

# MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS

Information on the number, location, size, and cost of multifamily residential development projects in metropolitan Washington in 2022

March 2024



Metropolitan Washington  
**Council of Governments**

## **MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS 2022**

March 2024

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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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## 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 2022 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.

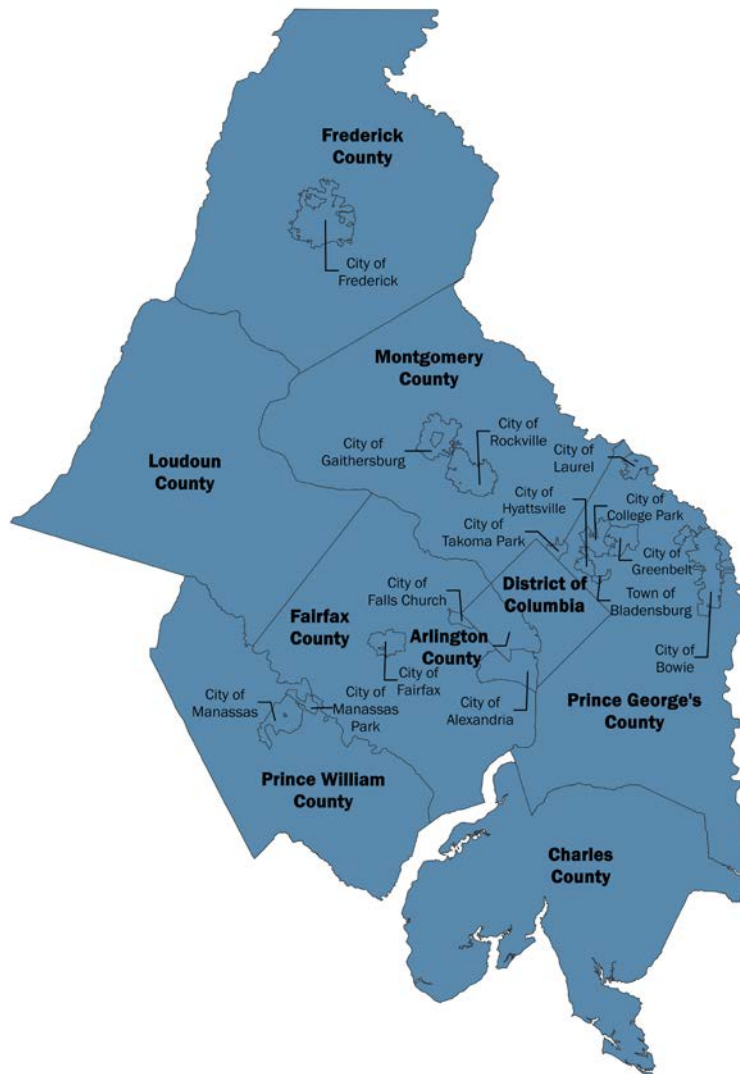
- The pace of new construction fell 4 percent from 2021 to 2022. In 2022, 139 new multifamily buildings were completed, adding 14,998 housing units to the region.
- Almost 140,000 new units were added since 2013, which is the most of any ten-year period in 51 years.
- Rents in the COG region are high compared with the median income of renters. At the end of 2022, median rents in multifamily buildings were between 27 and 39 percent of median renter income, depending on the number of bedrooms in a unit.
- About 40 percent of all units built in 2022 were within a half-mile walk from a Metrorail station, while 27 percent of units built before 2022 are in a Metrorail station walkshed.
- The NoMa Activity Center was the fastest growing neighborhood in 2022—accounting for 18 percent of all regional apartment growth with 2,630 new units from 11 new buildings.
- About 78 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.

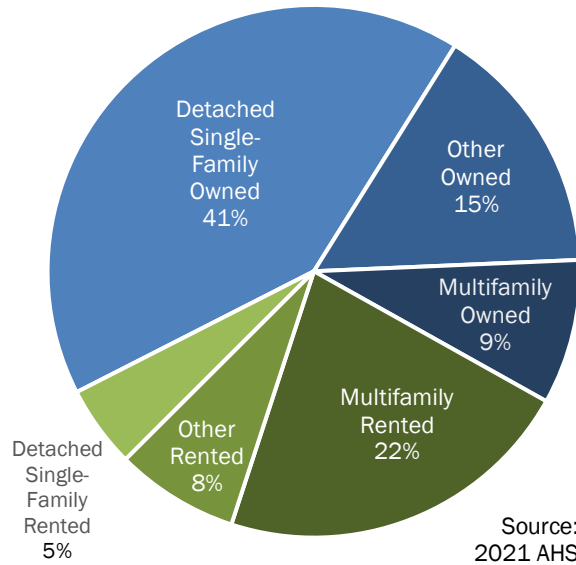
**Figure 1. COG represents 24 local governments in the multi-state metropolitan Washington region.**





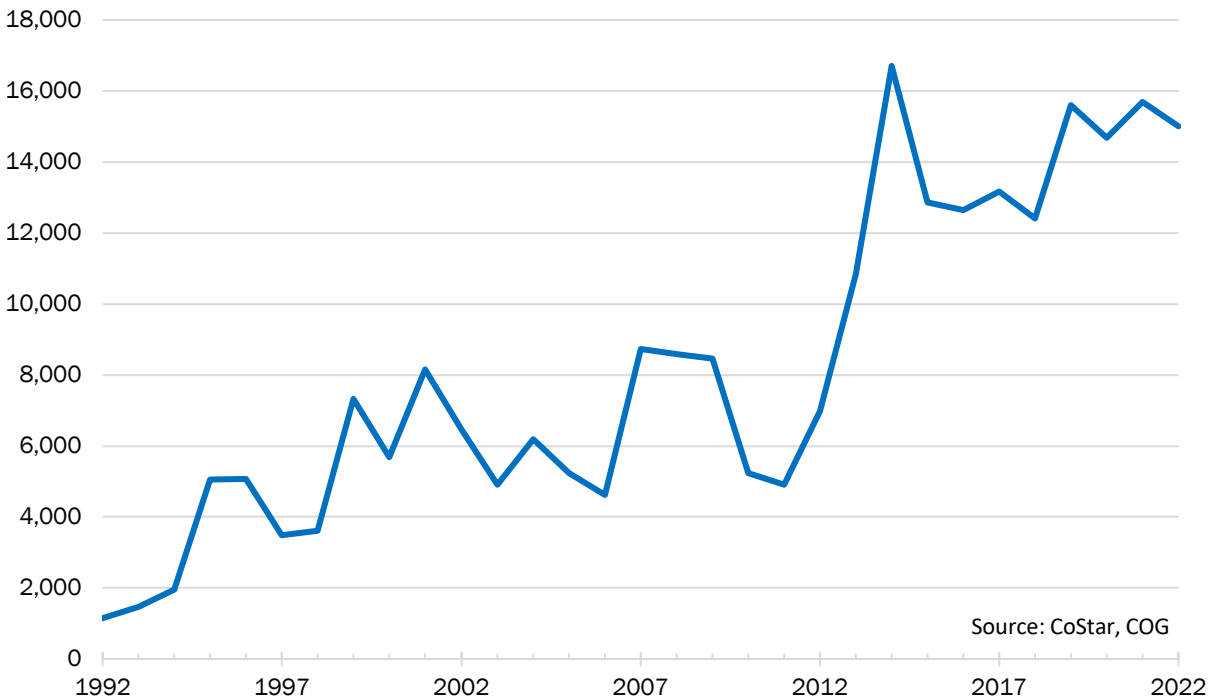
According to data from the 2021 American Housing Survey (AHS), the single-family detached house is the most common dwelling type in the Washington Metropolitan Statistical Area. The subject of this report, the multi-family rental apartment market, comprises the second largest sector of the housing market, 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 decreased by 4 percent in 2022. Last year, 139 new multifamily buildings were completed with 14,998 total apartment units.

**Figure 3. Number of New Units of Multifamily Rental Housing, 1992 - 2022**



The 139,562 new apartment units built since 2013 are the highest ten-year total in 51 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).

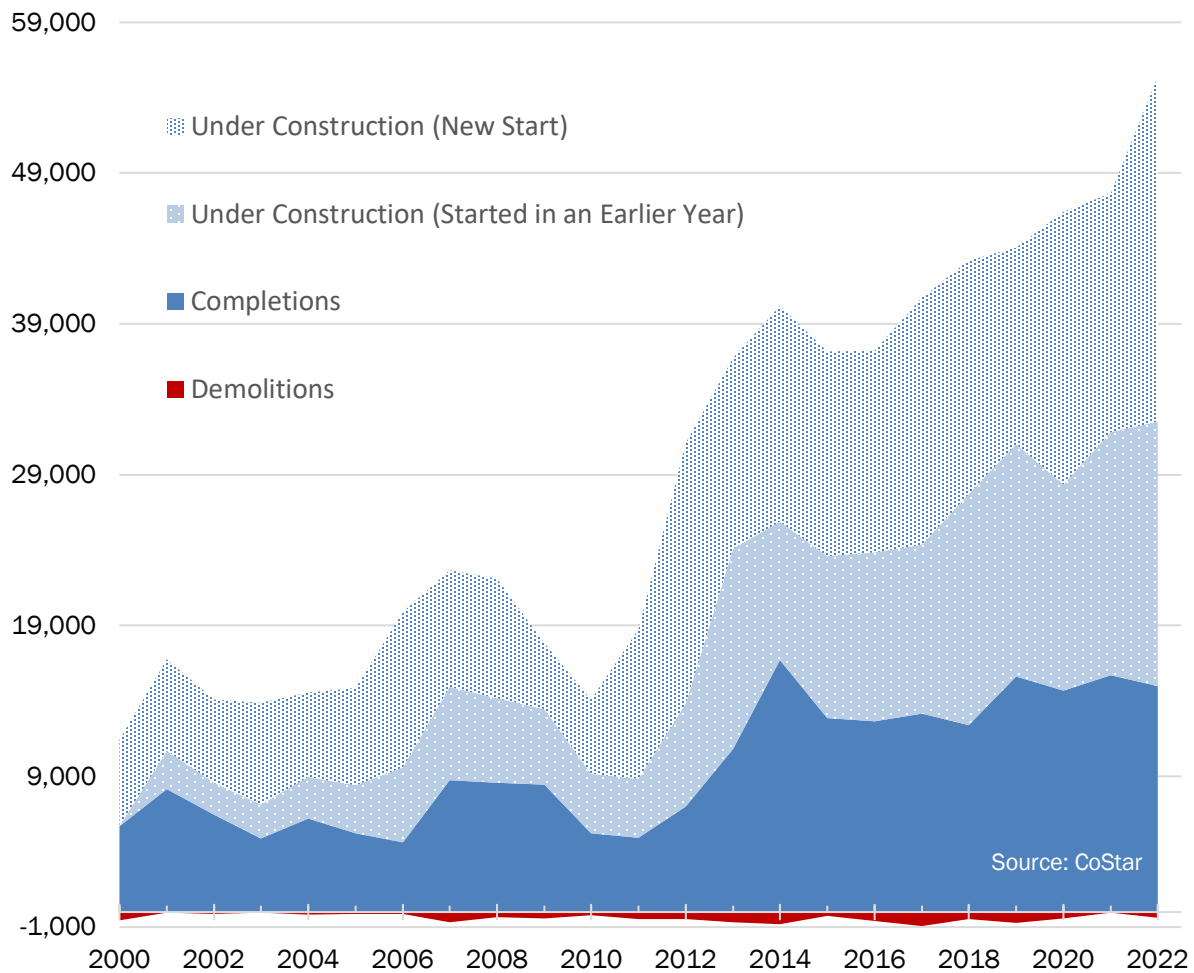
continues to increase, shown in Figure 4 below, suggesting that high rate of activity in the multifamily rental sector is likely to continue.

Demolitions of older multi-family housing are low relative to new construction. In 2022, 360 units were demolished, representing two percent of the units built last year, with 42 new units being added for each one unit lost to demolition.

During the past five years, 1,993 apartment units were demolished—a 39 percent decrease compared to the previous five-year period. All the demolished buildings were at least 40 years old. The most recently completed apartment building to be demolished was the four-story, 80-unit Faircliff Plaza East apartments in Columbia Heights, which was completed in 1978. Two new multifamily buildings are under construction on the site, with 125 affordable units and 197 market-rate units.<sup>2</sup>

Apartment construction remained strong through and after the pandemic. Rents in the region are high relative to median incomes but have fallen slightly since 2019, when accounting for inflation.

**Figure 4. Net Multifamily Rental Housing Construction, 2000 - 2022**



<sup>2</sup>The Nearly 1,000 Units on the Boards Along 14th Street. (2024) UrbanTurf. [https://dc.urbanturf.com/articles/blog/the\\_nearly\\_1000\\_units\\_on\\_the\\_boards\\_along\\_14th\\_street/21860](https://dc.urbanturf.com/articles/blog/the_nearly_1000_units_on_the_boards_along_14th_street/21860)



City Ridge Apartments in the District of Columbia (CoStar)

The largest multifamily project completed in 2022 was the nine building, 690-unit City Ridge project at the former Fannie Mae headquarters near the Tenleytown-AU Metrorail station (shown to the left). The four largest of the new projects were all located in the District of Columbia.

Together, the ten largest projects from 2022 (Figure 5) make up 30 percent of the region’s 14,998 new units of multifamily rental housing.

The average (mean) effective rent in the region for a one-bedroom apartment was \$1,804 at the end of 2022. The average

for all unit sizes was \$1,969 per month. Nominal rents increased from 2021 to 2022, but when accounting for inflation, average rents fell slightly across all unit sizes. Inflation-adjusted rents from studios and one-bedroom units peaked in 2019, while larger unit sizes didn’t see inflation-adjusted rents peak until 2021.

**Figure 5. Ten Largest Projects by Total Number of Units in 2022**

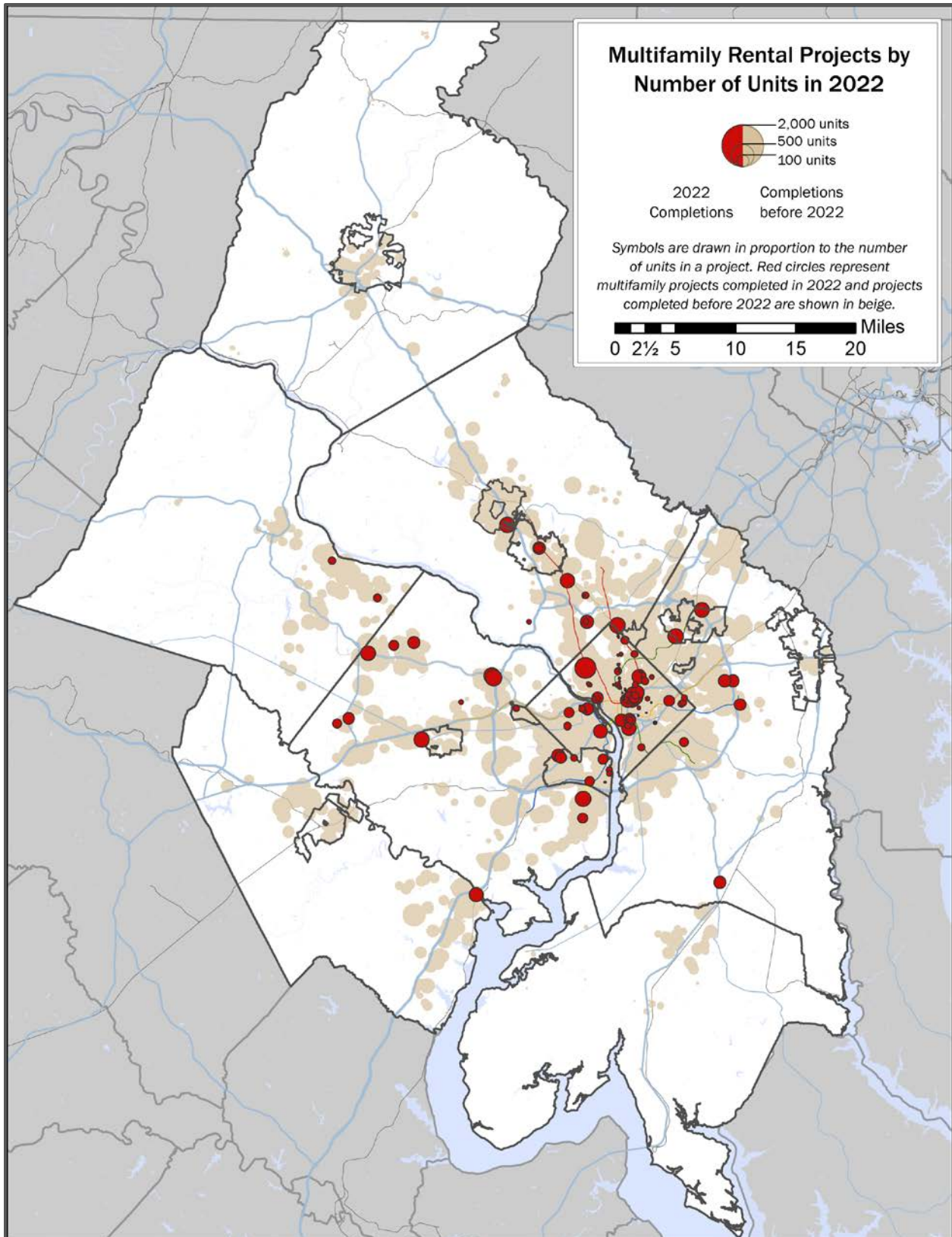
Project Name	Street Address	Jurisdiction	Buildings	Stories	Units	1BR Effective Rent <sup>3</sup>
City Ridge	20 Ridge Sq NW, Washington, DC	District of Columbia	9	6	690	\$3,145
Revel at NoMaCNTR	1005 1st St NE, Washington, DC	District of Columbia	1	13	500	\$2,433
Market House at Central Armature Works	1240 3rd St NE, Washington, DC	District of Columbia	1	10	468	\$2,409
Cielo	300 M St NE, Washington, DC	District of Columbia	1	12	457	\$2,233
Hanover Tysons	1500 Westbranch Dr, McLean, VA	Fairfax County	1	6	412	\$2,270
Brentford at the Mile	7970 Maitland St, McLean, VA	Fairfax County	1	6	411	\$1,930
Solaire 8200 Dixon	8200 Dixon Ave, Silver Spring, MD	Montgomery County	1	26	406	\$2,052
The Moxley	4040 Gateway Dr, Fairfax, VA	City of Fairfax	4	5	403	\$2,050
South Alex	2803 Poag St, Alexandria, VA	Fairfax County	1	5	400	\$1,986
Aster	4400 Calvert Rd, College Park, MD	City of College Park	1	4	393	\$2,145

Source: CoStar

Figure 6 on the following page maps the location of projects completed in 2022. 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—about 63 percent of all apartment units in the region are located inside the Capital Beltway.

<sup>3</sup> Average (mean) effective rent for one-bedroom apartments in the property that were available to be rented at the end of 2022.

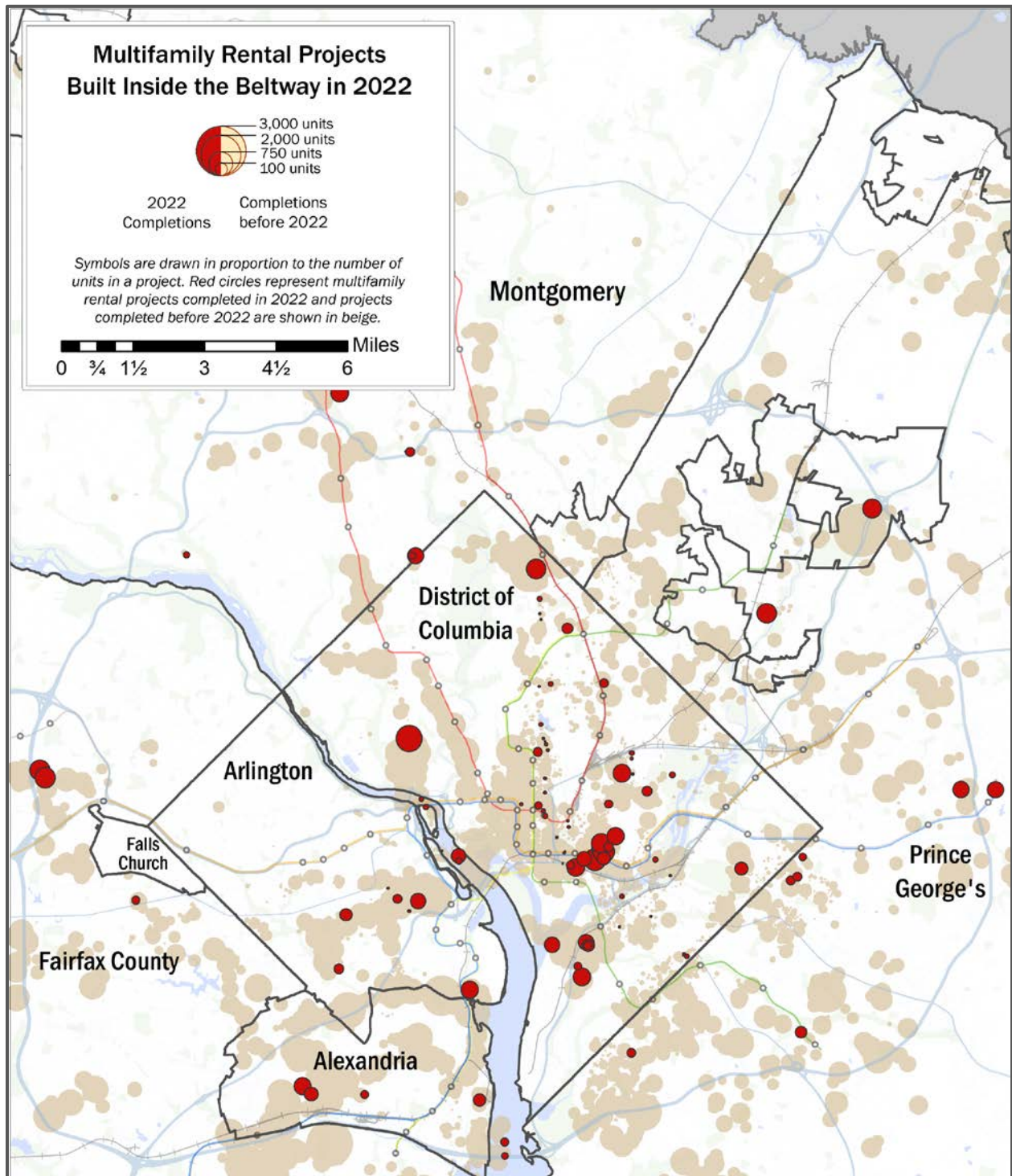
Figure 6



Source: CoStar

Figure 7 below shows construction inside the Capital Beltway. In 2022, 65 percent of all new units were built within the circumference of I-495. Of those units, 56 percent are within a half-mile walk of a high-capacity transit station; only 16 percent of new units built outside of the Capital Beltway were in a high-capacity transit walkshed.

**Figure 7**



Source: CoStar

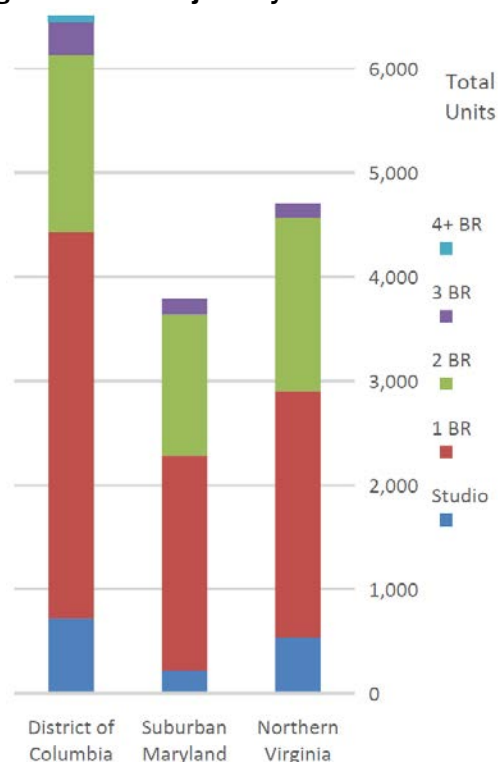
## Multifamily Rental Housing Construction by State

The District of Columbia added 55 new apartment buildings and 6,507 units in 2022 (Figure 8). The number of new units completed in the District increased by nine percent from 2021 (Figure 9). The average (mean) effective rent for a one-bedroom apartment in the District of Columbia was \$1,979 at the end of 2022.

In 2022, 22 new buildings and 3,787 new rental units were added to suburban Maryland jurisdictions (Figure 8). In suburban Maryland, the number of new apartment units grew by about 11 percent from 2021 (Figure 9). At the end of 2022, the Maryland jurisdiction average (mean) effective rent for a one-bedroom apartment was \$1,581 per month.

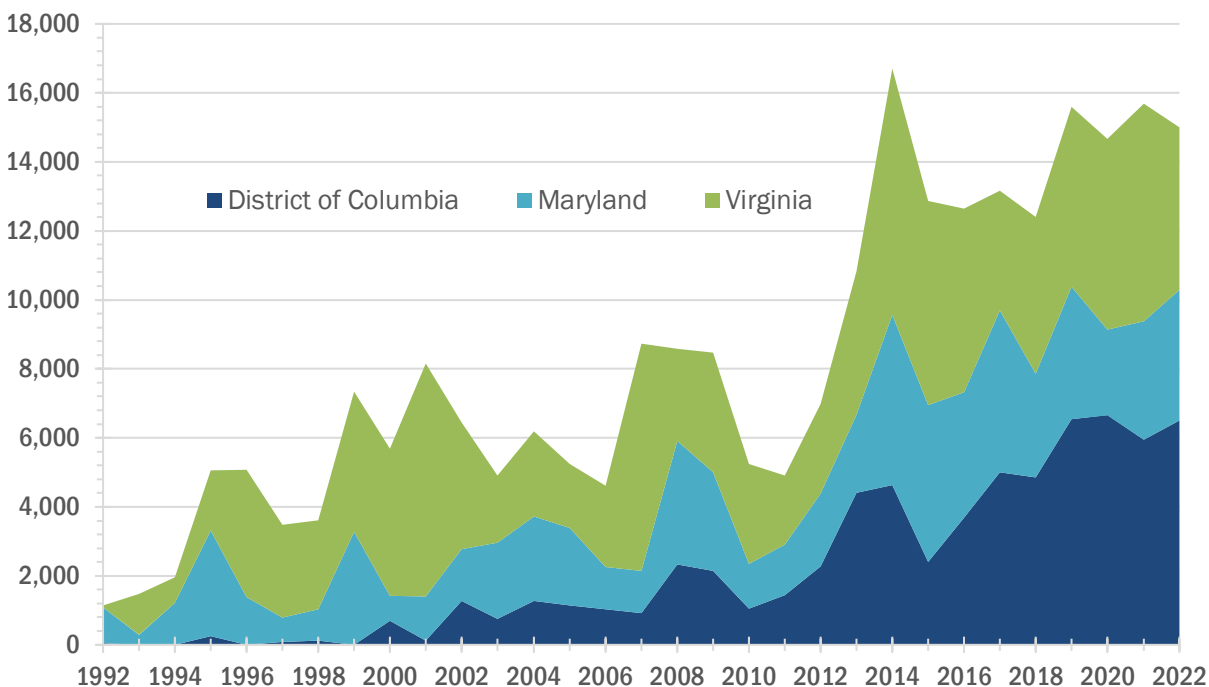
Northern Virginia jurisdictions added 62 new buildings and 4,704 new units in 2022, a decline of 25 percent from 2021. The Northern Virginia average (mean) effective rent for a one-bedroom was \$1,874 at the end of 2022.

**Figure 8. 2022 Projects by Number of Units**



Source: CoStar

**Figure 9. Number of New Units of Multifamily Rental Housing by State, 1992 - 2022**



Note: This stacked area chart shows cumulative values.

Source: CoStar

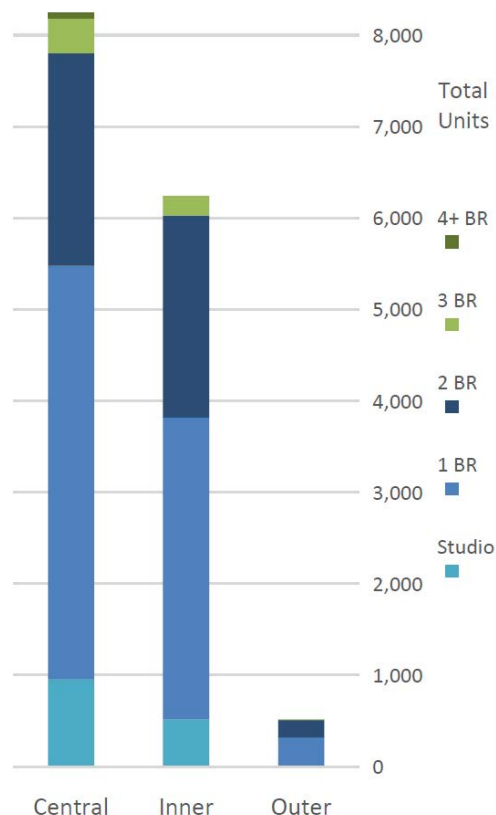
## Multifamily Rental Construction by Regional “Ring”

COG groups jurisdictions into three “rings” for analysis purposes (see Appendix A). The Central Jurisdictions—D.C., Alexandria, and Arlington—added 83 new apartment buildings and 8,242 new units in 2022 (Figure 10). The total number of new rental units in Central Jurisdictions fell by 13 percent from 2021 (Figure 11). At the end of 2022, the average (mean) effective rent for one-bedroom units in Central Jurisdictions was \$1,980.

In 2022, 53 new buildings and 6,239 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 16 percent from 2021 (Figure 11). The average (mean) effective rent for one-bedroom unit in Inner Jurisdictions was \$1,663 per month at the end of 2022.

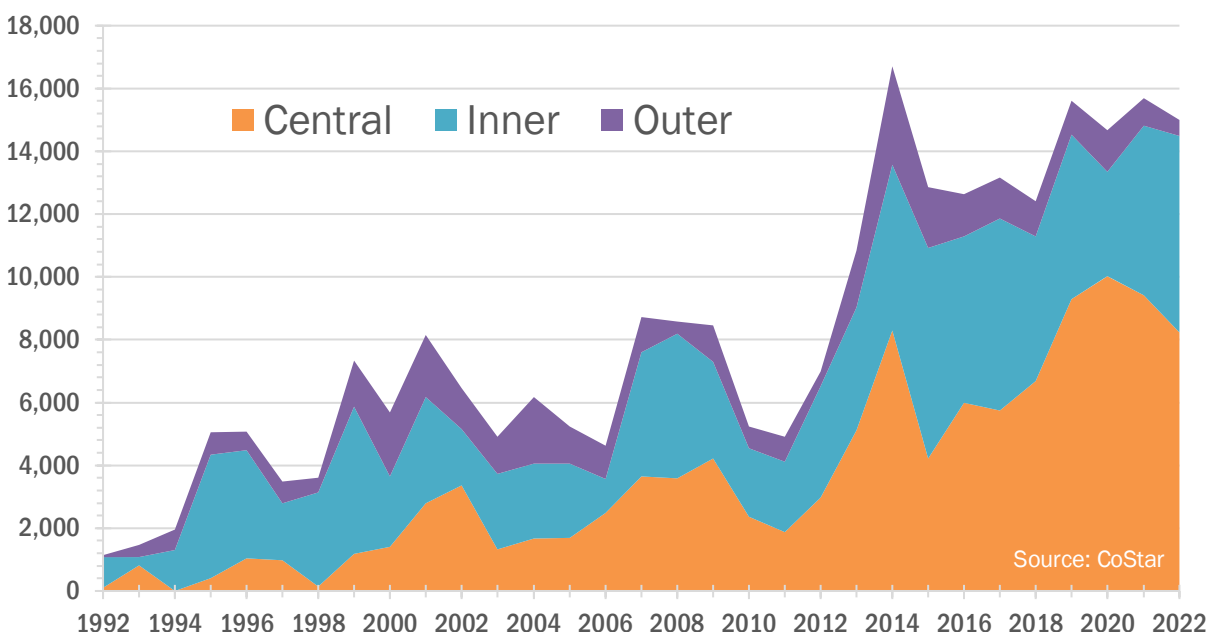
The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 3 buildings and 517 new apartment units in 2022 (Figure 10). New construction fell by 40 percent from 2021 (Figure 11). At the end of 2022, the average (mean) effective rent for one-bedroom units in Outer Jurisdictions was \$1,612 per month.

**Figure 10. 2022 Projects by Number of Units**



Source: CoStar

**Figure 11. Number of New Units of Multifamily Rental Housing by Jurisdictional Groups, 1992 - 2022**



Source: CoStar

Note: This stacked area chart shows cumulative values.

## Multifamily Rental Housing Construction by Jurisdiction

The District of Columbia led COG jurisdictions in construction for the seventh consecutive year—accounting for 43 percent of the region’s new apartments. The 6,507 units built in the District are the third highest annual apartment construction total in its history—surpassed only in 2019 and 2020. Fairfax County had the second most apartment construction with 13 percent of new construction. At the end of 2022, Arlington County had the highest average effective rent for one-bedroom units among jurisdictions, at \$2,073 per month. The City of Takoma Park had the lowest one-bedroom rent, at \$1,186 per month. No new units have been built in Takoma Park since 1983, the longest span of any member-jurisdiction.

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

Jurisdiction	Built Prior to 2022			2022 Completions			Avg. Effective Rent in 1 BR Units at End of 2022
	Buildings	Units	Regional Share	Buildings	Units	Regional Share	
<b>District of Columbia</b>	<b>5,431</b>	<b>164,403</b>	<b>26.4%</b>	<b>55</b>	<b>6,507</b>	<b>43.4%</b>	<b>\$1,979</b>
<b>Suburban Maryland Jurisdictions</b>							
Charles	441	6,239	1.0%	0	0	0.0%	\$1,554
Frederick	697	11,680	1.9%	0	0	0.0%	\$1,467
<i>City of Frederick</i>	<i>459</i>	<i>8,238</i>	<i>1.3%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,441</i>
<i>Rest of County</i>	<i>238</i>	<i>3,442</i>	<i>0.6%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,521</i>
Montgomery	4,084	103,113	16.6%	10	1,906	12.7%	\$1,733
<i>Gaithersburg</i>	<i>542</i>	<i>10,229</i>	<i>1.6%</i>	<i>1</i>	<i>385</i>	<i>2.6%</i>	<i>\$1,662</i>
<i>Rockville</i>	<i>259</i>	<i>10,206</i>	<i>1.6%</i>	<i>2</i>	<i>400</i>	<i>2.7%</i>	<i>\$1,923</i>
<i>Takoma Park</i>	<i>165</i>	<i>2,735</i>	<i>0.4%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,186</i>
<i>Rest of County</i>	<i>3,118</i>	<i>79,943</i>	<i>12.8%</i>	<i>7</i>	<i>1,121</i>	<i>7.5%</i>	<i>\$1,731</i>
Prince George's	6,042	103,939	16.7%	12	1,881	12.5%	\$1,439
<i>Bladensburg</i>	<i>123</i>	<i>2,692</i>	<i>0.4%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,312</i>
<i>Bowie</i>	<i>86</i>	<i>1,993</i>	<i>0.3%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,750</i>
<i>College Park</i>	<i>43</i>	<i>2,149</i>	<i>0.3%</i>	<i>1</i>	<i>393</i>	<i>2.6%</i>	<i>\$1,717</i>
<i>Greenbelt</i>	<i>184</i>	<i>4,978</i>	<i>0.8%</i>	<i>2</i>	<i>354</i>	<i>2.4%</i>	<i>\$1,666</i>
<i>Hyattsville</i>	<i>182</i>	<i>3,919</i>	<i>0.6%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,491</i>
<i>Laurel</i>	<i>250</i>	<i>5,354</i>	<i>0.9%</i>	<i>0</i>	<i>0</i>	<i>0.0%</i>	<i>\$1,575</i>
<i>Rest of County</i>	<i>5,174</i>	<i>82,854</i>	<i>13.3%</i>	<i>9</i>	<i>1,134</i>	<i>7.6%</i>	<i>\$1,394</i>
<b>Maryland subtotal</b>	<b>11,264</b>	<b>224,971</b>	<b>36.1%</b>	<b>22</b>	<b>3,787</b>	<b>25.3%</b>	<b>\$1,581</b>
<b>Northern Virginia Jurisdictions</b>							
Alexandria	1,264	39,728	6.4%	5	909	6.1%	\$1,840
Arlington	1,383	59,168	9.5%	23	826	5.5%	\$2,073
Fairfax	3,717	86,512	13.9%	26	1,977	13.2%	\$1,822
Fairfax City	94	1,682	0.3%	4	403	2.7%	\$1,971
Falls Church	48	2,652	0.4%	1	72	0.5%	\$1,896
Loudoun	579	15,521	2.5%	2	199	1.3%	\$1,790
Manassas City	144	2,579	0.4%	0	0	0.0%	\$1,484
Manassas Park	50	1,560	0.3%	0	0	0.0%	\$1,629
Prince William	1,379	24,042	3.9%	1	318	2.1%	\$1,583
<b>Virginia subtotal</b>	<b>8,658</b>	<b>233,444</b>	<b>37.5%</b>	<b>62</b>	<b>4,704</b>	<b>31.4%</b>	<b>\$1,874</b>
<b>COG Region Total</b>	<b>25,353</b>	<b>622,818</b>	<b>100.0%</b>	<b>139</b>	<b>14,998</b>	<b>100.0%</b>	<b>\$1,804</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>4</sup>

From 2021 to 2022, construction within Activity Centers decreased 11 percent. The NoMa Activity Center in the District of Columbia had the most construction in 2022, with 2,630 units from 11 apartment buildings—almost a fifth of all new construction. The average (mean) effective rent for one-bedroom apartments in Activity Centers was \$1,939 at the end of 2022, 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 2022, 78 percent of new rental units were within an Activity Center; multifamily rental construction has met and surpassed this target every year since its creation.

## Metrorail Station Walksheds

In 2022, 22 of the Washington Metropolitan Area Transit Authority’s 97 Metrorail stations had at least one apartment building built within a half-mile walk from a station entrance, with a total of 6,031 new units from 34 buildings. Construction in station areas declined 18 percent from 2021. The share of total regional construction within a Metro station walkshed dropped from 47 percent in 2021 to 40 percent in 2022.

The NoMa-Gallaudet U station walkshed had the most construction in 2022 with six buildings and 2,094 new apartment units. The average effective rent for one-bedroom apartments within a half-mile walk of a station was \$2,146 at the end of 2022.



Market House at Central Armature Works near the NoMa-Gallaudet Metrorail station (CoStar)

## High-Capacity Transit Station Walksheds

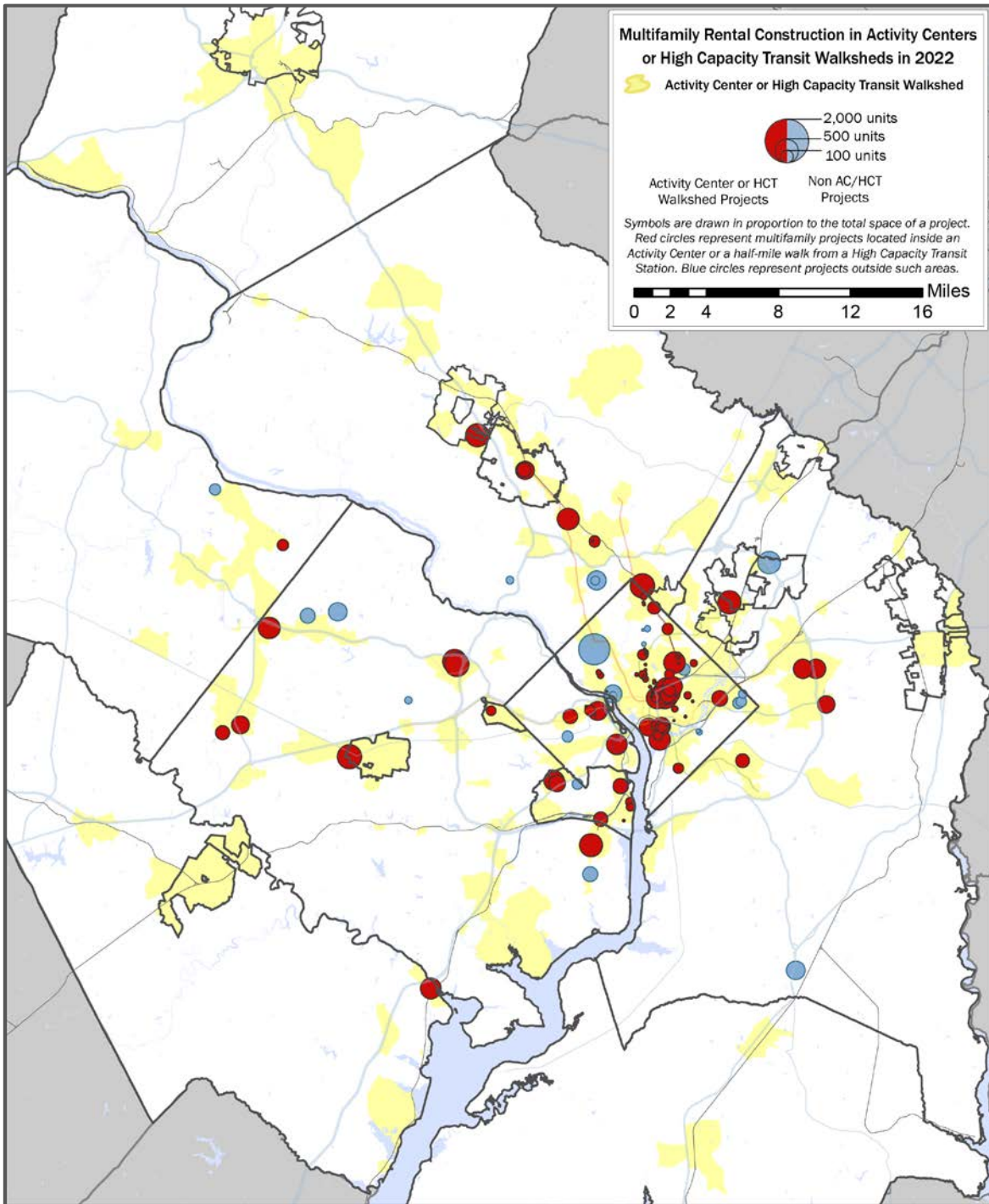
In 2019, the COG Board set housing goals that included a target of constructing 75 percent of new housing in Activity Centers or near one of the region’s High-Capacity Transit Stations Areas (HCTs). Currently, there are [205 HCTs](#) in the COG region—including Metrorail, MARC, and VRE commuter rail, bus rapid transit, and streetcar stations.<sup>5</sup>

<sup>4</sup> See Appendix B for a map of Activity Centers and Appendix C for Activity Center construction totals.

<sup>5</sup> See Appendix D for Metrorail station area construction totals and an explanation of how the walkshed geography was calculated.

In 2022, 80 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 12 years.

**Figure 13**



Source: CoStar, COG

## Construction by Number of Bedrooms in a Unit

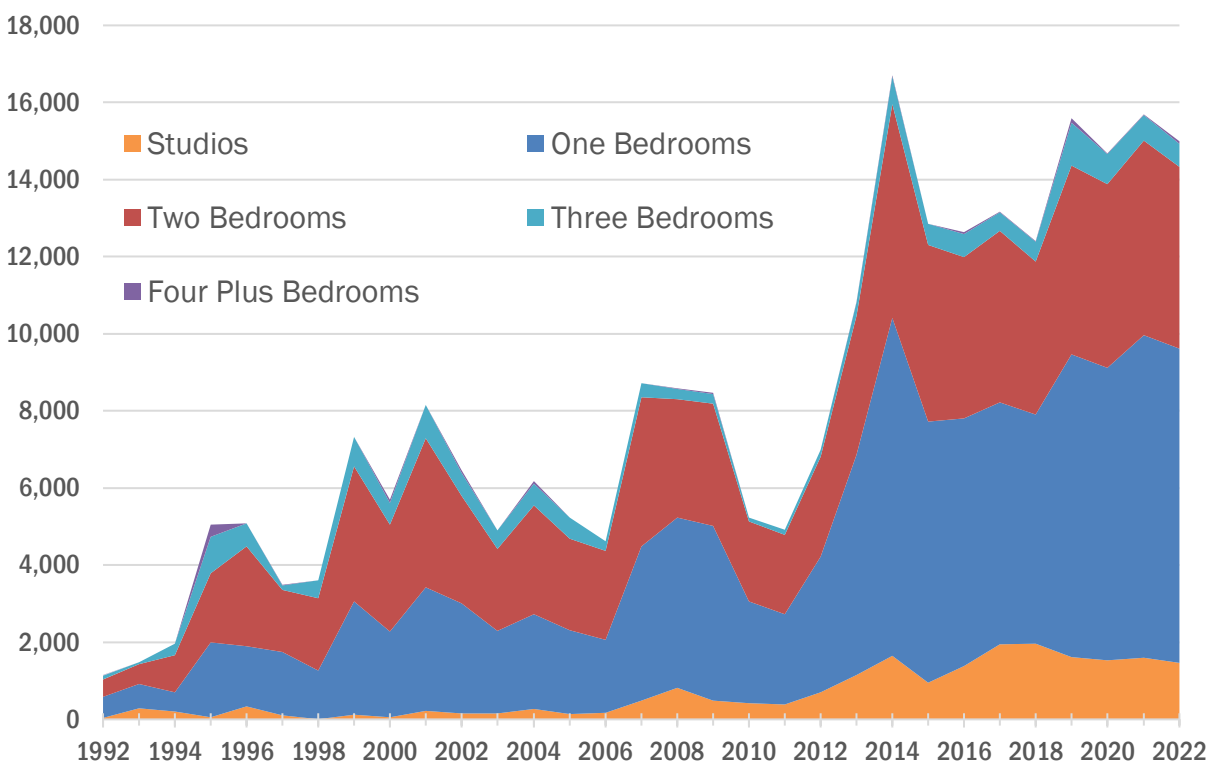
Most apartment units in the region have either one or two-bedrooms, and those two apartment styles continued to be the most common in 2022. The share of studio apartments increased significantly since the beginning of the century, but studio construction peaked in 2018 and has fallen in each year since. The square footage of an average one-bedroom apartment peaked in the mid-2000s and has consistently declined since. 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, 63 percent of new apartments have fewer than two bedrooms.

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

Apartment Type	Prior to 2022		2022	
	Units	Share	Units	Share
Studio	53,675	8.6%	1,469	9.8%
One-Bedroom	273,172	43.9%	8,144	54.3%
Two-Bedrooms	245,761	39.5%	4,725	31.5%
Three-Bedrooms	47,306	7.6%	598	4.0%
Four-Plus Bedrooms	2,904	0.5%	62	0.4%

Source: CoStar

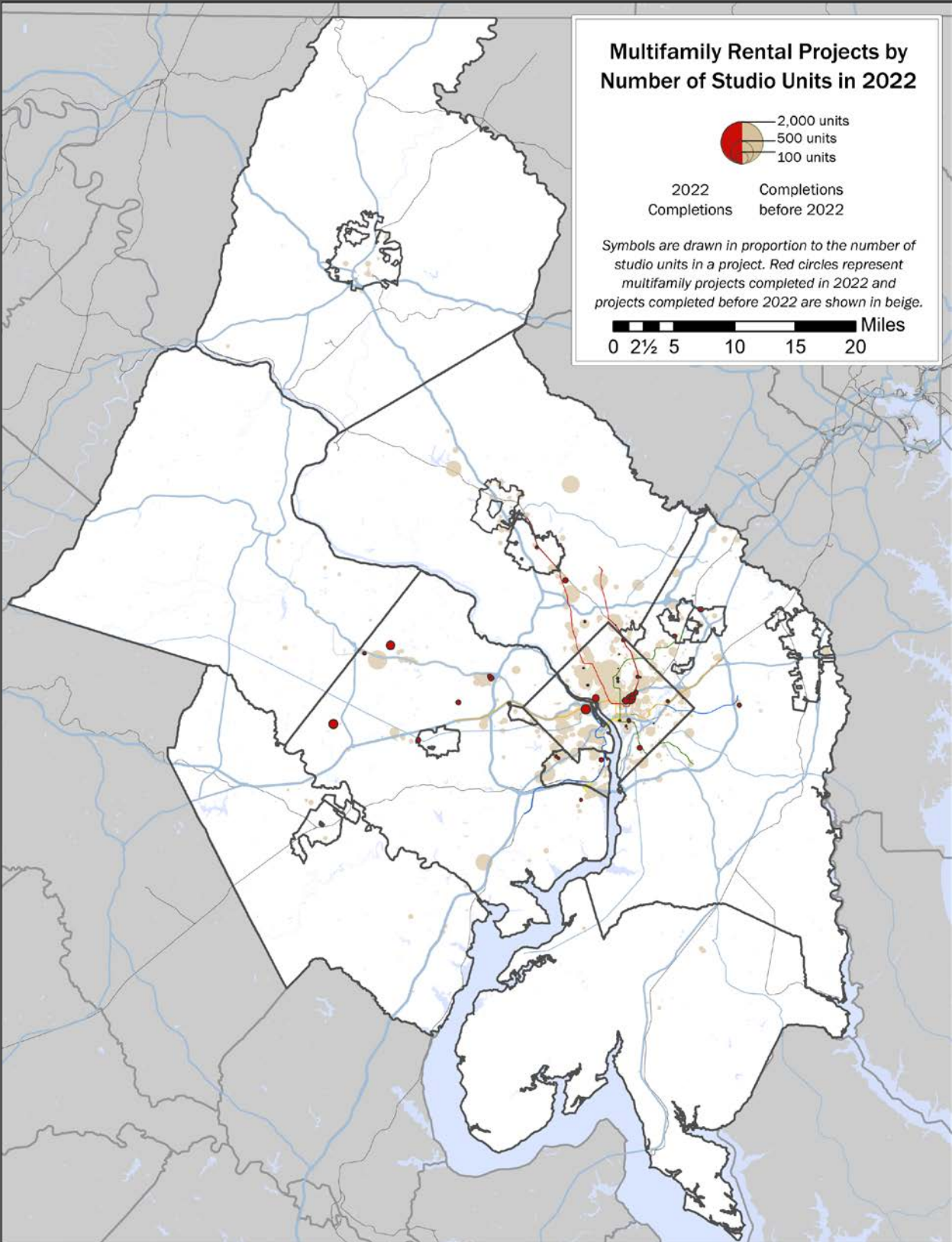
**Figure 15. Number of New Units of Multifamily Rental Housing by Unit Size, 1992 - 2022**



Note: This stacked area chart shows cumulative values.

Source: CoStar

Figure 16

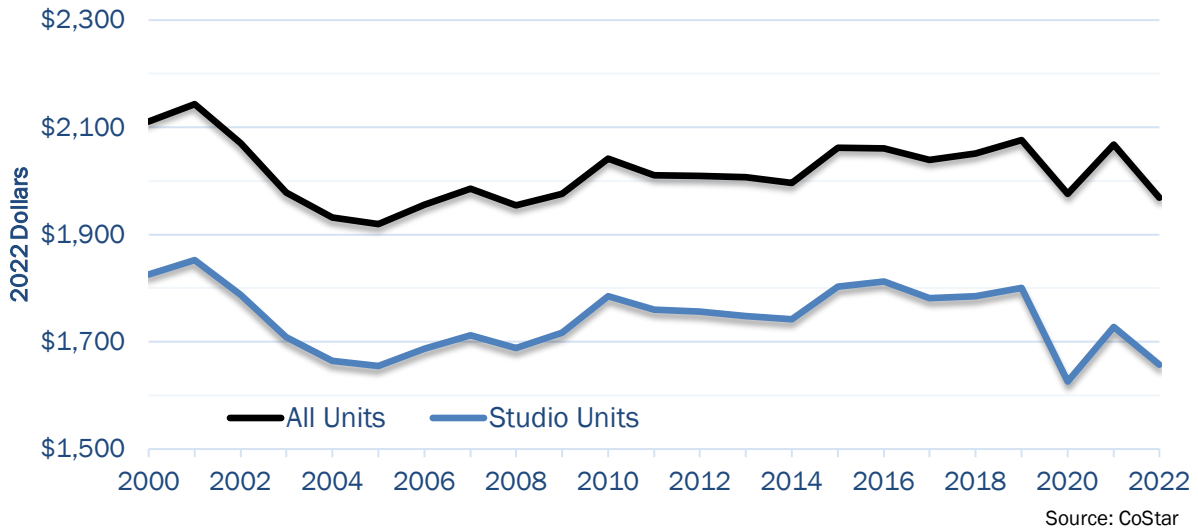


Source: CoStar

# Studio Apartments

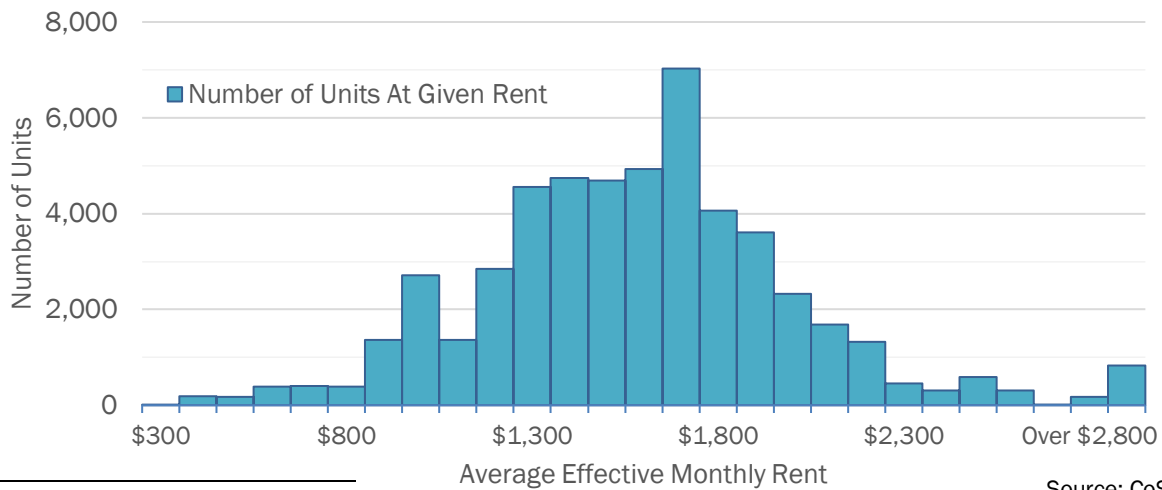
Construction of studio apartments declined by 8 percent from 2021 to 2022. Just under half of the 1,469 studio apartments built in 2022 were located in the District of Columbia. The average effective rent for new studio apartments built in 2022 was \$1,901 per month, and new studio units had an average of 514 square feet in area.

**Figure 17. Inflation-Adjusted Average Effective Rent for Studio Apartments, 2000 - 2022**



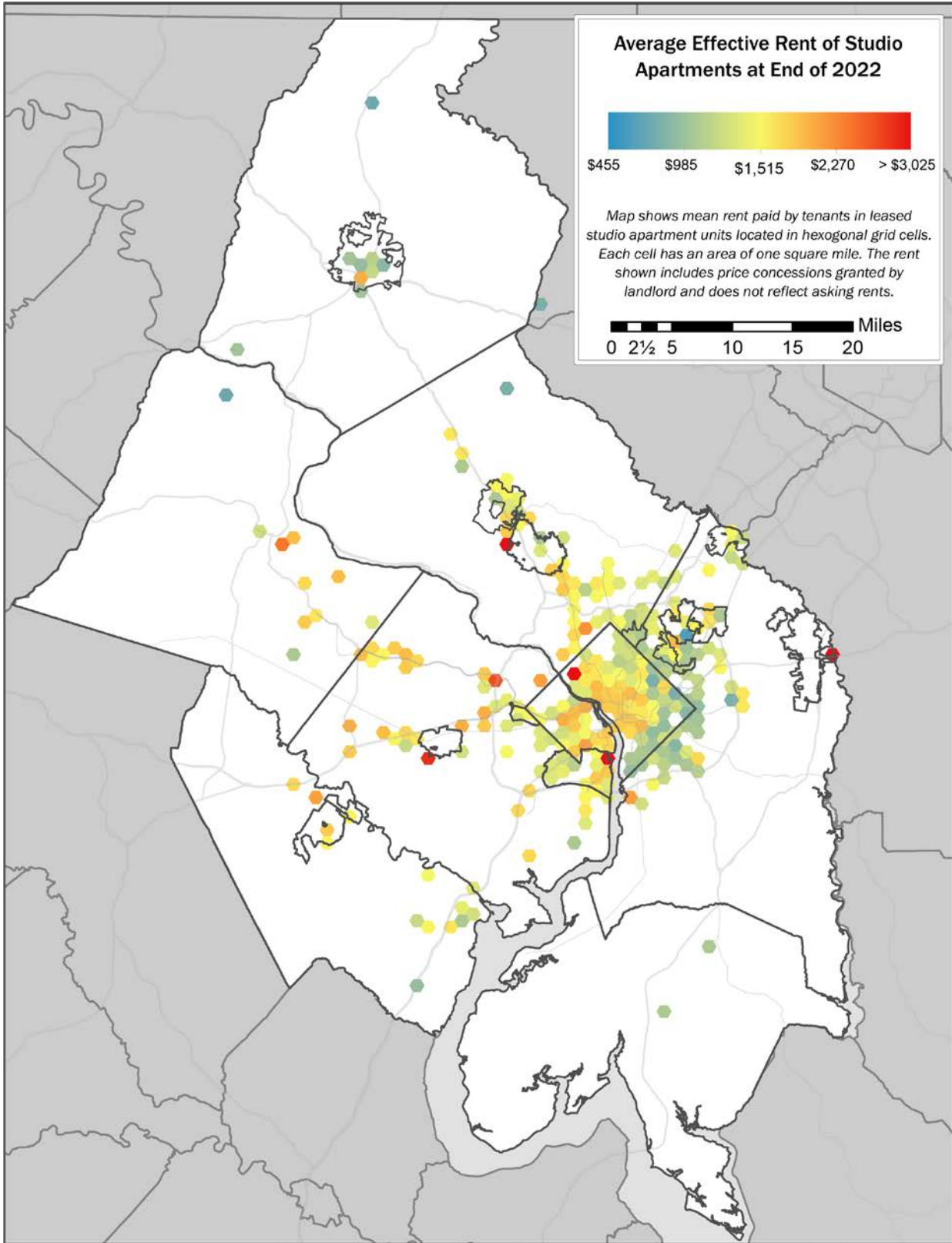
According to data from the American Housing Survey (AHS) and the Bureau of Labor Statistics (BLS), the estimated 2022 median household income for renters of studio units in the Washington Metropolitan Statistical Area was \$72,708 per year. This is above the median income of one-bedroom unit renters, 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 \$1,637 at the end of 2022. The median effective rent in COG jurisdictions is about 27 percent of the median income of a studio renter, suggesting that typical studio renters are cost-burdened in the COG region.<sup>6</sup>

**Figure 18. Effective Rents for Studio Apartments at End of 2022**



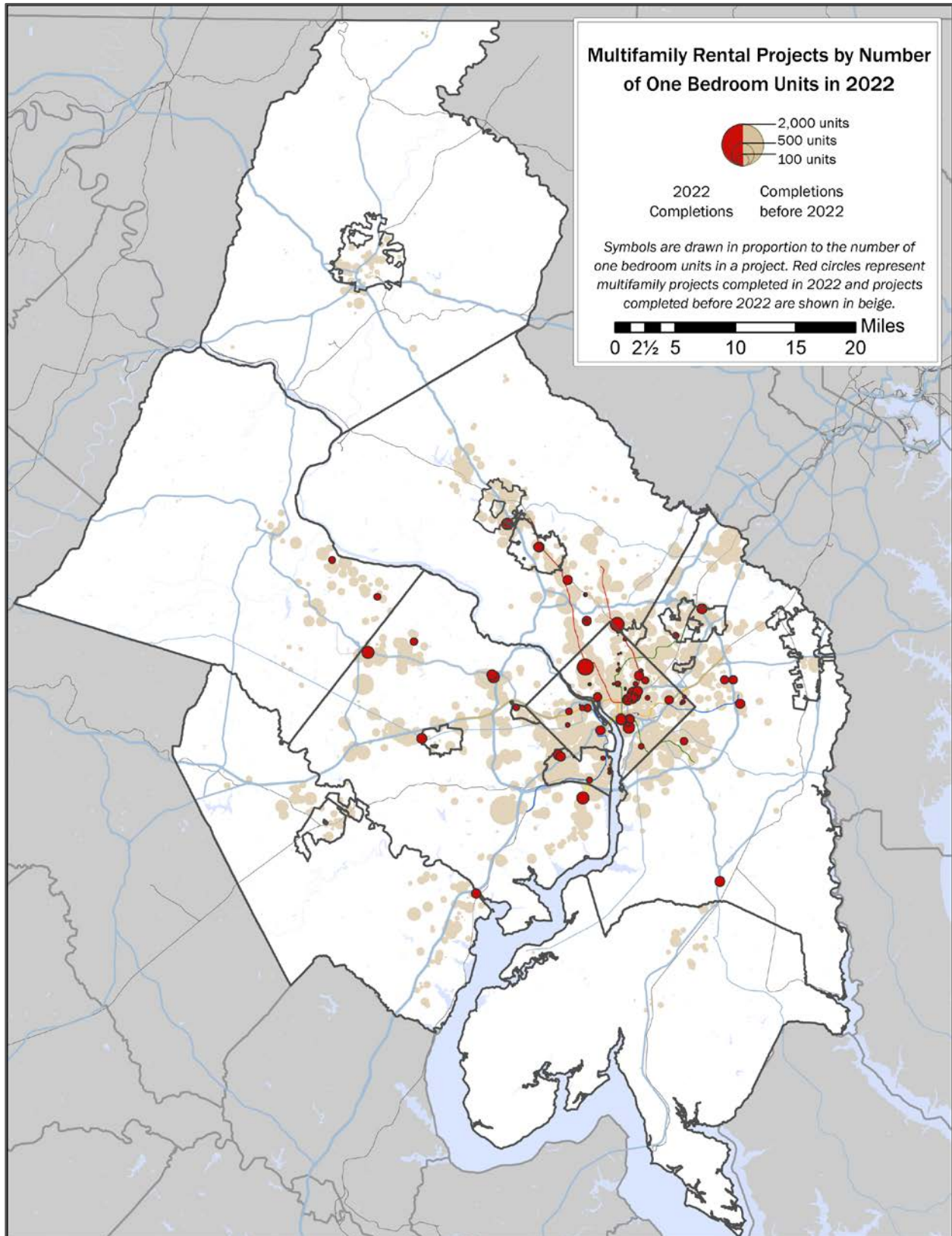
<sup>6</sup> See Appendix G for cost-burdened threshold calculation methodology.

Figure 19



Source: CoStar

Figure 20

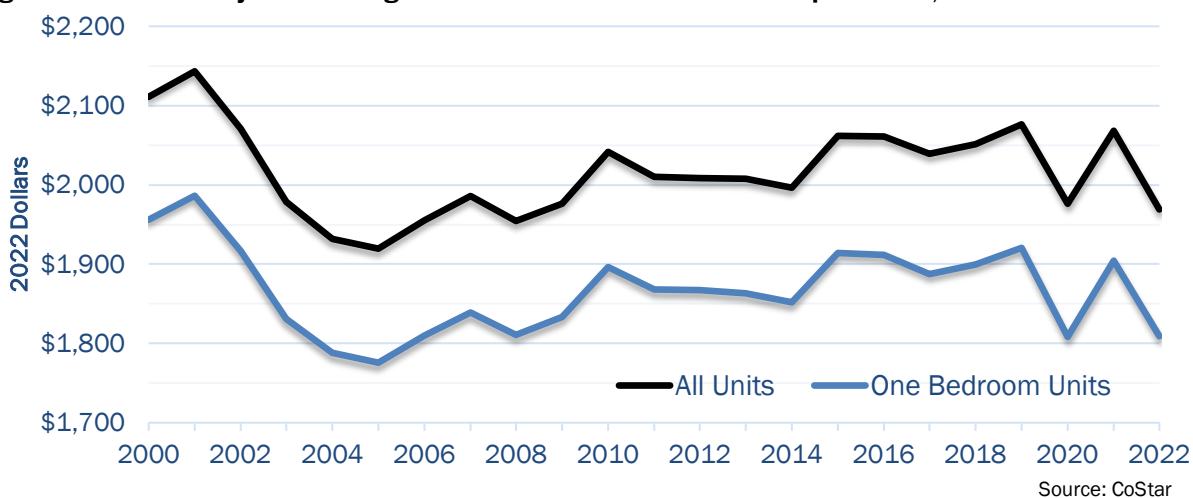


Source: CoStar

## One-Bedroom Apartments

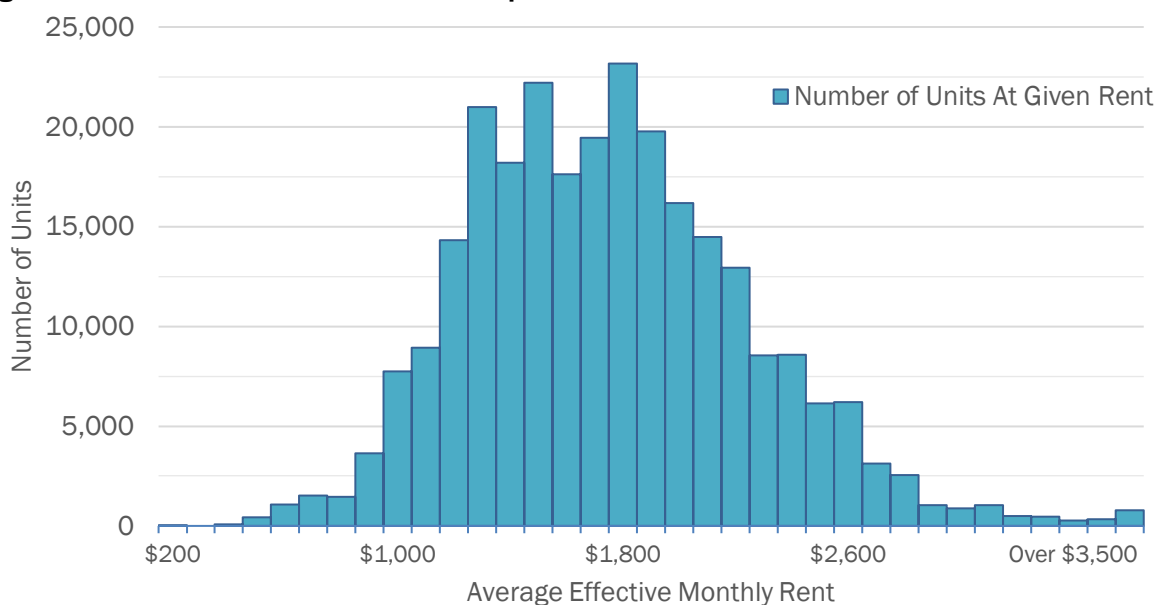
Construction of one-bedroom units fell by 3 percent from 2021 to 2022. One-bedroom apartments remained the most common apartment type built with new 8,145 units—54 percent of total construction. The average effective rent for one-bedroom apartment units built in 2022 was \$2,173 per month and the average area for new one-bedrooms was 706 square feet.

**Figure 21. Inflation-Adjusted Average Effective Rent for One-Bedroom Apartments, 2000 - 2022**



Data from the AHS and BLS places the 2022 median household income for one-bedroom renters in the MSA at approximately \$54,718 per year. The median effective rent in COG jurisdictions is roughly 39 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>7</sup>

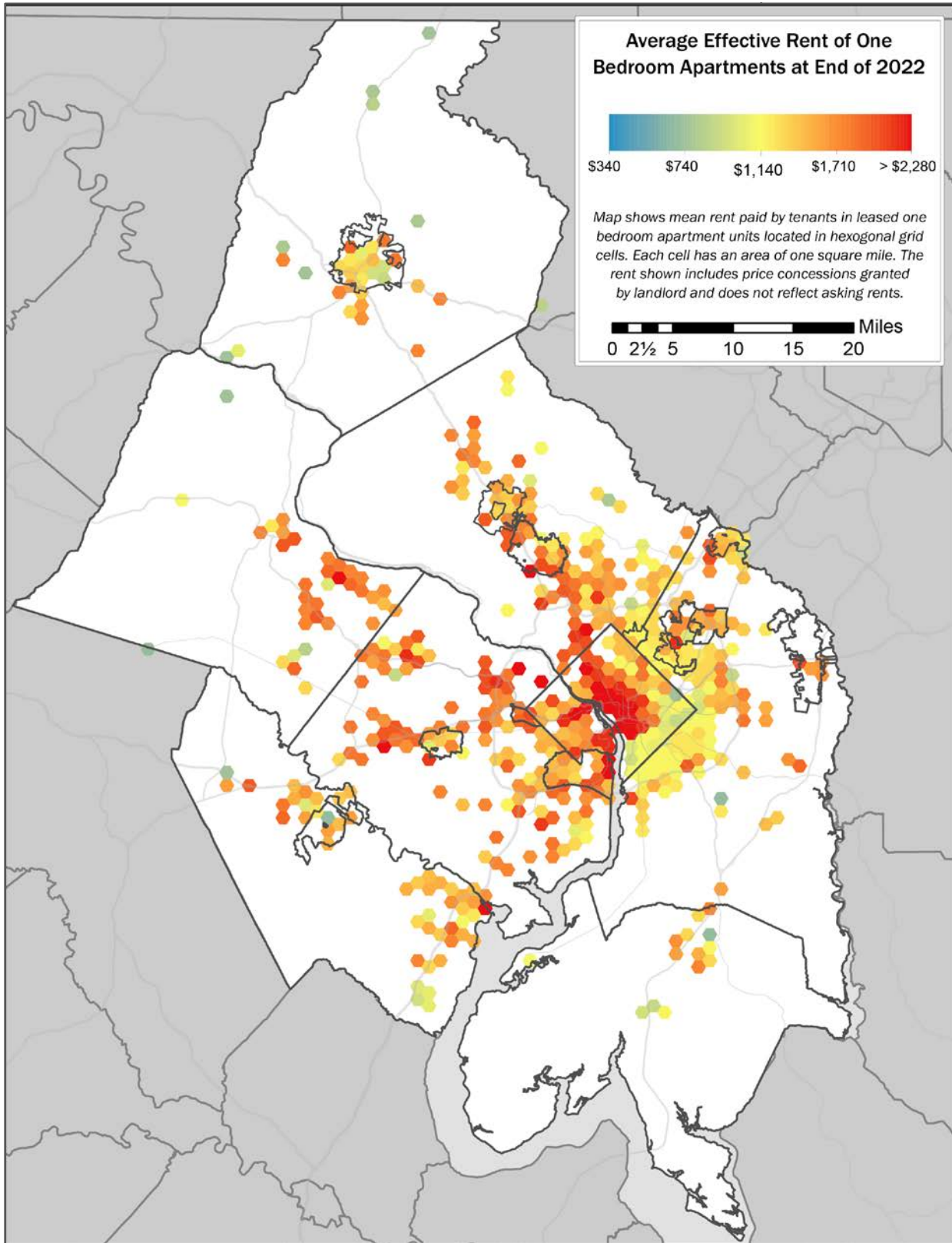
**Figure 22. Effective Rents for One-Bedroom Apartments at End of 2022**



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

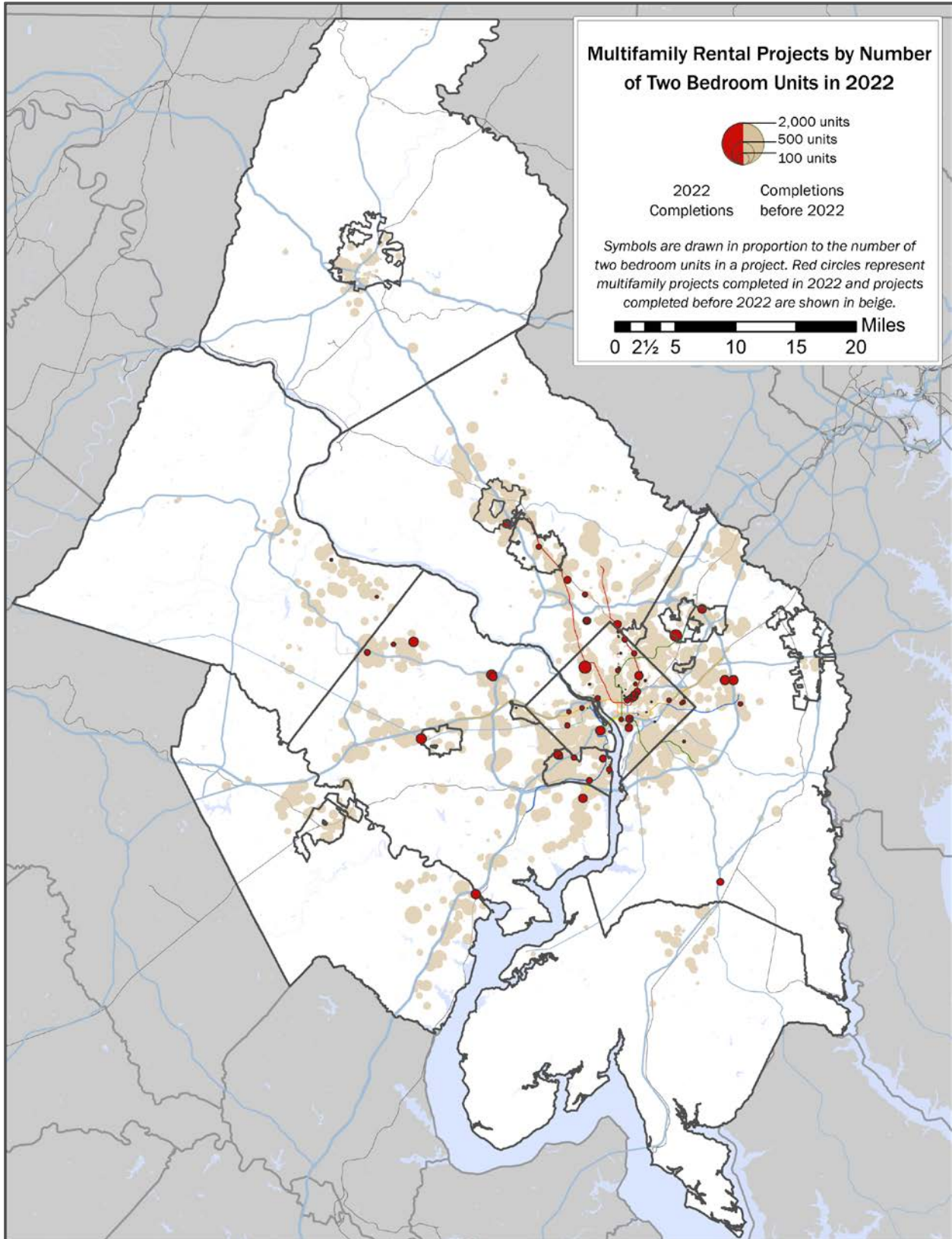


Figure 23



Source: CoStar

Figure 24

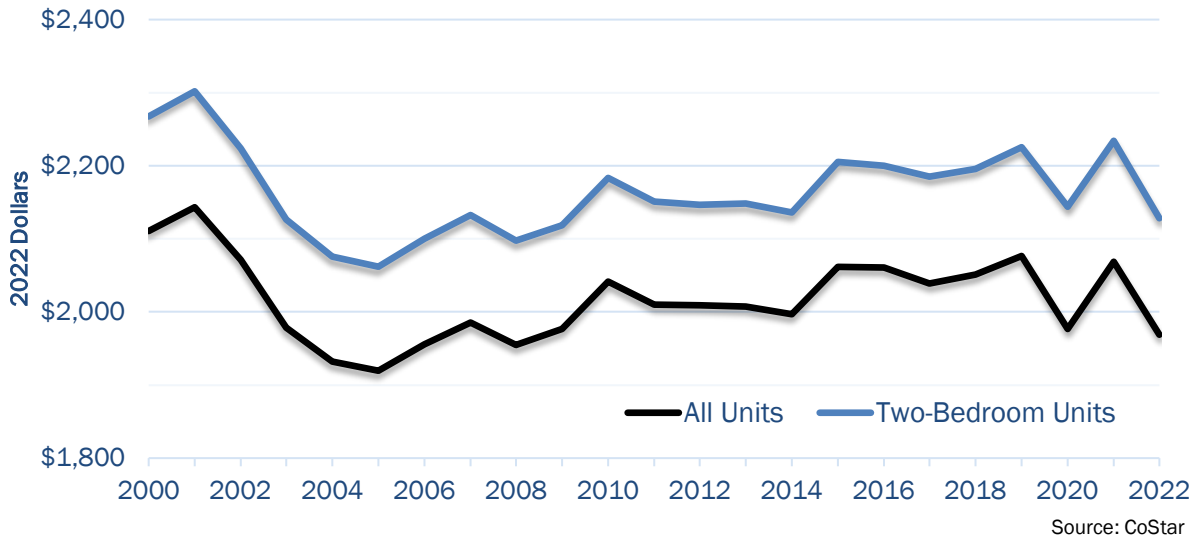


Source: CoStar

## Two-Bedroom Apartments

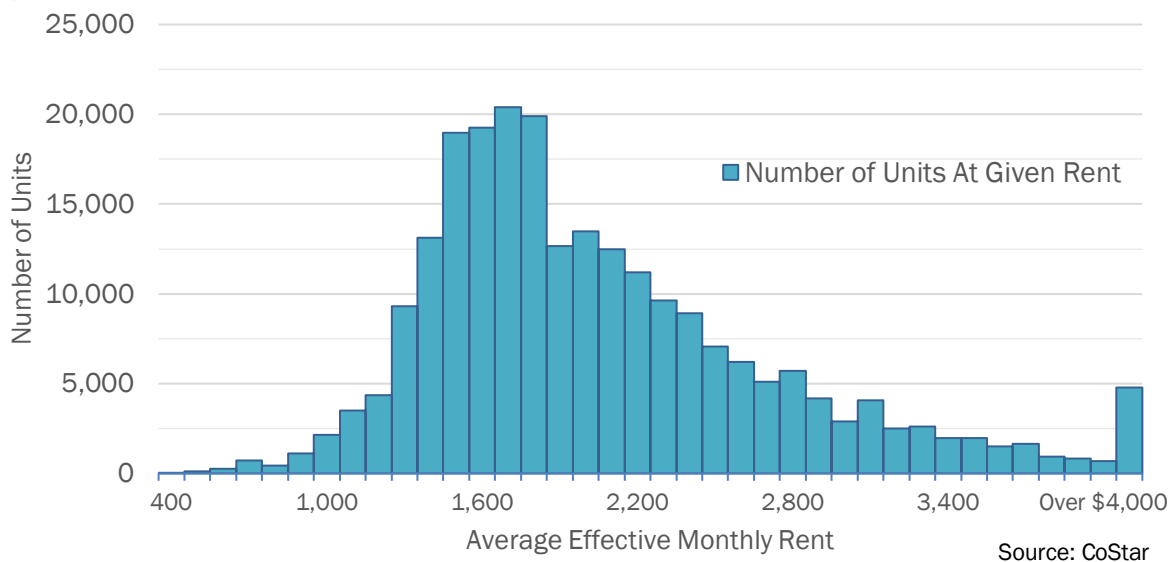
Construction of two-bedroom apartment units declined 6 percent from 2021 to 2022. Two-bedroom units represented 32 percent of all multifamily rental construction, with 4,725 units built. The average effective rent for a two-bedroom unit built in 2022 was \$3,117 and the average area was 1,066 square feet.

**Figure 25. Inflation-Adjusted Average Effective Rent for Two-Bedroom Apartments, 2000 - 2022**



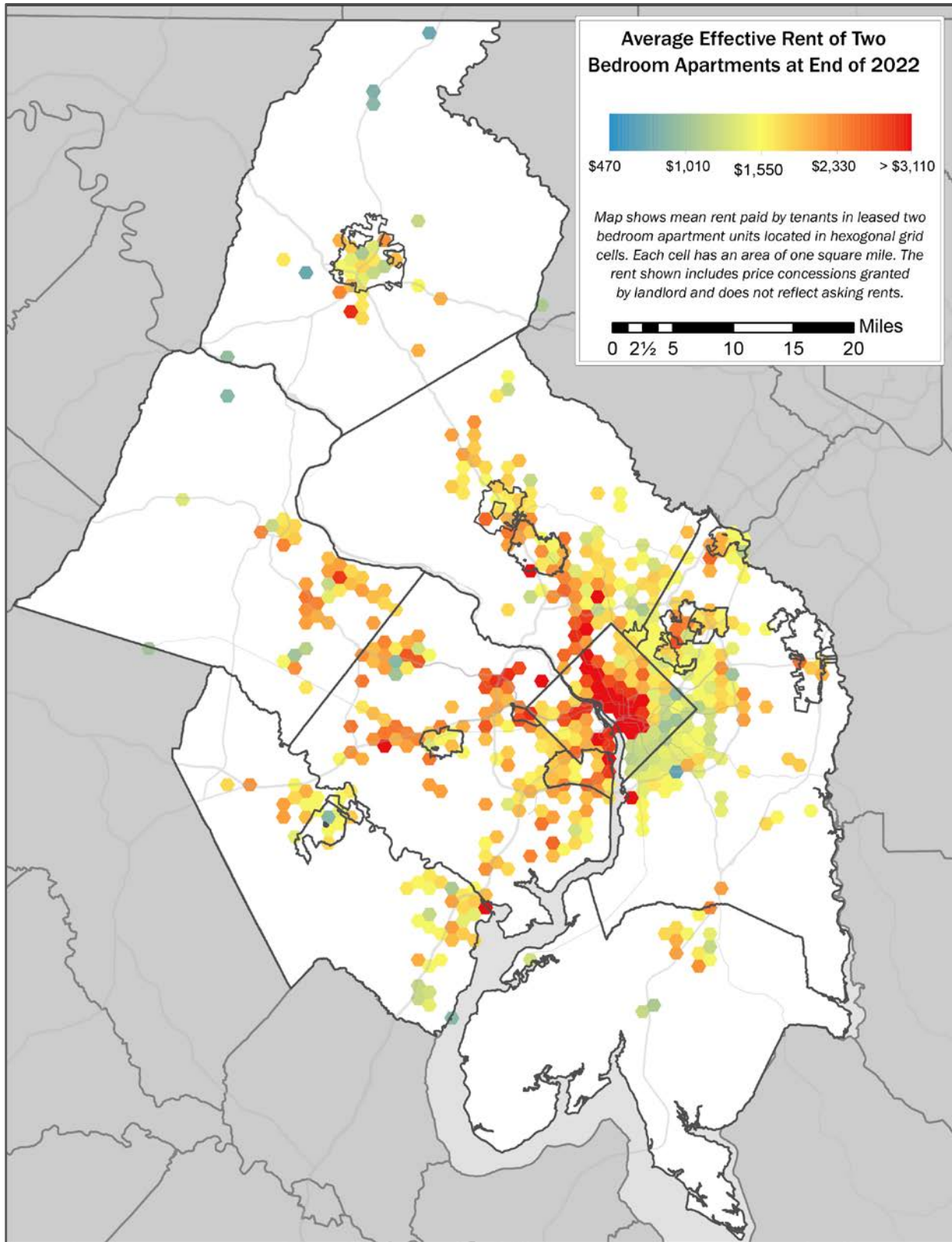
According to data from the AHS and BLS, the estimated median household income in 2022 for renters of two-bedroom units in the Washington Metropolitan Statistical Area was \$74,518 per year. The median effective rent for two-bedroom apartments in the region was \$1,936 at the end of 2022. The median effective rent in COG jurisdictions is approximately 31 percent of the median income of a two-bedroom apartment renter.<sup>8</sup>

**Figure 26. Effective Rents for Two-Bedroom Apartments at End of 2022**



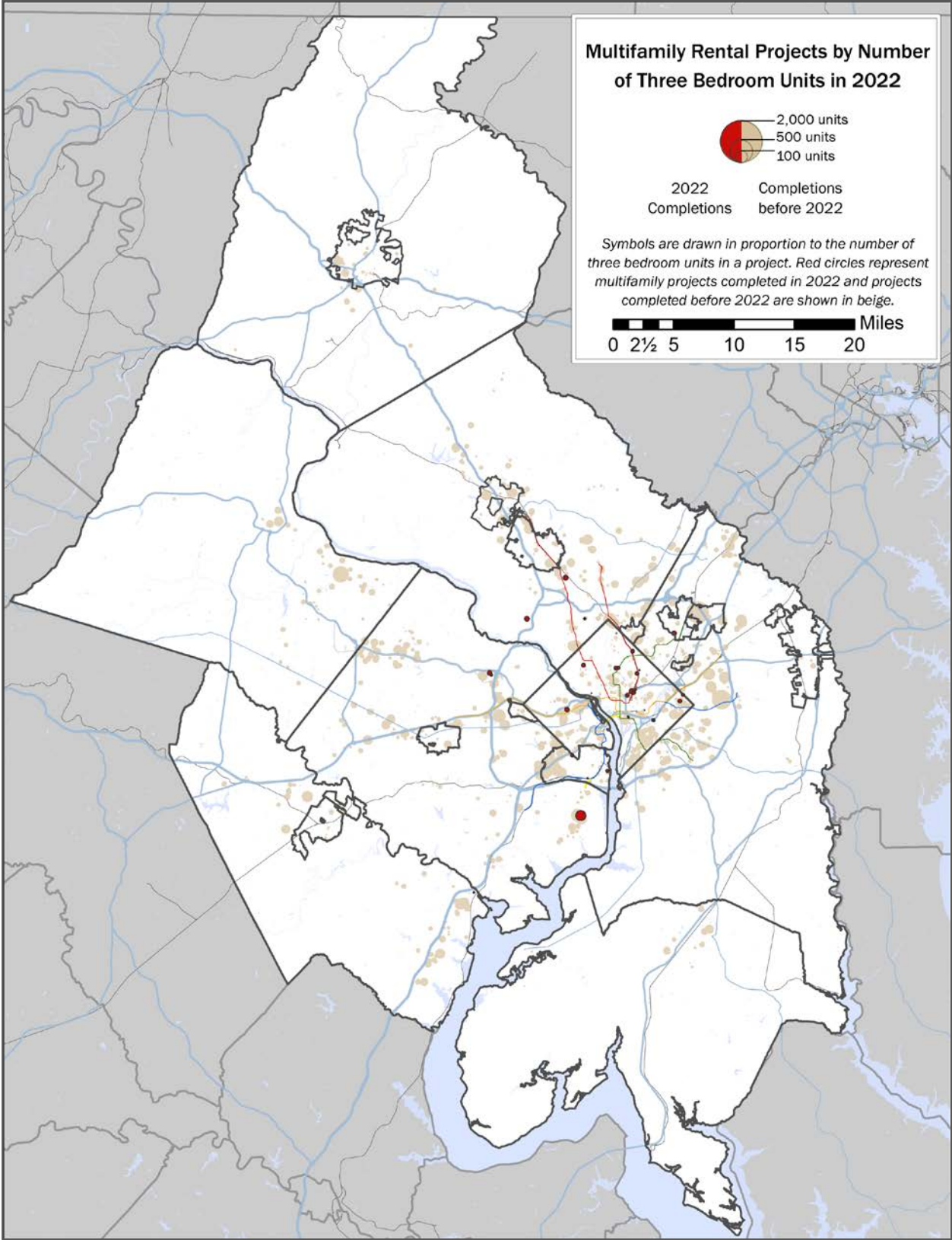
<sup>8</sup> See Appendix G for cost-burdened threshold calculation methodology.

Figure 27



Source: CoStar

Figure 28

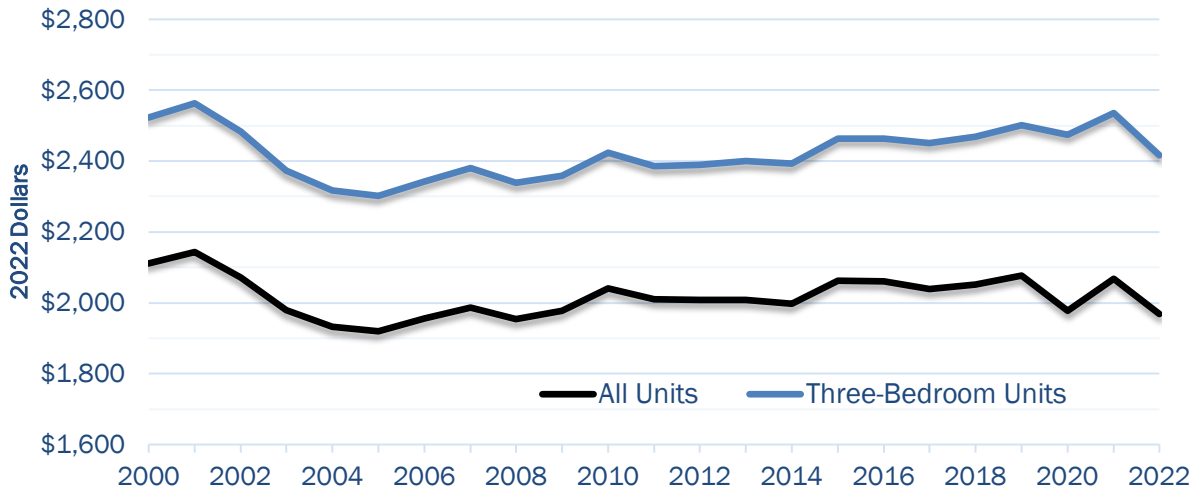


Source: CoStar

## Three-Bedroom Apartments

Construction of three-bedroom units declined by nine percent from 2021 to 2022. The 598 units completed in 2022 accounted for four percent of all new construction in 2022. The average effective rent for new three-bedroom units built in 2022 was \$3,929 per month and the average new three-bedroom unit was 1,307 square feet.

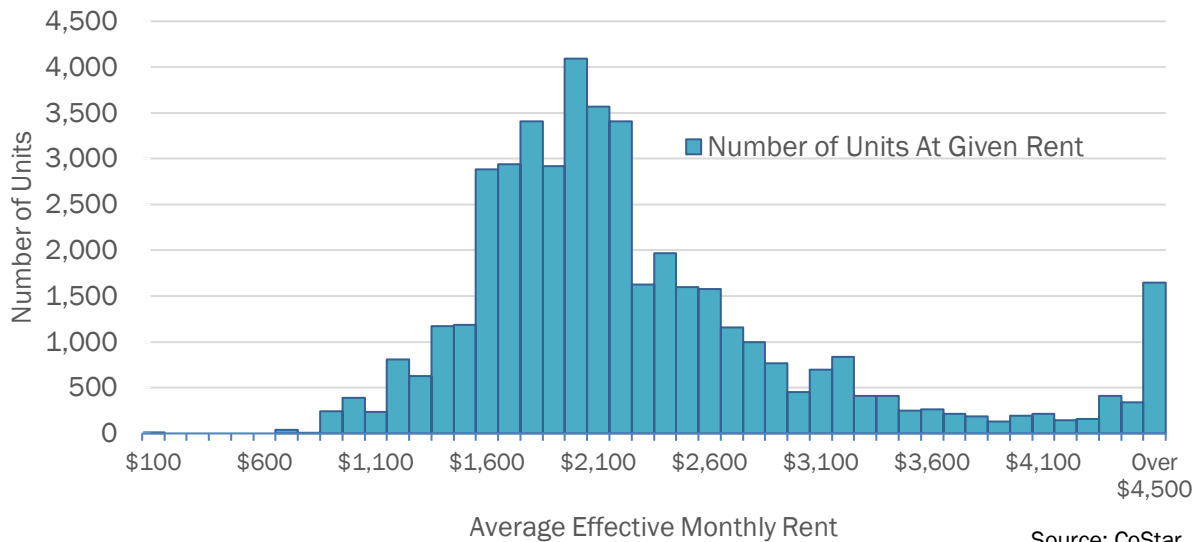
**Figure 29. Inflation-Adjusted Average Effective Rent for Three-Bedroom Apartments, 2000 - 2022**



Source: CoStar

According to data from the AHS and BLS, the median household income in 2022 for renters of three-bedroom units in the Washington Metropolitan Statistical Area was \$84,099 per year. The median effective rent for three-bedroom apartments in the region was \$2,143 at the end of 2022. The median effective rent in COG jurisdictions is roughly 31 percent of the median income of a three-bedroom apartment renter.<sup>9</sup>

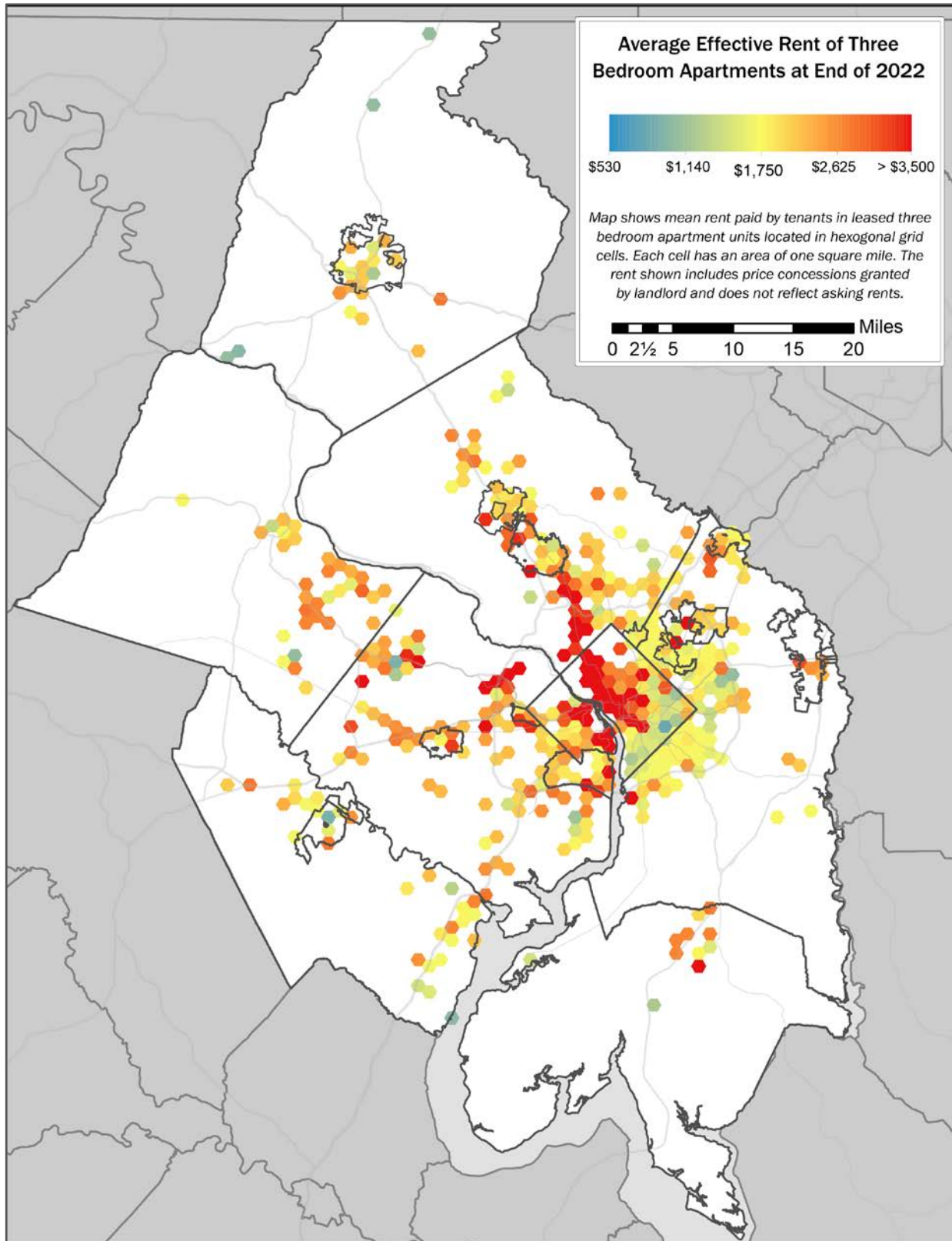
**Figure 30. Effective Rents for Three-Bedroom Apartments at End of 2022**



Source: CoStar

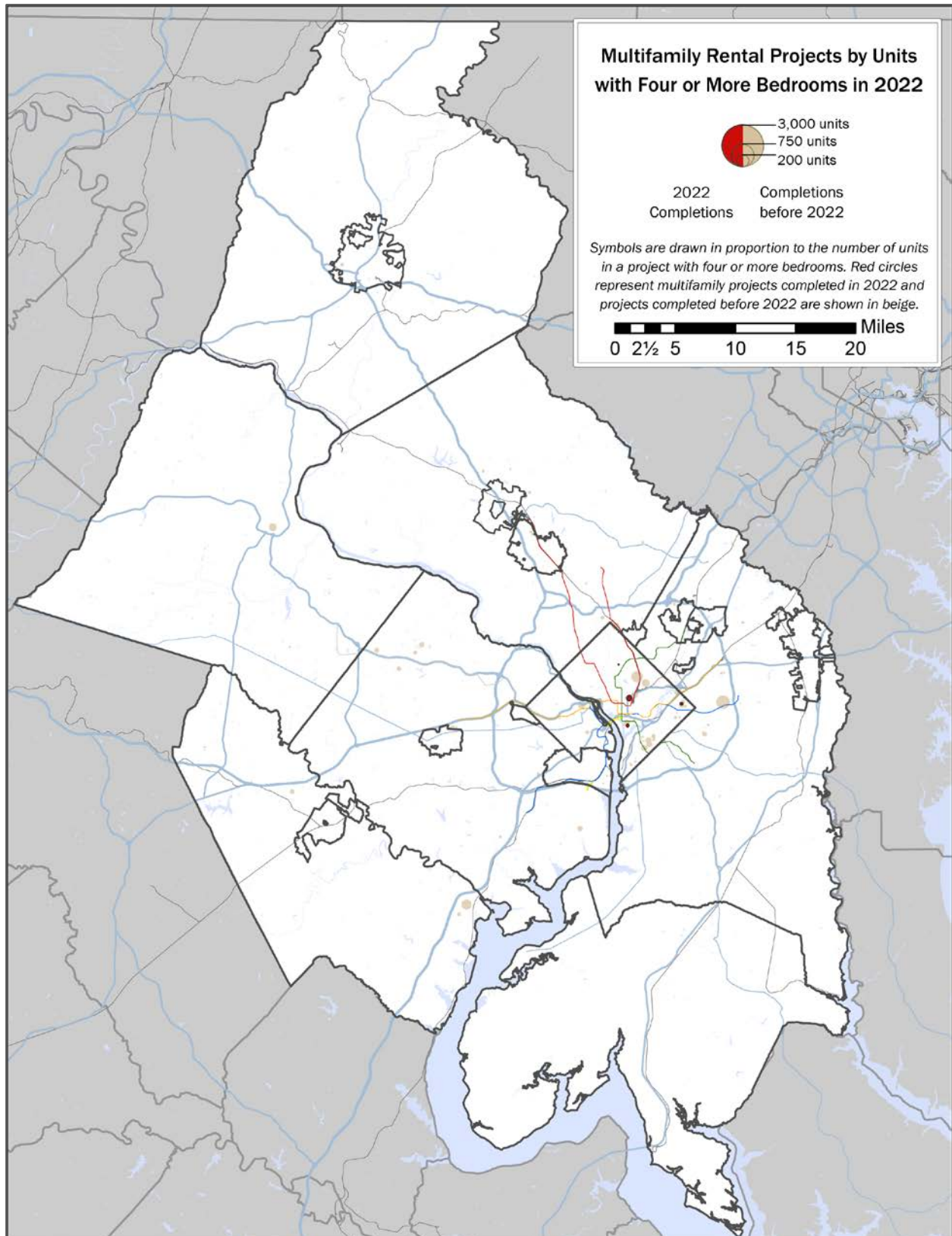
<sup>9</sup> See Appendix G for cost-burdened threshold calculation methodology.

Figure 31



Source: CoStar

Figure 32



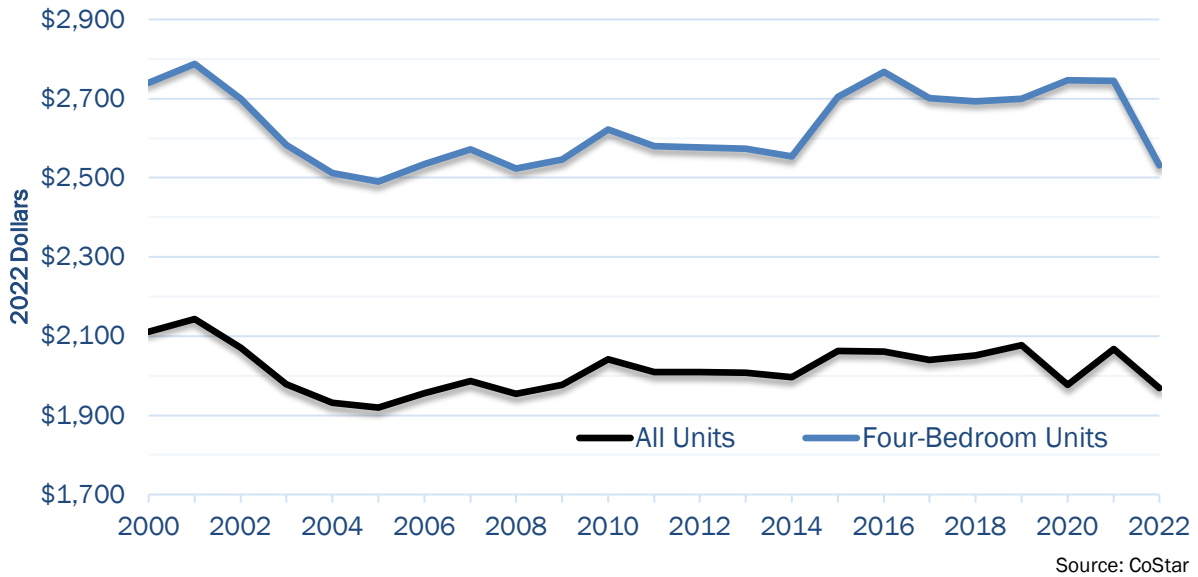
Source: CoSt-ar



## Apartments with Four or More Bedrooms

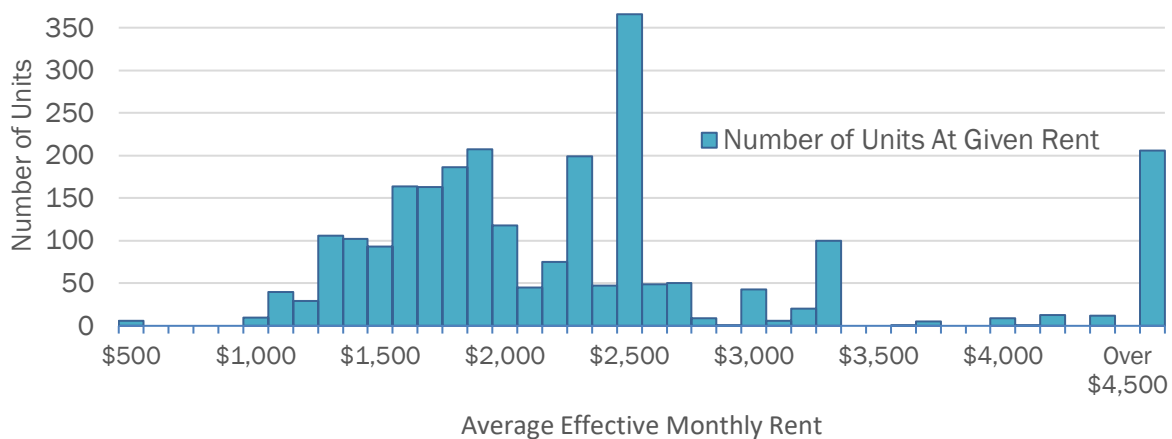
In 2022, 62 apartment units with four or more bedrooms were added to the COG region. The average effective rent for the new four-bedroom units built was \$4,012 per month. These larger apartments are a very small part of the rental market. Over the past five years, the District of Columbia has been the only jurisdiction to have new construction include units with more than three bedrooms, with 237 units with four or more bedrooms coming from 16 different projects.

**Figure 33. Inflation-Adjusted Average Effective Rent for Four-Bedroom Apartments, 2000 - 2022**



According to data from the AHS and BLS, the estimated median household income in 2022 for renters of units with four or more bedrooms in the Washington Metropolitan Statistical Area was \$95,809 per year. The median effective rent for such apartment units in the region was \$2,169 at the end of 2022. The median effective rent in COG jurisdictions is around 27 percent of the median income of a four or more-bedroom apartment renter.<sup>10</sup>

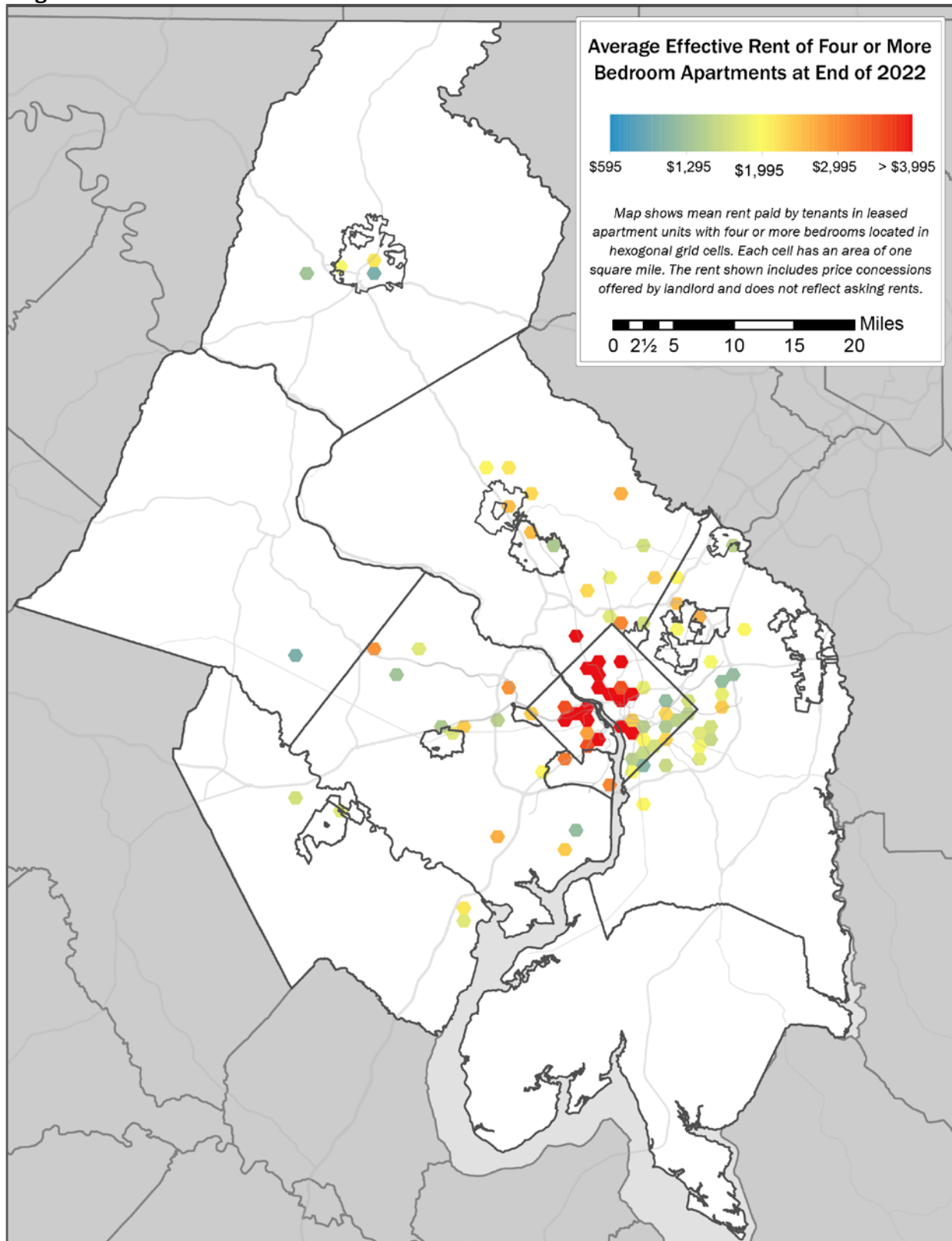
**Figure 34. Effective Rents for Four-Bedroom Apartments at End of 2022**



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

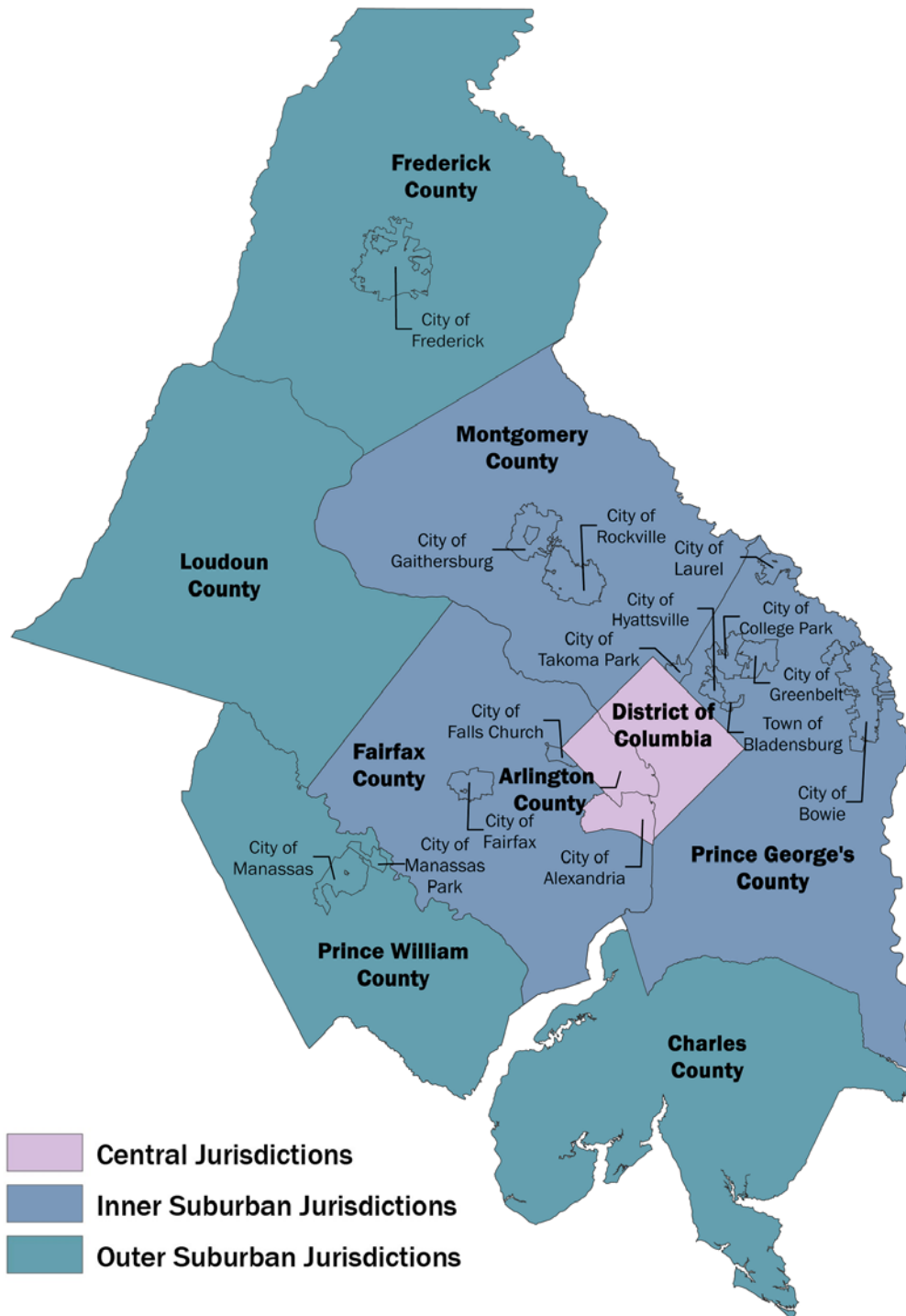
Source: CoStar

Figure 35



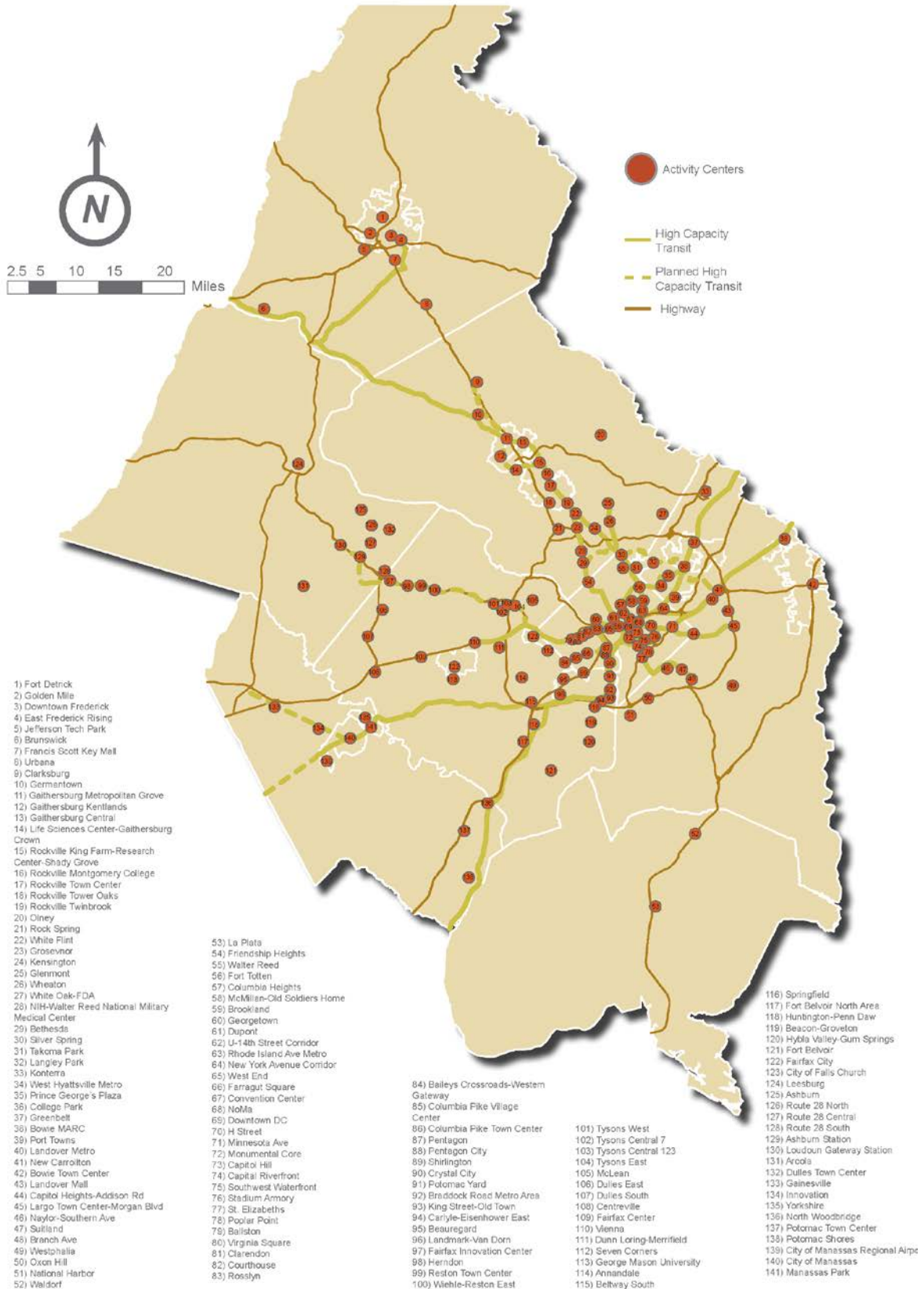
Source: CoStar

# 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 2022			2022 Completions			Average Effective Rent in 1 BR Units at End of 2022
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Annandale	7	45	0.0%	0	0	0.0%	--
Arcola	10	376	0.1%	0	0	0.0%	\$1,704
Ashburn	65	1,978	0.3%	0	0	0.0%	\$1,977
Ashburn Station	91	2,792	0.4%	0	0	0.0%	\$1,907
Baileys Crossroads-Western Gateway	105	5,518	0.9%	0	0	0.0%	\$1,676
Ballston	93	6,063	1.0%	0	0	0.0%	\$2,392
Beacon-Groveton	1	290	0.0%	0	0	0.0%	\$1,813
Beauregard	284	9,002	1.4%	2	512	3.4%	\$1,772
Beltway South	7	498	0.1%	0	0	0.0%	\$1,790
Bethesda	169	9,118	1.5%	0	0	0.0%	\$2,066
Bowie MARC	0	0	0.0%	0	0	0.0%	--
Bowie Town Center	86	1,993	0.3%	0	0	0.0%	\$1,750
Braddock Road Metro Area	69	3,896	0.6%	0	0	0.0%	\$2,350
Branch Ave	51	960	0.2%	0	0	0.0%	\$1,319
Brookland	65	1,254	0.2%	3	365	2.4%	\$1,822
Brunswick	9	140	0.0%	0	0	0.0%	\$1,050
Capitol Heights-Addison Rd	97	1,108	0.2%	0	0	0.0%	\$1,035
Capitol Hill	96	1,511	0.2%	1	30	0.2%	\$2,358
Capitol Riverfront	41	2,199	0.4%	1	7	0.0%	\$2,225
Carlyle-Eisenhower East	35	4,652	0.7%	1	150	1.0%	\$2,141
Centreville	101	2,897	0.5%	0	0	0.0%	\$1,913
City of Falls Church	52	2,898	0.5%	1	72	0.5%	\$1,922
City of Manassas	144	2,579	0.4%	0	0	0.0%	\$1,484
City of Manassas Regional Airport	0	0	0.0%	0	0	0.0%	--
Clarendon	26	2,274	0.4%	0	0	0.0%	\$2,479
Clarksburg	40	732	0.1%	0	0	0.0%	\$1,822
College Park	7	320	0.1%	1	393	2.6%	\$1,903
Columbia Heights	312	12,236	2.0%	0	0	0.0%	\$1,971
Columbia Pike Town Center	154	4,561	0.7%	0	0	0.0%	\$1,769
Columbia Pike Village Center	150	3,364	0.5%	0	0	0.0%	\$1,588
Courthouse	79	5,829	0.9%	0	0	0.0%	\$2,241
Crystal City	32	8,361	1.3%	1	306	2.0%	\$2,222

Activity Center	Built Prior to 2022			2022 Completions			Average Effective Rent in 1 BR Units at End of 2022
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Downtown DC	98	10,358	1.7%	2	398	2.7%	\$2,224
Downtown Frederick	111	1,769	0.3%	0	0	0.0%	\$1,225
Dulles East	1	342	0.1%	0	0	0.0%	\$1,898
Dulles South	16	883	0.1%	0	0	0.0%	\$2,334
Dulles Town Center	41	1,622	0.3%	1	98	0.7%	\$1,793
Dunn Loring-Merrifield	166	4,763	0.8%	0	0	0.0%	\$1,917
Dupont	200	8,052	1.3%	0	0	0.0%	\$2,566
East Frederick Rising	14	219	0.0%	0	0	0.0%	\$1,049
Fairfax Center	222	7,119	1.1%	0	0	0.0%	\$1,865
Fairfax City	94	1,682	0.3%	4	403	2.7%	\$1,971
Fairfax Innovation Center	99	3,851	0.6%	1	344	2.3%	\$1,895
Farragut Square	36	3,954	0.6%	0	0	0.0%	\$2,529
Fort Belvoir	4	370	0.1%	0	0	0.0%	\$1,747
Fort Belvoir North Area	0	0	0.0%	0	0	0.0%	--
Fort Detrick	39	739	0.1%	0	0	0.0%	\$1,358
Fort Totten	44	2,052	0.3%	0	0	0.0%	\$1,843
Francis Scott Key Mall	25	159	0.0%	0	0	0.0%	\$1,446
Friendship Heights	15	2,336	0.4%	0	0	0.0%	\$2,128
Gainesville	1	200	0.0%	0	0	0.0%	\$2,025
Gaithersburg Central	188	3,468	0.6%	0	0	0.0%	\$1,496
Gaithersburg Kentlands	25	712	0.1%	0	0	0.0%	\$2,037
Gaithersburg Metropolitan Grove	71	1,215	0.2%	0	0	0.0%	\$1,678
George Mason University	0	0	0.0%	0	0	0.0%	--
Georgetown	132	1,470	0.2%	1	36	0.2%	\$1,810
Germantown	290	5,116	0.8%	0	0	0.0%	\$1,532
Glenmont	111	1,487	0.2%	0	0	0.0%	\$1,744
Golden Mile	238	3,823	0.6%	0	0	0.0%	\$1,455
Greenbelt	80	3,200	0.5%	0	0	0.0%	\$1,633
Grosvenor	14	1,508	0.2%	0	0	0.0%	\$1,950
H Street	234	4,177	0.7%	0	0	0.0%	\$1,541
Herndon	65	2,580	0.4%	0	0	0.0%	\$1,865
Huntington-Penn Daw	85	2,706	0.4%	1	400	2.7%	\$1,764
Hybla Valley-Gum Springs	10	294	0.0%	0	0	0.0%	\$1,028
Innovation	34	248	0.0%	0	0	0.0%	--
Jefferson Tech Park	6	228	0.0%	0	0	0.0%	\$1,791
Kensington	31	634	0.1%	2	100	0.7%	\$1,936

Activity Center	Built Prior to 2022			2022 Completions			Average Effective Rent in 1 BR Units at End of 2022
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
King Street-Old Town	50	606	0.1%	0	0	0.0%	\$1,394
Konterra	11	419	0.1%	0	0	0.0%	\$2,110
La Plata	43	416	0.1%	0	0	0.0%	\$1,175
Landmark-Van Dorn	146	7,703	1.2%	0	0	0.0%	\$1,668
Landover Mall	144	2,595	0.4%	6	536	3.6%	\$1,553
Landover Metro	157	2,684	0.4%	0	0	0.0%	\$1,275
Langley Park	368	4,177	0.7%	0	0	0.0%	\$1,394
Largo Town Center-Morgan Blvd	151	3,175	0.5%	1	218	1.5%	\$1,705
Leesburg	61	1,558	0.3%	0	0	0.0%	\$1,570
Life Sciences Center-Gaithersburg Crown	101	4,039	0.6%	1	385	2.6%	\$1,959
Loudoun Gateway Station	0	0	0.0%	0	0	0.0%	--
Manassas Park	50	1,560	0.3%	0	0	0.0%	\$1,629
McLean	1	256	0.0%	0	0	0.0%	\$2,316
McMillan-Old Soldiers Home	41	563	0.1%	0	0	0.0%	\$1,397
Minnesota Ave	217	4,886	0.8%	1	191	1.3%	\$1,207
Monumental Core	35	3,344	0.5%	1	255	1.7%	\$2,458
National Harbor	1	262	0.0%	0	0	0.0%	\$2,091
Naylor-Southern Ave	81	2,659	0.4%	0	0	0.0%	\$1,246
New Carrollton	145	3,225	0.5%	0	0	0.0%	\$1,514
New York Avenue Corridor	41	1,477	0.2%	0	0	0.0%	\$1,498
NIH-Walter Reed Nat'l Mil Medical Ctr	0	0	0.0%	0	0	0.0%	--
NoMa	137	12,788	2.1%	11	2,630	17.5%	\$2,229
North Woodbridge	17	818	0.1%	1	318	2.1%	\$1,934
Olney	32	321	0.1%	0	0	0.0%	\$1,397
Oxon Hill	36	702	0.1%	0	0	0.0%	\$1,539
Pentagon	0	0	0.0%	0	0	0.0%	--
Pentagon City	18	5,486	0.9%	0	0	0.0%	\$2,246
Poplar Point	184	3,678	0.6%	0	0	0.0%	\$1,190
Port Towns	49	678	0.1%	0	0	0.0%	\$1,445
Potomac Shores	73	1,206	0.2%	0	0	0.0%	\$1,492
Potomac Town Center	7	1,232	0.2%	0	0	0.0%	\$1,940
Potomac Yard	31	2,589	0.4%	1	166	1.1%	\$2,177
Prince George's Plaza	67	3,090	0.5%	0	0	0.0%	\$1,651
Reston Town Center	9	1,966	0.3%	0	0	0.0%	\$2,341
Rhode Island Ave Metro	69	4,331	0.7%	1	74	0.5%	\$1,528
Rock Spring	24	672	0.1%	0	0	0.0%	\$1,938
Rockville King Farm-Research Ctr-Shady Grove	46	2,323	0.4%	0	0	0.0%	\$1,875
Rockville Montgomery College	24	331	0.1%	0	0	0.0%	\$1,656

Activity Center	Built Prior to 2022			2022 Completions			Average Effective Rent in 1 BR Units at End of 2022
	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%	2	400	2.7%	\$1,875
Rockville Twinbrook	71	4,093	0.7%	0	0	0.0%	\$1,679
Rosslyn	83	4,794	0.8%	1	263	1.8%	\$2,307
Route 28 Central	0	0	0.0%	0	0	0.0%	--
Route 28 North	2	429	0.1%	0	0	0.0%	\$1,938
Route 28 South	0	0	0.0%	0	0	0.0%	--
Seven Corners	137	1,395	0.2%	0	0	0.0%	\$1,560
Shirlington	20	1,619	0.3%	0	0	0.0%	\$2,100
Silver Spring	258	14,484	2.3%	1	406	2.7%	\$1,731
Southwest Waterfront	127	12,480	2.0%	4	825	5.5%	\$2,377
Springfield	57	1,198	0.2%	0	0	0.0%	\$1,918
St. Elizabeth's	116	2,445	0.4%	0	0	0.0%	\$1,113
Stadium Armory	140	2,436	0.4%	1	8	0.1%	\$1,742
Suitland	251	3,589	0.6%	1	137	0.9%	\$1,321
Takoma Park	77	1,943	0.3%	0	0	0.0%	\$1,259
Tysons Central 123	49	3,605	0.6%	2	823	5.5%	\$2,154
Tysons Central 7	18	1,152	0.2%	0	0	0.0%	\$2,253
Tysons East	82	1,568	0.3%	0	0	0.0%	\$1,970
Tysons West	3	1,101	0.2%	0	0	0.0%	\$1,820
U-14th Street Corridor	196	8,940	1.4%	2	72	0.5%	\$2,314
Urbana	8	355	0.1%	0	0	0.0%	\$1,830
Vienna	14	803	0.1%	0	0	0.0%	\$2,087
Virginia Square	49	2,665	0.4%	0	0	0.0%	\$2,175
Waldorf	4	62	0.0%	0	0	0.0%	\$1,787
Walter Reed	120	3,419	0.5%	1	10	0.1%	\$1,481
West End	38	4,374	0.7%	0	0	0.0%	\$2,569
West Hyattsville Metro	266	3,799	0.6%	0	0	0.0%	\$1,313
Westphalia	0	0	0.0%	0	0	0.0%	--
Wheaton	69	2,357	0.4%	0	0	0.0%	\$1,687
White Flint	45	3,177	0.5%	1	335	2.2%	\$2,009
White Oak-FDA	118	3,164	0.5%	0	0	0.0%	\$1,475
Wiehle-Reston East	6	2,218	0.4%	0	0	0.0%	\$2,100
Yorkshire	23	517	0.1%	0	0	0.0%	\$1,468
<i>Inside of Activity Centers Total</i>	<i>10,456</i>	<i>366,536</i>	<i>58.9%</i>	<i>63</i>	<i>11,666</i>	<i>77.8%</i>	<i>\$1,939</i>
<i>Outside of Activity Centers Total</i>	<i>14,897</i>	<i>256,282</i>	<i>41.1%</i>	<i>76</i>	<i>3,332</i>	<i>22.2%</i>	<i>\$1,572</i>
<b>Regional Total</b>	<b>25,353</b>	<b>622,818</b>	<b>100.0%</b>	<b>139</b>	<b>14,998</b>	<b>100.0%</b>	<b>\$1,804</b>



## APPENDIX D. METRO STATION WALKSHED TOTALS

Metrorail Station Half-Mile Walkshed	Built Prior to 2022			2022 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2022
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Addison Road-Seat Pleasant	12	221	0.0%	0	0	0.0%	0%	\$1,226
Anacostia	48	932	0.1%	0	0	0.0%	41%	\$1,252
Archives-Navy Memorial-Penn Qtr	8	890	0.1%	0	0	0.0%	75%	\$2,575
Arlington Cemetery	0	0	0.0%	0	0	0.0%	--	--
Ashburn	20	843	0.1%	0	0	0.0%	0%	\$2,009
Ballston-MU	49	6,902	1.1%	0	0	0.0%	95%	\$2,415
Benning Road	107	1,573	0.3%	0	0	0.0%	13%	\$1,160
Bethesda	46	5,075	0.8%	0	0	0.0%	64%	\$2,311
Braddock Road	69	2,830	0.5%	0	0	0.0%	82%	\$2,112
Branch Ave	17	1,769	0.3%	0	0	0.0%	100%	\$1,916
Brookland-CUA	35	924	0.1%	3	365	2.4%	85%	\$2,006
Capitol Heights	27	605	0.1%	0	0	0.0%	69%	\$1,067
Capitol South	39	2,764	0.4%	0	0	0.0%	85%	\$2,400
Cheverly	0	0	0.0%	0	0	0.0%	--	--
Clarendon	32	3,304	0.5%	1	160	1.1%	91%	\$2,354
Cleveland Park	31	2,703	0.4%	0	0	0.0%	7%	\$2,176
College Park-U of MD	18	177	0.0%	0	0	0.0%	0%	\$1,085
Columbia Heights	207	8,238	1.3%	0	0	0.0%	19%	\$2,020
Congress Heights	208	2,446	0.4%	0	0	0.0%	33%	\$1,137
Court House	97	6,132	1.0%	0	0	0.0%	89%	\$2,299
Crystal City	20	5,747	0.9%	0	0	0.0%	53%	\$2,211
Deanwood	56	770	0.1%	0	0	0.0%	0%	\$1,017
Downtown Largo	6	776	0.1%	0	0	0.0%	86%	\$1,749
Dunn Loring-Merrifield	69	2,240	0.4%	0	0	0.0%	68%	\$1,844
Dupont Circle	125	5,273	0.8%	0	0	0.0%	21%	\$2,621
East Falls Church	1	208	0.0%	0	0	0.0%	100%	\$2,619
Eastern Market	78	1,340	0.2%	1	7	0.0%	34%	\$1,658
Eisenhower Avenue	9	2,628	0.4%	1	150	1.0%	87%	\$2,155
Farragut North	15	2,093	0.3%	0	0	0.0%	26%	\$2,619
Farragut West	11	1,160	0.2%	0	0	0.0%	41%	\$2,838
Federal Center SW	4	502	0.1%	0	0	0.0%	39%	\$1,905
Federal Triangle	3	144	0.0%	0	0	0.0%	100%	\$2,393
Foggy Bottom-GWU	39	4,334	0.7%	0	0	0.0%	42%	\$2,593
Forest Glen	24	295	0.0%	0	0	0.0%	0%	\$1,404
Fort Totten	8	855	0.1%	0	0	0.0%	97%	\$2,252

Metrorail Station Half-Mile Walkshed	Built Prior to 2022			2022 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2022
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Franconia-Springfield	0	0	0.0%	0	0	0.0%	--	--
Friendship Heights	9	1,479	0.2%	0	0	0.0%	29%	\$2,165
Gallery PI-Chinatown	42	6,191	1.0%	0	0	0.0%	89%	\$2,319
Georgia Ave-Petworth	88	2,354	0.4%	3	108	0.7%	55%	\$1,894
Glenmont	15	419	0.1%	0	0	0.0%	61%	\$1,789
Greenbelt	0	0	0.0%	0	0	0.0%	--	--
Greensboro	2	827	0.1%	0	0	0.0%	100%	\$2,033
Grosvenor-Strathmore	14	1,508	0.2%	0	0	0.0%	100%	\$1,950
Herndon	0	0	0.0%	0	0	0.0%	--	--
Huntington	14	892	0.1%	0	0	0.0%	88%	\$1,830
Hyattsville Crossing	10	614	0.1%	0	0	0.0%	97%	\$1,839
Innovation Center	6	1,409	0.2%	1	344	2.3%	20%	\$1,913
Judiciary Square	23	4,273	0.7%	1	71	0.5%	85%	\$2,324
King St-Old Town	21	1,125	0.2%	0	0	0.0%	85%	\$2,065
Landover	0	0	0.0%	0	0	0.0%	--	--
L'Enfant Plaza	6	403	0.1%	0	0	0.0%	91%	\$2,757
Loudoun Gateway	0	0	0.0%	0	0	0.0%	--	--
McLean	28	948	0.2%	0	0	0.0%	78%	\$2,074
McPherson Square	28	4,242	0.7%	0	0	0.0%	34%	\$2,590
Medical Center	1	359	0.1%	0	0	0.0%	100%	\$2,274
Metro Center	19	2,446	0.4%	0	0	0.0%	46%	\$2,537
Minnesota Ave	46	1,622	0.3%	1	191	1.3%	56%	\$1,277
Morgan Boulevard	12	478	0.1%	0	0	0.0%	100.0%	\$1,616
Mt Vernon Square	91	8,365	1.3%	0	0	0.0%	59%	\$2,249
Navy Yard-Ballpark	99	11,512	1.8%	2	405	2.7%	92%	\$2,419
Naylor Road	7	993	0.2%	0	0	0.0%	0%	\$1,285
New Carrollton	3	834	0.1%	0	0	0.0%	100%	\$1,876
NoMa-Gallaudet U	19	5,595	0.9%	6	2,094	14.0%	100%	\$2,328
North Bethesda	11	2,571	0.4%	0	0	0.0%	100%	\$2,005
Pentagon	3	603	0.1%	1	306	2.0%	100%	\$2,397
Pentagon City	23	6,667	1.1%	1	306	2.0%	87%	\$2,322
Potomac Ave	61	1,736	0.3%	1	8	0.1%	56%	\$1,748
Reston Town Center	1	359	0.1%	0	0	0.0%	0%	\$2,363
Rhode Island Ave-Brentwood	12	1,416	0.2%	0	0	0.0%	92%	\$1,796
Rockville	8	1,299	0.2%	2	400	2.7%	93%	\$1,906
Ronald Reagan Wash. Nat'l Airpt	0	0	0.0%	0	0	0.0%	--	--
Rosslyn	40	3,860	0.6%	0	0	0.0%	88%	\$2,520

Metrorail Station Half-Mile Walkshed	Built Prior to 2022			2022 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2022
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Shady Grove	2	443	0.1%	0	0	0.0%	75%	\$1,811
Shaw-Howard U	137	4,616	0.7%	2	23	0.2%	60%	\$2,251
Silver Spring	63	9,138	1.5%	1	406	2.7%	50%	\$1,776
Smithsonian	1	373	0.1%	0	0	0.0%	100%	\$2,829
Southern Avenue	1	25	0.0%	0	0	0.0%	0%	--
Spring Hill	18	1,152	0.2%	0	0	0.0%	81%	\$2,253
Stadium-Armory	29	670	0.1%	1	8	0.1%	62%	\$1,889
Suitland	115	999	0.2%	0	0	0.0%	0%	\$1,334
Takoma	19	850	0.1%	1	129	0.9%	64%	\$1,557
Tenleytown-AU	6	313	0.1%	0	0	0.0%	51%	\$2,144
Twinbrook	10	1,919	0.3%	0	0	0.0%	87%	\$1,725
Tysons	1	429	0.1%	0	0	0.0%	100%	\$2,420
U St/Afr-Amer Civil War Mem/ Cardozo	118	7,384	1.2%	1	60	0.4%	66%	\$2,343
Union Station	15	1,660	0.3%	5	1,049	7.0%	93%	\$2,169
Van Dorn Street	5	226	0.0%	0	0	0.0%	100%	\$2,021
Van Ness-UDC	23	3,227	0.5%	0	0	0.0%	18%	\$2,112
Vienna/Fairfax-GMU	14	803	0.1%	0	0	0.0%	100%	\$2,087
Virginia Square-GMU	73	6,354	1.0%	1	160	1.1%	92%	\$2,330
Washington Dulles Int'l Airport	0	0	0.0%	0	0	0.0%	--	--
Waterfront	89	4,772	0.8%	1	255	1.7%	38%	\$2,213
West Falls Church-VT	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%	\$1,706
Wiehle-Reston East	3	1,120	0.2%	0	0	0.0%	100%	\$2,123
Woodley Park-Zoo/Adams Morgan	39	2,656	0.4%	0	0	0.0%	16%	\$2,256
<i>DC Station Walkshed Totals</i>	<i>1,695</i>	<i>86,566</i>	<i>13.9%</i>	<i>27</i>	<i>4,265</i>	<i>28.4%</i>	<i>56%</i>	<i>\$2,204</i>
<i>Maryland Station Walkshed Totals</i>	<i>474</i>	<i>33,871</i>	<i>5.4%</i>	<i>3</i>	<i>806</i>	<i>5.4%</i>	<i>66%</i>	<i>\$1,856</i>
<i>Virginia Station Walkshed Totals</i>	<i>560</i>	<i>48,382</i>	<i>7.8%</i>	<i>4</i>	<i>960</i>	<i>6.4%</i>	<i>81%</i>	<i>\$2,238</i>
<i>Inside Walkshed Total</i>	<i>2,729</i>	<i>168,819</i>	<i>27.1%</i>	<i>34</i>	<i>6,031</i>	<i>40.2%</i>	<i>65%</i>	<i>\$2,146</i>
<i>Outside Walkshed Total</i>	<i>22,624</i>	<i>453,999</i>	<i>72.9%</i>	<i>105</i>	<i>8,967</i>	<i>59.8%</i>	<i>45%</i>	<i>\$1,647</i>
<b>Regional Total</b>	<b>25,353</b>	<b>622,818</b>	<b>100.0%</b>	<b>139</b>	<b>14,998</b>	<b>100.0%</b>	<b>51%</b>	<b>\$1,804</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 have walksheds with larger total areas. The largest theoretical area is .79 square miles—the area of a circle with a radius of 0.5 miles. Stations areas with higher unit totals could be the result of more construction activity or having a more extensive half-mile walkshed (or both). The analysis was originally performed on walksheds as they existed in 2019 but has since been updated for newly added stations, such as Phase 2 of the Silver Line in Northern Virginia. More information on walksheds can be found on the [TPB News blog: Walksheds show planners how easily people can walk to transit](#).

## APPENDIX E

### Multifamily Construction Definitions (adapted from CoStar Glossary<sup>11</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>11</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), which consists of 24 counties and county-equivalents, including the District of Columbia and parts of Maryland, Virginia, and West Virginia. The MSA region has a larger geography and population than the 14-county and county-equivalent COG region. As the American Housing Survey is released on odd years only, this report inflation-adjusted 2021 renter income data from the AHS so it could be compared to the 2022 rent data from CoStar, as 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>Adjusted 2022 Median Renter Income*</b>	<b>2022 Monthly Income for Renters</b>	<b>Rent Threshold for Cost-Burden (One-Fourth Monthly Income)</b>
Studio	~\$68,300	\$72,708	\$6,059	\$1,515
1 BR	\$51,400	\$54,718	\$4,560	\$1,140
2 BR	\$70,000	\$74,518	\$6,210	\$1,552
3 BR	\$79,000	\$84,099	\$7,008	\$1,752
4+ BR	\$90,000	\$95,809	\$7,984	\$1,996

\*The BLS inflation rate from December 2021 to December 2022 was 6.45 percent

### Calculating Housing Cost-Burden for Renters

The US Department of Housing and Urban Development (HUD) [defines](#) 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>12</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>12</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](#)).



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