



Metropolitan Washington Annual Regional Housing Report



The First Annual Washington Area Housing Partnership Best Practices in Affordable Housing Award:

I am excited to announce that the Washington Area Housing Partnership (the "Partnership") will present its first-ever Best Practices Awards recognizing local government efforts in preserving and producing affordable housing. Winners and honorable mentions will be awarded in three categories: 1) Production and Preservation, 2) Outreach, and 3) Innovation.

With the metropolitan Washington region in dire need of affordable housing, the Partnership believes there is critical need to recognize local governments and encourage them to continue their work in preserving and producing additional affordable housing opportunities. These best practice awards acknowledge jurisdictions, elected officials or local government bodies, including boards of supervisors, county or city councils; planning boards; and housing authority commissions as well as elected county or city chief administrative officers and mayors elected at large.

If you believe that there are jurisdictions, elected officials or government bodies that warrant recognition, I encourage you to nominate them for a best practice award.

Barbara Favola

*Chair
Washington Area Housing Partnership*

*For more information on the Best Practices Award program, and to download a copy of the application materials, please visit our web site:
www.wahpdc.org.*



The past year was a busy one for the Washington Area Housing Partnership. Partnership members worked together to create a Best Practices in Affordable Housing awards program. The award, designed to recognize local government efforts in preserving and producing affordable housing in the metropolitan Washington region, will be presented to the winning nominations during the annual COG Board meeting in December. Nominations for the award are being accepted now through August 31.

The Partnership has also been working to create an Affordable Housing Toolkit for local officials. The toolkit, which will be available on our web site (www.wahpdc.org), will provide information on local and national affordable housing programs, legislation and planning tools that may be employed by local jurisdictions. Currently in the design phase, we hope to have the toolkit available for local use later this summer.

In addition to the above projects, the Partnership continues to support efforts of the Washington Area Housing Trust Fund. Since its inception in 2002, the Trust Fund has provided \$925,000 in loans that have led to creation or preservation of 646 affordable housing units in the region. The Partnership and the Trust Fund share several board members, helping to maintain the close relationship of the two groups.

We have a lot of work ahead of us in the new year, but we are excited about the products we will have to offer and look forward to working throughout the region to promote affordable housing options.

Barbara Favola

*Chair
Washington Area Housing Partnership*

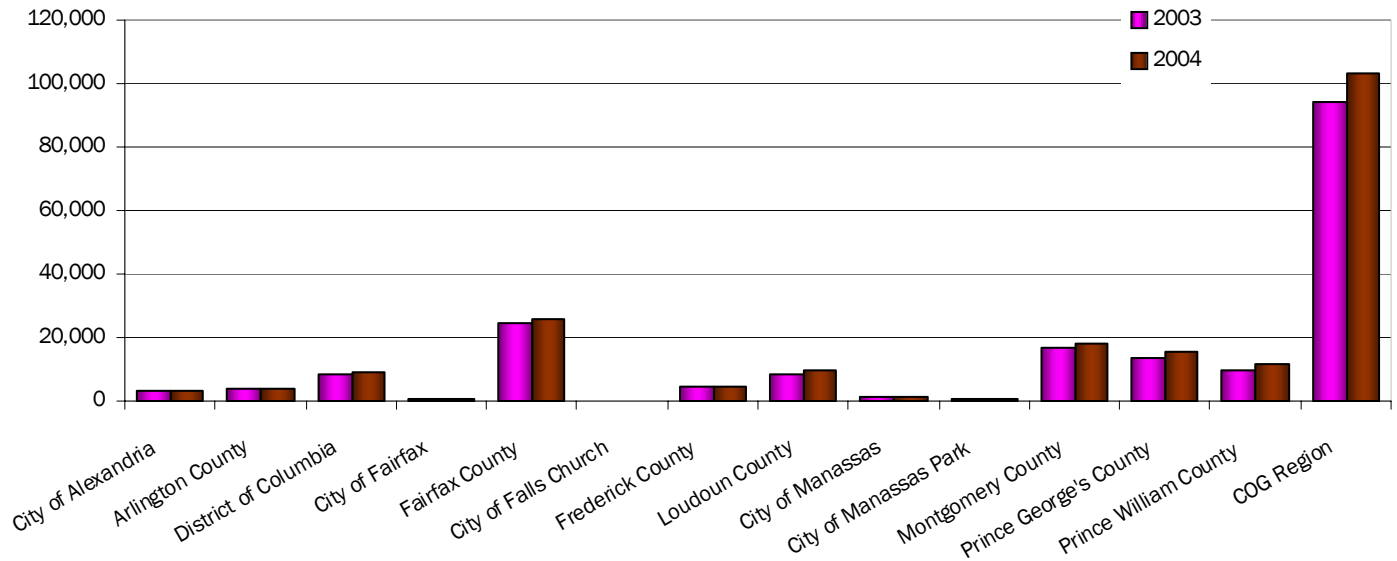
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More than 100,000 Homes Sold in Region in 2004

The number of homes sold in the COG region rose 9.7 percent (a total 103,378 units) in the 12 month period ending December 31, 2004. Fairfax County saw the largest number of homes sold (25,717), while the District of Columbia experienced the smallest increase in home sales (5.0 percent) during the same period.

Number of Units Sold
2003 - 2004



Source: Metropolitan Regional Information

Home Sales by Jurisdiction

| Jurisdiction | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | Change: 2003-2004 | | Change: 1998-2004 | |
|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-------------------|--------------|-------------------|---------------|
| | | | | | | | | % | # | % | # |
| City of Alexandria | 2,091 | 2,449 | 2,713 | 2,975 | 3,077 | 3,260 | 3,531 | 8.3% | 271 | 68.9% | 1,440 |
| Arlington County | 2,900 | 3,089 | 2,976 | 3,086 | 3,397 | 3,675 | 3,924 | 6.8% | 249 | 35.3% | 1,024 |
| District of Columbia | 6,705 | 7,676 | 7,654 | 7,683 | 8,250 | 8,706 | 9,139 | 5.0% | 433 | 36.3% | 2,434 |
| City of Fairfax | 268 | 298 | 295 | 332 | 346 | 401 | 480 | 19.7% | 79 | 79.1% | 212 |
| Fairfax County | 18,000 | 18,693 | 19,894 | 21,205 | 22,314 | 24,227 | 25,717 | 6.2% | 1,490 | 42.9% | 7,717 |
| City of Falls Church | 200 | 207 | 185 | 172 | 211 | 181 | 261 | 44.2% | 80 | 30.5% | 61 |
| Frederick County | 2,589 | 2,887 | 3,191 | 3,807 | 4,069 | 4,470 | 4,807 | 7.5% | 337 | 85.7% | 2,218 |
| Loudoun County | 3,005 | 3,883 | 5,019 | 6,190 | 6,736 | 8,270 | 9,381 | 13.4% | 1,111 | 212.2% | 6,376 |
| City of Manassas | 515 | 605 | 719 | 890 | 978 | 1,004 | 1,154 | 14.9% | 150 | 124.1% | 639 |
| City of Manassas Park | 124 | 178 | 257 | 270 | 321 | 340 | 437 | 28.5% | 97 | 252.4% | 313 |
| Montgomery County | 13,088 | 14,723 | 14,779 | 15,543 | 16,071 | 16,533 | 17,753 | 7.4% | 1,220 | 35.6% | 4,665 |
| Prince George's County | 7,200 | 8,862 | 9,601 | 11,270 | 12,141 | 13,455 | 15,237 | 13.2% | 1,782 | 111.6% | 8,037 |
| Prince William County | 3,754 | 4,719 | 6,193 | 7,687 | 8,871 | 9,686 | 11,557 | 19.3% | 1,871 | 207.9% | 7,803 |
| COG Region | 60,439 | 68,269 | 73,476 | 81,110 | 86,782 | 94,208 | 103,378 | 9.7% | 9,170 | 71.0% | 42,939 |

Sources: Metropolitan Regional Information Systems, Inc.

Average Sales Price Increases 20.3 Percent in 2004

Average Home Sales Price¹ by Jurisdiction

| Jurisdiction | 2003 | 2004 | Change: 2003 - 2004 | |
|------------------------|------------------|------------------|---------------------|---------------|
| | | | % | # |
| City of Alexandria | \$343,676 | \$404,061 | 17.6% | 60,385 |
| Arlington County | \$381,733 | \$459,759 | 20.4% | 78,026 |
| District of Columbia | \$382,206 | \$450,430 | 17.9% | 68,224 |
| City of Fairfax | \$316,768 | \$377,039 | 19.0% | 60,271 |
| Fairfax County | \$365,663 | \$442,838 | 21.1% | 77,175 |
| City of Falls Church | \$437,830 | \$531,196 | 21.3% | 93,366 |
| Frederick County | \$235,677 | \$283,502 | 20.3% | 47,825 |
| Loudoun County | \$351,439 | \$437,975 | 24.6% | 86,536 |
| City of Manassas | \$220,132 | \$272,327 | 23.7% | 52,195 |
| City of Manassas Park | \$229,909 | \$283,910 | 23.5% | 54,001 |
| Montgomery County | \$363,147 | \$429,480 | 18.3% | 66,333 |
| Prince George's County | \$195,288 | \$238,285 | 22.0% | 42,997 |
| Prince William County | \$264,465 | \$333,332 | 26.0% | 68,867 |
| COG Region | \$322,352 | \$387,634 | 20.3% | 65,282 |

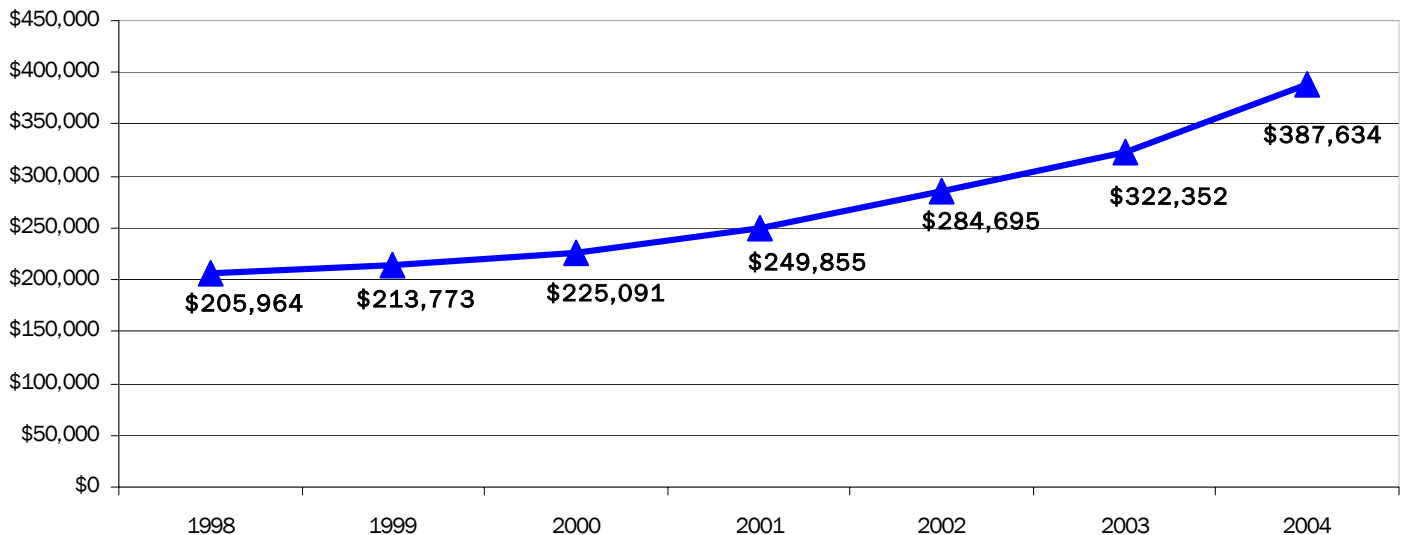
Sources: Metropolitan Regional Information Systems, Inc.

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

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

The average sales price of single-family homes rose 20.3 percent from \$322,352 at the end of 2003 to \$387,634 for 2004, an increase of \$65,282. The average price of homes sold in the City of Falls Church equaled \$531,196, the highest average price in the region, followed by Arlington County (\$459,759) and the District of Columbia (\$450,430). Every jurisdiction in the COG region experienced double-digit percentage increases in average sales price during 2004, with the largest increases occurring in Prince William and Loudoun counties (26.0 percent and 24.6 percent, respectively).

Average Home Sales Price
1998 - 2004



Source: Metropolitan Regional Information Systems, Inc.

Region's Homes Sold Within an Average of 24 Days

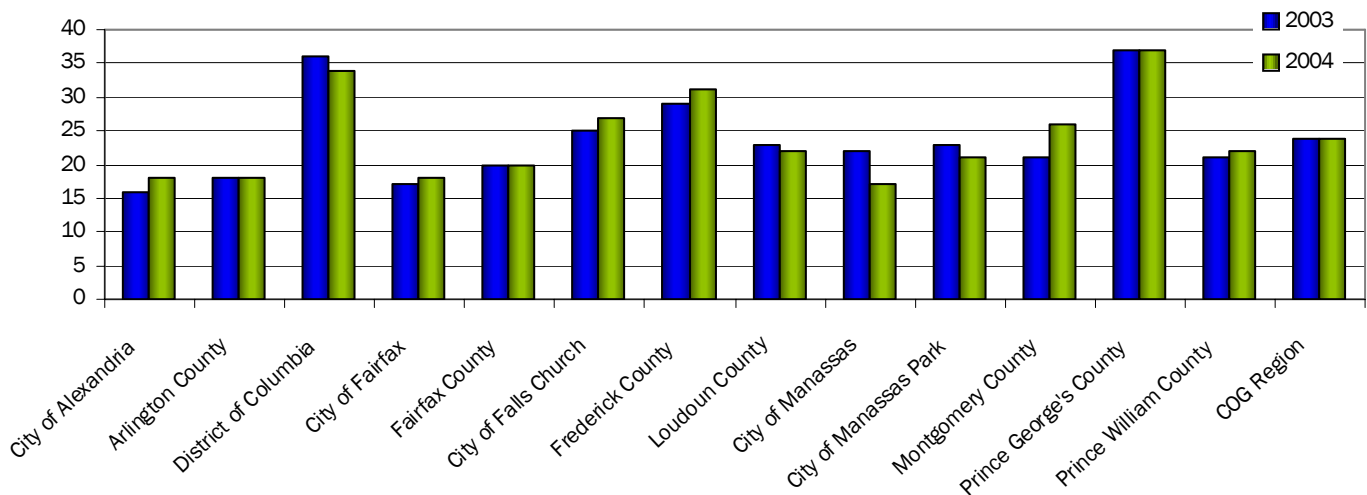
- Homes sold within an average of 24 days during 2004.
- Homes sold fastest in the City of Manassas, selling within an average of 17 days.
- Homes in Prince George's County took the longest to sell, remaining on the market an average of 37 days.
- Since 1998, the average number of days homes remained on the market decreased 77 percent from 103 days to 24 days.

Average Time on Market (in Days)

| Jurisdiction | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | Change, 2003-2004 | | Change, 1998 - 2004 | |
|------------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------|----------|---------------------|------------|
| | | | | | | | | % | # | % | # |
| City of Alexandria | 107 | 58 | 37 | 17 | 14 | 16 | 18 | 12.5% | 2 | -83% | -89 |
| Arlington County | 86 | 43 | 30 | 16 | 16 | 18 | 18 | 0.0% | 0 | -79% | -68 |
| District of Columbia | 109 | 58 | 54 | 39 | 36 | 36 | 34 | -5.6% | -2 | -69% | -75 |
| City of Fairfax | 97 | 44 | 33 | 20 | 15 | 17 | 18 | 5.9% | 1 | -81% | -79 |
| Fairfax County | 91 | 59 | 34 | 18 | 19 | 20 | 20 | 0.0% | 0 | -78% | -71 |
| City of Falls Church | 82 | 48 | 26 | 21 | 26 | 25 | 27 | 8.0% | 2 | -67% | -55 |
| Frederick County | 127 | 81 | 67 | 48 | 34 | 29 | 31 | 6.9% | 2 | -76% | -96 |
| Loudoun County | 111 | 55 | 45 | 26 | 29 | 23 | 22 | -4.3% | -1 | -80% | -89 |
| City of Manassas | 103 | 59 | 32 | 18 | 21 | 22 | 17 | -22.7% | -5 | -83% | -86 |
| City of Manassas Park | 112 | 59 | 41 | 19 | 20 | 23 | 21 | -8.7% | -2 | -81% | -91 |
| Montgomery County | 115 | 92 | 103 | 23 | 20 | 21 | 26 | 23.8% | 5 | -77% | -89 |
| Prince George's County | 117 | 63 | 51 | 66 | 46 | 37 | 37 | 0.0% | 0 | -68% | -80 |
| Prince William County | 82 | 58 | 46 | 21 | 21 | 21 | 22 | 4.8% | 1 | -73% | -60 |
| COG Region | 103 | 60 | 46 | 27 | 24 | 24 | 24 | 0.0% | 0 | -77% | -79 |

Source: Metropolitan Regional Information Systems, Inc.

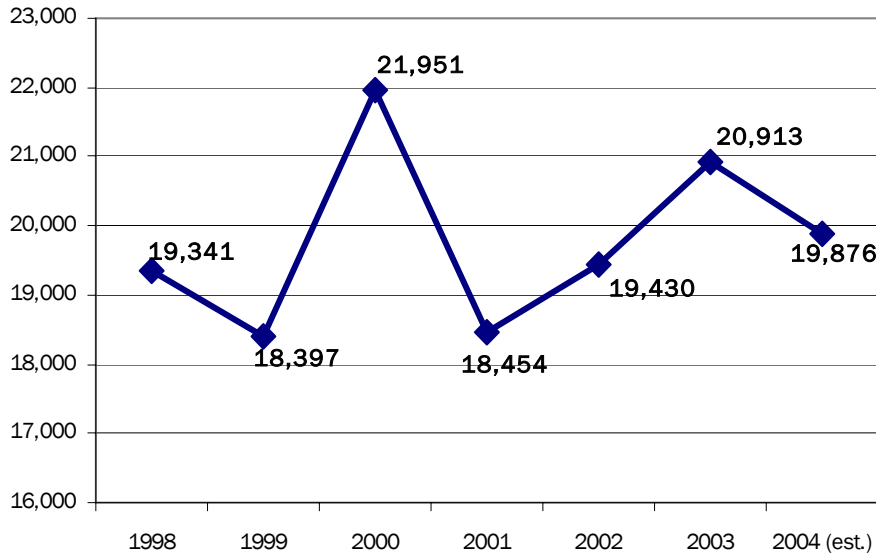
Average Number of Days on Market 2003 - 2004



Source: Metropolitan Regional Information Systems, Inc.

30.7 Percent Fewer Multi-Family Housing Units Approved for Construction

**Regional Permitting Activity
1998 - 2004 (Estimated)
Single-Family Homes**

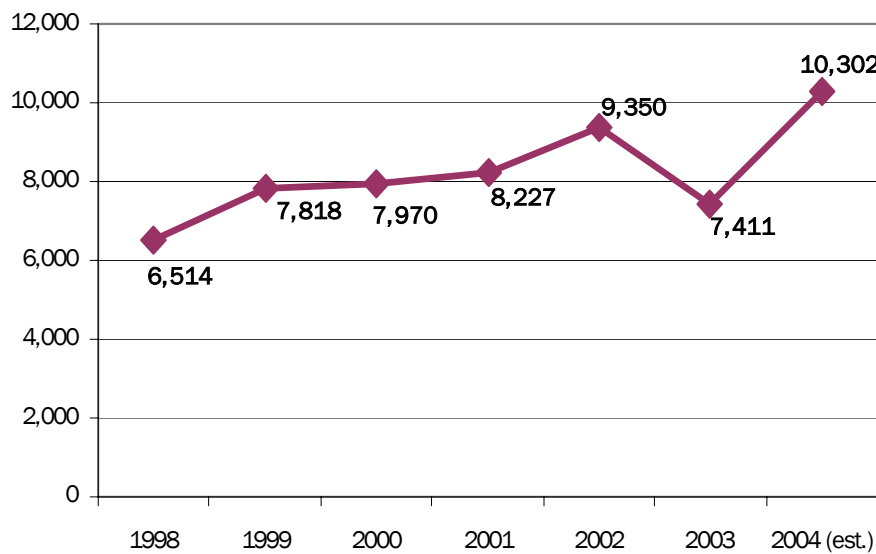


Source: U.S. Census Bureau

Permitting activity for single-family home construction decreased 5 percent between December 2003 and December 2004. A total of 19,876 permits were issued, 1,037 less than issued the previous year.

The number of multi-family units approved for Multi-family construction increased 39 percent between 2003 and 2004. Construction permits were issued for a total of 10,302 units, a 2,891 unit increase over 2003.

**Regional Permitting Activity
1998 - 2004 (Estimated)
Multi-Family Homes (Number of Units)**



Source: U.S.



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



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

The Metropolitan Washington Council of Governments and the Washington Area Housing Partnership would like to thank our following supporters:

Enterprise Foundation

Fannie Mae Foundation

Welcome to the eighth edition of the Regional Housing Report.

The "Regional Housing Report" has been created to track housing trends throughout the COG member jurisdictions. This report and other housing publications are available on the COG website:

www.mwcog.org/publications

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METROPOLITAN WASHINGTON

COUNCIL OF GOVERNMENTS

777 North Capitol Street, N.E. Suite 300

Washington, D.C. 20002-4239

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