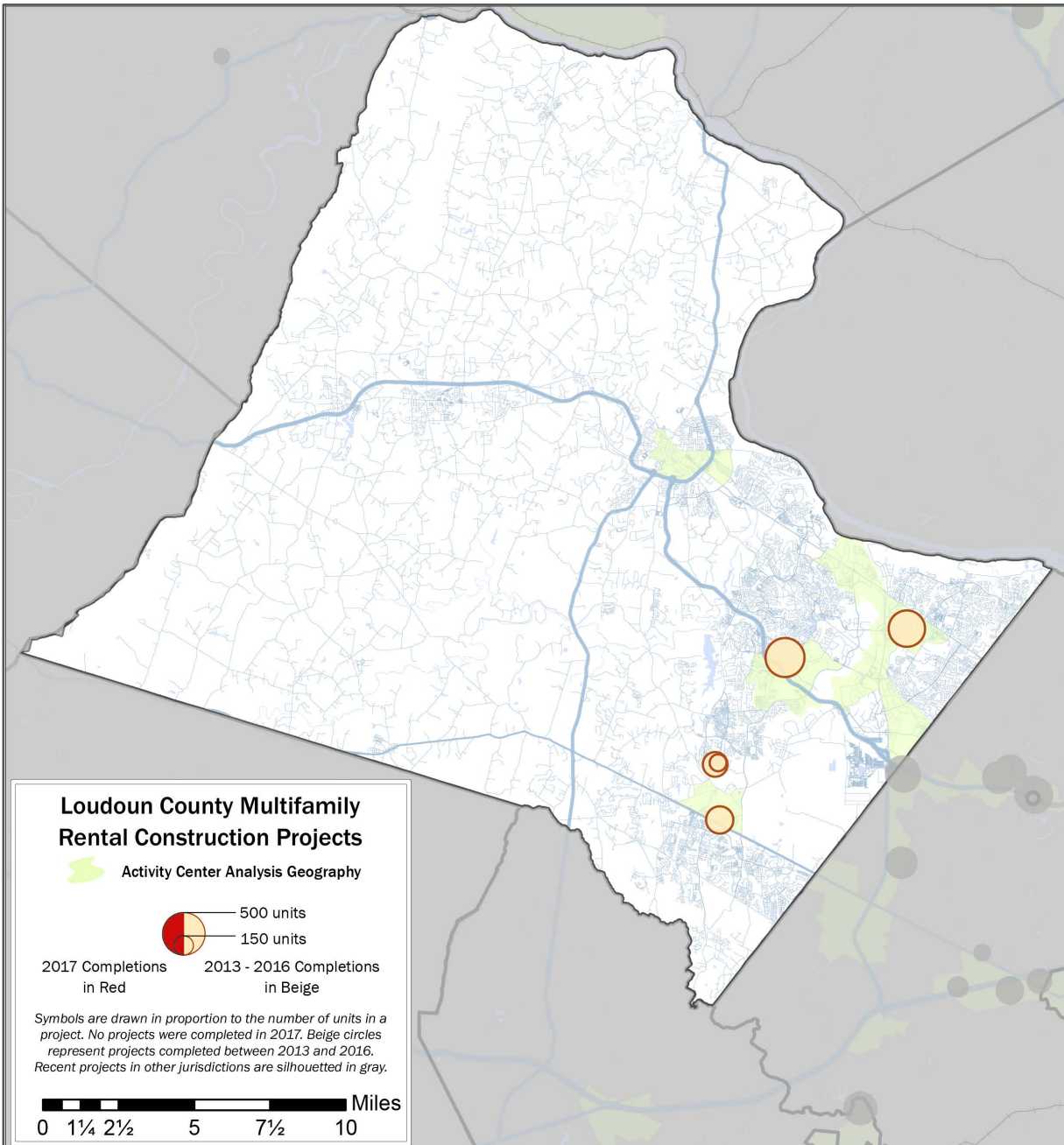


Source: CoStar, COG

Loudoun County

No new multifamily rental housing projects were built in Loudoun County in the 2017. From 2013 to 2016, 49 buildings with 1,481 combined units were completed. The average effective rent for one-bedrooms in Loudoun County was \$1,411 at the end of 2017.

Figure 20



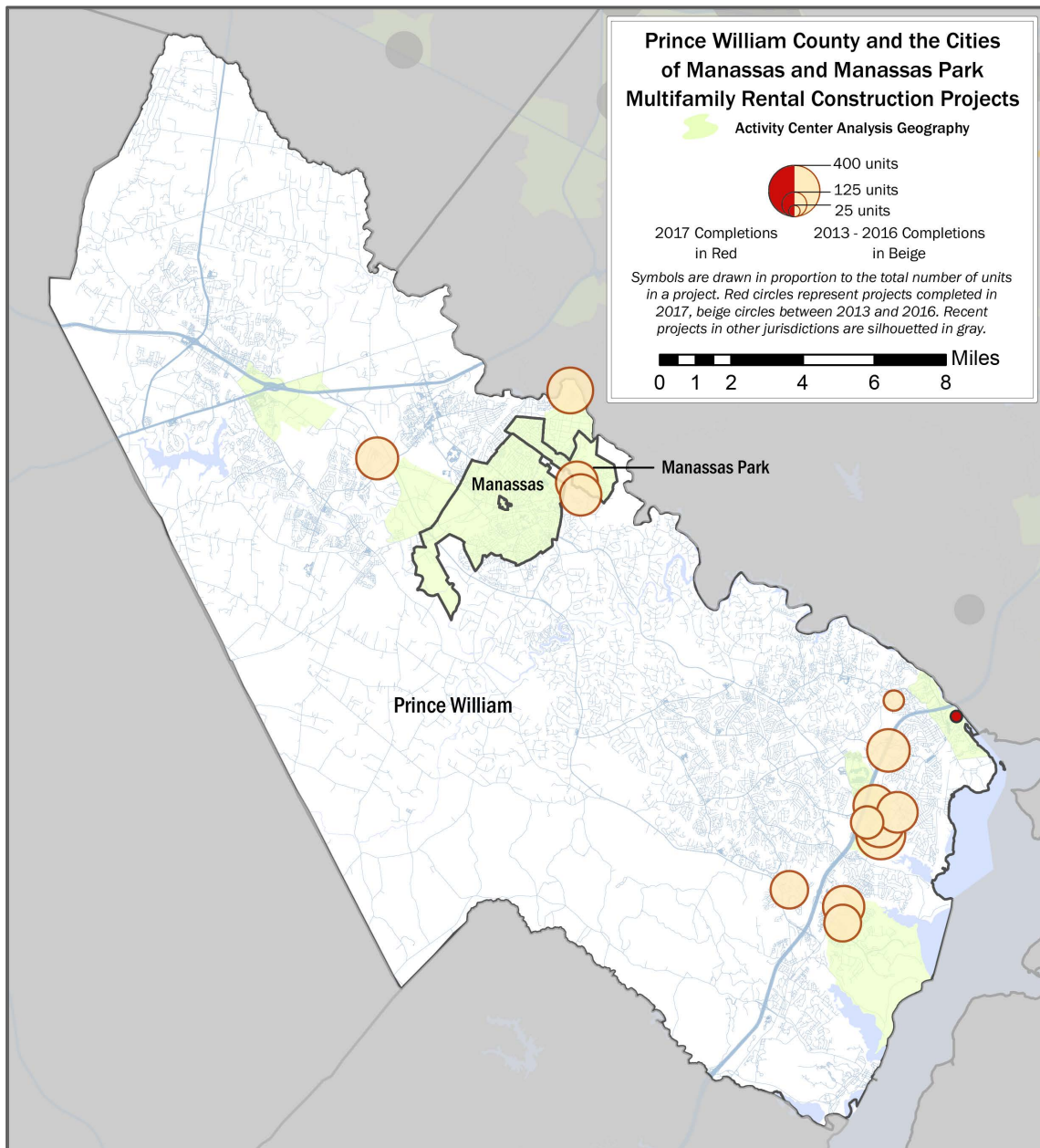
Source: CoStar, COG

Prince William County, Manassas, and Manassas Park

In Prince William County, construction of new apartments declined by 92 percent from 2016 to 2017. A single rental project was completed in 2017: the two-building, 23-unit Rivergate apartments in the North Woodbridge Activity Center. The average effective rent for a one-bedroom unit was \$1,239 per month at the end of 2017.

No apartments were built in Manassas or Manassas Park in 2017. At the end of 2017, the average effective rent for one-bedrooms was \$1,132 in Manassas and \$1,311 in Manassas Park.

Figure 21



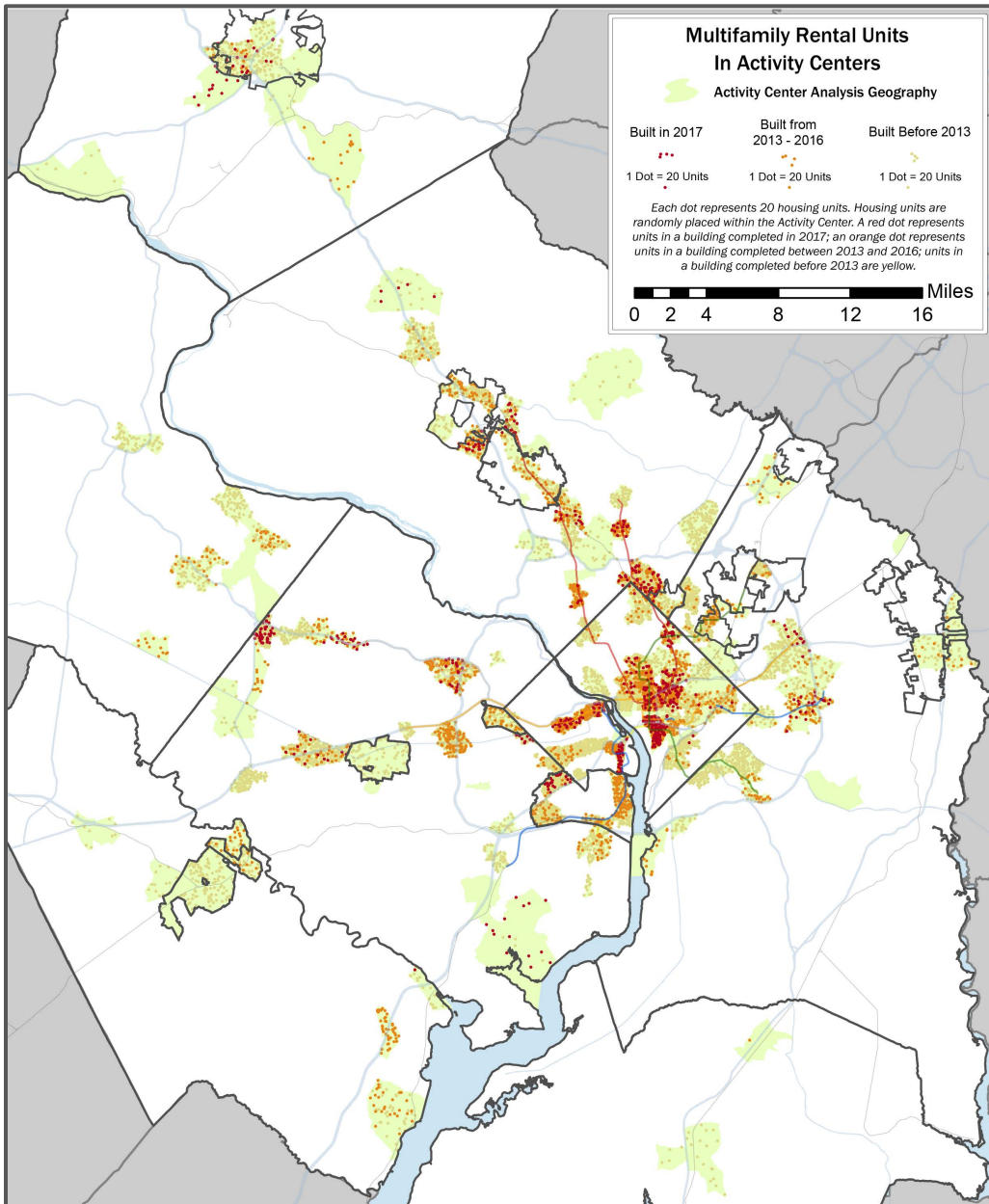
Source: CoStar, COG

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.

From 2013 through 2016, 82 percent of new multifamily rental units were in Activity Centers. In 2017, the share grew to 90 percent, the highest for Activity Center neighborhoods since 1933. District of Columbia’s Southwest Waterfront Activity Center had the most construction in 2017, with 1,323 units from four apartment buildings. From 2013 to 2016, 15 buildings and 3,293 units were completed in D.C.’s NoMa Activity Center, making it the region’s leader for that period. The average effective rent for one-bedroom apartments in Activity Centers was \$1,633 at the end of 2017.

Figure 22



Source: CoStar, COG

Figure 23. Activity Centers Totals

Activity Center	Built Prior to 2017			2017 Completions			Average Effective Rent in 1 BR Units at End of 2017
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Annandale	0	0	0.0%	0	0	0.0%	--
Arcola	8	248	0.0%	0	0	0.0%	\$1,543
Ashburn	57	1,572	0.3%	0	0	0.0%	\$1,393
Ashburn Station	84	2,472	0.4%	0	0	0.0%	\$1,534
Baileys Crossroads-Western Gateway	112	5,346	1.0%	0	0	0.0%	\$1,392
Ballston	90	4,498	0.8%	1	267	1.9%	\$1,754
Beacon-Groveton	1	290	0.1%	0	0	0.0%	\$1,654
Beauregard	326	9,302	1.7%	0	0	0.0%	\$1,367
Beltway South	7	498	0.1%	0	0	0.0%	\$1,675
Bethesda	171	6,210	1.1%	1	101	0.7%	\$1,748
Bowie MARC	0	0	0.0%	0	0	0.0%	--
Bowie Town Center	82	1,838	0.3%	0	0	0.0%	\$1,342
Braddock Road Metro Area	90	2,488	0.4%	0	0	0.0%	\$1,894
Branch Ave	51	1,270	0.2%	0	0	0.0%	\$1,565
Brookland	50	981	0.2%	0	0	0.0%	\$1,599
Brunswick	9	140	0.0%	0	0	0.0%	\$949
Capitol Heights-Addison Rd	99	1,465	0.3%	0	0	0.0%	\$983
Capitol Hill	83	1,044	0.2%	1	139	1.0%	\$1,866
Capitol Riverfront	36	1,611	0.3%	0	0	0.0%	\$1,903
Carlyle-Eisenhower East	31	3,175	0.6%	0	0	0.0%	\$1,879
Centreville	100	2,542	0.5%	0	0	0.0%	\$1,440
City of Falls Church	41	2,528	0.5%	0	0	0.0%	\$1,724
City of Manassas	132	2,370	0.4%	0	0	0.0%	\$1,132
City of Manassas Regional Airport	0	0	0.0%	0	0	0.0%	--
Clarendon	23	1,798	0.3%	1	143	1.0%	\$2,238
Clarksburg	9	360	0.1%	1	90	0.6%	\$1,487
College Park	4	299	0.1%	0	0	0.0%	\$1,885
Columbia Heights	287	11,587	2.1%	1	85	0.6%	\$1,727
Columbia Pike Town Center	151	4,158	0.7%	0	0	0.0%	\$1,549
Columbia Pike Village Center	148	2,825	0.5%	0	0	0.0%	\$1,341
Courthouse	80	5,506	1.0%	0	0	0.0%	\$1,911
Crystal City	26	6,829	1.2%	1	198	1.4%	\$1,818
Downtown DC	91	9,562	1.7%	2	316	2.2%	\$2,096
Downtown Frederick	98	1,516	0.3%	9	71	0.5%	\$969
Dulles East	1	342	0.1%	0	0	0.0%	\$1,519
Dulles South	15	360	0.1%	0	0	0.0%	--
Dulles Town Center	39	1,556	0.3%	0	0	0.0%	\$1,509
Dunn Loring-Merrifield	163	4,759	0.9%	0	0	0.0%	\$1,721
Dupont	175	7,400	1.3%	2	147	1.0%	\$2,277
East Frederick Rising	13	136	0.0%	0	0	0.0%	\$902
Fairfax Center	224	7,039	1.3%	1	270	1.9%	\$1,540
Fairfax City	95	1,554	0.3%	0	0	0.0%	\$1,466
Fairfax Innovation Center	103	3,431	0.6%	3	782	5.5%	\$1,604
Farragut Square	32	3,701	0.7%	0	0	0.0%	\$2,312
Fort Belvoir	3	108	0.0%	1	282	2.0%	\$1,652
Fort Belvoir North Area	0	0	0.0%	0	0	0.0%	--
Fort Detrick	38	642	0.1%	0	0	0.0%	\$1,154
Fort Totten	49	1,631	0.3%	3	520	3.7%	\$1,617
Francis Scott Key Mall	25	159	0.0%	0	0	0.0%	\$1,058
Friendship Heights	13	2,212	0.4%	0	0	0.0%	\$1,833
Gainesville	1	200	0.0%	0	0	0.0%	\$1,646
Gaithersburg Central	113	3,129	0.6%	0	0	0.0%	\$1,197
Gaithersburg Kentlands	25	712	0.1%	0	0	0.0%	\$1,531
Gaithersburg Metropolitan Grove	71	1,216	0.2%	0	0	0.0%	\$1,391
George Mason University	0	0	0.0%	0	0	0.0%	--
Georgetown	128	1,548	0.3%	0	0	0.0%	\$1,596
Germantown	163	3,758	0.7%	0	0	0.0%	\$1,184
Glenmont	108	1,263	0.2%	0	0	0.0%	\$1,464
Golden Mile	140	3,477	0.6%	11	267	1.9%	\$996
Greenbelt	80	3,190	0.6%	0	0	0.0%	\$1,242
Grosvenor	14	1,508	0.3%	0	0	0.0%	\$1,660
H Street	193	3,172	0.6%	2	53	0.4%	\$1,184
Herndon	51	1,911	0.3%	0	0	0.0%	\$1,573
Huntington-Penn Daw	86	2,720	0.5%	0	0	0.0%	\$1,524
Hybla Valley-Gum Springs	10	298	0.1%	0	0	0.0%	\$1,014
Innovation	34	248	0.0%	0	0	0.0%	--
Jefferson Tech Park	0	0	0.0%	6	228	1.6%	\$1,404
Kensington	28	467	0.1%	0	0	0.0%	\$1,225
King Street-Old Town	61	829	0.1%	0	0	0.0%	\$1,289
Konterra	11	419	0.1%	0	0	0.0%	\$1,626
La Plata	43	421	0.1%	0	0	0.0%	\$982

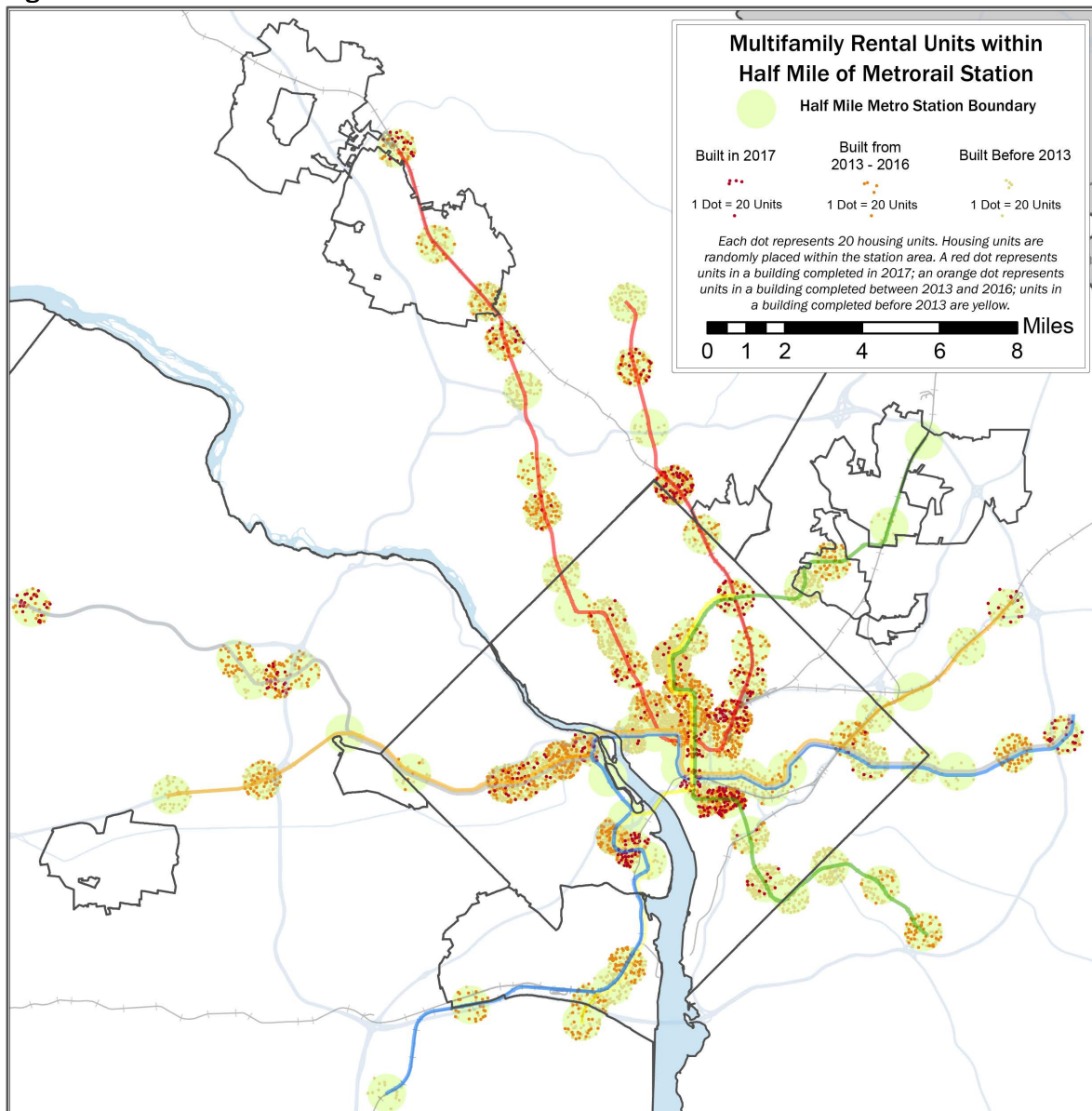
Activity Center	Built Prior to 2017			2017 Completions			Average Effective Rent in 1 BR Units at End of 2017
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Landmark-Van Dorn	136	7,538	1.4%	0	0	0.0%	\$1,373
Landover Mall	125	2,552	0.5%	0	0	0.0%	\$1,215
Landover Metro	97	2,666	0.5%	0	0	0.0%	\$1,035
Langley Park	305	4,018	0.7%	0	0	0.0%	\$1,090
Largo Town Center-Morgan Blvd	142	2,687	0.5%	3	424	3.0%	\$1,469
Leesburg	73	1,596	0.3%	0	0	0.0%	\$1,321
Life Sciences Center-Gaithersburg Crown	94	2,905	0.5%	1	457	3.2%	\$1,551
Loudoun Gateway Station	0	0	0.0%	0	0	0.0%	-
Manassas Park	83	1,259	0.2%	0	0	0.0%	\$1,311
McLean	1	256	0.0%	0	0	0.0%	\$1,877
McMillan-Old Soldiers Home	51	720	0.1%	0	0	0.0%	\$1,196
Minnesota Ave	209	4,258	0.8%	1	71	0.5%	\$943
Monumental Core	32	1,572	0.3%	4	1,014	7.2%	\$2,155
National Harbor	1	262	0.0%	0	0	0.0%	\$1,737
Naylor-Southern Ave	79	2,401	0.4%	0	0	0.0%	\$1,053
New Carrollton	128	2,394	0.4%	1	278	2.0%	\$1,177
New York Avenue Corridor	29	1,233	0.2%	0	0	0.0%	\$1,317
NIH-Walter Reed Nat'l Military Medical Ctr	0	0	0.0%	0	0	0.0%	-
NoMa	129	6,550	1.2%	6	1,076	7.6%	\$1,993
North Woodbridge	10	292	0.1%	2	23	0.2%	\$1,189
Olney	26	321	0.1%	0	0	0.0%	\$1,071
Oxon Hill	13	515	0.1%	0	0	0.0%	\$1,175
Pentagon	0	0	0.0%	0	0	0.0%	-
Pentagon City	37	5,600	1.0%	0	0	0.0%	\$2,023
Poplar Point	186	3,619	0.7%	1	41	0.3%	\$1,063
Port Towns	36	455	0.1%	0	0	0.0%	\$1,037
Potomac Shores	80	1,207	0.2%	0	0	0.0%	\$1,204
Potomac Town Center	5	890	0.2%	0	0	0.0%	\$1,471
Potomac Yard	29	2,548	0.5%	0	0	0.0%	\$1,728
Prince George's Plaza	67	2,071	0.4%	0	0	0.0%	\$1,427
Reston Town Center	2	649	0.1%	0	0	0.0%	\$2,169
Rhode Island Ave Metro	58	2,815	0.5%	2	295	2.1%	\$1,278
Rock Spring	24	672	0.1%	0	0	0.0%	\$1,354
Rockville King Farm-Research Ctr-Shady Grove	43	1,876	0.3%	1	333	2.4%	\$1,519
Rockville Montgomery College	24	331	0.1%	0	0	0.0%	\$1,442
Rockville Tower Oaks	0	0	0.0%	0	0	0.0%	-
Rockville Town Center	22	1,413	0.3%	0	0	0.0%	\$1,636
Rockville Twinbrook	69	3,590	0.6%	0	0	0.0%	\$1,421
Rosslyn	92	3,667	0.7%	1	377	2.7%	\$1,940
Route 28 Central	0	0	0.0%	0	0	0.0%	-
Route 28 North	0	0	0.0%	0	0	0.0%	-
Route 28 South	0	0	0.0%	0	0	0.0%	-
Seven Corners	136	1,261	0.2%	1	185	1.3%	\$1,292
Shirlington	18	1,621	0.3%	0	0	0.0%	\$1,671
Silver Spring	271	13,215	2.4%	6	1,062	7.5%	\$1,563
Southwest Waterfront	102	4,917	0.9%	4	1,323	9.3%	\$2,149
Springfield	57	1,200	0.2%	0	0	0.0%	\$1,575
St. Elizabeth's	159	2,541	0.5%	0	0	0.0%	\$1,048
Stadium Armory	132	1,630	0.3%	0	0	0.0%	\$1,115
Suitland	315	3,835	0.7%	0	0	0.0%	\$1,067
Takoma Park	77	1,925	0.3%	0	0	0.0%	\$1,061
Tysons Central 123	47	3,207	0.6%	1	395	2.8%	\$2,050
Tysons Central 7	16	217	0.0%	0	0	0.0%	\$1,632
Tysons East	80	1,496	0.3%	0	0	0.0%	\$1,872
Tysons West	3	1,078	0.2%	0	0	0.0%	\$1,735
U-14th Street Corridor	174	6,877	1.2%	2	185	1.3%	\$2,190
Urbana	8	352	0.1%	0	0	0.0%	\$1,263
Vienna	15	802	0.1%	0	0	0.0%	\$1,725
Virginia Square	47	2,400	0.4%	1	265	1.9%	\$1,824
Waldorf	4	26	0.0%	0	0	0.0%	-
Walter Reed	115	2,990	0.5%	0	0	0.0%	\$1,323
West End	31	3,697	0.7%	0	0	0.0%	\$2,289
West Hyattsville Metro	225	3,801	0.7%	0	0	0.0%	\$1,103
Westphalia	0	0	0.0%	0	0	0.0%	-
Wheaton	65	2,038	0.4%	2	319	2.3%	\$1,570
White Flint	44	2,672	0.5%	1	272	1.9%	\$1,803
White Oak-FDA	119	3,354	0.6%	0	0	0.0%	\$1,298
Wiehle-Reston East	2	492	0.1%	1	421	3.0%	\$1,978
Yorkshire	22	517	0.1%	0	0	0.0%	\$1,293
<i>Inside of Activity Centers Total</i>	<i>9,746</i>	<i>307,403</i>	<i>55.4%</i>	<i>89</i>	<i>12,775</i>	<i>90.2%</i>	<i>\$1,633</i>
<i>Outside of Activity Centers Total</i>	<i>13,204</i>	<i>247,091</i>	<i>44.6%</i>	<i>34</i>	<i>1,392</i>	<i>9.8%</i>	<i>\$1,296</i>
Regional Total	22,950	554,494	100.0%	123	14,167	100.0%	\$1,496

Metrorail Station Areas

Since 2013, 59 of the Washington Metropolitan Area Transit Authority's 91 Metrorail stations have had at least one apartment complex built within a half-mile of a station entrance. The Navy Yard-Ballpark station area has had the most construction in the past five years with 12 buildings and 3,592 new apartment units. The average effective rent for one-bedroom apartments within a half-mile of a station was \$1,825 at the end of 2017.

Between 2013 and 2016, 206 apartment buildings with 30,159 units were completed in Metrorail station areas, accounting for 57 percent of all new units during that time. Metro station area's share of construction increased to 72 percent in 2017, with 53 new buildings containing 10,160 units.

Figure 24



Source: CoStar, COG

Figure 25. Metrorail Station Totals

Metrorail Station Area	2013 -2016 Completions			2017 Completions			State
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Anacostia	3	134	0.3%	1	41	0.3%	DC
Ballston-MU	5	540	1.0%	1	267	1.9%	VA
Benning Road	0	0	0.0%	1	10	0.1%	DC
Bethesda	10	1,076	2.0%	1	101	0.7%	MD
Braddock Road	39	1,180	2.2%	0	0	0.0%	VA
Branch Ave	1	417	0.8%	0	0	0.0%	MD
Brookland-CUA	3	562	1.1%	0	0	0.0%	DC
Capitol Heights	1	39	0.1%	0	0	0.0%	MD
Clarendon	3	205	0.4%	1	143	1.0%	VA
Columbia Heights	4	105	0.2%	1	85	0.6%	DC
Congress Heights	0	0	0.0%	1	190	1.3%	DC
Court House	6	864	1.6%	0	0	0.0%	VA
Crystal City	1	216	0.4%	1	198	1.4%	VA
Dunn Loring-Merrifield	2	955	1.8%	0	0	0.0%	VA
Dupont Circle	2	413	0.8%	1	86	0.6%	DC
East Falls Church	1	104	0.2%	0	0	0.0%	VA
Eisenhower Avenue	1	505	1.0%	0	0	0.0%	VA
Farragut North	1	5	0.0%	0	0	0.0%	DC
Foggy Bottom-GWU	0	0	0.0%	1	61	0.4%	DC
Fort Totten	1	345	0.7%	3	520	3.7%	DC
Gallery Pl-Chinatown	0	0	0.0%	1	174	1.2%	DC
Georgia Ave-Petworth	5	318	0.6%	1	32	0.2%	DC
Huntington	2	360	0.7%	0	0	0.0%	VA
Largo Town Center	1	318	0.6%	3	424	3.0%	MD
L'Enfant Plaza	0	0	0.0%	3	649	4.6%	DC
McLean	2	425	0.8%	0	0	0.0%	VA
McPherson Square	1	51	0.1%	0	0	0.0%	DC
Medical Center	1	359	0.7%	0	0	0.0%	MD
Metro Center	2	458	0.9%	0	0	0.0%	DC
Minnesota Ave	6	563	1.1%	1	71	0.5%	DC
Mt Vernon Sq 7th St-Convention Center	9	1,167	2.2%	1	142	1.0%	DC
Navy Yard-Ballpark	8	2,269	4.3%	4	1,323	9.3%	DC
New Carrollton	0	0	0.0%	1	278	2.0%	MD
NoMa-Gallaudet	7	1,699	3.2%	4	1,040	7.3%	DC
Pentagon City	2	1,110	2.1%	0	0	0.0%	VA
Potomac Ave	2	77	0.1%	0	0	0.0%	DC
Prince George's Plaza	3	283	0.5%	0	0	0.0%	MD
Rhode Island Ave-Brentwood	2	163	0.3%	2	295	2.1%	DC
Rockville	2	349	0.7%	0	0	0.0%	MD
Rosslyn	5	667	1.3%	1	377	2.7%	VA
Shady Grove	1	417	0.8%	1	333	2.4%	MD
Shaw-Howard U	8	792	1.5%	2	64	0.5%	DC
Silver Spring	6	1,272	2.4%	6	1,062	7.5%	MD
Spring Hill	2	804	1.5%	0	0	0.0%	VA
Stadium-Armory	3	139	0.3%	0	0	0.0%	DC
Takoma	5	402	0.8%	0	0	0.0%	DC
Tenleytown-AU	1	60	0.1%	0	0	0.0%	DC
Twinbrook	2	570	1.1%	0	0	0.0%	MD
Tysons Corner	2	890	1.7%	1	395	2.8%	VA
U St/African-Amer Civil War Memorial/Cardozo	10	1,348	2.6%	1	129	0.9%	DC
Union Station	5	1,153	2.2%	1	28	0.2%	DC
Van Dorn Street	3	492	0.9%	0	0	0.0%	VA
Van Ness-UDC	1	271	0.5%	0	0	0.0%	DC
Virginia Square-GMU	3	547	1.0%	1	265	1.9%	VA
Waterfront	1	264	0.5%	1	365	2.6%	DC
Wheaton	3	912	1.7%	2	319	2.3%	MD
White Flint	3	834	1.6%	1	272	1.9%	MD
Wiehle-Reston East	1	448	0.9%	1	421	3.0%	VA
Woodley Park-Zoo/Adams Morgan	2	243	0.5%	0	0	0.0%	DC
DC Metrorail Station Area Totals	93	13,040	24.7%	31	5,305	37.4%	DC
Maryland Metrorail Station Area Totals	33	6,807	12.9%	15	2,789	19.7%	MD
Virginia Metrorail Station Area Totals	80	10,312	19.6%	7	2,066	14.6%	VA
Inside Metrorail Station Areas Total	206	30,159	57.2%	53	10,160	71.7%	--
Outside Metrorail Station Areas Total	318	22,542	42.8%	70	4,007	28.3%	--
Regional Total	524	52,701	100.0%	123	14,167	100.0%	--

Note: Station areas with no construction between 2013 and 2017 are omitted.

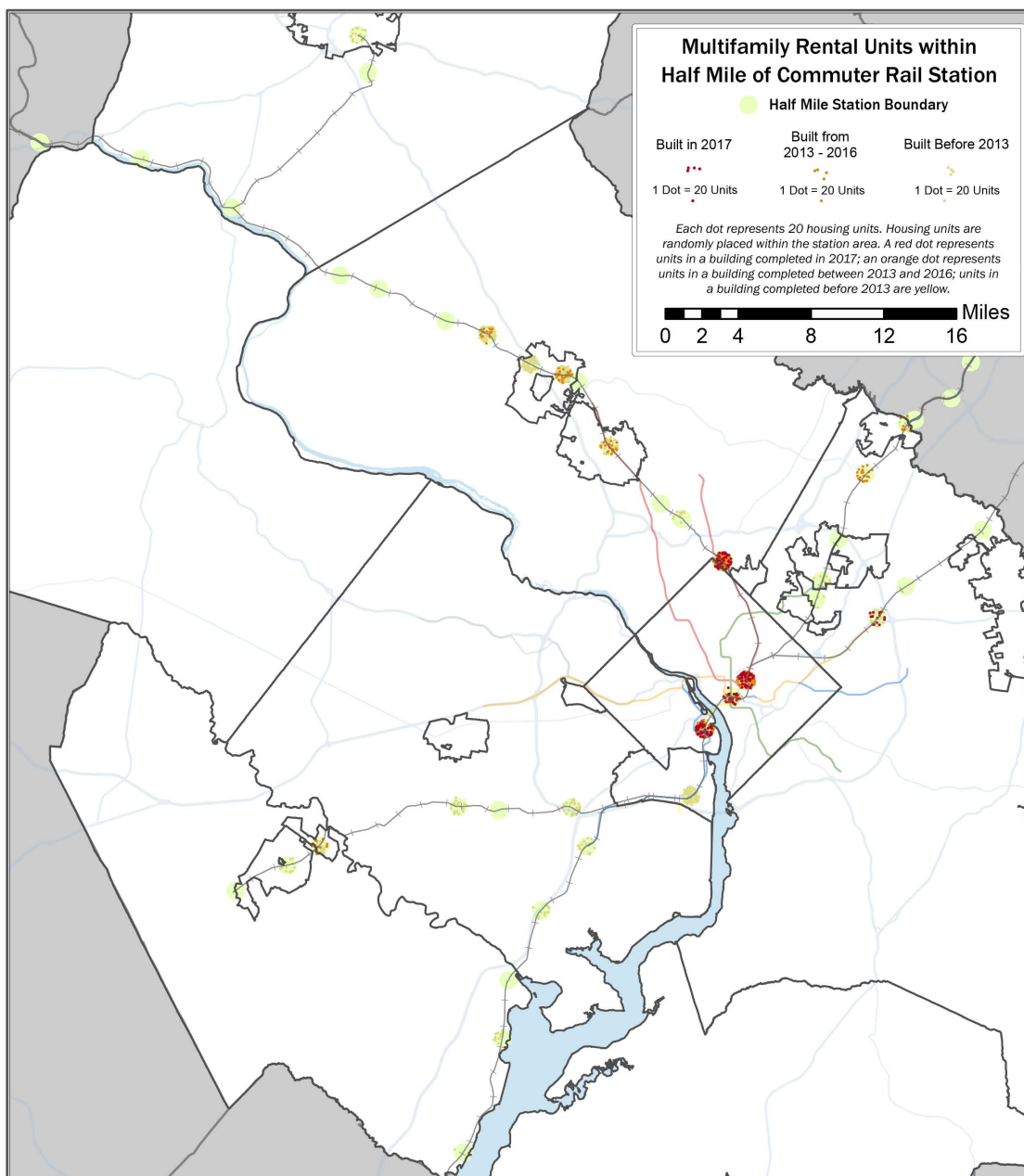
Source: CoStar, COG

Commuter Rail Station Areas

Construction near Maryland’s MARC or Virginia’s VRE stations has primarily occurred at those that also had a Metrorail station. From 2013 to 2016, 39 apartment buildings with 6,769 units were completed within a half-mile of a commuter rail station. Eighteen of those projects, containing 1,771 units, were in station areas that weren’t also serviced by Metrorail. The Gaithersburg MARC station had the most units added, with 588 units and four apartment buildings.

In 2017, commuter rail station areas received 3,057 new units in 14 new apartment buildings. There were no projects outside of Metro station areas.

Figure 26



Source: CoStar, COG

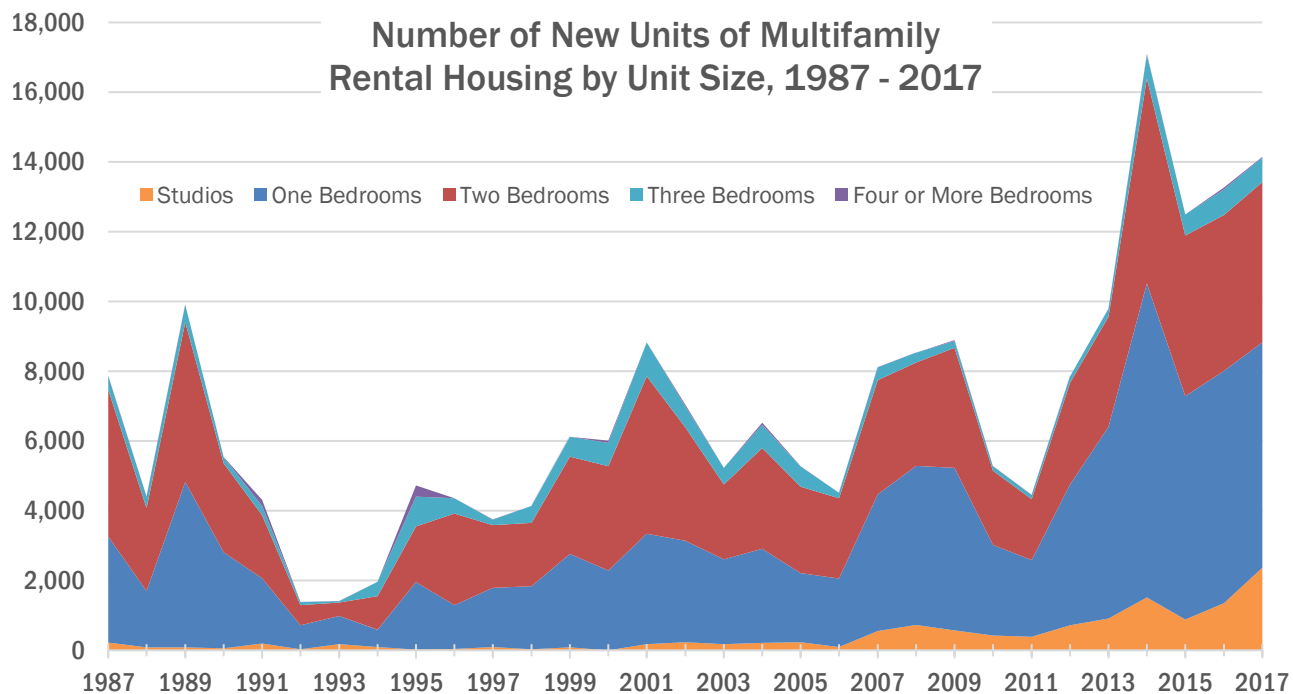
Construction by Number of Bedrooms in a Unit

Most apartment units in the region have either one or two-bedrooms, and those two apartment styles continued to dominate in 2017. Over the past ten years, however, developers have shifted towards smaller units. Historically, a little over half of all apartments had more than one-bedroom; in 2017, only 38 percent of new apartments did.

Figure 27. Multifamily Rental Units Completed by Apartment Type and Year Built

Apartment Type	Prior to 2013		2013 - 2016		2017	
	Units	Share	Units	Share	Units	Share
Studio	39,012	7.8%	4,677	8.9%	2,373	16.8%
One-Bedroom	210,401	41.9%	27,587	52.3%	6,467	45.6%
Two-Bedrooms	205,968	41.1%	18,153	34.4%	4,608	32.5%
Three-Bedrooms	43,655	8.7%	2,241	4.2%	704	5.0%
Four-Plus Bedrooms	2,709	0.5%	91	0.2%	15	0.1%

Figure 28



Note: This stacked area chart shows cumulative values.

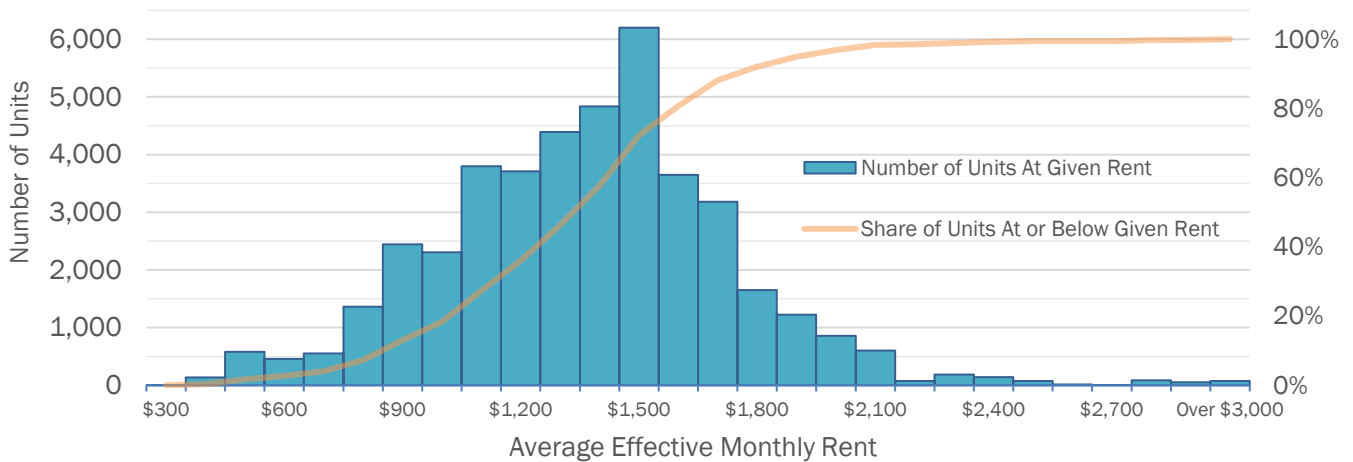
Source: CoStar, COG

Studio Apartments

Construction of studio apartments increased by 75 percent from 2016 to 2017. The 2,369 new studio units were the most ever built in a single year in the region and accounted for 17 percent of all new units. Most of the added studio apartments were in the District of Columbia, where 22 percent of all new units were studios. Farther from the core, none of the 911 apartment units built in outer suburban jurisdictions in 2017 were studios. From the 2013 to 2016 timeframe, 4,611 studio apartment units were built, representing nine percent of all units added to the region.

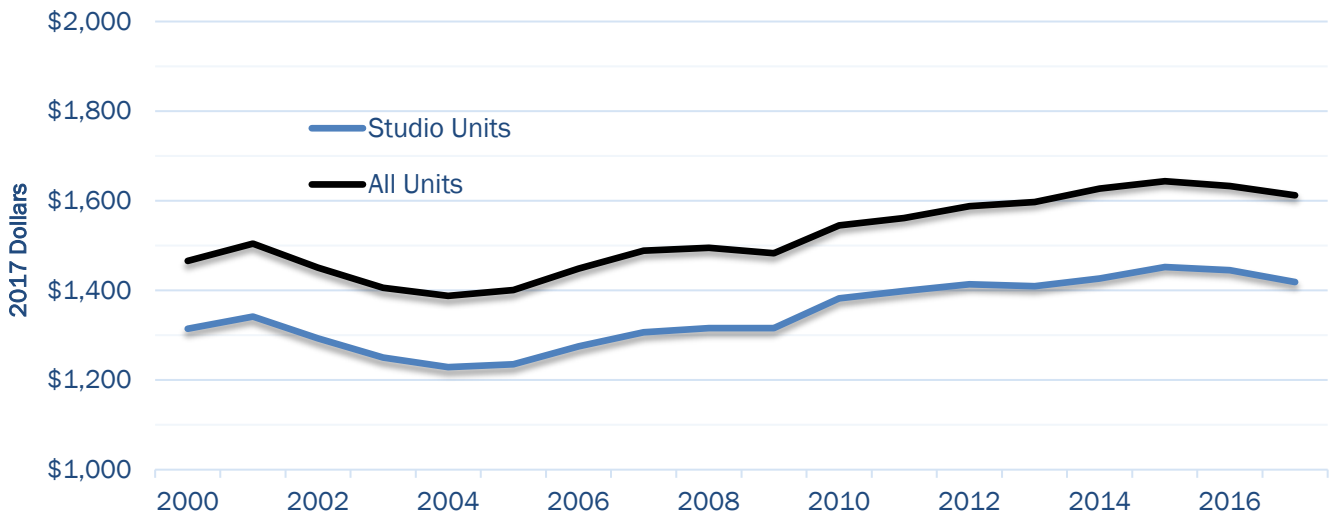
The average new studio apartment built in 2017 had an effective rent of \$1,825 and was 516 square feet in area. New studios had the highest average effective rent in the District of Columbia, at \$2,000 per month. The average effective rent for all studio units in the region, regardless of the age of the building, was \$1,418 at the end of 2017.

Figure 29. Effective Rents for Studio Apartments at End of 2017



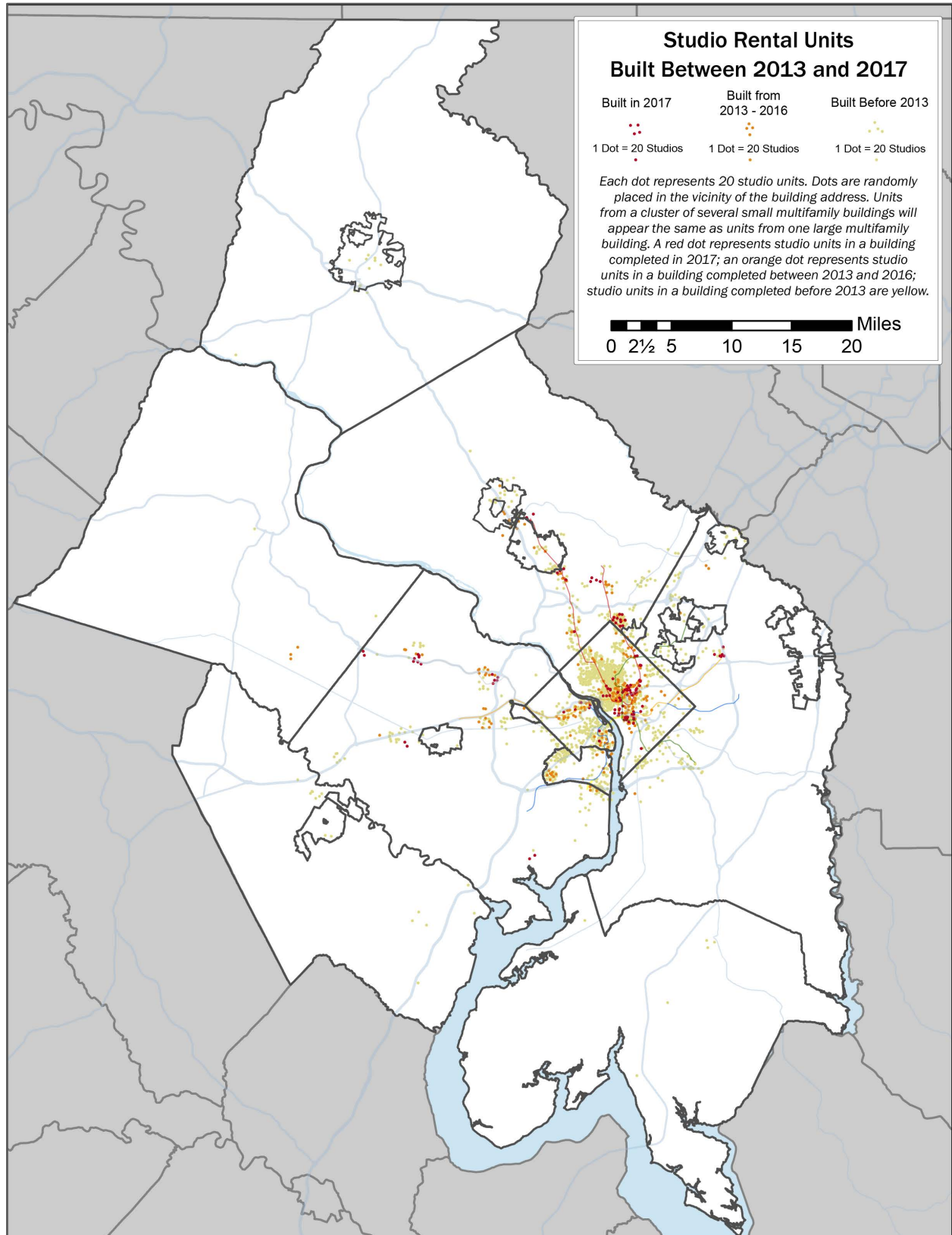
Source: CoStar, COG

Figure 30. Inflation-Adjusted Average Effective Rent for Studio Apartments, 2000 - 2017



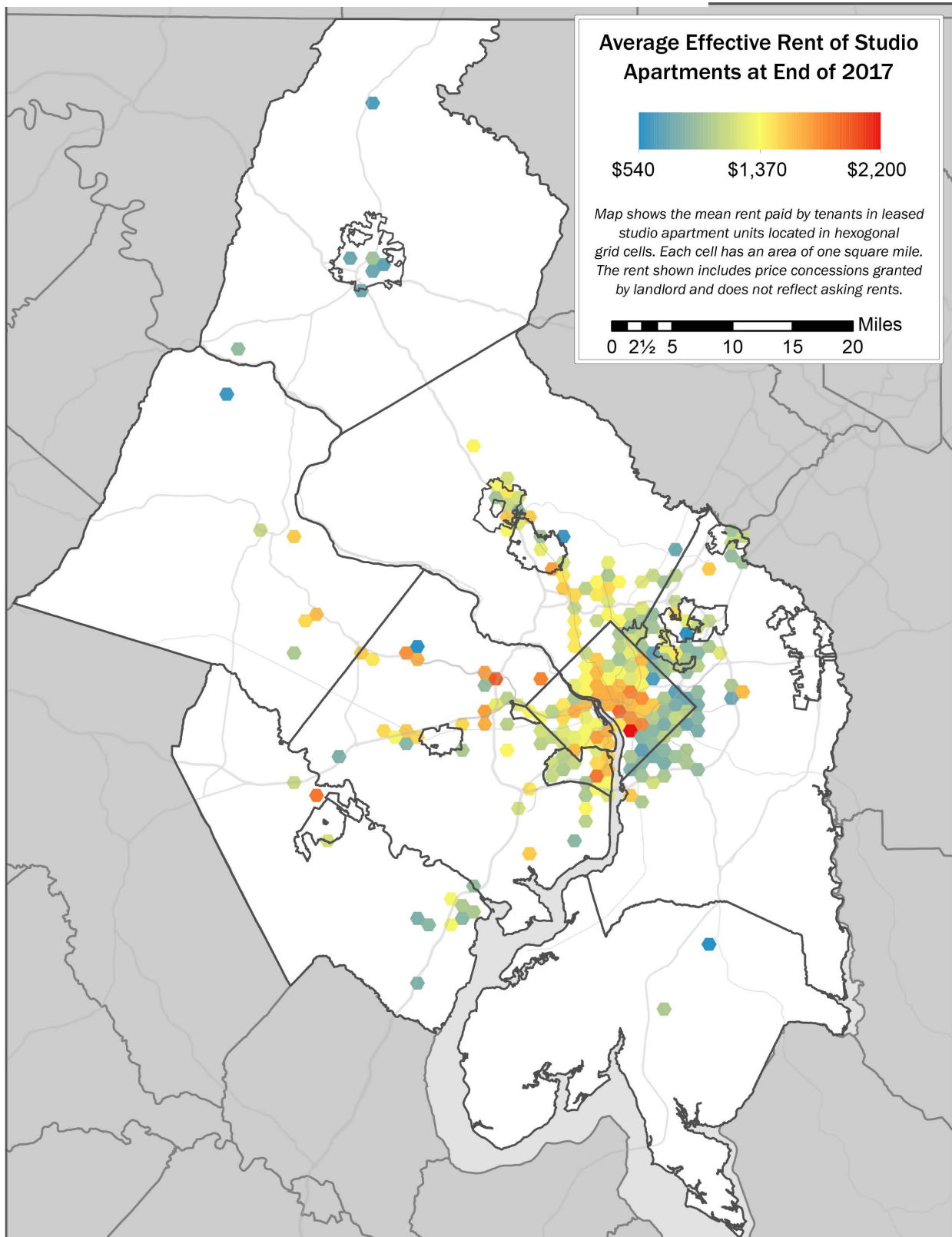
Source: Bureau of Labor Statistics (Consumer Price Index, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

Figure 31



Source: CoStar, COG

Figure 32



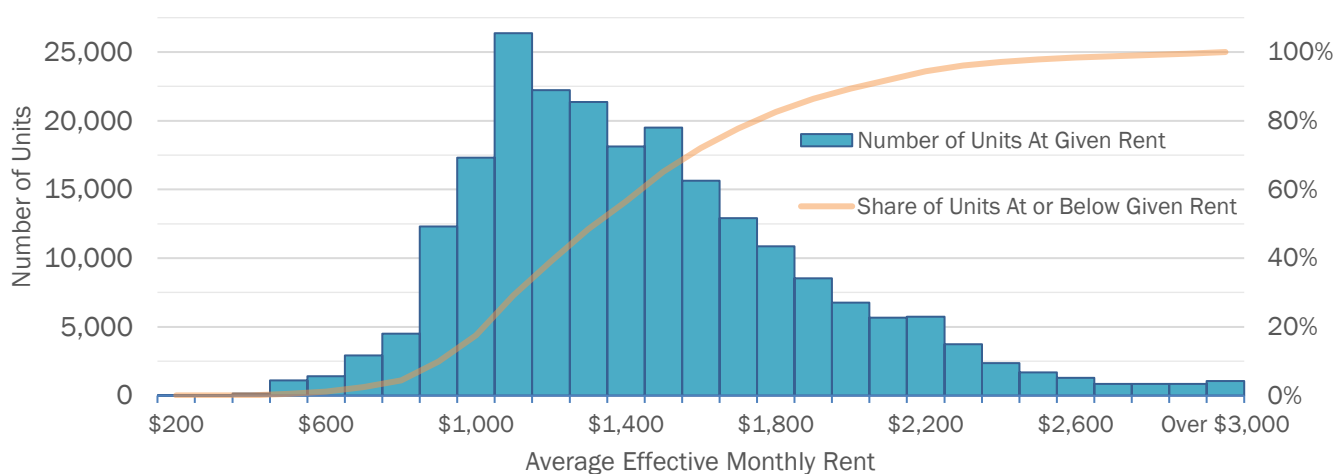
Source: CoStar, COG

One-Bedroom Apartments

Construction of one-bedroom units declined by three percent from 2016 to 2017. One-bedroom apartments remained the most common apartment type built with new 6,457 units—46 percent of total construction. Nearly half of the region’s new one-bedroom apartment units were in the District of Columbia. From 2013 to 2016, 27,587 new one-bedroom units were built, accounting for 52 percent of all units built during the period.

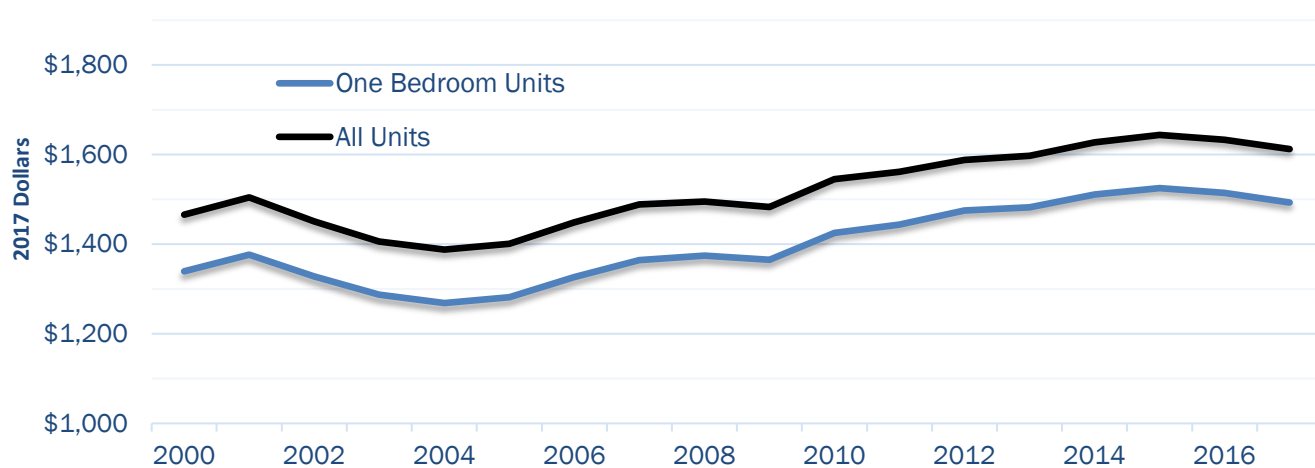
The average effective rent for one-bedroom apartment units built in 2017 was \$2,023 per month and the average area for new one-bedrooms was 734 square feet. New one-bedroom units in Arlington County had the highest average effective rent among regional jurisdictions at \$2,360. The regional average effective rent for all one-bedroom apartments at the end of 2017 was \$1,496.

Figure 33. Effective Rents for One-Bedroom Apartments at End of 2017



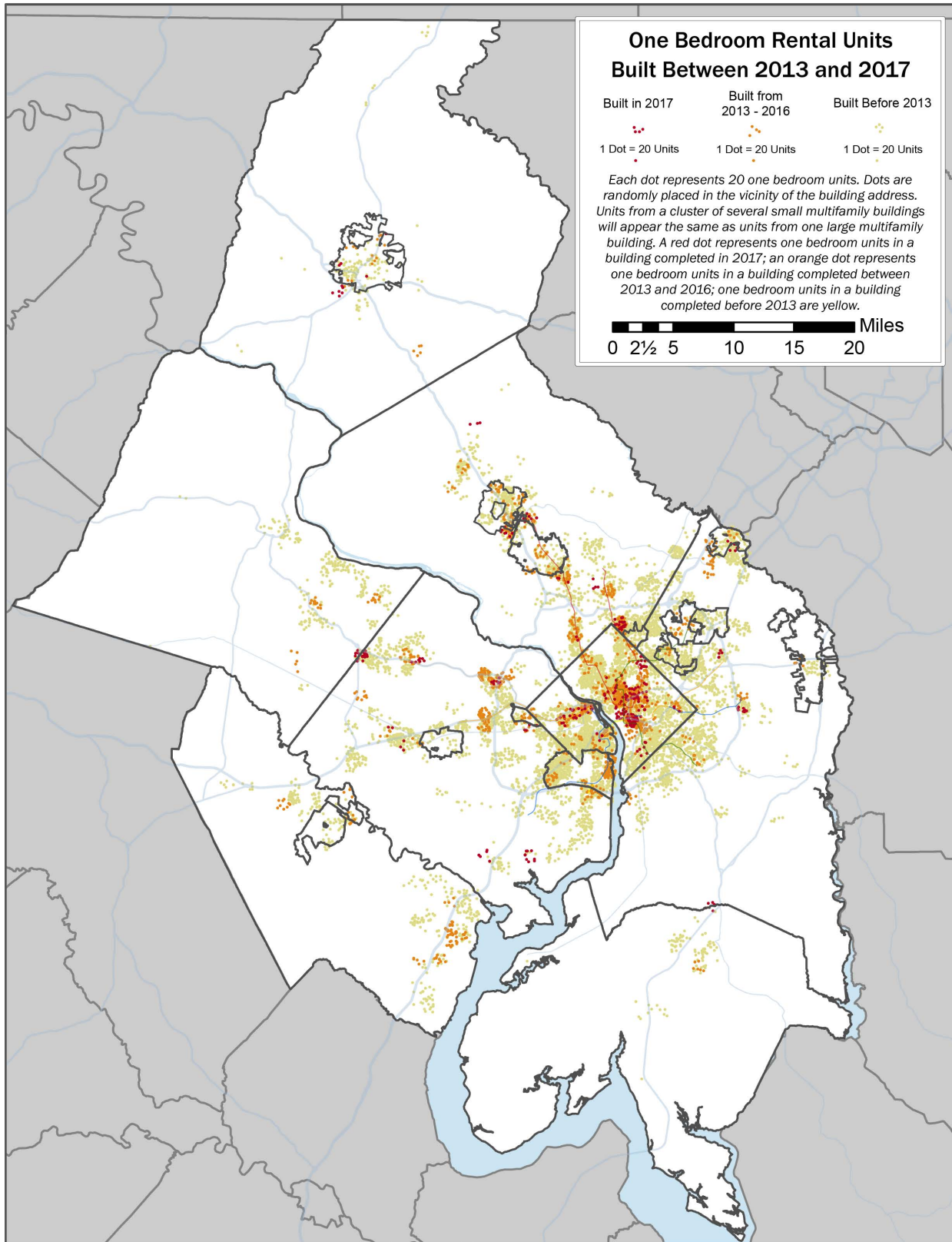
Source: CoStar, COG

Figure 34. Inflation-Adjusted Average Effective Rent for One-Bedroom Apartments, 2000 - 2017



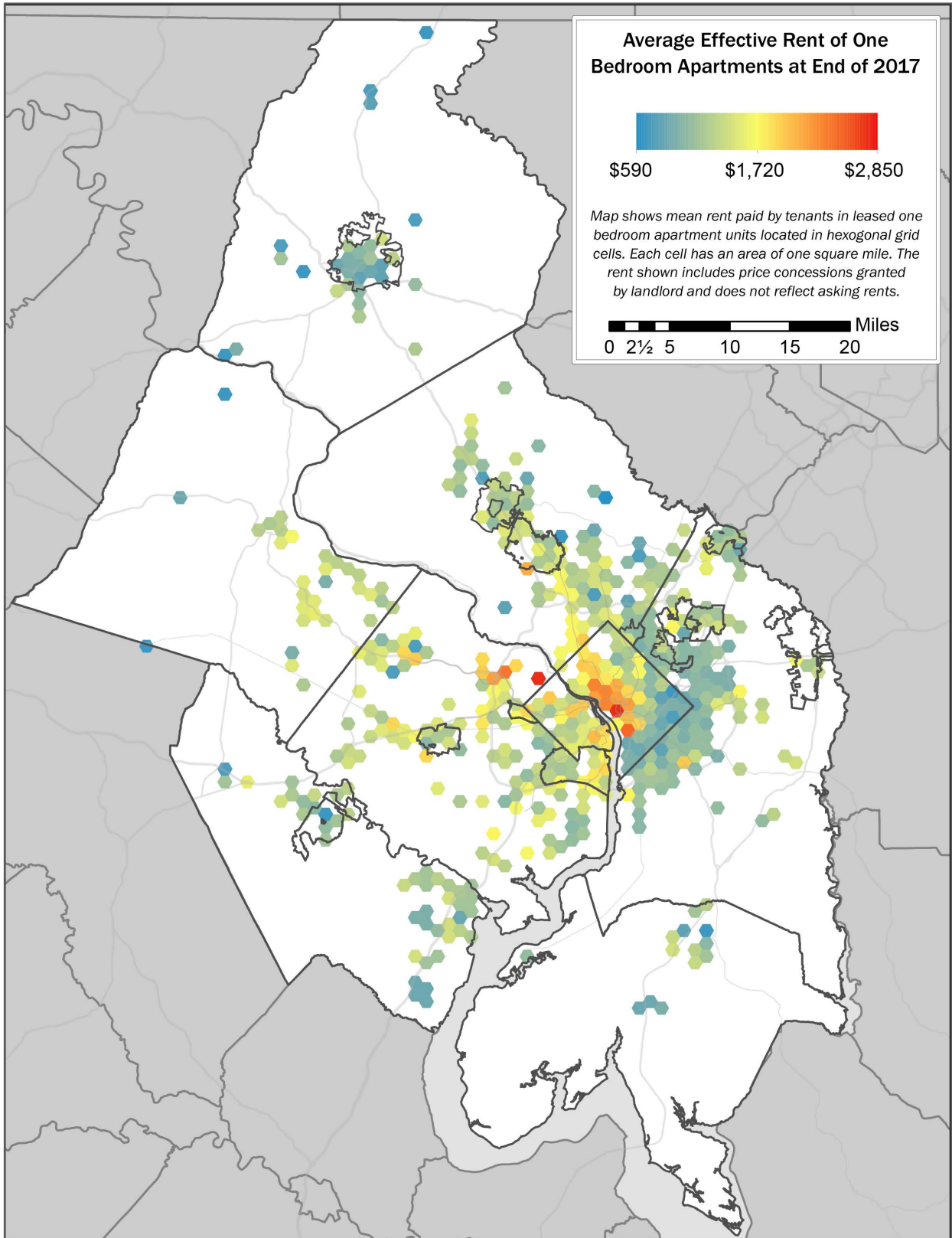
Source: Bureau of Labor Statistics (Consumer Price Index, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

Figure 35



Source: CoStar, COG

Figure 36



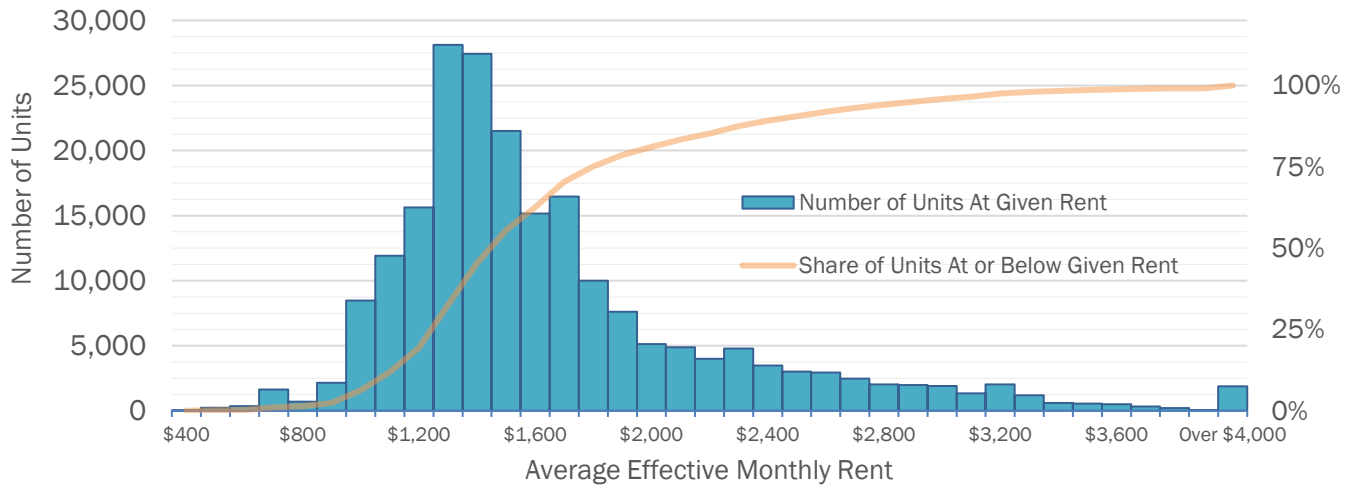
Source: CoStar, COG

Two-Bedroom Apartments

Construction of two-bedroom apartment units grew by three percent from 2016 to 2017. Two-bedroom units represented a little less than a third of all multifamily rental construction, with 4,608 units built. From 2013 to 2016, 18,153 new two-bedroom units were added, accounting for 34 percent of all apartments built during the period.

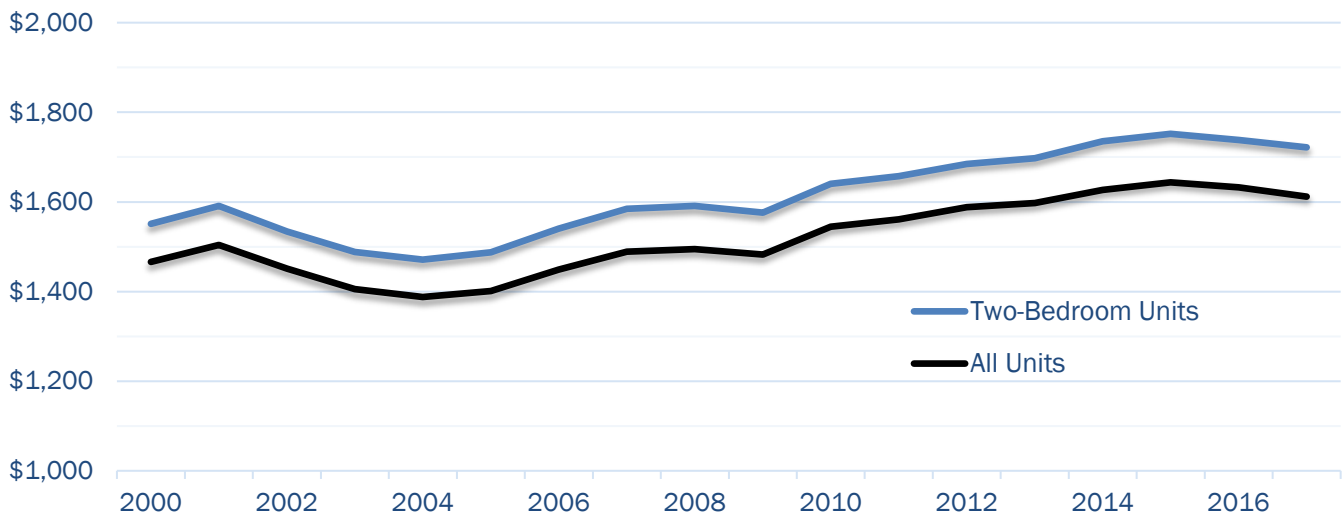
The average new two-bedroom unit built in 2017 had an effective rent of \$2,596 and was 1,106 square feet in area. New two-bedroom apartments in Arlington County had the highest average effective rent in the region, at \$3,505 per month. The average effective rent for all two-bedroom apartments in the region, regardless of the age of the building, was \$1,719 at the end of 2017.

Figure 37. Effective Rents for Two-Bedroom Apartments at End of 2017



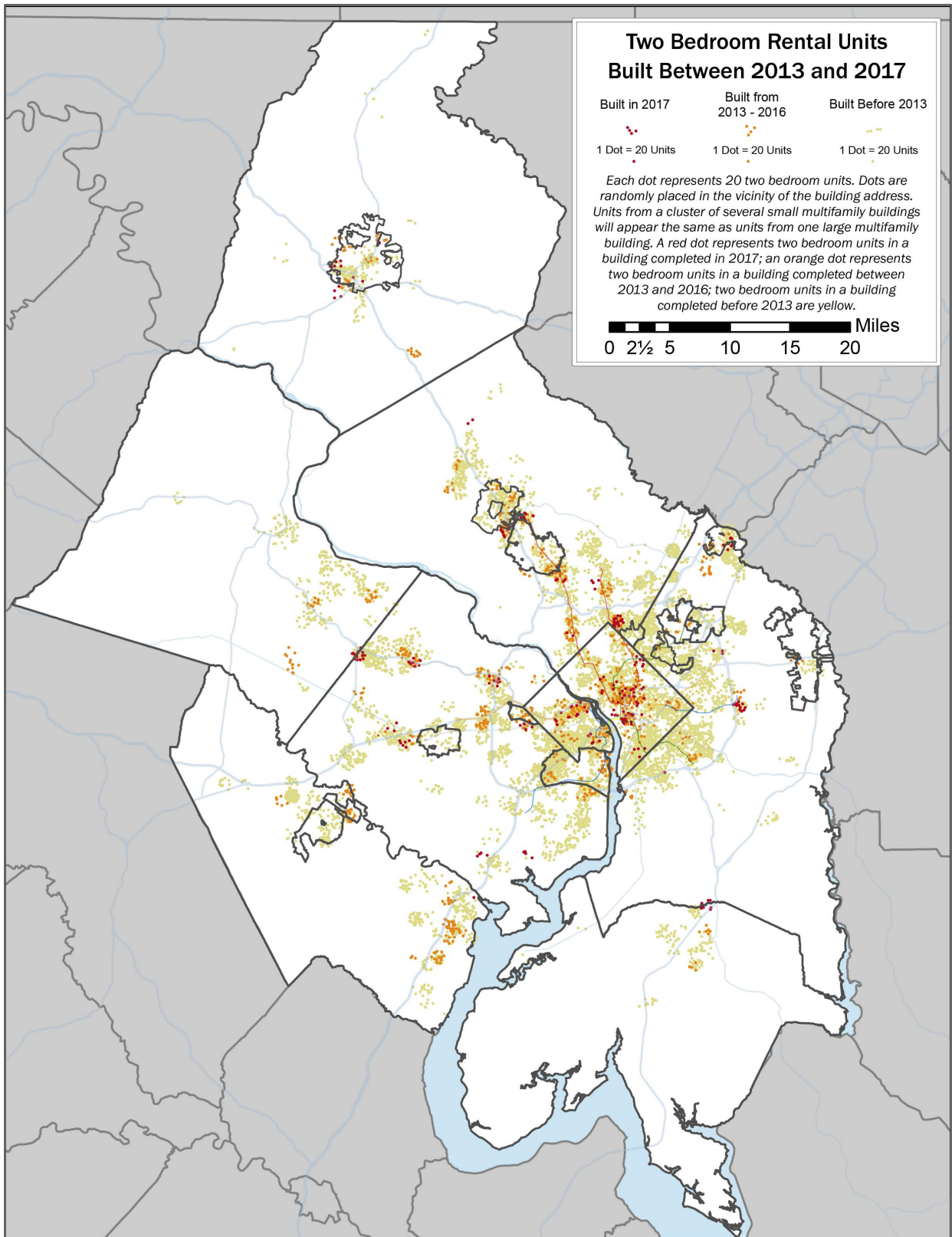
Source: CoStar, COG

Figure 38. Inflation-Adjusted Average Effective Rent for One-Bedroom Apartments, 2000 - 2017



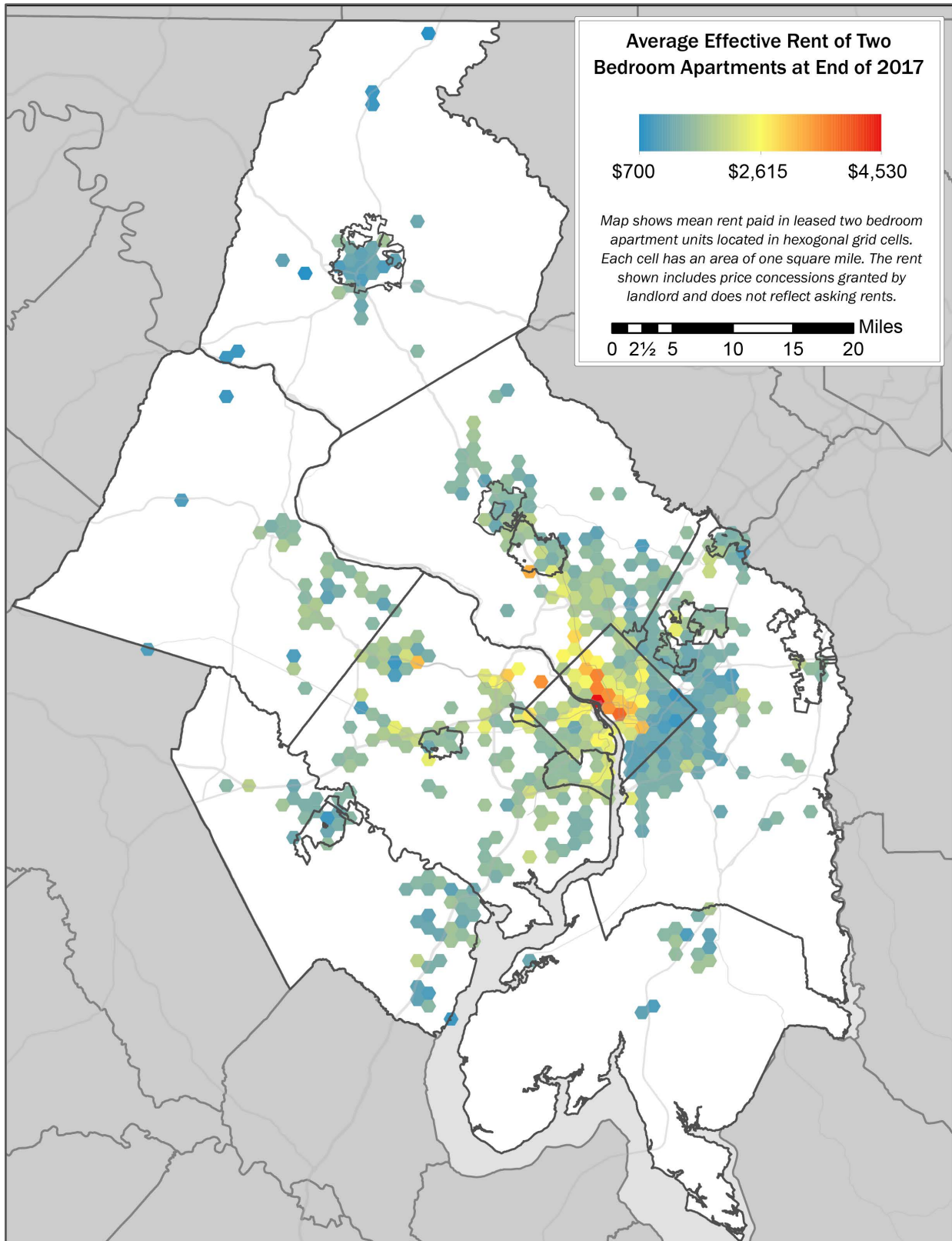
Source: Bureau of Labor Statistics (Consumer Price Index, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

Figure 39



Source: CoStar, COG

Figure 40



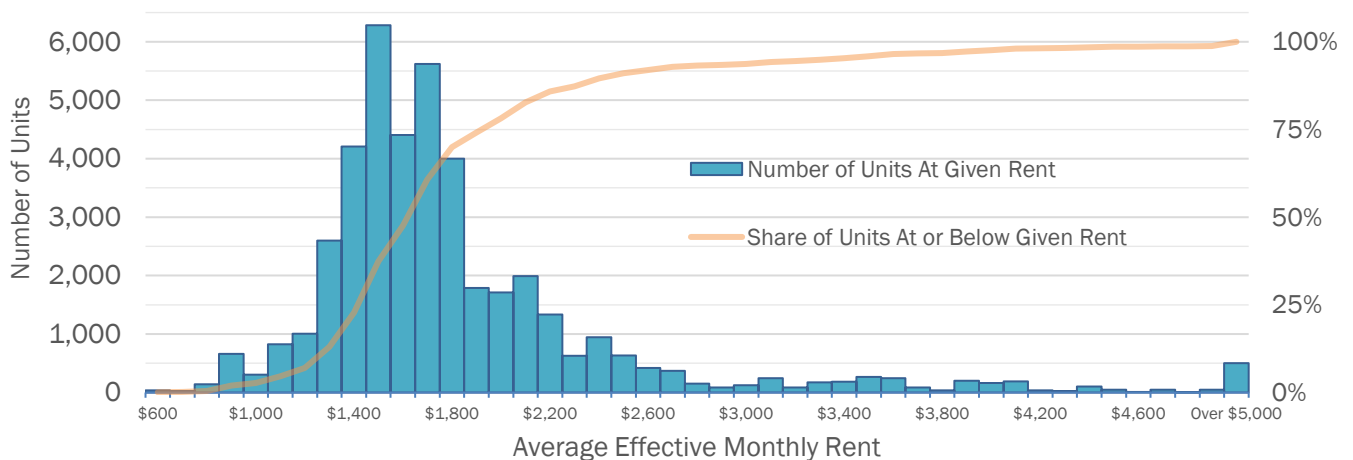
Source: CoStar, COG

Three-Bedroom Apartments

Construction of three-bedroom units declined by four percent from 2016 to 2017. Three-bedroom apartment units accounted for five percent of all new multifamily rental construction with 704 units. Montgomery County had more three-bedroom apartments added than any other jurisdiction, with 266 units. From 2013 to 2016, the region added 2,241 new three-bedroom units, accounting for four percent of all units built during the period.

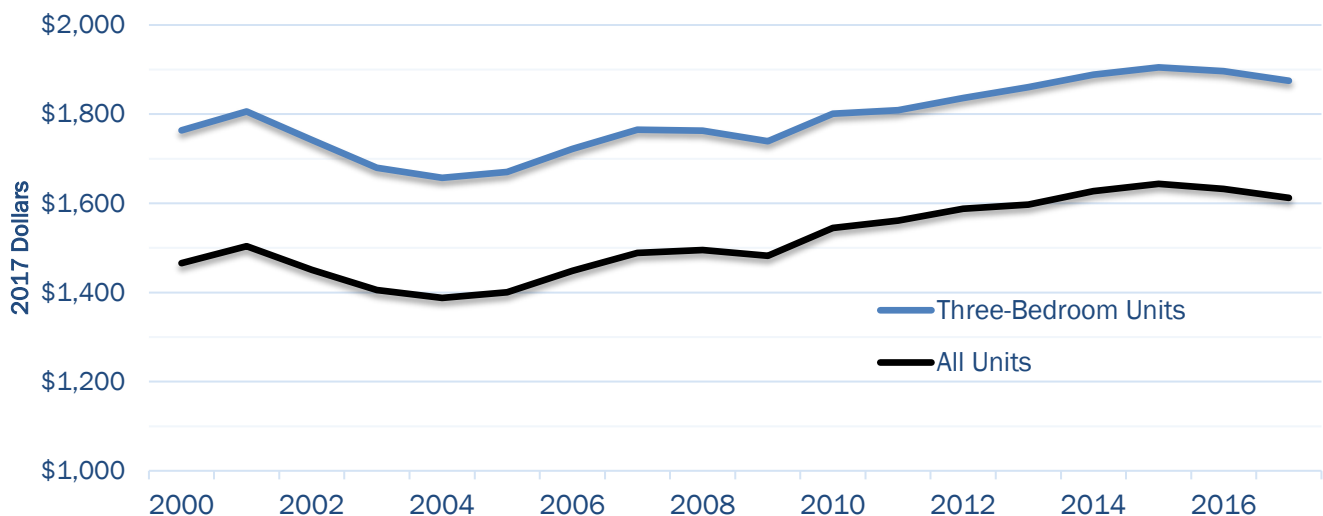
The average effective rent for new three-bedroom apartments built in 2017 was \$3,363 per month and the area for the average new three-bedroom unit was 1,323 square feet. New three-bedroom units in the District of Columbia had the highest average effective rent among regional jurisdictions at \$5,063. The regional average effective rent for all three-bedroom apartments, regardless of year built, was \$1,891 at the end of 2017.

Figure 41. Effective Rents for Three-Bedroom Apartments at End of 2017



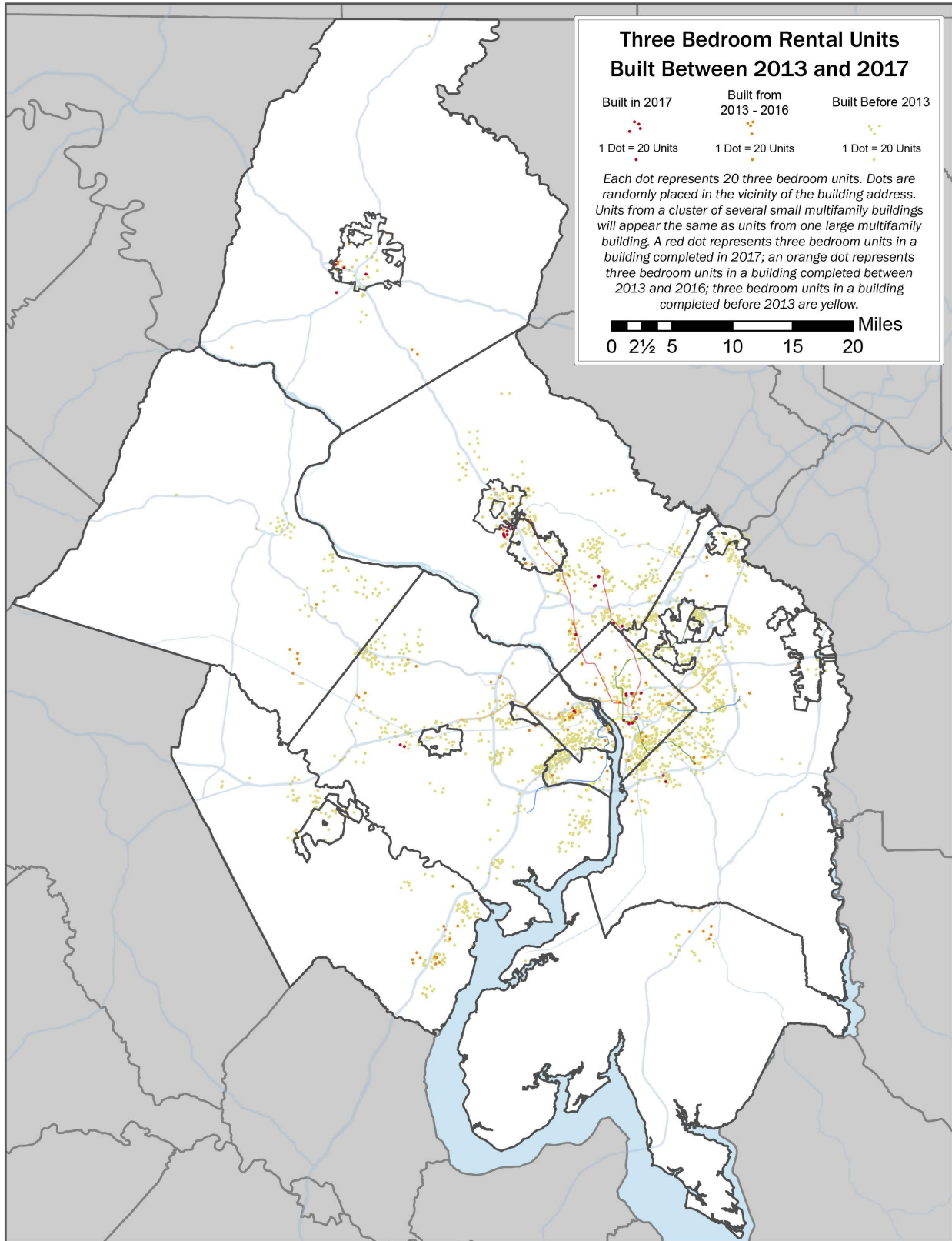
Source: CoStar, COG

Figure 42. Inflation-Adjusted Average Effective Rent for Three-Bedroom Apartments, 2000 - 2017



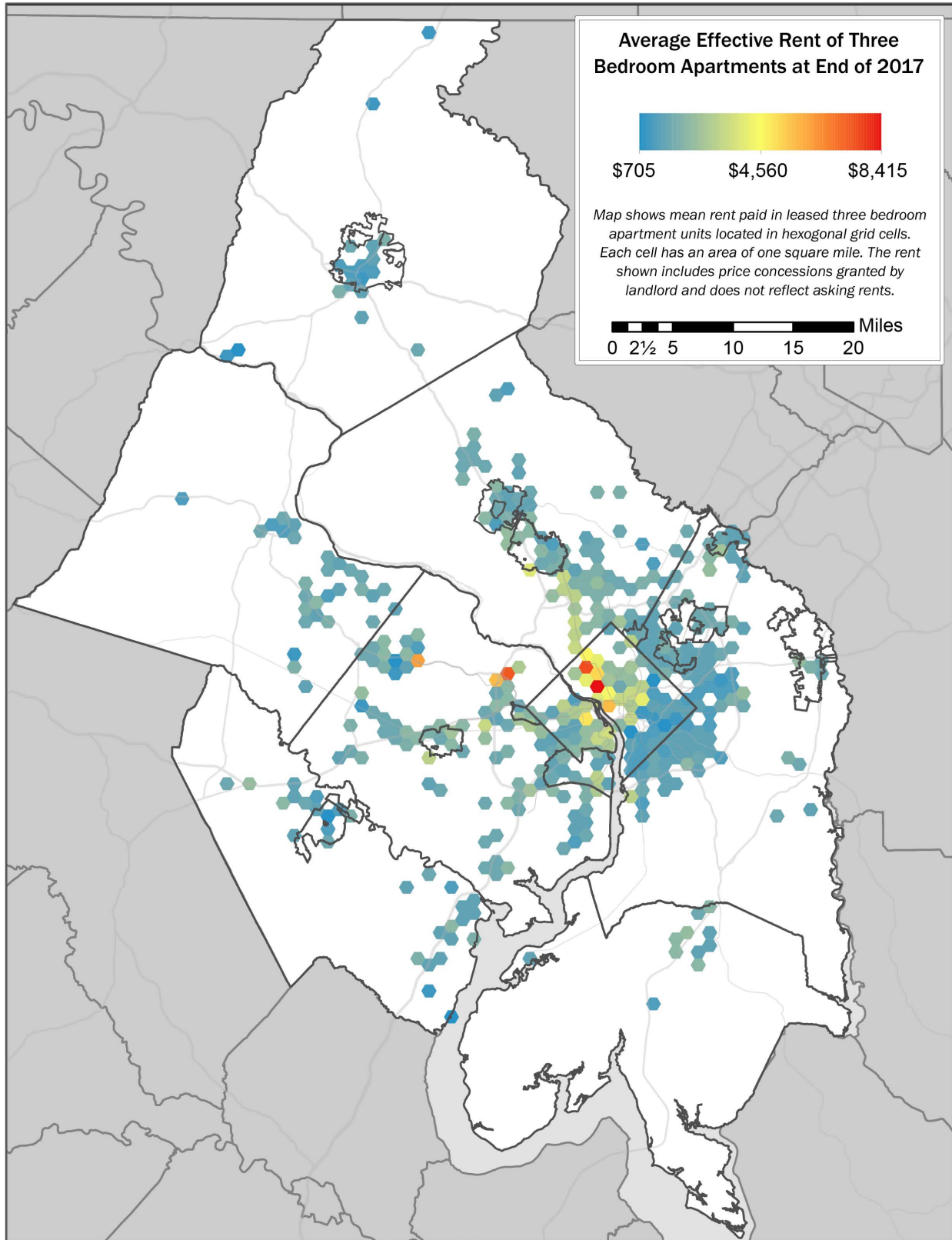
Source: Bureau of Labor Statistics (Consumer Price Index, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

Figure 43



Source: CoStar, COG

Figure 44

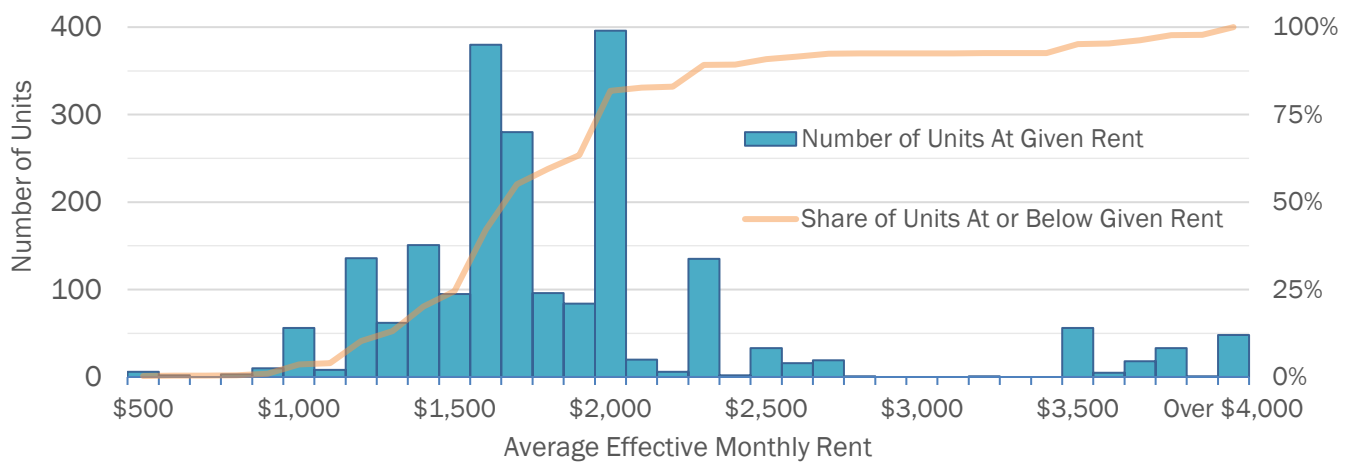


Source: CoStar, COG

Apartments with Four or More Bedrooms

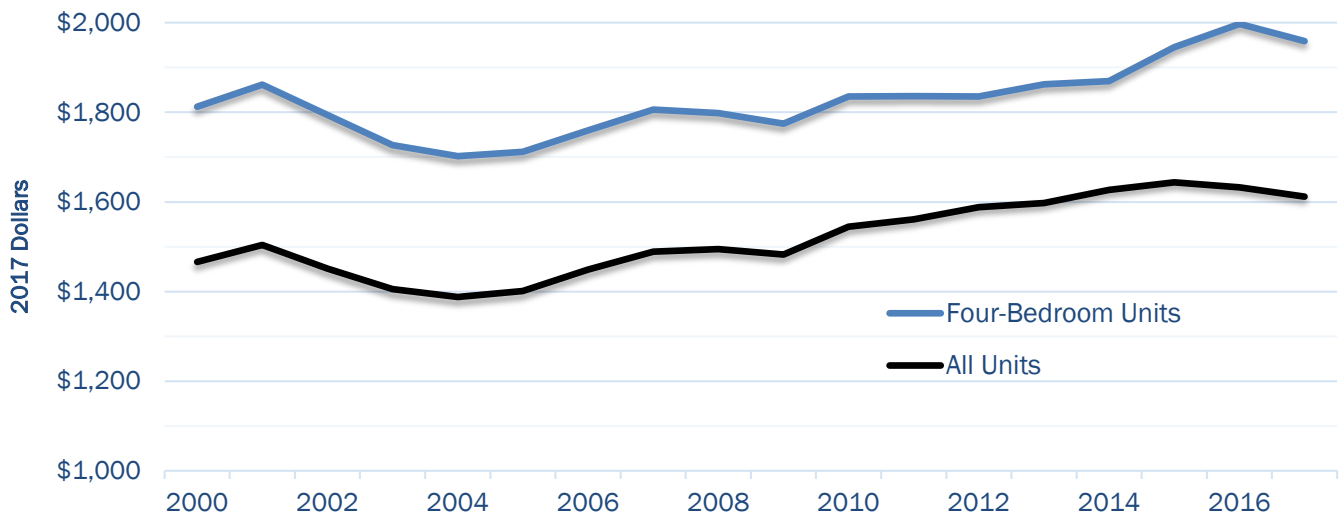
Apartment units with four or more bedrooms are not a significant part of the multifamily rental market. Only 15 units with four or more bedrooms were added in 2017, coming from projects completed in Arlington County and the City of Frederick. From 2013 to 2016, just 91 new units with four or more bedrooms were built, accounting for less than one percent of all units built during the period. The regional average effective rent for all four-bedroom apartments at the end of 2017 was \$1,940.

Figure 45. Effective Rents for Four-Bedroom Apartments at End of 2017



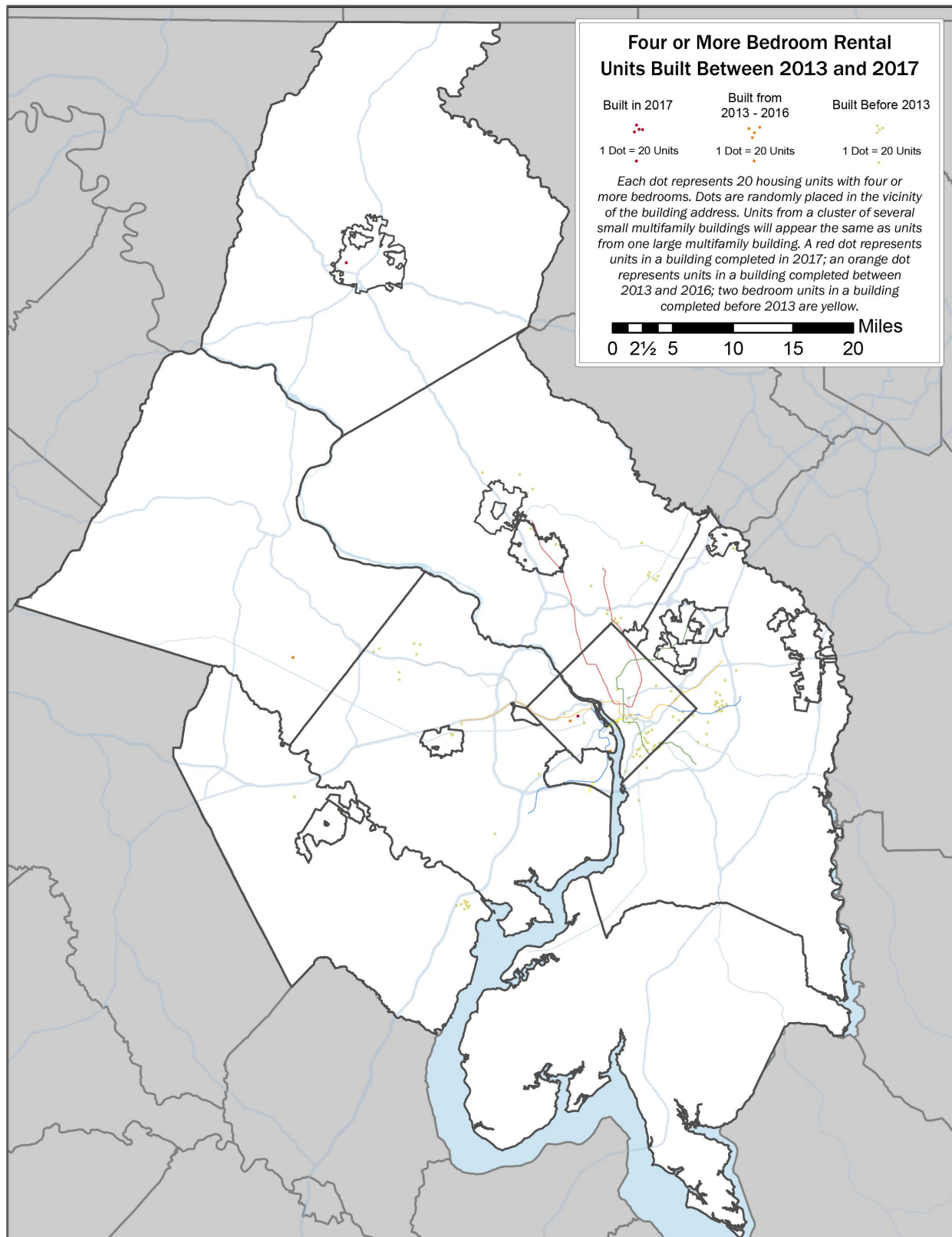
Source: CoStar, COG

Figure 46. Inflation-Adjusted Average Effective Rent for Four-Bedroom Apartments, 2000 - 2017



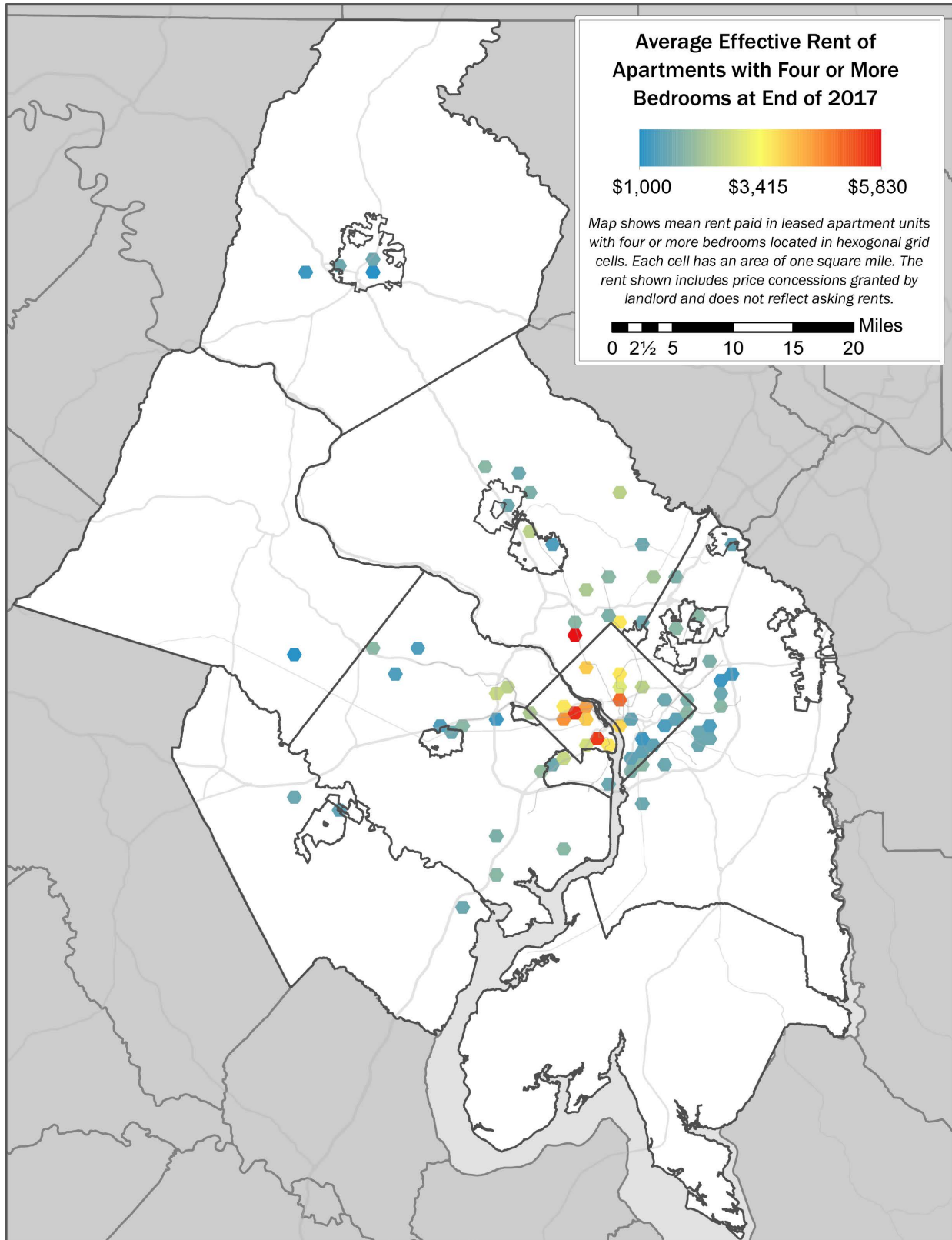
Source: Bureau of Labor Statistics (Consumer Price Index, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

Figure 47



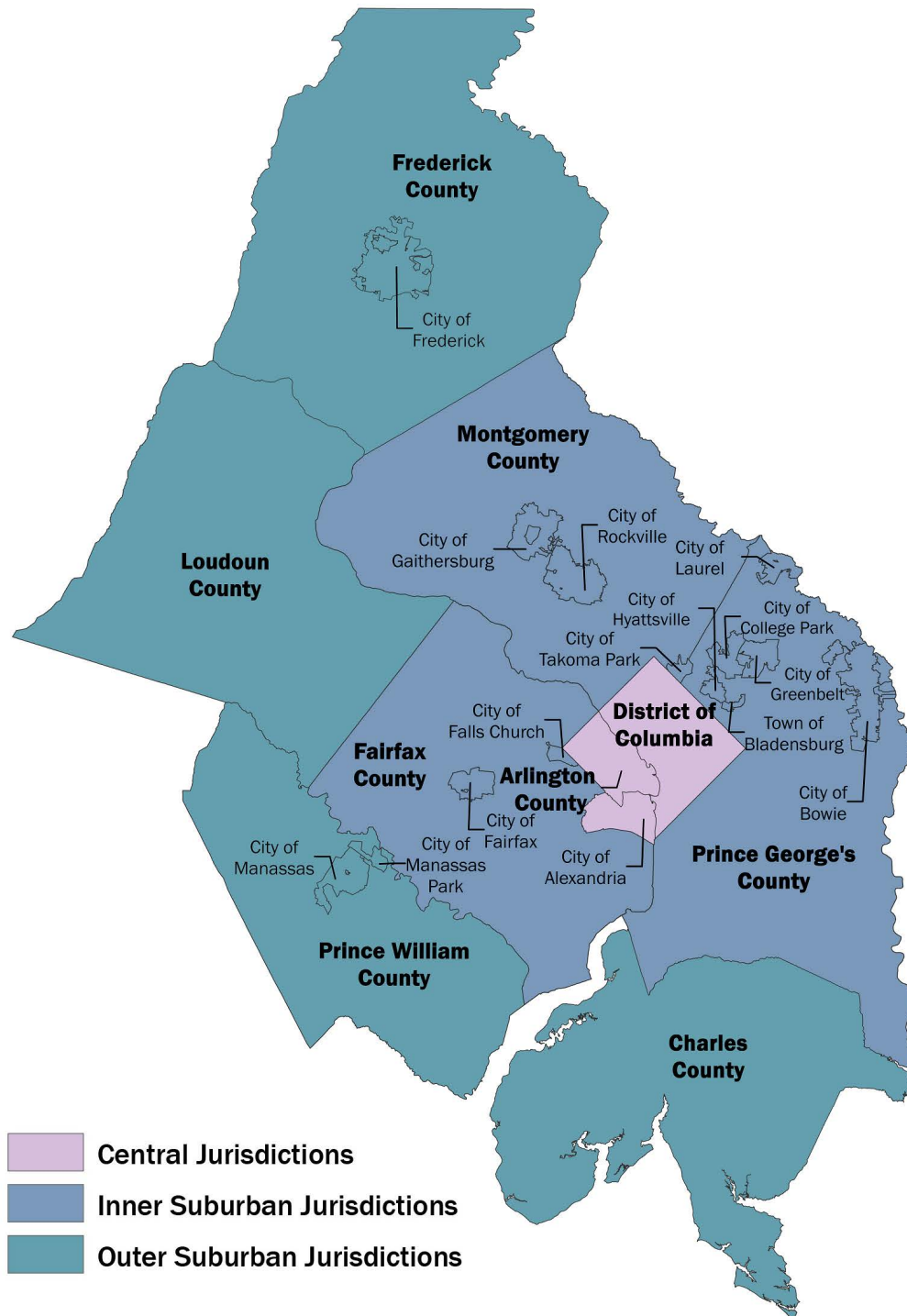
Source: CoStar, COG

Figure 48



Source: CoStar, COG

APPENDIX A. MAP OF REGIONAL “RING” JURISDICTIONAL GROUPINGS




Regional Activity Centers Map

Submitted to COG Board for Approval January 13, 2013

APPENDIX B



 Activity Centers

 High Capacity Transit

 Planned High Capacity Transit

 Highway

- 1) Fort Detrick
- 2) Golden Mile
- 3) Downtown Frederick
- 4) East Frederick Rising
- 5) Jefferson Tech Park
- 6) Brunswick
- 7) Francis Scott Key Mall
- 8) Urbana
- 9) Clarksburg
- 10) Germantown
- 11) Gaithersburg Metropolitan Grove
- 12) Gaithersburg Kentlands
- 13) Gaithersburg Central
- 14) Life Sciences Center-Gaithersburg Crown
- 15) Rockville King Farm-Research Center-Shady Grove
- 16) Rockville Montgomery College
- 17) Rockville Town Center
- 18) Rockville Tower Oaks
- 19) Rockville Twinbrook
- 20) Olney
- 21) Rock Spring
- 22) White Flint
- 23) Grosevnor
- 24) Kensington
- 25) Glenmont
- 26) Wheaton
- 27) White Oak-FDA
- 28) NIH-Walter Reed National Military Medical Center
- 29) Bethesda
- 30) Silver Spring
- 31) Takoma Park
- 32) Langley Park
- 33) Komerra
- 34) West Hyattsville Metro
- 35) Prince George's Plaza
- 36) College Park
- 37) Greenbelt
- 38) Bowie MARC
- 39) Port Towns
- 40) Landover Metro
- 41) New Carrollton
- 42) Bowie Town Center
- 43) Landover Mall
- 44) Capitol Heights-Addison Rd
- 45) Largo Town Center-Morgan Blvd
- 46) Naylor-Southern Ave
- 47) Suitland
- 48) Branch Ave
- 49) Westphalia
- 50) Oxon Hill
- 51) National Harbor
- 52) Waldorf

- 53) La Plata
- 54) Friendship Heights
- 55) Walter Reed
- 56) Fort Totten
- 57) Columbia Heights
- 58) McMillan-Old Soldiers Home
- 59) Brookland
- 60) Georgetown
- 61) Dupont
- 62) U-14th Street Corridor
- 63) Rhode Island Ave Metro
- 64) New York Avenue Corridor
- 65) West End
- 66) Farragut Square
- 67) Convention Center
- 68) NoMa
- 69) Downtown DC
- 70) H Street
- 71) Minnesota Ave
- 72) Monumental Core
- 73) Capitol Hill
- 74) Capital Riverfront
- 75) Southwest Waterfront
- 76) Stadium Armory
- 77) St. Elizabeths
- 78) Poplar Point
- 79) Ballston
- 80) Virginia Square
- 81) Clarendon
- 82) Courthouse
- 83) Rosslyn

- 84) Baileys Crossroads-Western Gateway
- 85) Columbia Pike Village Center
- 86) Columbia Pike Town Center
- 87) Pentagon
- 88) Pentagon City
- 89) Shirlington
- 90) Crystal City
- 91) Potomac Yard
- 92) Braddock Road Metro Area
- 93) King Street-Old Town
- 94) Carlyle-Eisenhower East
- 95) Bealegard
- 96) Landmark-Van Dorn
- 97) Fairfax Innovation Center
- 98) Herndon
- 99) Reston Town Center
- 100) Wiehle-Reston East

- 101) Tysons West
- 102) Tysons Central 7
- 103) Tysons Central 123
- 104) Tysons East
- 105) McLean
- 106) Dulles East
- 107) Dulles South
- 108) Centreville
- 109) Fairfax Center
- 110) Vienna
- 111) Dunn Loring-Merrifield
- 112) Seven Corners
- 113) George Mason University
- 114) Annandale
- 115) Beltway South

- 116) Springfield
- 117) Fort Belvoir North Area
- 118) Huntington-Penn Daw
- 119) Beacon-Groveton
- 120) Hybla Valley-Gum Springs
- 121) Fort Belvoir
- 122) Fairfax City
- 123) City of Falls Church
- 124) Leesburg
- 125) Ashburn
- 126) Route 28 North
- 127) Route 28 Central
- 128) Route 28 South
- 129) Ashburn Station
- 130) Loudoun Gateway Station
- 131) Arcola
- 132) Dulles Town Center
- 133) Gainesville
- 134) Innovation
- 135) Yorkshire
- 136) North Woodbridge
- 137) Potomac Town Center
- 138) Potomac Shores
- 139) City of Manassas Regional Airpc
- 140) City of Manassas
- 141) Manassas Park

APPENDIX C

Multifamily Construction Definitions (adapted from CoStar Glossary²)

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.

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 over the term adjusted downward for concessions paid for by the landlord (such as free rent, moving expenses, or other allowances) and upward for costs that are the responsibility of the tenant (such as operating expense pass throughs).

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.

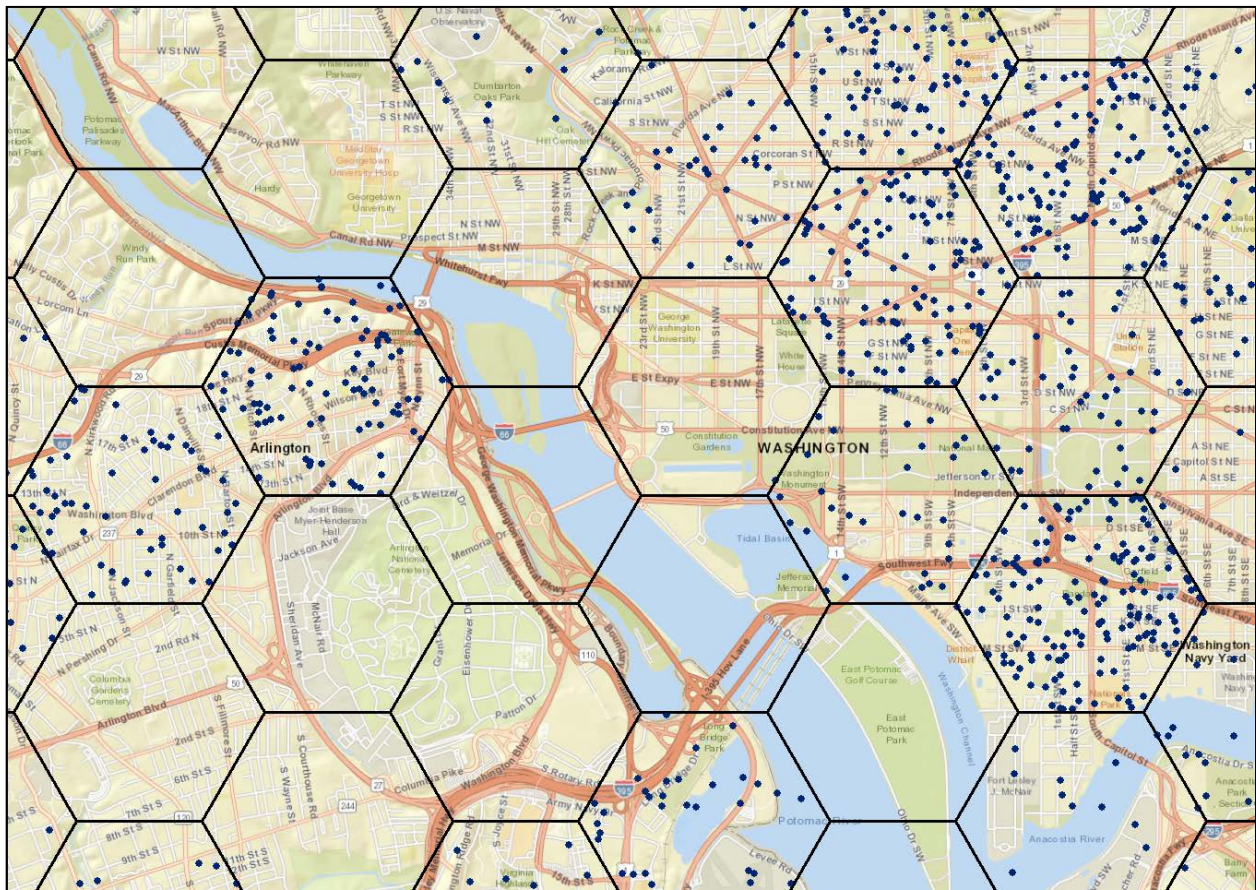
² <http://www.costar.com/about/costar-glossary>

APPENDIX D

Mapping Data in Hexagonal Grid Cells

This report maps aggregated unit-based data at the regional level using 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.

Map detail below shows multifamily rental housing units built between 2013 and 2017 in blue over portions of Arlington County and the District of Columbia. Units are aggregated within one-square mile hexagonal grid cells.





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