



Metropolitan Washington Regional Housing Report



Shortage of Affordable Housing is Critical Regional Issue

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The supply of affordable housing remains a critical issue throughout the region. **More than 83% of US households would need to spend more than 30% of their monthly income to purchase or rent housing in the region.**

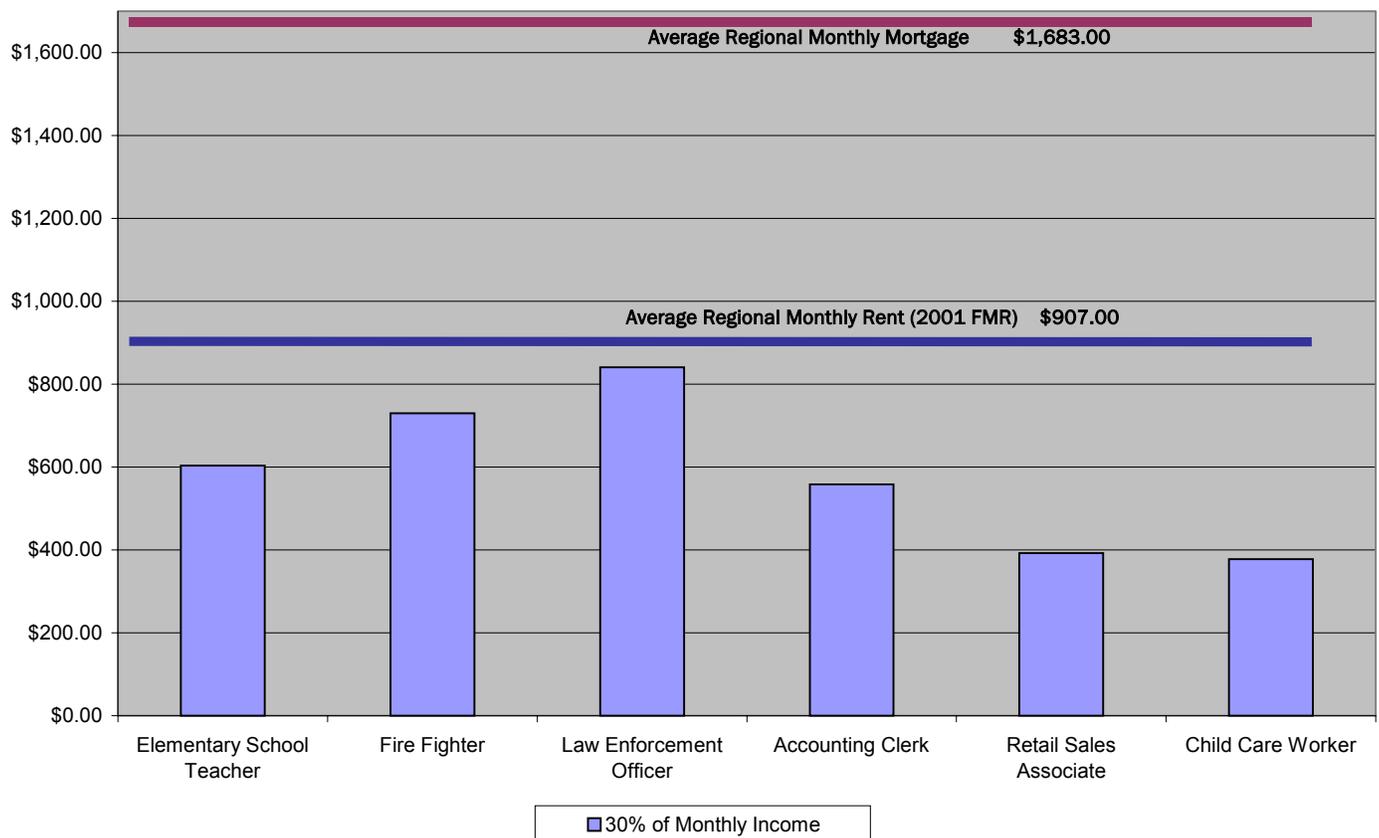
Based on 2001 average home sales prices, a monthly net income of \$5,613 (\$92,268 annually) is needed to afford the average regional mortgage payment of \$1,683.

Household income must be at least \$3,023 per month to rent a two-bedroom apartment in the region based on the Fair Market Rent of \$907 per month.

Homeownership is out of reach of many area households – the average monthly mortgage payment for the region would consume 60.1% of a police officer’s salary, 69.2% of a firefighter’s salary and 83.7% of an elementary school teacher’s monthly income.

Low wage earners, such as child-care workers and retail sales associates, must spend at least 69% of their monthly income to rent a two-bedroom apartment in the area at \$907 per month (the regional average Fair Market Rent). These households are unable to purchase a house at all.

Housing Affordability and Average Housing Costs (2001)



Jurisdictions Experience Increased Home Sales in 2001

All but two jurisdictions (District of Columbia and Falls Church) experienced an increase in homes during 2001 with regional home sales increasing 9.7% from 2000. Fairfax and Montgomery counties led the region reporting 21,181 and 15,489 home sales per county (respectively).

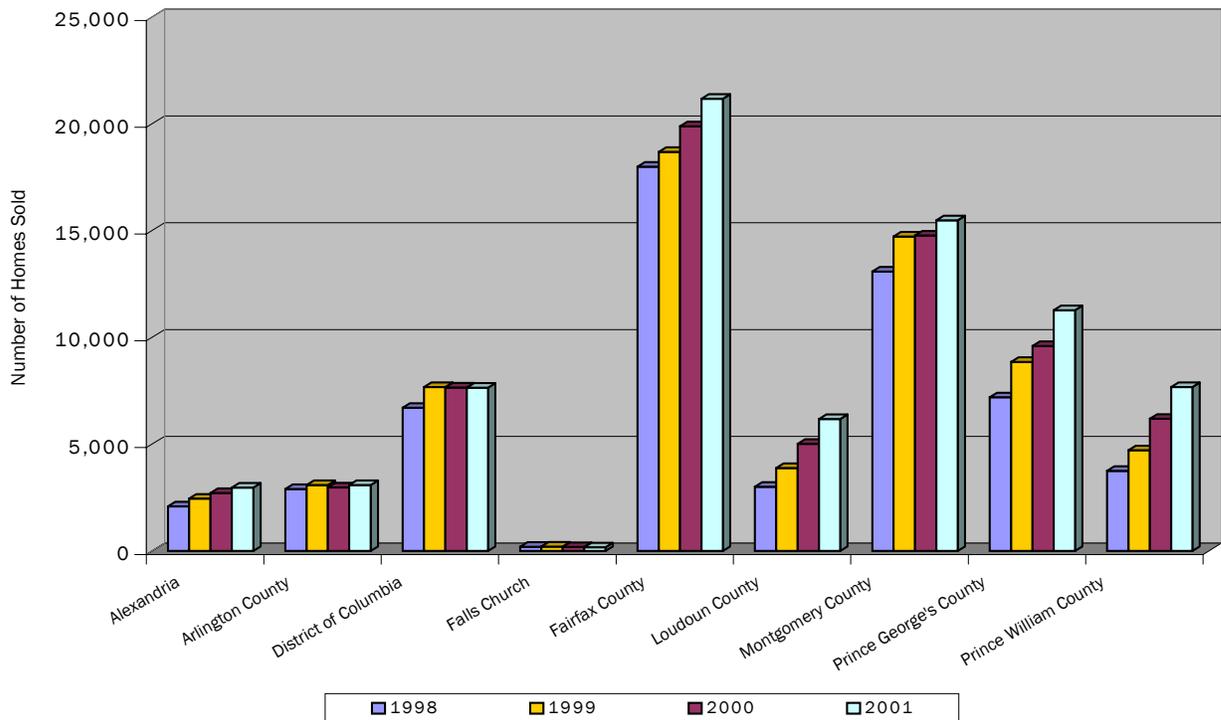
Prince William County reported the greatest jump in home sales from 2000, with sales increasing by 23.9% in 2001.

Overall, regional home sales increased 95.3% between 1998 and 2001.

Home Sales By Jurisdiction

Jurisdiction	1998	1999	2000	2001	Change: 2001 - 2002		Change: 1998 - 2002	
					%	#	%	#
Alexandria	2,091	2,449	2,713	2,973	9.6%	260	42.2%	882
Arlington County	2,900	3,089	2,976	3,083	3.6%	107	6.3%	183
District of Columbia	6,705	7,676	7,654	7,648	-0.1%	-6	14.1%	943
Falls Church	200	207	185	172	-7.0%	-13	-14.0%	-28
Fairfax County	18,000	18,693	19,894	21,181	6.5%	1,287	17.7%	3,181
Loudoun County	3,005	3,883	5,019	6,179	23.1%	1,160	105.6%	3,174
Montgomery County	13,088	14,723	14,779	15,489	4.8%	710	18.3%	2,401
Prince George's County	7,200	8,862	9,601	11,276	17.4%	1,675	56.6%	4,076
Prince William County	3,754	4,719	6,193	7,674	23.9%	1,481	104.4%	3,920
Regional Totals:	38,743	64,301	69,014	75,675	9.7%	6,661	95.3%	36,932

Sources: MWCOG; National Association of Realtors; MRIS; WAHP.



Sources: MWCOG; National Association of Realtors; MRIS; WAHP.

Note: Above data include number of single-family detached/attached homes sold, as well as number of condominium units sold.

Home Sale Prices Rise in 2001

Average Sales Prices By Jurisdiction

Jurisdiction	1998	1999	2000	2001	Change, 2001 - 2002		Change, 1998 - 2002	
					%	#	%	#
Alexandria	\$226,719	\$232,891	\$225,126	\$255,161	13.3%	\$30,035	12.5%	\$28,442
Arlington County	\$217,701	\$229,954	\$247,832	\$285,028	15.0%	\$37,196	30.9%	\$67,327
District of Columbia	\$215,375	\$221,268	\$250,445	\$303,371	21.1%	\$52,926	40.9%	\$87,996
Falls Church *		\$266,487	\$299,034	\$326,542	9.2%	\$27,508		\$326,542
Fairfax County *		\$241,171	\$256,883	\$289,432	12.7%	\$32,549		\$289,432
Loudoun County	\$215,161	\$225,602	\$251,703	\$278,333	10.6%	\$26,630	29.4%	\$63,172
Montgomery County	\$226,971	\$242,033	\$253,876	\$274,522	8.1%	\$20,646	21.0%	\$47,551
Prince George's County	\$133,269	\$141,887	\$139,968	\$146,336	4.5%	\$6,368	9.8%	\$13,067
Prince William County	\$151,770	\$155,839	\$162,901	\$190,911	17.2%	\$28,010	25.8%	\$39,141
Regional Average:	\$198,640	\$217,334	\$228,924	\$254,128	11.0%	\$25,204	27.9%	\$55,488

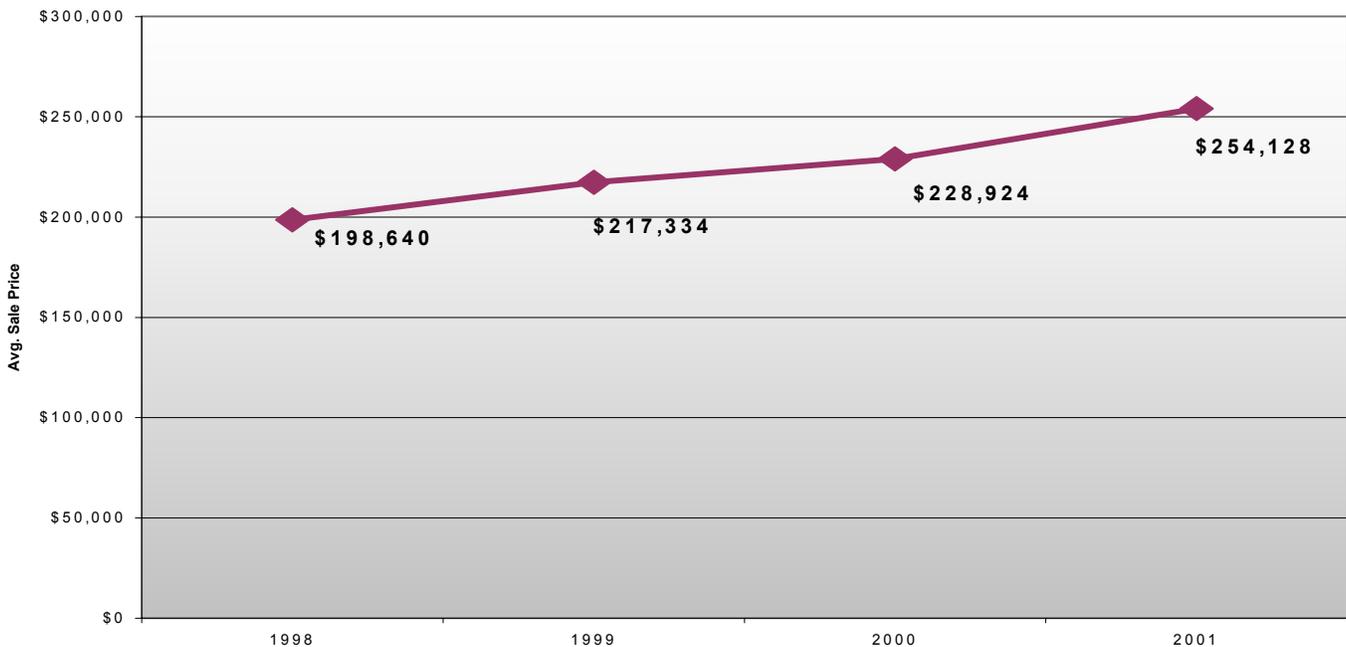
* = Some data for 1998 unavailable.

Sources: COG; National Association of Realtors; MRIS; WAHP.

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 the jurisdiction.)

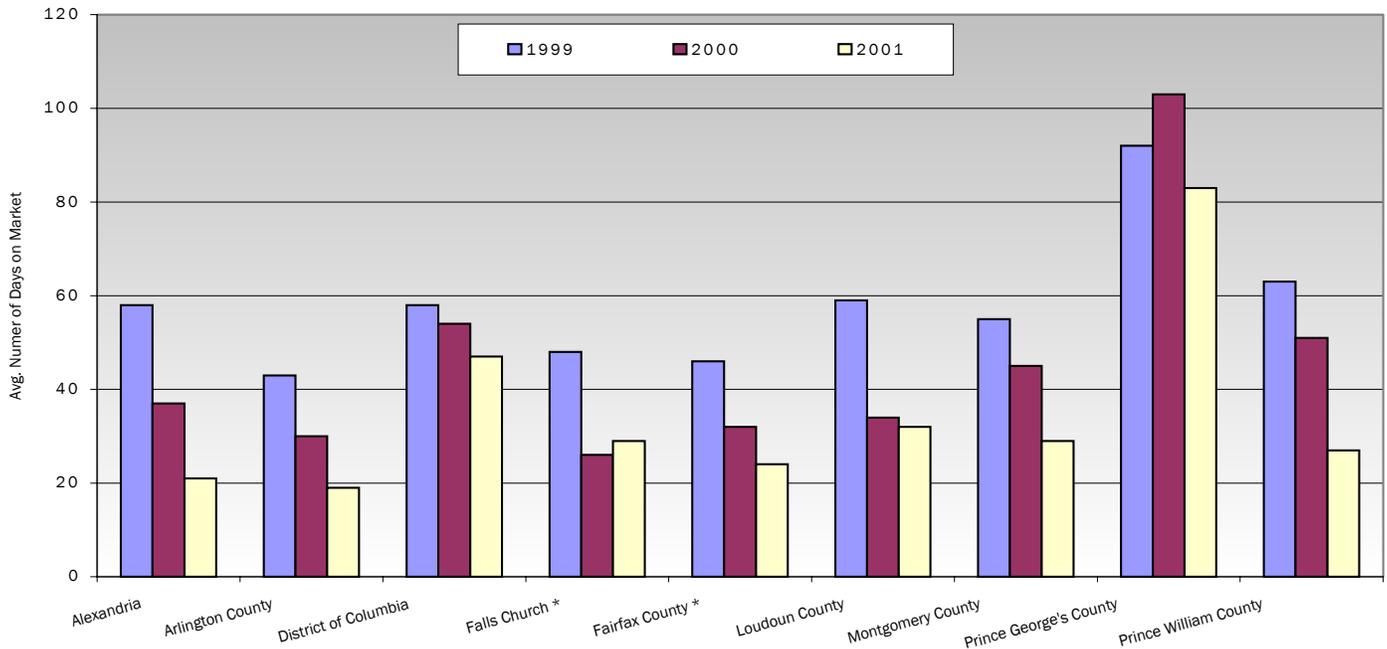
- The jurisdiction reporting the highest average sale price (\$326,542) was Falls Church. This is a 9.2% increase from 2000.
- The District of Columbia experienced the greatest increase in average sale price in 2001, with average prices rising from \$250,445 to \$303,371, a 21.1% increase from 2000.
- Average sale price in Prince George's County rose only 4.5% in 2001.
- Regionally, average sale prices increased from \$228,924 in 2000 to \$254,128 in 2001.

Regional Sale Prices Increase 11 Percent from 2000



Sources: COG; National Association of Realtors; MRIS; WAHP.

Note: Above data include average prices of single-family detached/attached homes sold, as well as average prices of condominium units sold.



* = Some data for 1998 unavailable.

Sources: COG; National Association of Realtors; MRIS; WAHP.

Average Time on Market (in Days)

Jurisdiction	1998	1999	2000	2001	Change, 2000 - 2001		Change, 1998 - 2001	
					%	#	%	#
Alexandria	107	58	37	21	-43.2%	-16	-80.4%	-86
Arlington County	86	43	30	19	-36.7%	-11	-77.9%	-67
District of Columbia	109	58	54	47	-13.0%	-7	-56.9%	-62
Falls Church *		48	26	29	11.5%	3		
Fairfax County *		46	32	24	-25.0%	-8		
Loudoun County	91	59	34	32	-5.9%	-2	-64.8%	-59
Montgomery County	111	55	45	29	-35.6%	-16	-73.9%	-82
Prince George's County	115	92	103	83	-19.4%	-20	-27.8%	-32
Prince William County	117	63	51	27	-47.1%	-24	-76.9%	-90
Regional Average:	82	58	46	35	-24.5%	-11	-57.7%	-47

* = Some data for 1998 unavailable.

Sources: COG; National Association of Realtors; MRIS; WAHP.

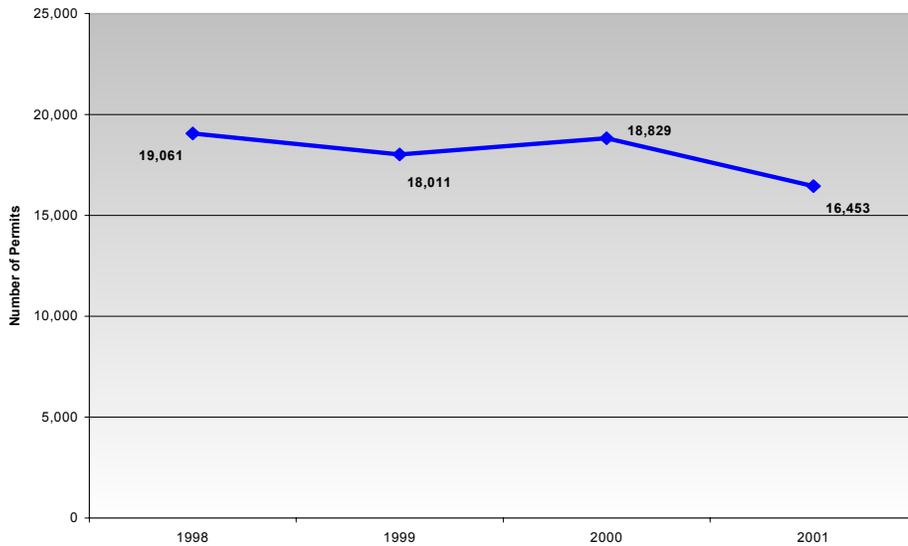
Since 1998, the regional average time on market has dropped from 82 days to 35 days, a 57.7% decrease.

In 2001, Arlington County reported the shortest average time on market (19 days), while the longest average time on market occurred in Prince George's County (83 days).

Note: Above data include time on market for single-family detached/attached homes sold, as well as for condominium units sold.

Fewer Permits Issued for Single-Family and Multi-Family Home Construction

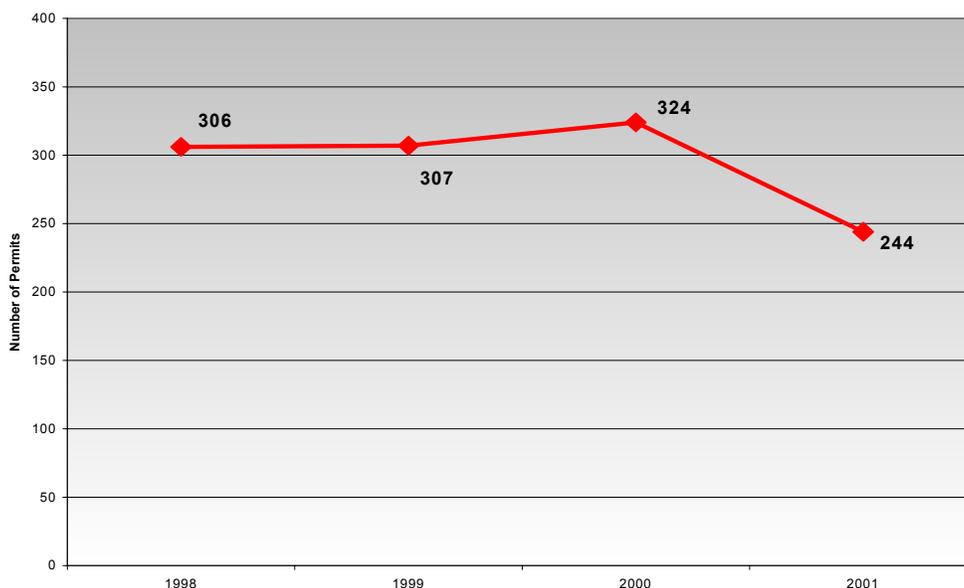
Regional Permitting Activity, 1998–2001
Single-Family Homes
(Estimated)



- Prince William County issued the greatest number of single-family home construction permits (3,942) in 2001.
- All jurisdictions, except Arlington County and Falls Church, reported a decrease in permitting activity in 2001.
- Between 2000 and 2001, Arlington County reported the largest increase (189.8%) in single-family home construction permitting activity.
- In 2001, Alexandria issued 305 construction permits, a 55.1% decrease since 1998.
- Overall, 12.6% fewer single-family home construction permits were issued in 2001.

Sources: COG; National Association of Realtors; MRIS; WAHP.

Regional Permitting Activity, 1998–2001
Multi-Family Homes
(Estimated)



- In 2001, the District of Columbia issued 33 construction permits for multi-family housing, a 135.7% increase since 2000.
- Fairfax County (71) and Loudoun County (70) issued the greatest number of multi-family housing construction permits in 2001.
- All jurisdictions, except Loudoun County, Fairfax County and the District of Columbia, reported decreases in the number of permits issued for multi-family housing.
- The number of permits issued for multi-family housing construction in the region decreased by 24.7% between 1998 and 2001.

Sources: COG; National Association of Realtors; MRIS; WAHP.

Welcome to the fifth edition of the Regional Housing Report.

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

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

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

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The Metropolitan Washington Council of Governments (COG) is the regional organization of the Washington area's local governments and officials, plus area members of the Maryland and Virginia legislatures and the U.S. Congress. COG provides a focus for action on issues of regional concern such as housing policy, comprehensive transportation planning, economic development and population growth and its implications for the region. COG is supported by contributions from participating local governments, federal and state government grants and contracts and through donations from local foundations and the private sector. If you would like to learn more about COG's involvement in the region's housing issues, please visit our Web site 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 in, the Metropolitan Washington Council of Governments (COG). The mission of WAHP is to expand affordable housing opportunities within the Washington metropolitan region. In its role as an information clearinghouse, the Partnership maintains and reports data on various aspects of the region's housing market. This includes the Annual Regional Housing Report; an assessment of the region's rental housing stock; and analysis of the decennial Census of the Population and Housing, the American Housing Survey and Home Mortgage Disclosure Act. If you are interested in learning more about the Partnership, please contact David Sylvester, Housing Programs Manager, at 202-962-3271.



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