MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS

Information on the number, location, size, and cost of multifamily residential development projects in metropolitan Washington in 2024

November 2025

Metropolitan Washington
Council of Governments

MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS 2024
December 2025

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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.

CREDITS
Report Author: John Kent, COG Staff
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EXECUTIVE SUMMARY

This report describes recent trends in the multi-family rental housing market within the 24 member jurisdictions of the Metropolitan Washington Council of Governments (COG). Residential property records from the CoStar subscription database (www.costar.com) for buildings completed through the end of 2024 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.

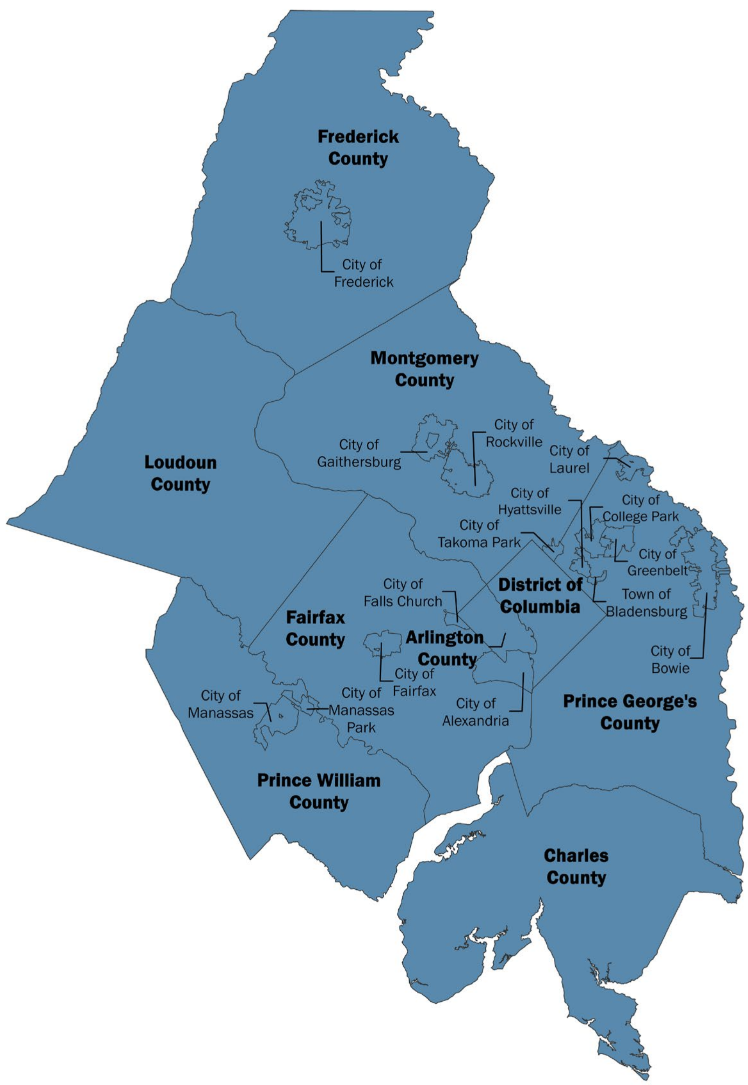
- The pace of new construction grew 40 percent from 2023 to 2024. In 2024, 286 new multifamily buildings were completed, adding 21,559 housing units to the region.
- About 149,000 new units were added since 2015, which is the most of any ten-year period in 55 years.
- Rents in the COG region are high compared with the median income of renters. At the end of 2024, median rents in multifamily buildings were between 25 and 44 percent of median renter income, depending on the number of bedrooms in a unit.
- About 49 percent of all units built in 2024 were within a half-mile walk from a Metrorail station, while 28 percent of units built before 2024 are in a Metrorail station walkshed.
- The Crysal City Regional Activity Center was the fastest growing neighborhood in 2024—accounting for eight percent of all regional apartment growth with 1,720 new units from 5 new buildings.
- About 82 percent of new units were located within one of the region's 145 Regional 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).

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 2023 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.[1]

Multifamily rental housing construction in the metropolitan Washington region increased by 4 percent in 2024. Last year, 286 new multifamily buildings were completed with 21,559 total apartment units.

Figure 2. Household Types in Washington MSA in 2023

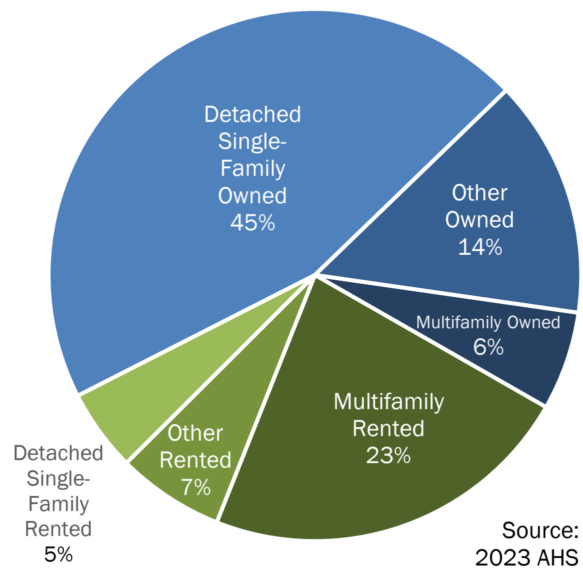
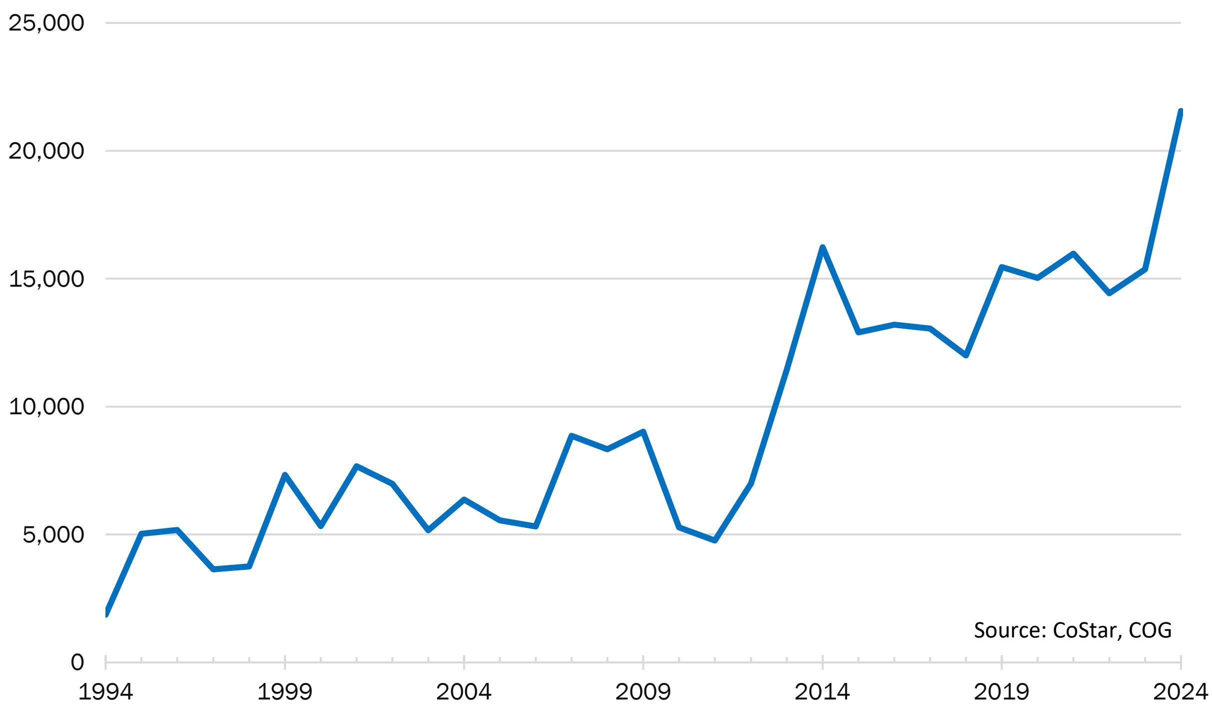


Figure 3. Number of New Units of Multifamily Rental Housing, 1994 - 2024



Last year's total was higher than any since 1965, and the 148,981 new apartment units built since 2015 are the highest ten-year total in 55 years. New apartment starts and apartments under construction in the COG region remained high in 2024, but both figures peaked in 2022, shown in

[1] Exact data for recent construction is hard to come by as the data falls below the Census's minimum thresholds for privacy. The 2023 AHS data suggests that between 22 and 43 percent of housing units built between 2010 and 2021 in the Washington MSA were multifamily rental units. Permit data for approved housing construction from the U.S. Census shows that 59 percent of the units approved between 2020 and 2024 in the COG region were in multifamily buildings (permit data does not specify whether a building will be renter or owner-occupied).

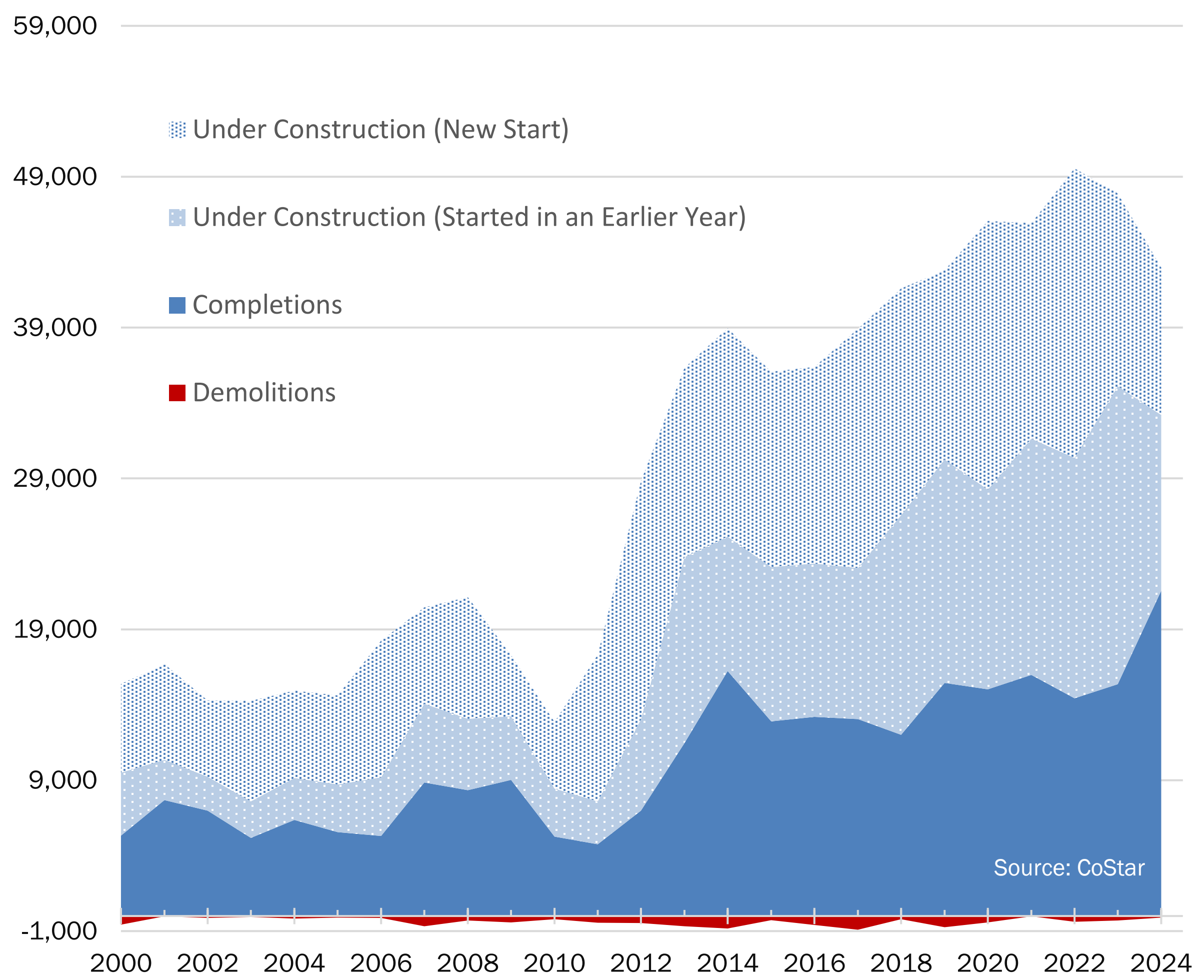
Figure 4 below, suggesting that high rate of activity in the multifamily rental sector may begin to decline in the coming years. National trends follow the same pattern.

Demolitions of older multi-family housing are low relative to new construction. In 2024, 100 units were demolished, representing less than one percent of the units built last year, with 216 new units being added for each one unit lost to demolition.

During the past five years, 1,210 apartment units were demolished—a 55 percent decrease compared to the previous five-year period. All the demolished buildings were at least 38 years old. The three building, three-story, 38-unit Fairfax Gardens apartments in the City of Fairfax, completed in 1986, was the most recently completed apartment building to be demolished.

More apartments were built in 2024 than at any point in the region since the 1960s. However, lower new starts for multifamily residential units suggest that construction may be peaking, as regional inflation adjusted rents have been declining since 2021, and construction in DC has already begun falling, albeit only modestly at this time.

Figure 4. Net Multifamily Rental Housing Construction, 2000 - 2024



Three Collective Apartments in Fairfax County (CoStar)

The largest multifamily project completed in 2024 was the three building, 675-unit Three Collective project in the Bailey's Crossroads-Western Gateway Regional Activity Center in Fairfax County (shown to the left). The Skymark, also in Fairfax County, near the Reston Town Center Metrorail Station, is the region's largest residential building at 40 stories. Together, the ten largest projects from 2024 (Figure 5) make up 24 percent of the region's 21,559 new units of multifamily rental housing.

The average (mean) effective rent in the region for a one-bedroom apartment was $1,974 at the end of 2024. Nominal rents increased from 2023 to 2024, but when accounting for inflation, average rents fell slightly across all unit sizes. Inflation-adjusted rents peaked in 2021 and have since declined in each consecutive year.

Figure 5. Ten Largest Projects by Total Number of Units in 2024

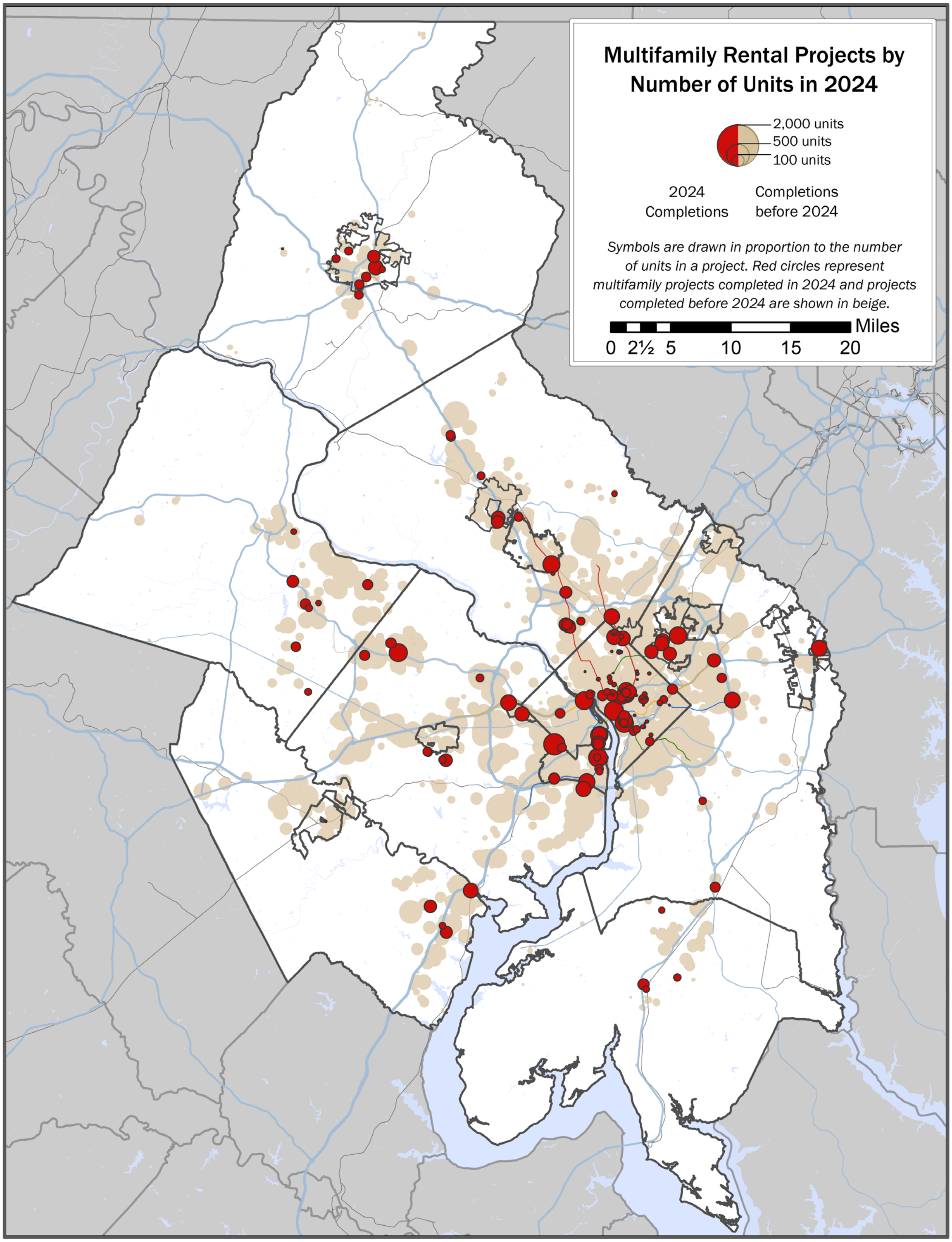
Project Name	Street Address	Jurisdiction	Buildings	Stories	Units	1BR Effective Rent[2]
Three Collective	5205 Leesburg Pike, Falls Church, VA	Fairfax County	3	16	675	$2,448
Oakville	451 Swann Ave, Alexandria, VA	Alexandria	1	7	572	$2,633
Annex on 12th	300 12th St SW, Washington, DC	District of Columbia	1	12	562	$3,004
Rosslyn Towers	1919 N Nash St, Arlington, VA	Arlington	1	28	514	$2,988
Skymark	12000 Inspiration St, Reston, VA	Fairfax County	1	40	508	$2,587
The Vermeer	113 Potomac Ave SW, Washington, DC	District of Columbia	1	13	501	$2,624
REVA	244 19th Ct S, Arlington, VA	Arlington	1	27	471	$2,741
The Milton at Twinbrook Quarter	850 Festival St, Rockville, MD	Montgomery	1	6	452	$2,272
Atworth	4201 River Rd, Riverdale, MD	Prince George's	1	5	451	$2,019
Meridian 2250 at Eisenhower Station	2250 Dock Ln, Alexandria, VA	Alexandria	1	26	443	$2,695

Source: CoStar

Figure 6 on the following page maps the location of projects completed in 2024. 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.

[2] Average (mean) effective rent for one-bedroom apartments in the property that were available to be rented at the end of 2024.

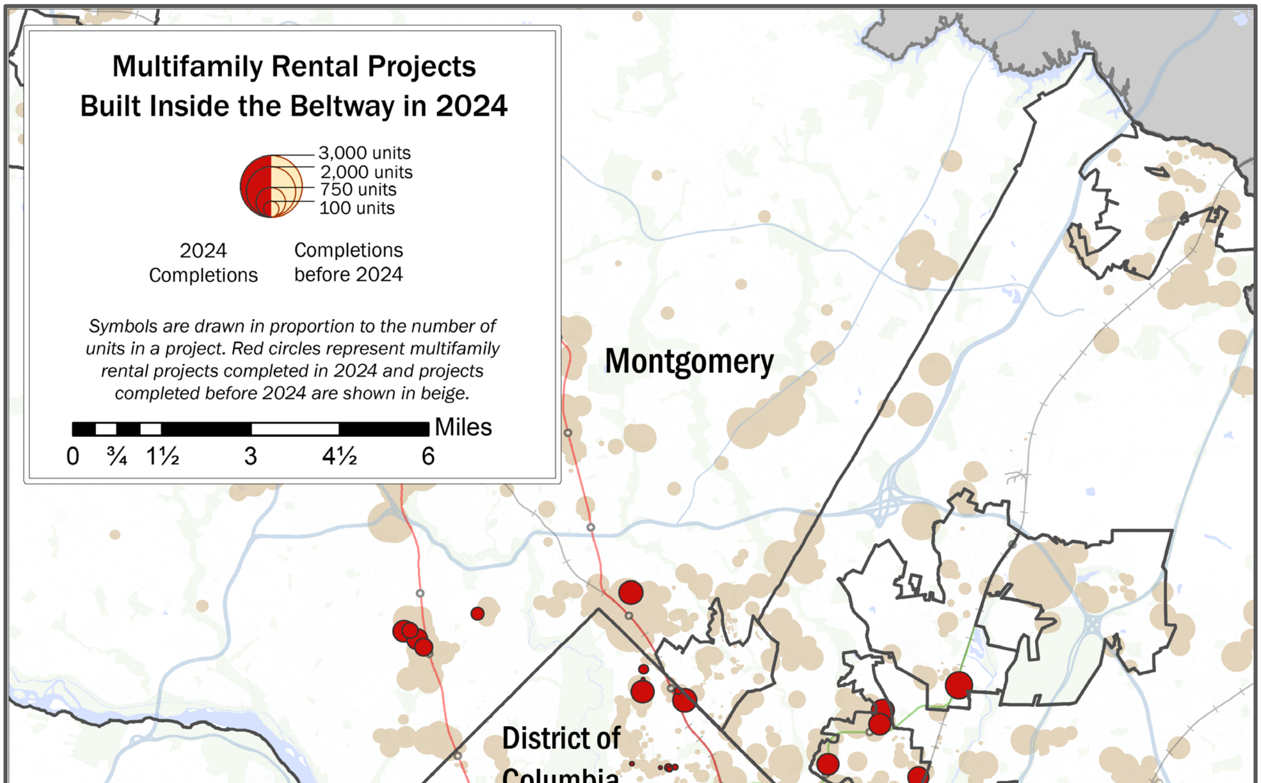
Figure 6



Source: CoStar

Figure 7 below shows construction inside the Capital Beltway. In 2024, 68 percent of all new units were built within the circumference of I-495. Of those units, 65 percent are within a half-mile walk of a high-capacity transit station; only 29 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 61 new apartment buildings and 6,035 units in 2024 (Figure 8). The number of new units completed in the District fell by five percent from 2023 (Figure 9). The average (mean) effective rent for a one-bedroom apartment in the District of Columbia was $2,078 at the end of 2022.

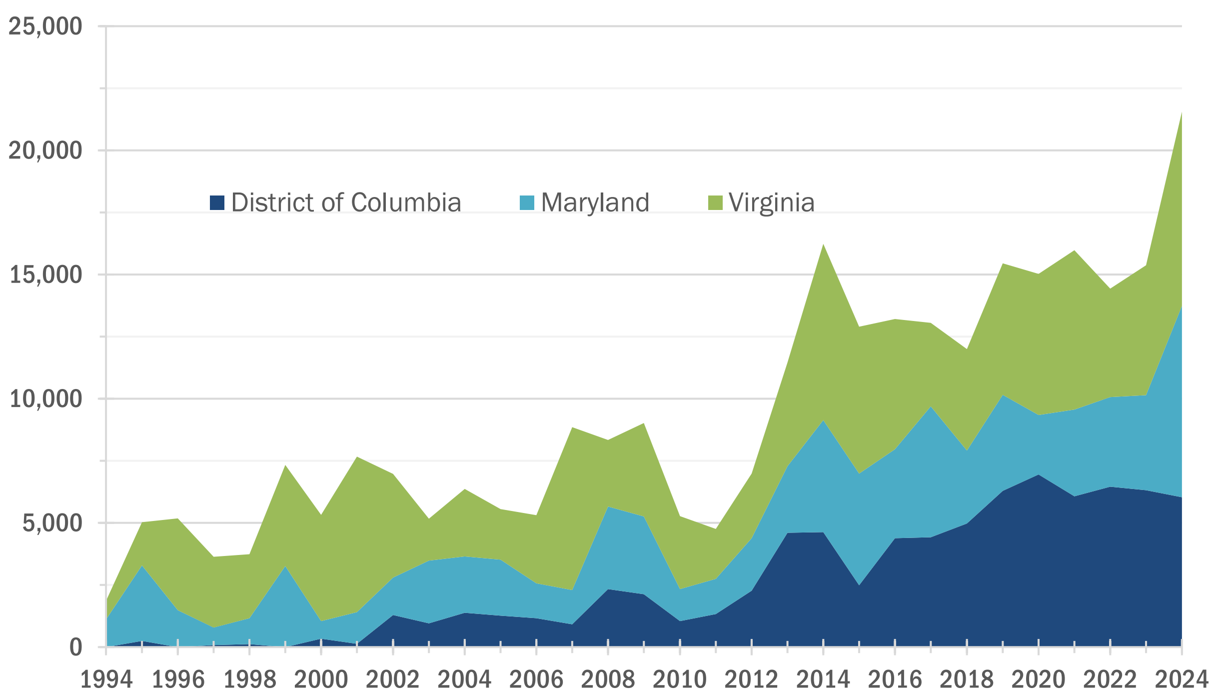
In 2024, 149 new buildings and 7,706 new rental units were added to suburban Maryland jurisdictions (Figure 8)—by a wide margin, its largest annual total since the 1960s. In suburban Maryland, the number of new apartment units grew by about 101 percent from 2023 (Figure 9). At the end of 2024, the Maryland jurisdiction average (mean) effective rent for a one-bedroom apartment was $1,733 per month.

Northern Virginia jurisdictions added 76 new buildings and 7,818 new units in 2024, an increase of 50 percent from 2023 and the highest total of record for the Virginia jurisdictions. The Northern Virginia average (mean) effective rent for a one-bedroom was $2,109 at the end of 2024.

Figure 8. 2024 Projects by Number of Units

Source: CoStar

Figure 9. Number of New Units of Multifamily Rental Housing by State, 1994 - 2024



Note: This stacked area chart shows cumulative values.

Source: CoStar

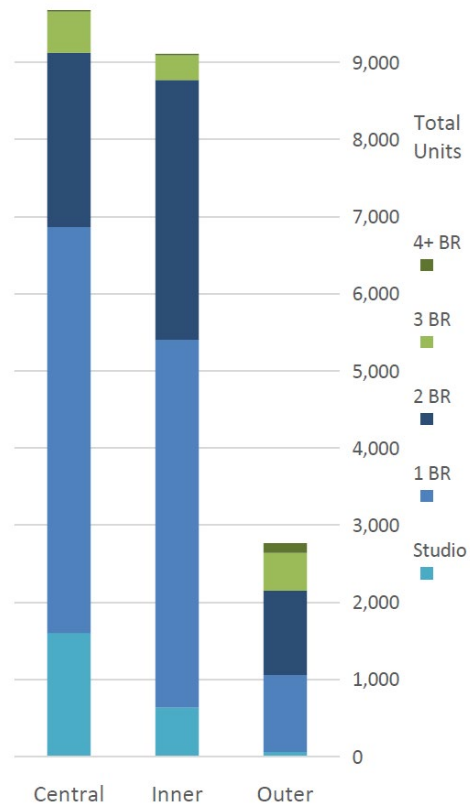
Multifamily Rental Construction by Regional "Ring"

COG groups jurisdictions into three "rings" for analysis purposes (see Appendix A). The Central Jurisdictions—D.C., Alexandria, and Arlington—added 72 new apartment buildings and 9,678 new units in 2024 (Figure 10). The total number of new rental units in Central Jurisdictions grew by 17 percent from 2023 (Figure 11). At the end of 2024, the average (mean) effective rent for one-bedroom units in Central Jurisdictions was $2,137.

In 2024, 105 new buildings and 9,112 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 last time inner ring jurisdictions produced as many new units was 1968. The number of new units increased by 56 percent from 2023 (Figure 11). The average (mean) effective rent for one-bedroom unit in Inner Jurisdictions was $1,838 per month at the end of 2024.

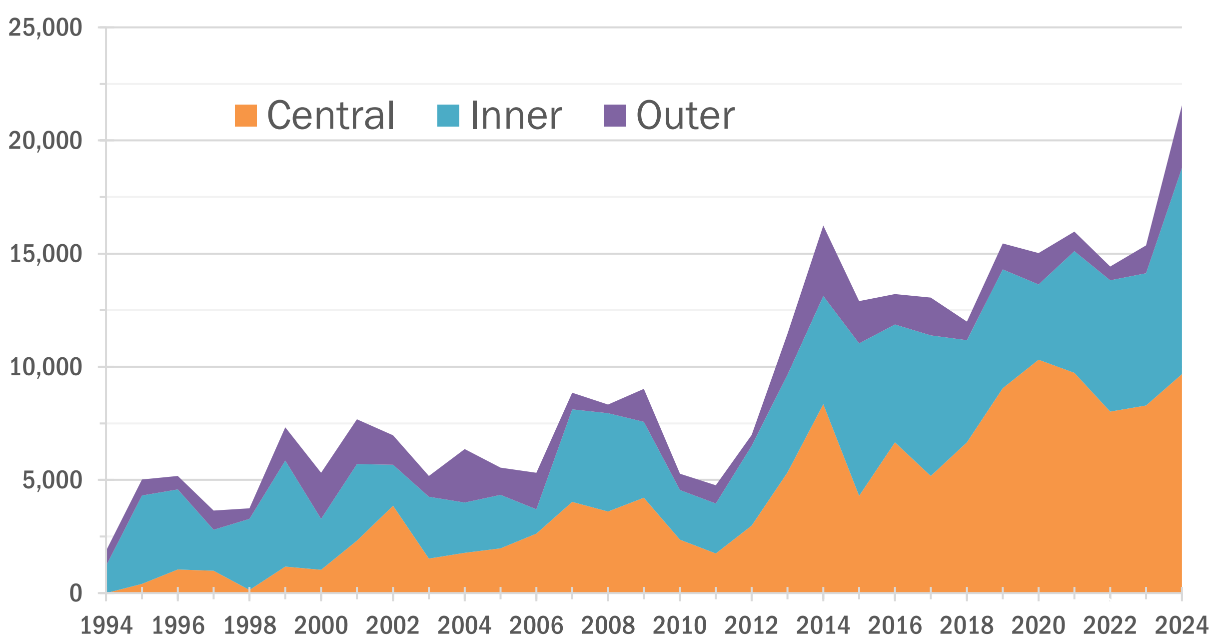
The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 109 buildings and 2,769 new apartment units in 2024 (Figure 10). New construction increased by 125 percent from 2023 (Figure 11). At the end of 2024, the average (mean) effective rent for one-bedroom units in Outer Jurisdictions was $1,820 per month.

Figure 10. 2024 Projects by Number of Units



Source: CoStar

Figure 11. Number of New Units of Multifamily Rental Housing by Jurisdictional Groups, 1994 - 2024



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 ninth consecutive year--accounting for 28 percent of the region's new apartments. But the 6,035 units built in the District are its lowest annual apartment construction total since 2018. Prince George's County had the second most apartment construction with 15 percent of new construction. At the end of 2024, Arlington County had the highest average effective rent for one-bedroom units among jurisdictions, at $2,325 per month. The City of Takoma Park had the lowest one-bedroom rent, at $1,273 per month. No new rental 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 2024			2024 Completions			Avg. Effective Rent in 1 BR Units at End of 2024
	Buildings	Units	Regional Share	Buildings	Units	Regional Share	
District of Columbia	**5,405**	**176,792**	**27.1%**	**61**	**6,035**	**28.0%**	**$2,078**
Suburban Maryland Jurisdictions							
Charles	527	6,320	1.0%	43	427	2.0%	$1,652
Frederick	694	12,871	2.0%	47	1,211	5.6%	$1,625
City of Frederick	*461*	*9,030*	*1.4%*	*43*	*1,085*	*5.0%*	*$1,631*
Rest of County	*233*	*3,841*	*0.6%*	*4*	*126*	*0.6%*	*$1,609*
Montgomery	3,832	106,218	16.3%	17	2,927	13.6%	$1,907
Gaithersburg	*555*	*10,751*	*1.7%*	*2*	*540*	*2.5%*	*$2,073*
Rockville	*261*	*10,541*	*1.6%*	*1*	*452*	*2.1%*	*$1,945*
Takoma Park	*166*	*2,755*	*0.4%*	*0*	*0*	*0.0%*	*$1,273*
Rest of County	*2,850*	*82,171*	*12.6%*	*14*	*1,935*	*9.0%*	*$1,898*
Prince George's	5,924	106,104	16.3%	42	3,141	14.6%	$1,571
Bladensburg	*123*	*2,692*	*0.4%*	*0*	*0*	*0.0%*	*$1,436*
Bowie	*87*	*2,318*	*0.4%*	*1*	*388*	*1.8%*	*$2,027*
College Park	*46*	*2,547*	*0.4%*	*1*	*451*	*2.1%*	*$1,896*
Greenbelt	*168*	*5,332*	*0.8%*	*0*	*0*	*0.0%*	*$1,745*
Hyattsville	*182*	*3,919*	*0.6%*	*5*	*1,214*	*5.6%*	*$1,674*
Laurel	*241*	*5,762*	*0.9%*	*0*	*0*	*0.0%*	*$1,717*
Rest of County	*5,077*	*83,534*	*12.8%*	*35*	*1,088*	*5.0%*	*$1,509*
Maryland subtotal	**10,977**	**231,513**	**35.5%**	**149**	**7,706**	**35.7%**	**$1,733**
Northern Virginia Jurisdictions							
Alexandria	1,185	40,634	6.2%	4	1,265	5.9%	$2,068
Arlington	1,406	61,834	9.5%	7	2,378	11.0%	$2,325
Fairfax	3,674	90,548	13.9%	44	2,310	10.7%	$2,036
Fairfax City	85	2,047	0.3%	0	0	0.0%	$2,142
Falls Church	49	2,657	0.4%	2	734	3.4%	$2,171
Loudoun	627	16,131	2.5%	3	223	1.0%	$2,025
Manassas City	143	2,605	0.4%	1	16	0.1%	$1,754
Manassas Park	52	1,651	0.3%	0	0	0.0%	$1,938
Prince William	1,361	24,862	3.8%	15	892	4.1%	$1,826
Virginia subtotal	**8,582**	**242,969**	**37.3%**	**76**	**7,818**	**36.3%**	**$2,109**
COG Region Total	**24,964**	**651,274**	**100.0%**	**286**	**21,559**	**100.0%**	**$1,974**

Source: CoStar

Regional Activity Centers

Regional 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 2025, the COG Board of Directors approved 145 new boundaries for Regional Activity Centers in the region.[3]

From 2023 to 2024, construction within Regional Activity Centers increased 44 percent to 16,877 units—the highest total on record. The Crystal City Regional Activity Center in Arlington County had the most construction in 2024, with 1,720 units from five apartment buildings—about eight percent of all new construction. The average (mean) effective rent for one-bedroom apartments in Activity Centers was $2,141 at the end of 2024, 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 Regional Activity Centers. In 2024, 78 percent of new rental units were within a Regional Activity Center; multifamily rental construction has met and surpassed this target every year since its creation.

Metrorail Station Walksheds

In 2024, 38 of the Washington Metropolitan Area Transit Authority's 98 Metrorail stations had at least one apartment building built within a half-mile walk from a station entrance, with a total of 10,465 new units from 50 buildings. Construction in station areas increased 56 percent from 2023. The share of total regional construction within a Metro station walkshed grew from 44 percent in 2023 to 49 percent in 2024.

The Crystal City station walkshed had the most construction in 2024 with 3 buildings and 1,228 new apartment units. The average effective rent for one-bedroom apartments within a half-mile walk of a station was $2,303 at the end of 2024.

REVA Apartments near
the Crysal City Metrorail station (CoStar)

High-Capacity Transit Station Walksheds

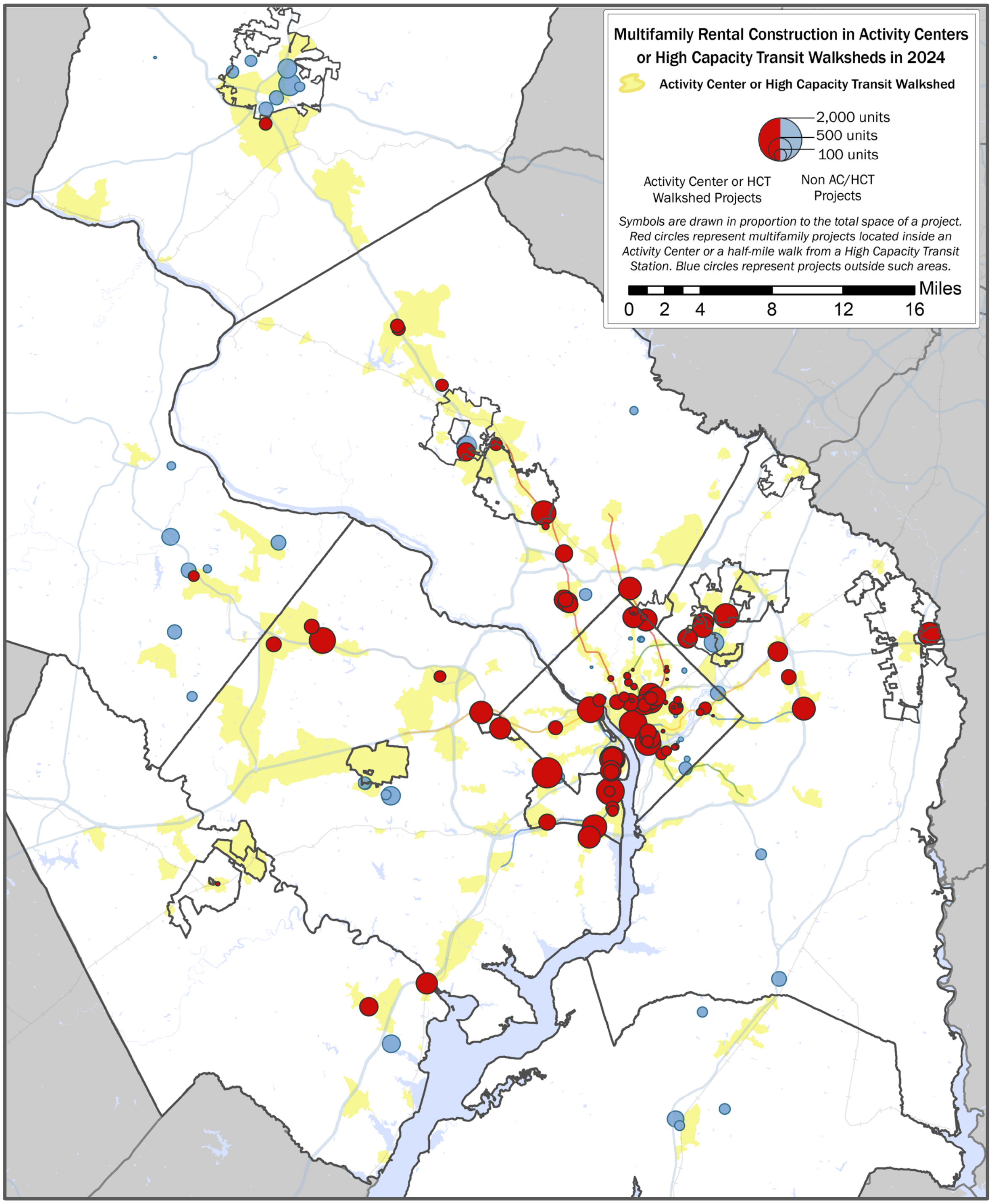
In 2019, the COG Board set housing goals that included a target of constructing 75 percent of new housing in Regional Activity Centers or near one of the region's High-Capacity Transit Stations Areas (HCTs). Areas including those containing Metrorail, MARC, and VRE commuter rail, bus rapid transit, or streetcar stations.[4]

[3] See Appendix B for a map of Regional Activity Centers and Appendix C for Regional Activity Center construction totals.

[4] See Appendix D for Metrorail station area construction totals and an explanation of how the walkshed geography was calculated.

In 2024, 82 percent of new apartment units were located in a Regional 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 14 years.

Figure 13



Source: CoStar, COG

Construction by Number of Bedrooms in a Unit

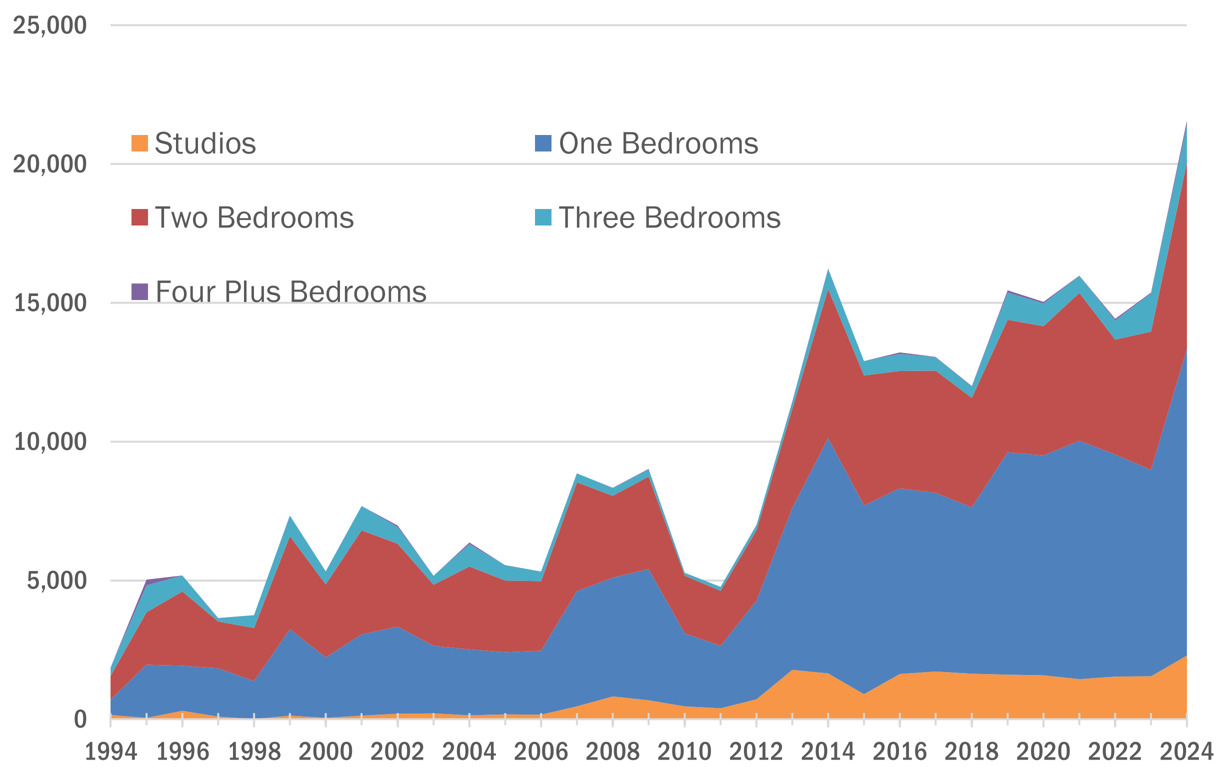
Most apartment units in the region have either one or two-bedrooms, and those two apartment styles continued to be the most common in 2024. The share of studio apartments increased significantly since the beginning of the century, but has levelled off at around 10 percent of the market for new units. 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, just over half of apartments have fewer than two bedrooms; over the past five years, 62 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 2024		2024	
	Units	Share	Units	Share
Studio	56,908	8.7%	2,302	10.7%
One-Bedroom	288,923	44.4%	11,034	51.2%
Two-Bedrooms	253,533	38.9%	6,718	31.2%
Three-Bedrooms	49,072	7.5%	1,342	6.2%
Four-Plus Bedrooms	2,838	0.4%	163	0.8%

Source: CoStar

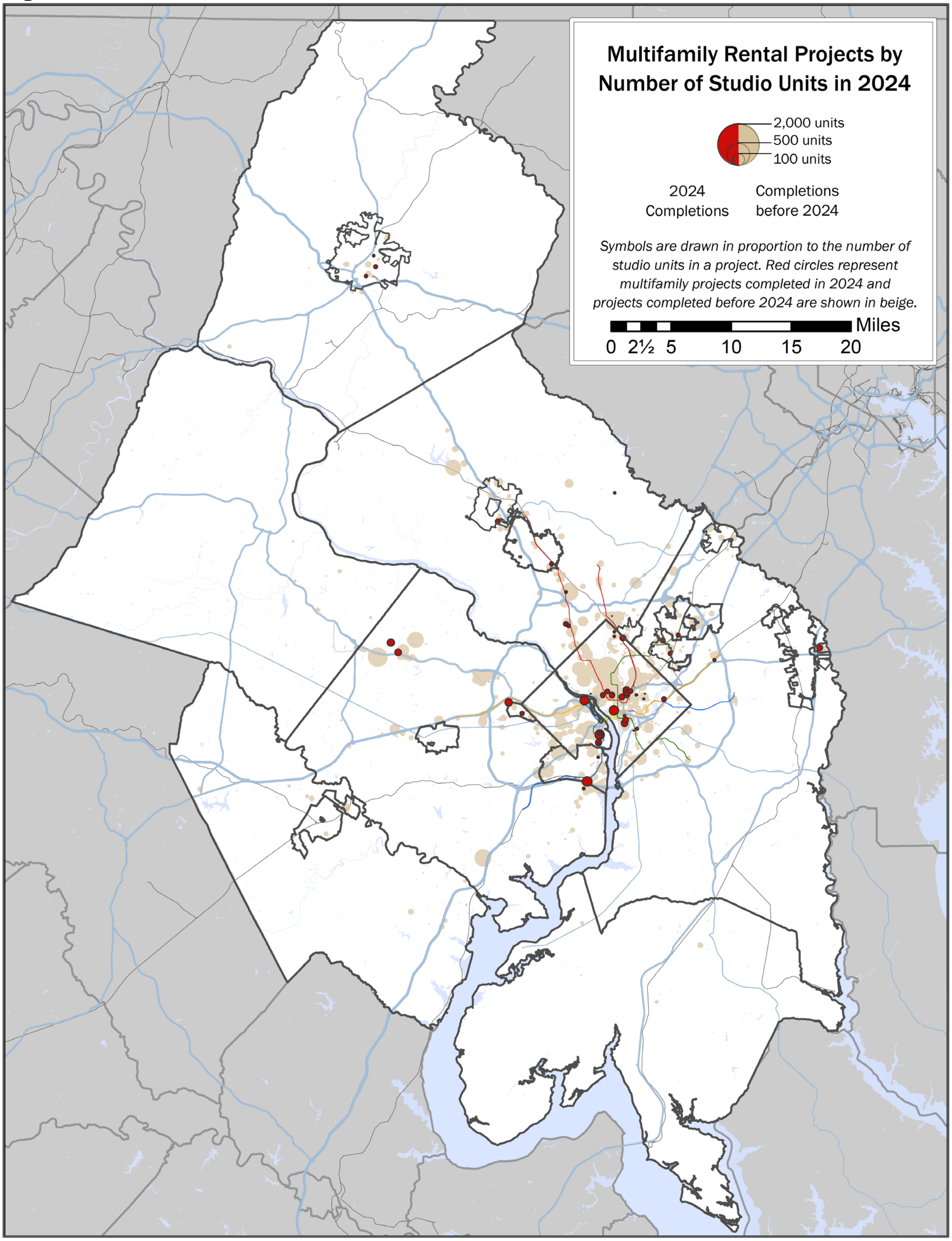
Figure 15. Number of New Units of Multifamily Rental Housing by Unit Size, 1994 - 2024



Note: This stacked area chart shows cumulative values.

Source: CoStar

Figure 16

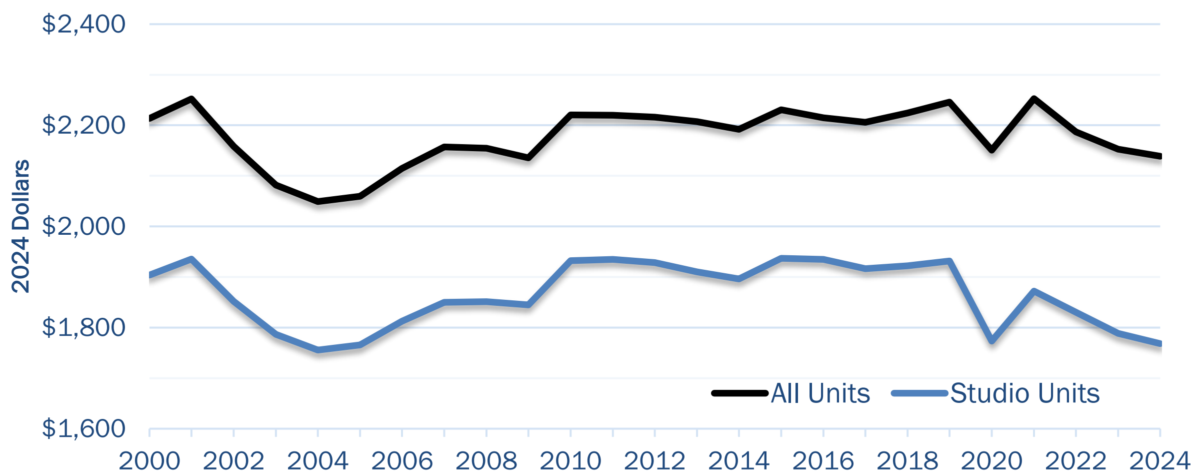


Source: CoStar

Studio Apartments

Construction of studio apartments increased 48 percent from 2023 to 2024. About 70 percent of the 2,302 studio apartments built in 2024 were located in the Central Jurisdictions of the District of Columbia, the City of Alexandria or Arlington County. The average effective rent for new studio apartments built in 2024 was $2,034 per month, ranging from $1,376 for new studios in the City of Frederick to $2,214 in Alexandria. New studio units had an average of 501 square feet in area.

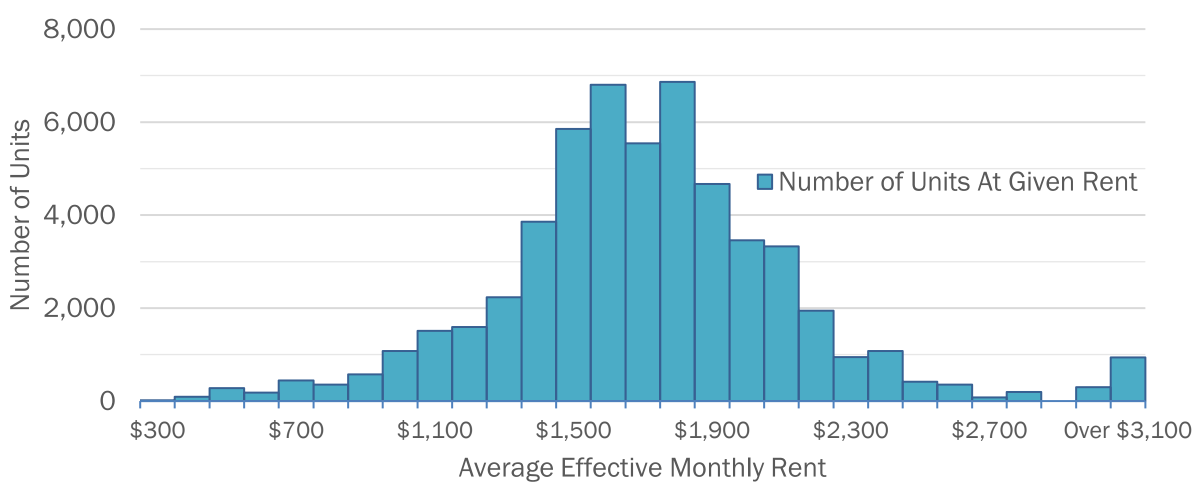
Figure 17. Inflation-Adjusted Average Effective Rent for Studio Apartments, 2000 - 2024



Source: CoStar

According to data from the American Housing Survey (AHS) and the Bureau of Labor Statistics (BLS), the estimated 2024 median household income for renters of studio units in the Washington Metropolitan Statistical Area was $47,321 per year. The median effective rent for all studio units in the region was $1,744 at the end of 2024. The median effective rent in COG jurisdictions is about 44 percent of the median income of a studio renter, suggesting that typical studio renters are cost-burdened in the COG region.[5]

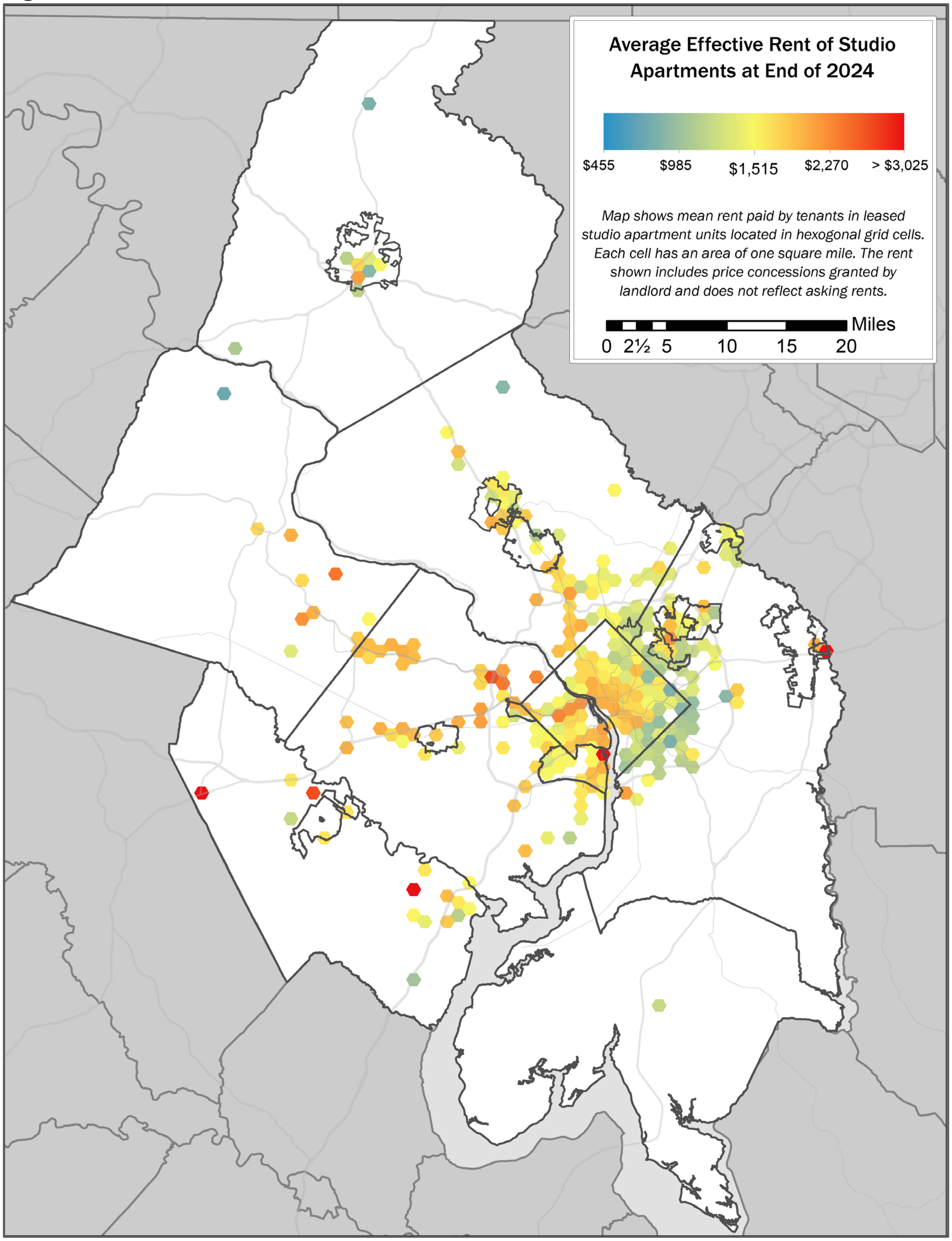
Figure 18. Effective Rents for Studio Apartments at End of 2024



Source: CoStar

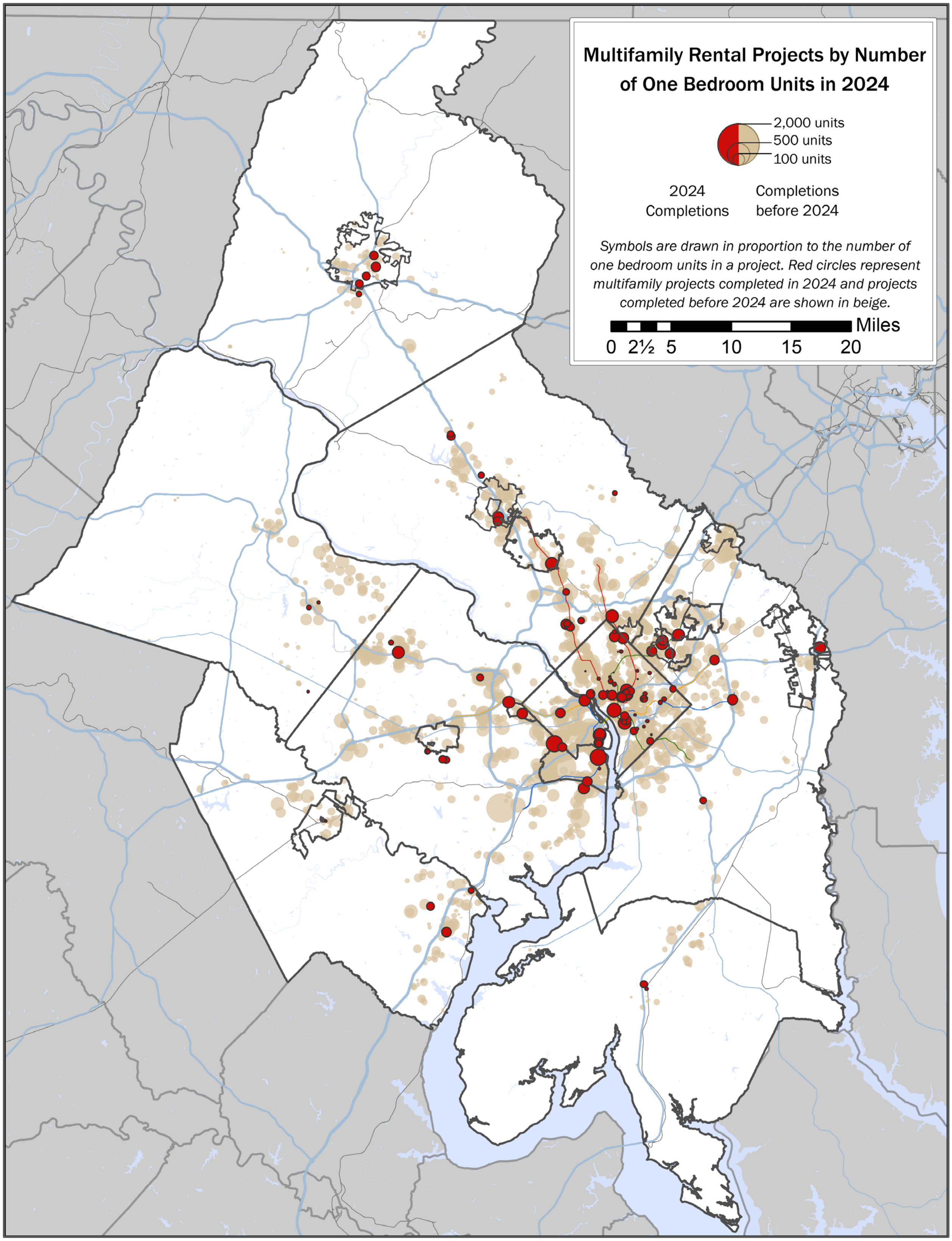
[5] See Appendix G for cost-burdened threshold calculation methodology.

Figure 19



Source: CoStar

Figure 20

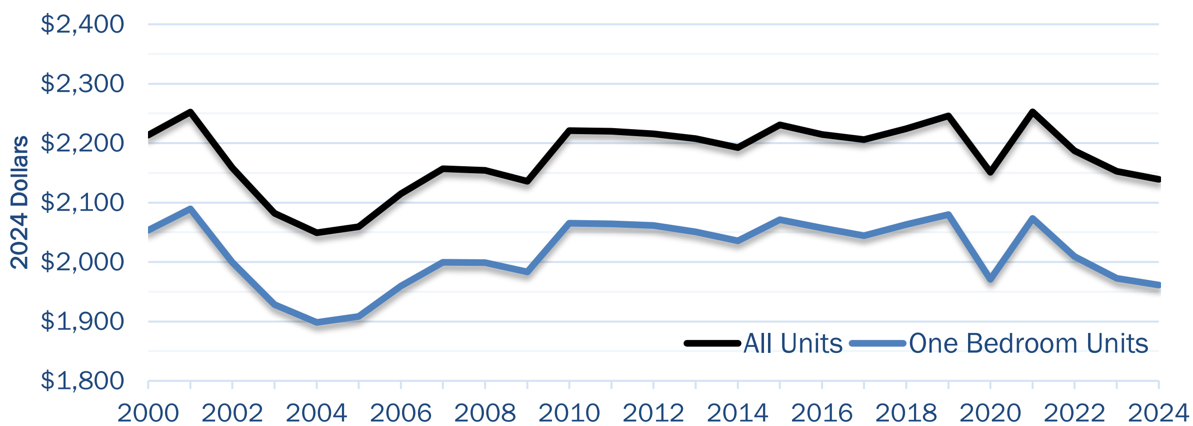


Source: CoStar

One-Bedroom Apartments

Construction of one-bedroom increased 49 percent from 2023 to 2024. One-bedroom apartments remained the most common apartment type built with new 11,035 units—51 percent of total construction and the highest total on record. The average effective rent for one-bedroom apartment units built in 2024 was $2,500 per month and the average area for new one-bedrooms was 691 square feet.

Figure 21. Inflation-Adjusted Average Effective Rent for One-Bedroom Apartments, 2000 - 2024



Source: CoStar

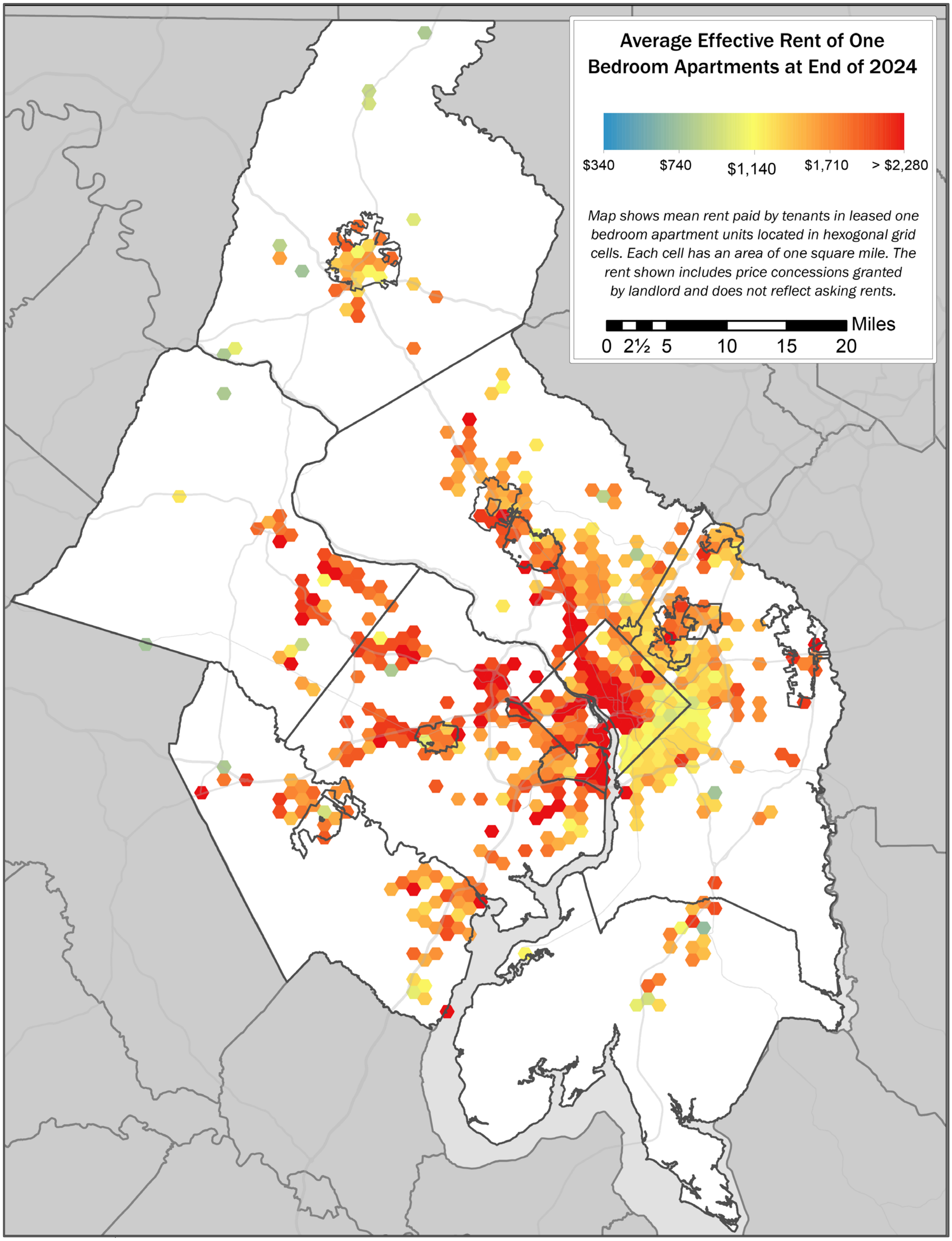
Data from the AHS and BLS places the 2024 median household income for one-bedroom renters in the MSA at approximately $66,867 per year. At $1,939 per month, the median effective rent in COG jurisdictions is roughly 35 percent of the median monthly income of a one-bedroom unit renter, suggesting that typical one-bedroom renters are cost-burdened in the COG region.[6]

Figure 22. Effective Rents for One-Bedroom Apartments at End of 2024

Source: CoStar

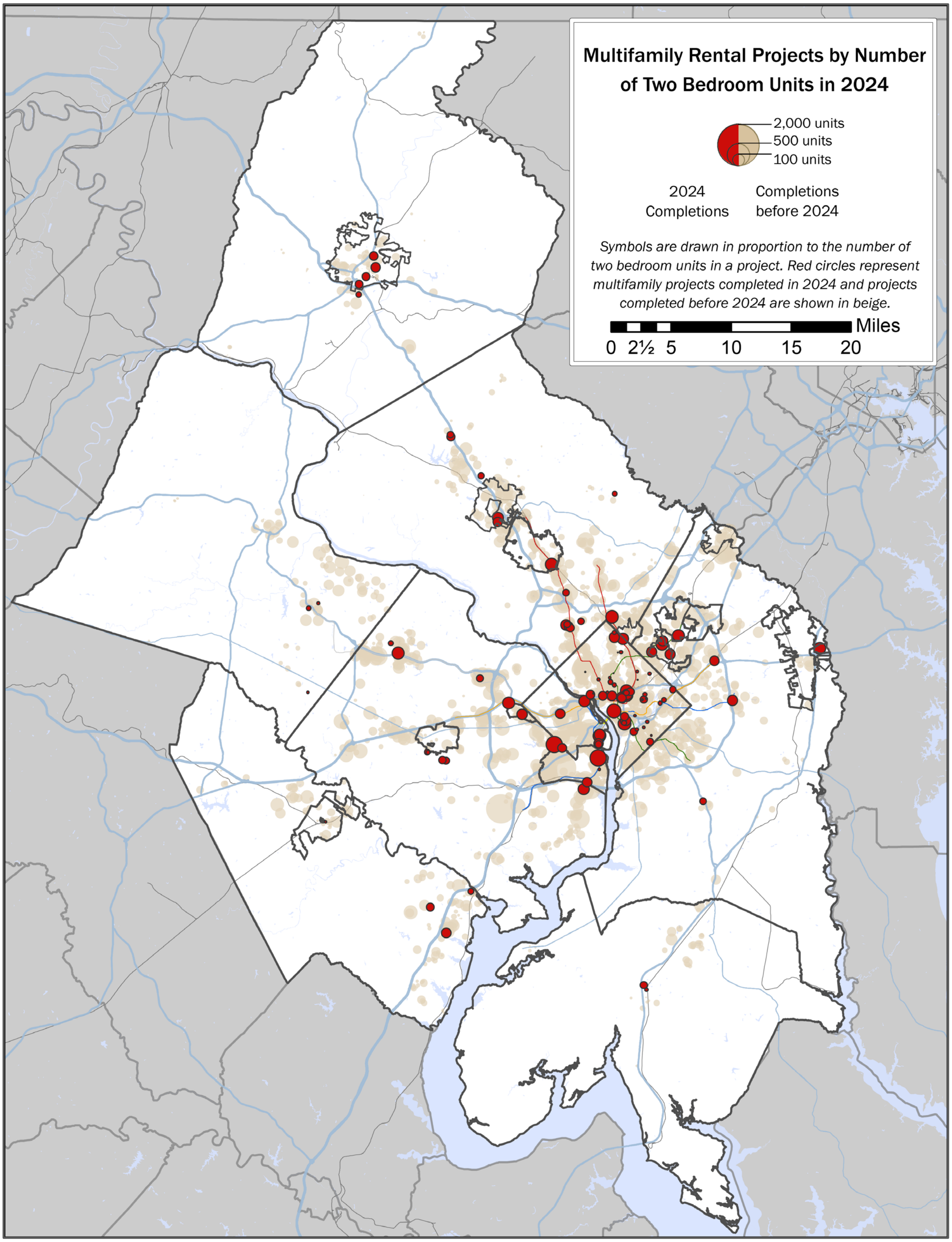
[6] See Appendix G for cost-burdened threshold caculation methodology.

Figure 23



Source: CoStar

Figure 24

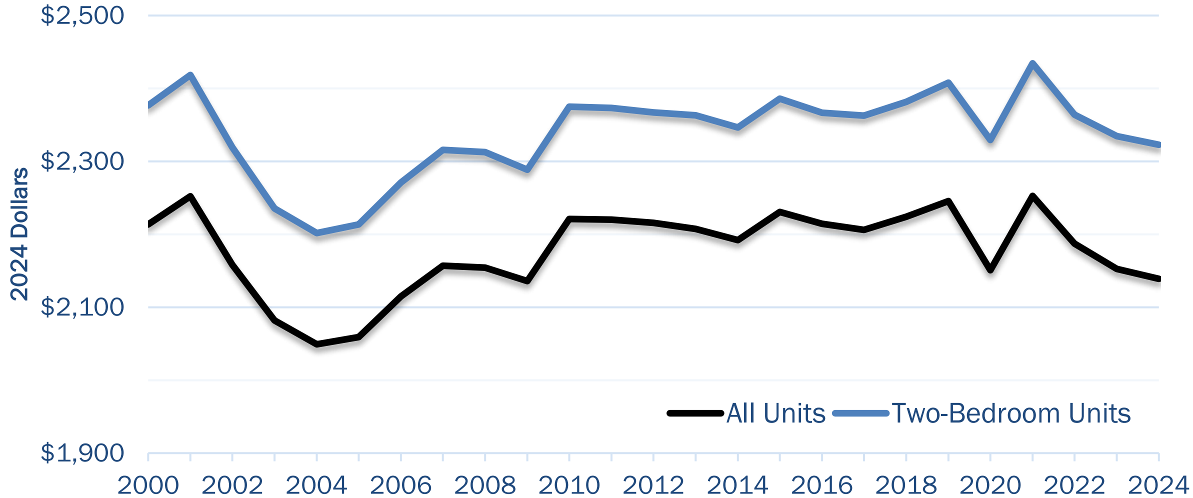


Source: CoStar

Two-Bedroom Apartments

Construction of two-bedroom apartment units increased 35 percent from 2023 to 2024. Two-bedroom units represented 31 percent of all multifamily rental construction, with 6,718 units built. The average effective rent for a two-bedroom unit built in 2024 was $3,181 and the average area was 1,060 square feet.

Figure 25. Inflation-Adjusted Average Effective Rent for Two-Bedroom Apartments, 2000 - 2024



Source: CoStar

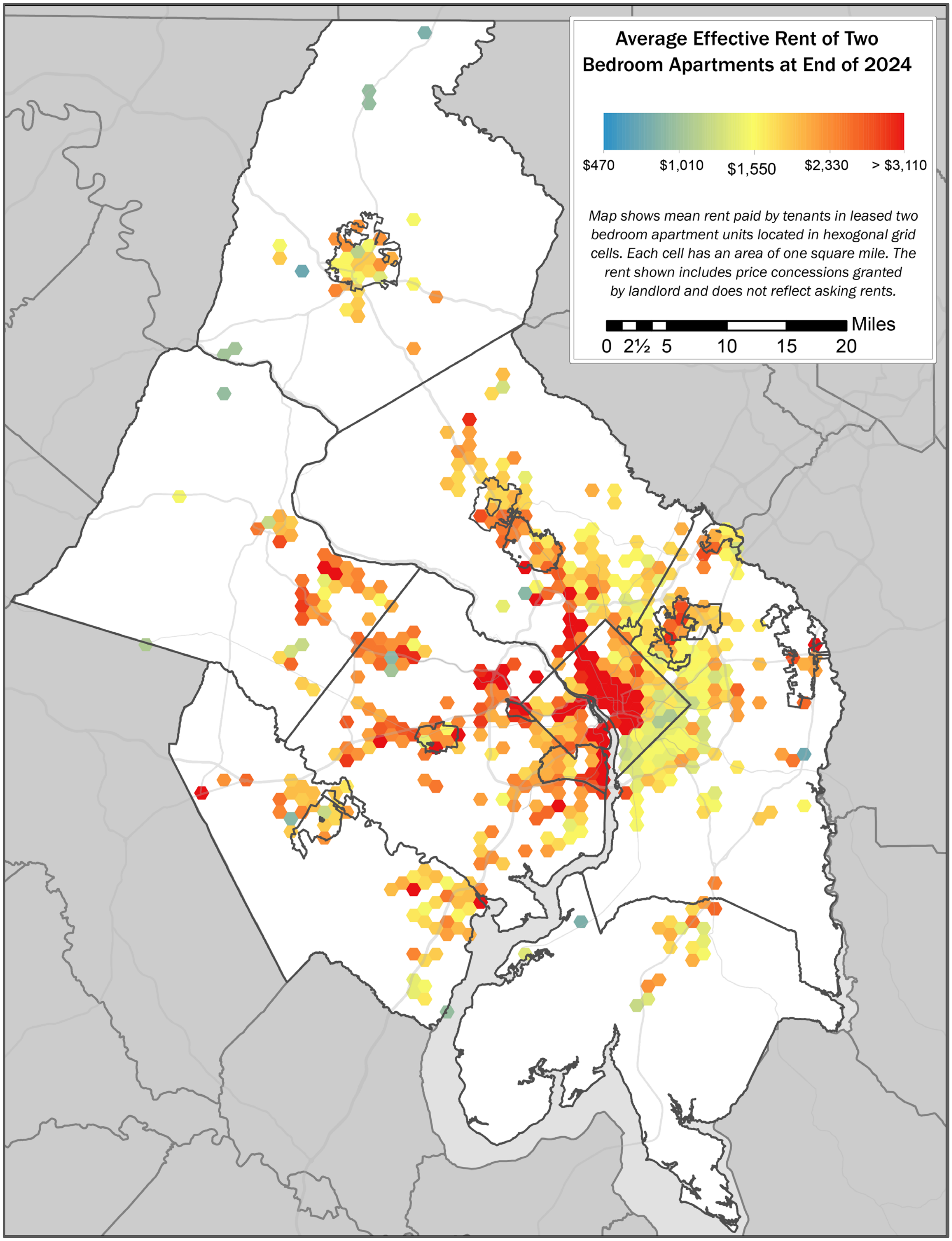
According to data from the AHS and BLS, the estimated median household income in 2024 for renters of two-bedroom units in the Washington Metropolitan Statistical Area was $67,896 per year. The median effective rent for two-bedroom apartments in the region was $2,159 at the end of 2024. The median effective rent in COG jurisdictions is approximately 38 percent of the median income of a two-bedroom apartment renter, suggesting typical renters are cost-burdened in the region.[7]

[7] See Appendix G for cost-burdened threshold calculation methodology.

Figure 26. Effective Rents for Two-Bedroom Apartments at End of 2024

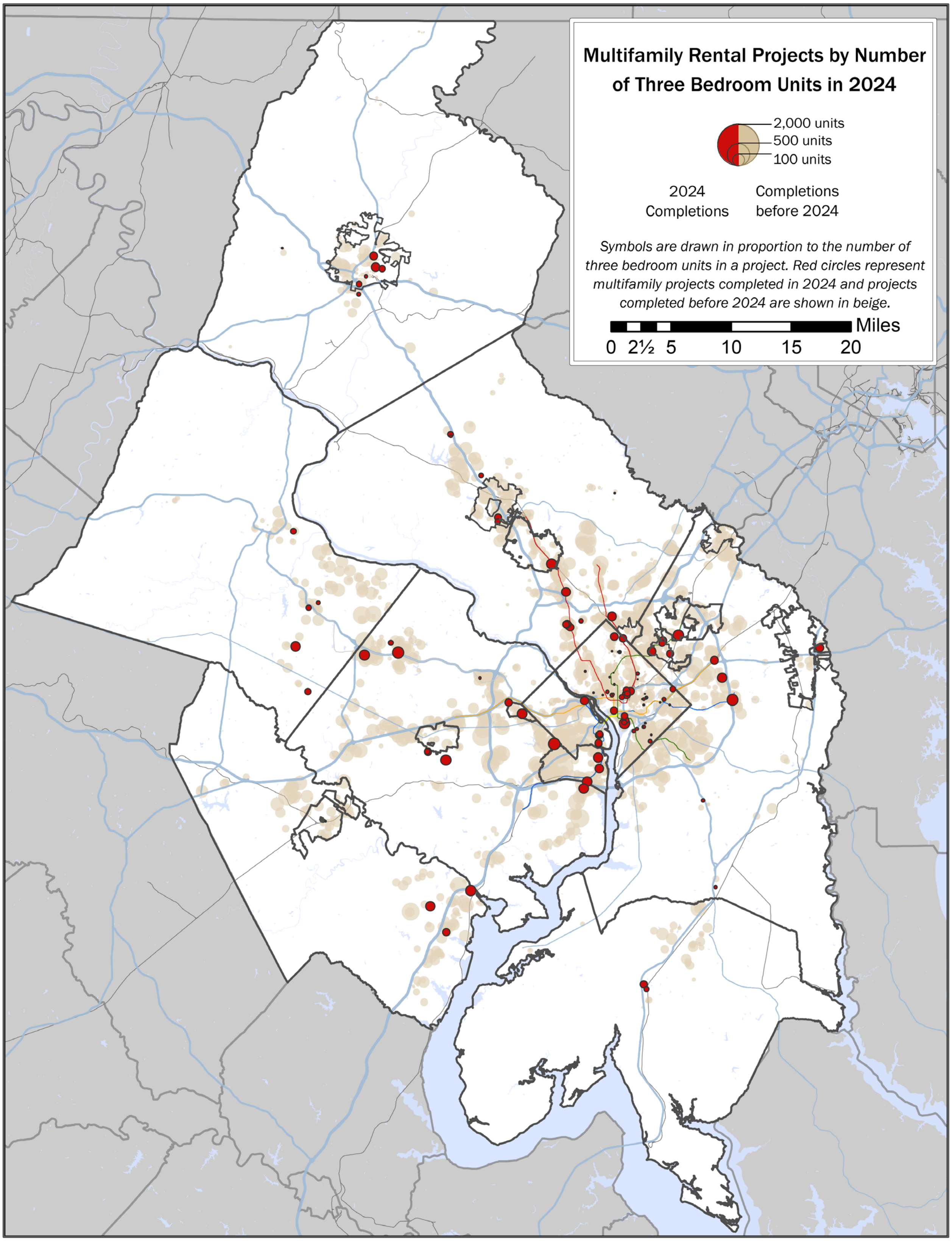
Source: CoStar

Figure 27



Source: CoStar

Figure 28

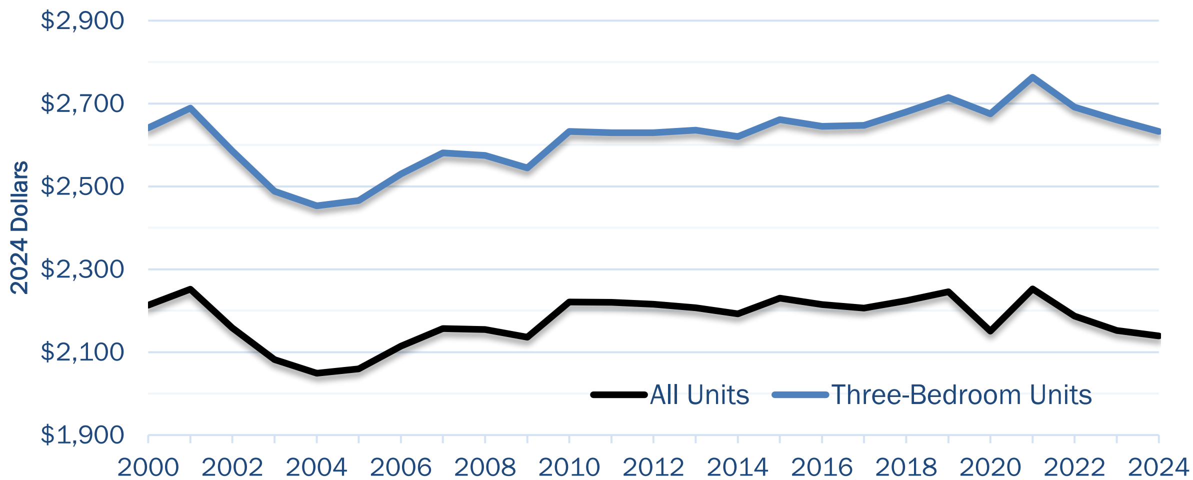


Source: CoStar

Three-Bedroom Apartments

Construction of three-bedroom units declined by two percent from 2023 to 2024. The 1,341 units completed in 2024 accounted for six percent of all new construction in 2024. The average effective rent for new three-bedroom units built in 2024 was $3,803 per month and the average new three-bedroom unit was 1,389 square feet.

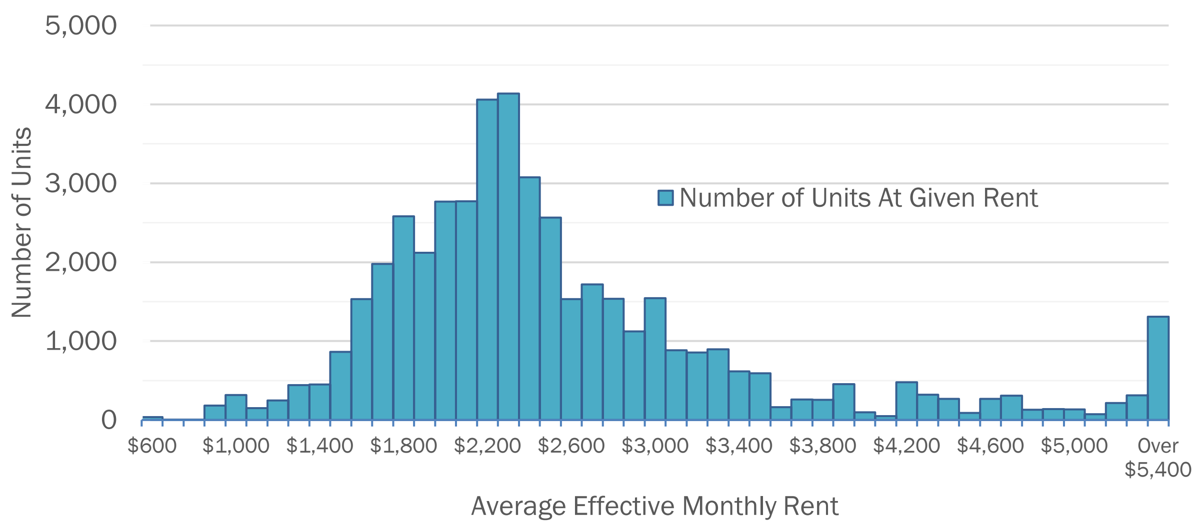
Figure 29. Inflation-Adjusted Average Effective Rent for Three-Bedroom Apartments, 2000 - 2024



Source: CoStar

According to data from the AHS and BLS, the median household income in 2024 for renters of three-bedroom units in the Washington Metropolitan Statistical Area was $77,154 per year. The median effective rent for three-bedroom apartments in the region was $2,365 at the end of 2024. The median effective rent in COG jurisdictions is roughly 37 percent of the median income of a three-bedroom apartment renter, suggesting typical renters are cost-burdened.[8]

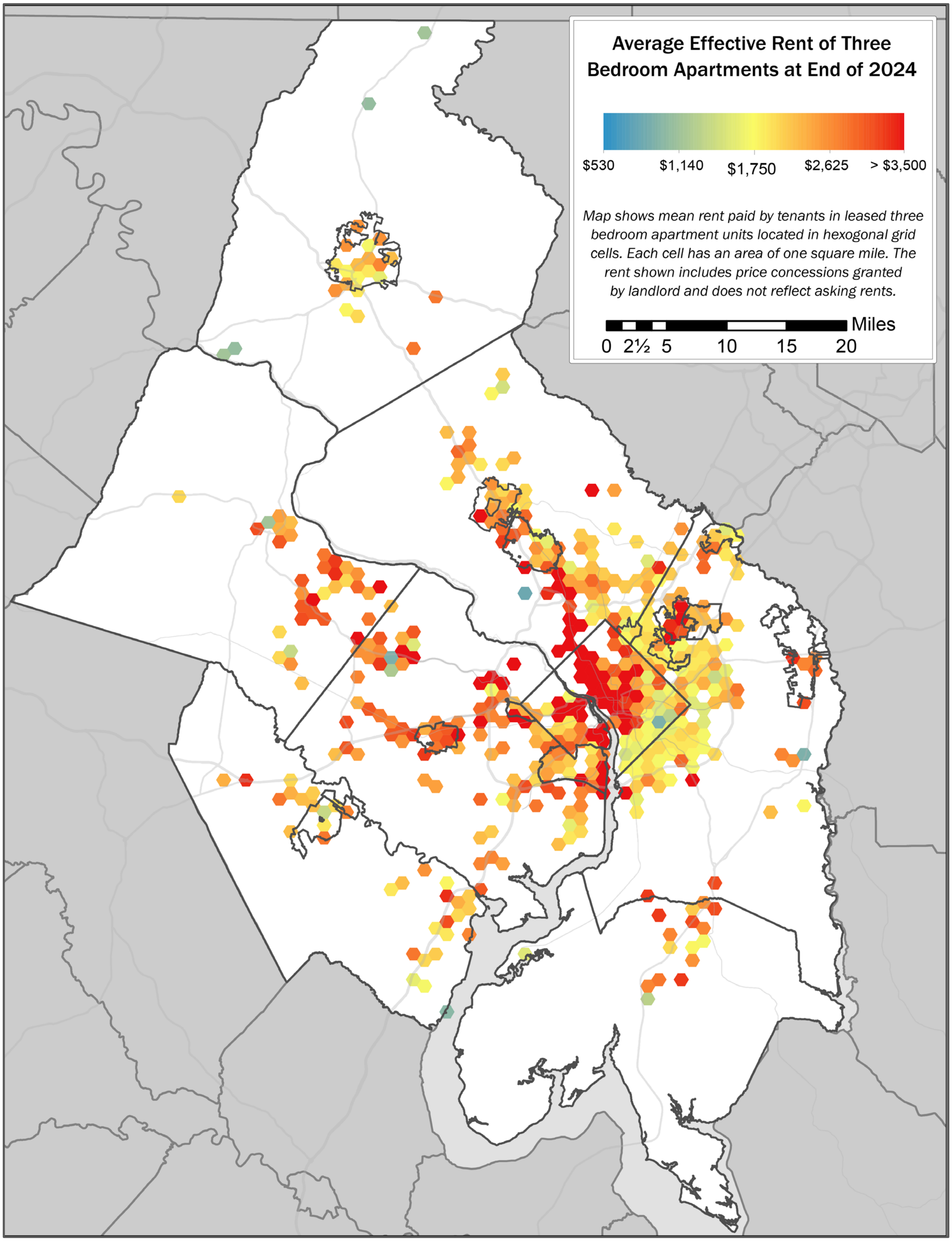
Figure 30. Effective Rents for Three-Bedroom Apartments at End of 2024



Source: CoStar

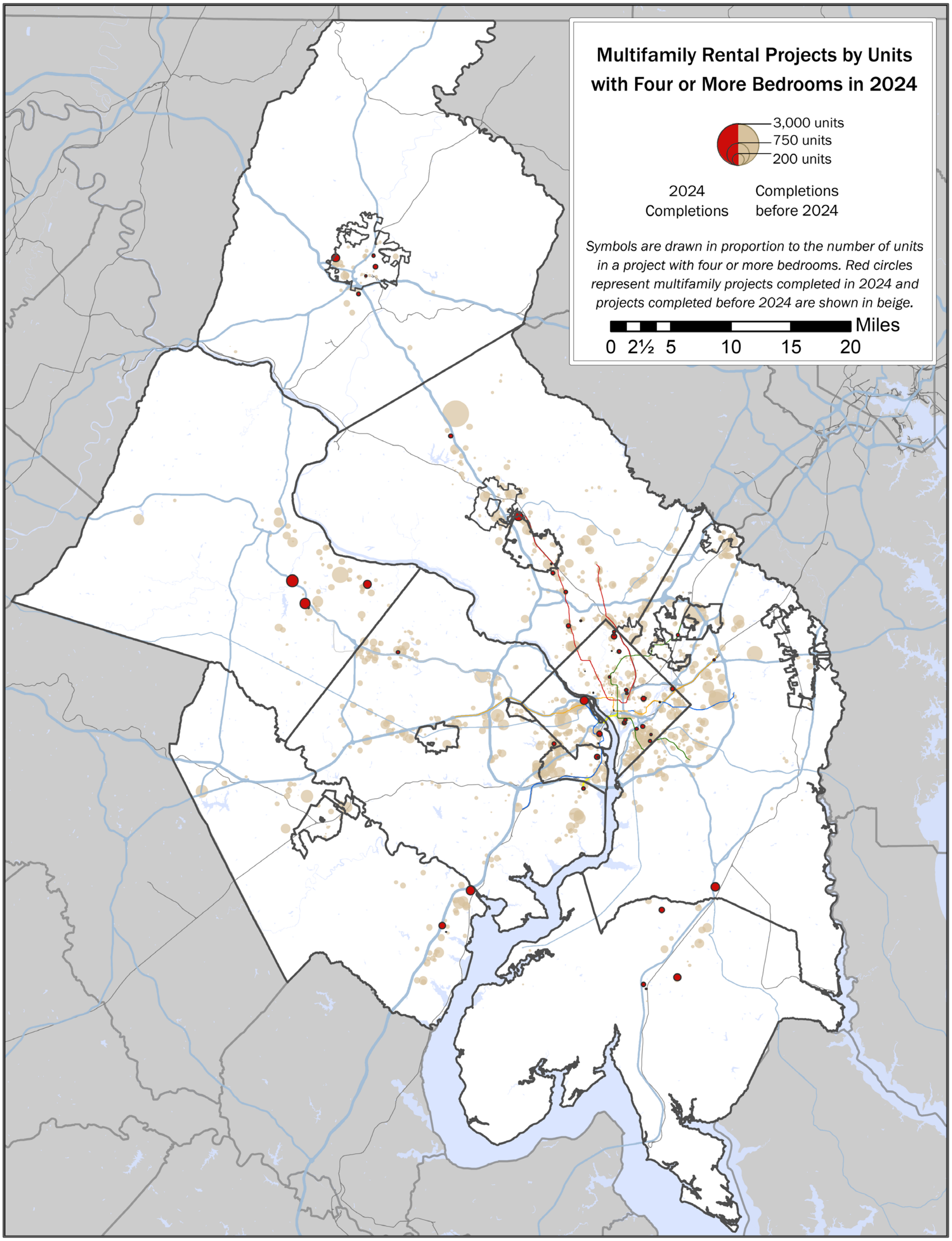
[8] See Appendix G for cost-burdened threshold calculation methodology.

Figure 31



Source: CoStar

Figure 32

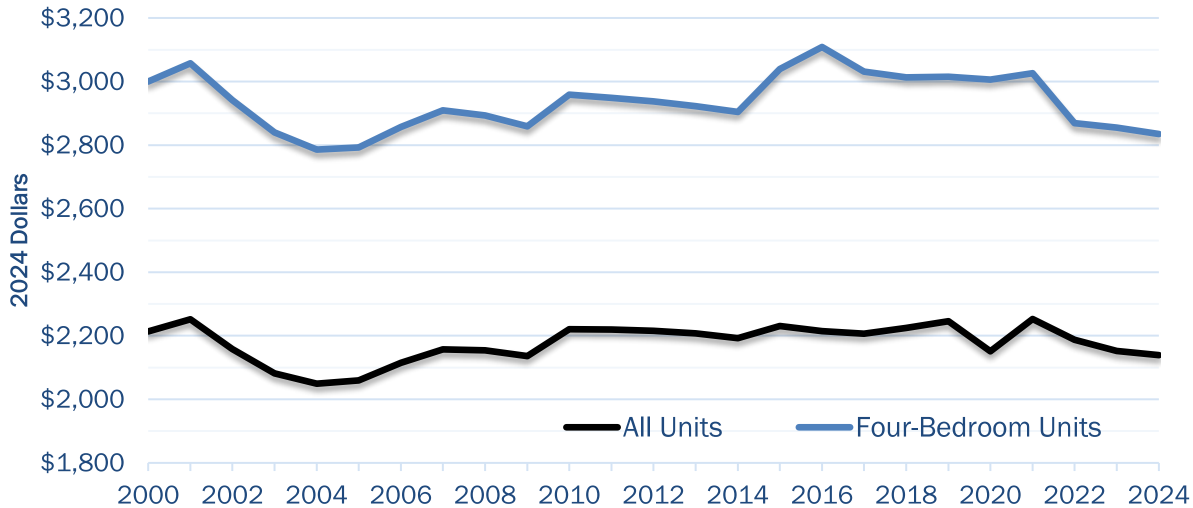


Source: CoSt--ar

Apartments with Four or More Bedrooms

In 2024, 163 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 $3,151 per month. These larger apartments are a very small part of the rental market. The City of Frederick had the most new rental units with more than three bedrooms added in 2024, with 100 new townhome-style units with four or more bedrooms from the Towns at Walnut Ridge project.

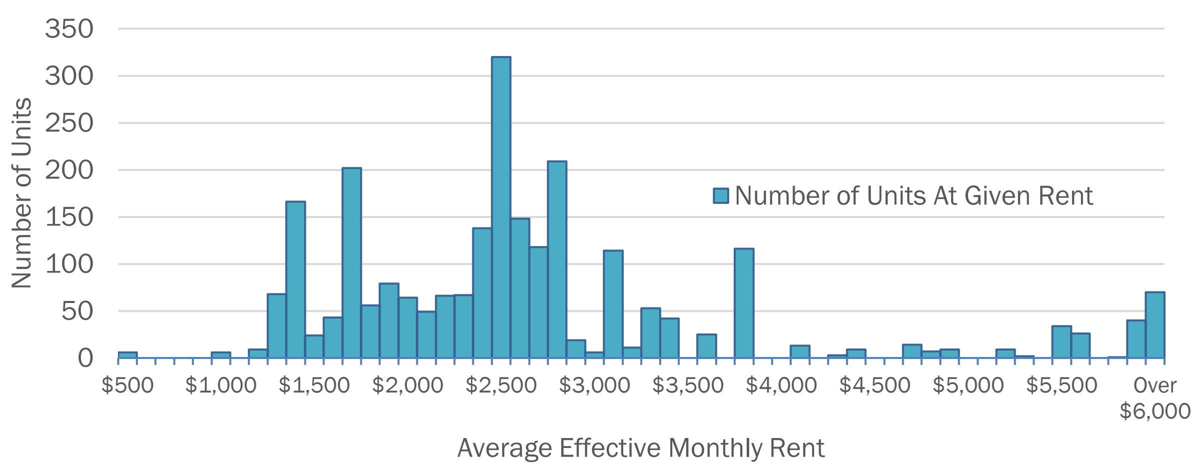
Figure 33. Inflation-Adjusted Average Effective Rent for Four-Bedroom Apartments, 2000 - 2024



Source: CoStar

According to data from the AHS and BLS, the estimated median household income in 2024 for renters of units with four or more bedrooms in the Washington Metropolitan Statistical Area was $120,361 per year. The median effective rent for such apartment units in the region was $2,510 at the end of 2024. The median effective rent in COG jurisdictions is around 25 percent of the median income of a four or more-bedroom apartment renter.[9]

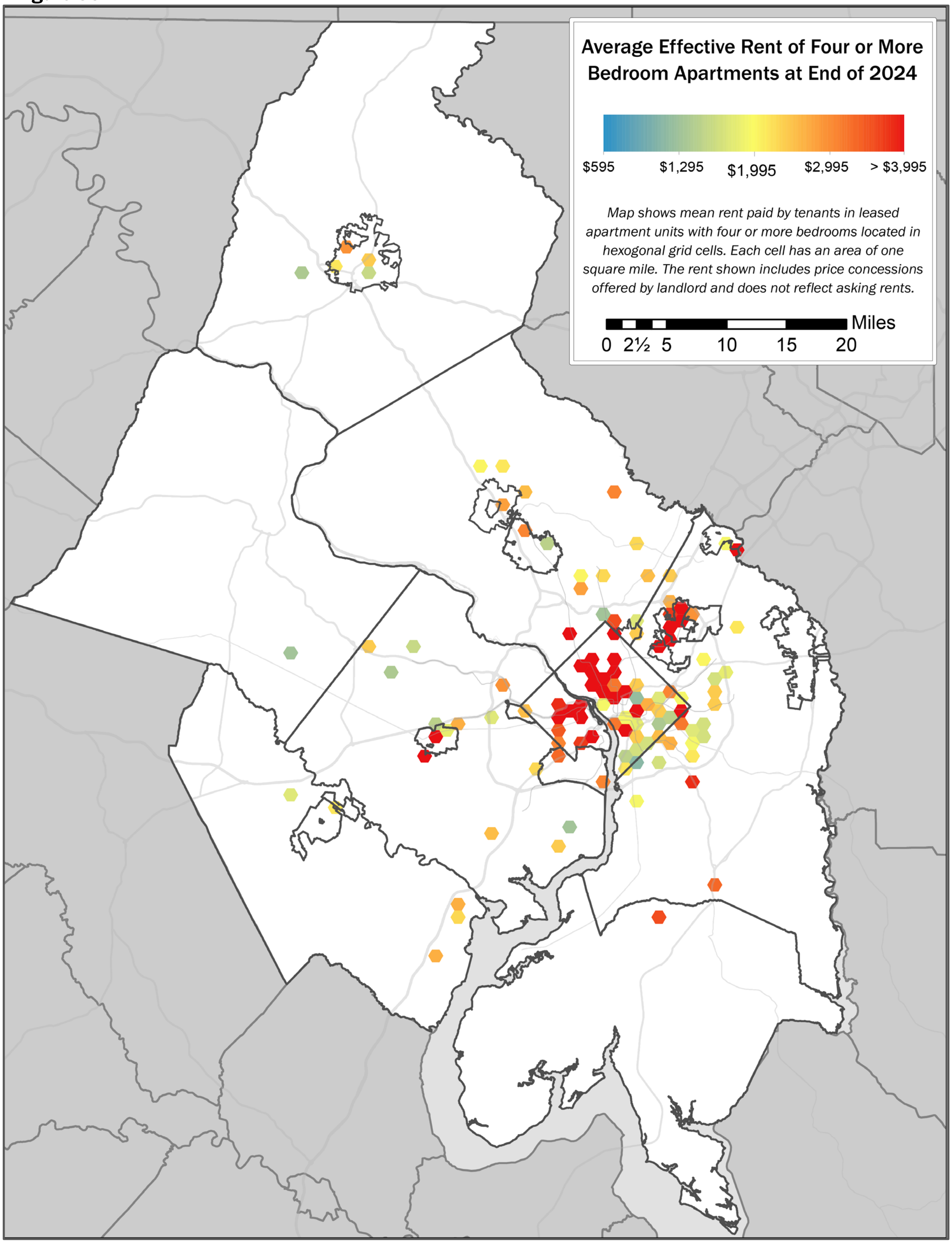
Figure 34. Effective Rents for Four-Bedroom Apartments at End of 2024



Source: CoStar

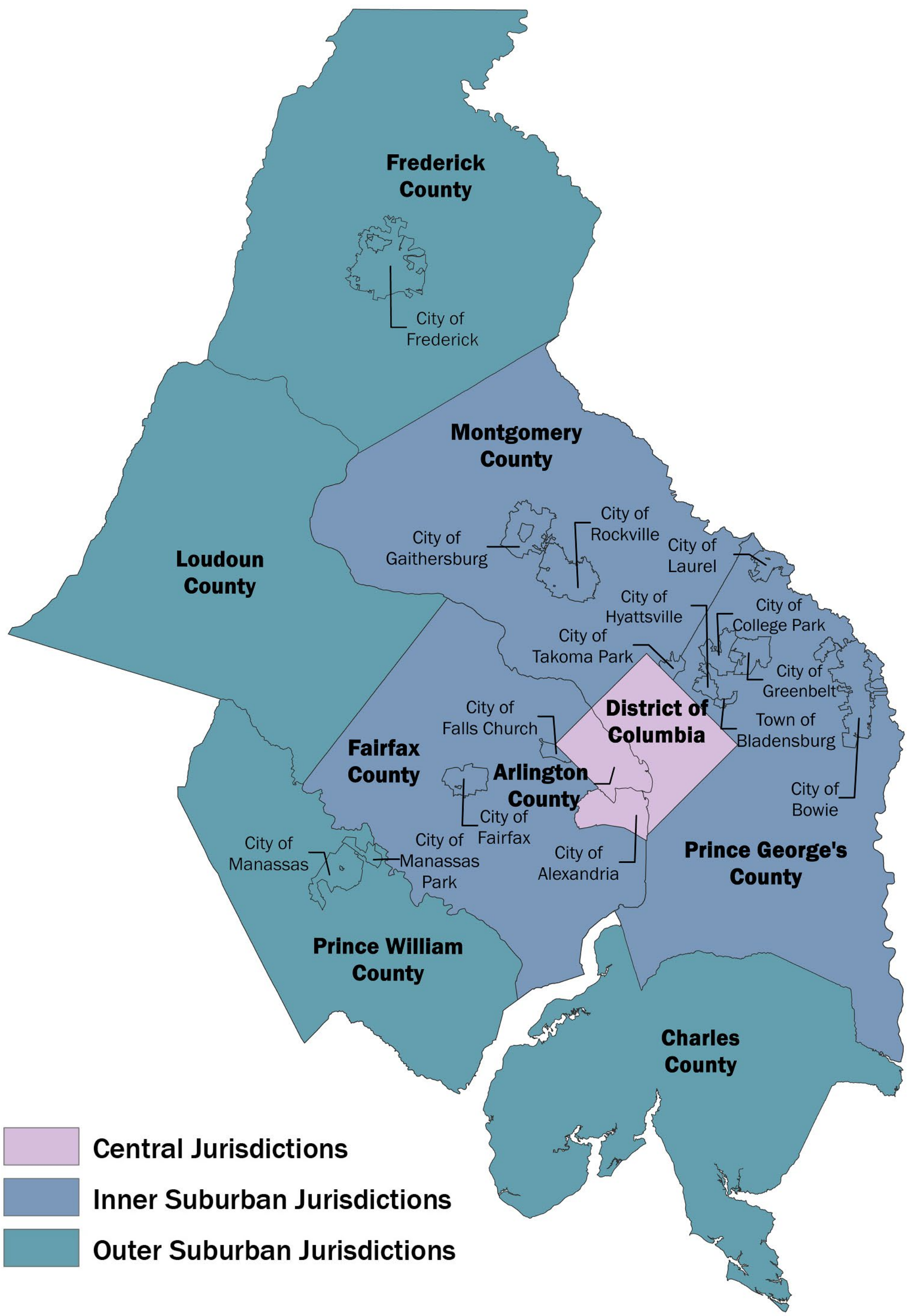
[9] See Appendix G for cost-burdened threshold calculation methodology.

Figure 35



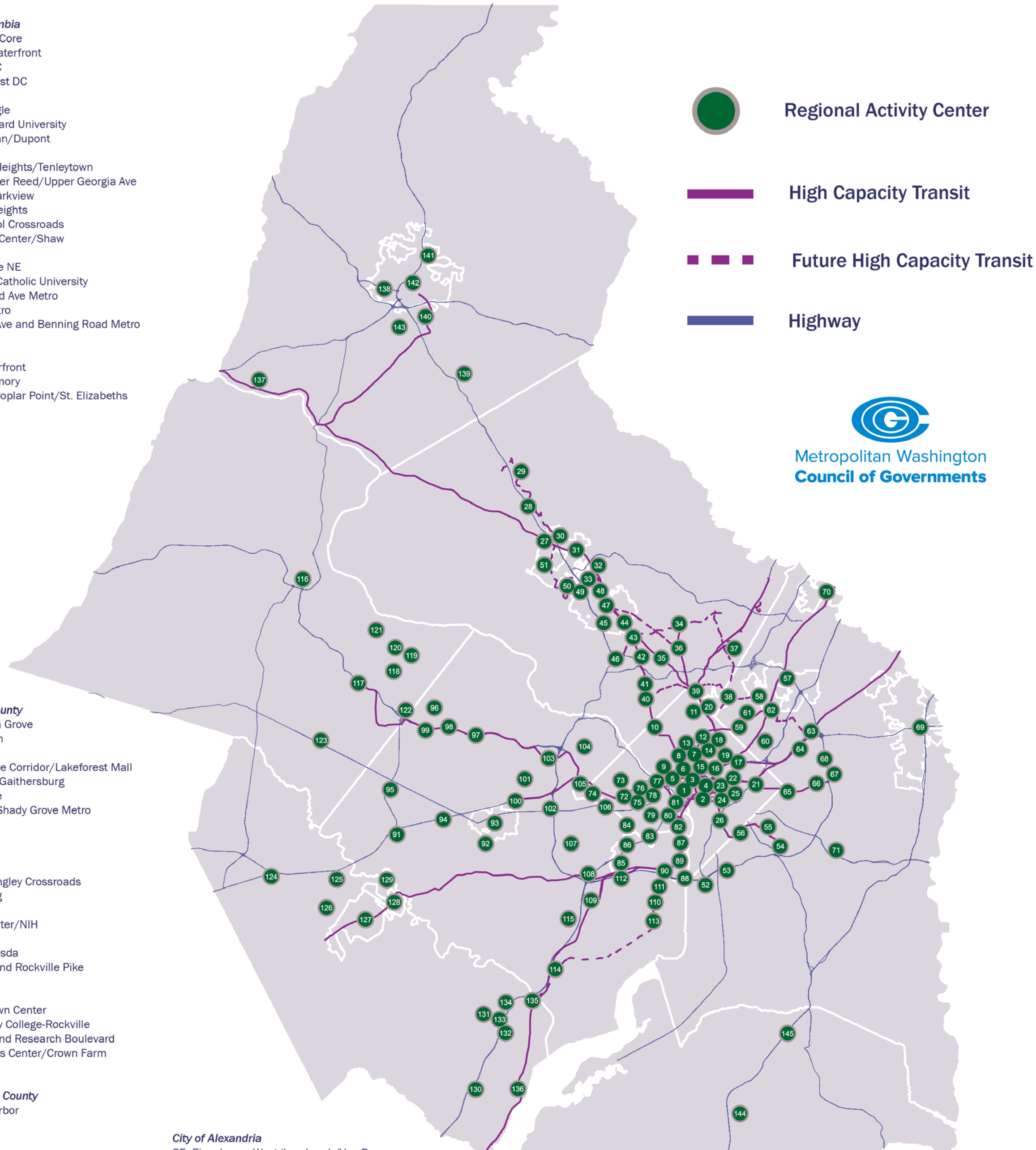
Source: CoStar

APPENDIX A. MAP OF REGIONAL "RING" JURISDICTIONAL GROUPINGS



APPENDIX B. Regional Activity Centers Map based on the COG Round 10.0 Cooperative Forecast

Approved May 14, 2025 by COG Board of Directors



District of Columbia
1. Monumental Core
2. Southwest Waterfront
3. Downtown DC
4. Downtown East DC
5. West End
6. Golden Triangle
7. U Street/Howard University
8. Adams Morgan/Dupont
9. Georgetown
10. Friendship Heights/Tenleytown
11. Former Walter Reed/Upper Georgia Ave
12. Petworth/Parkview
13. Columbia Heights
14. North Capitol Crossroads
15. Convention Center/Shaw
16. NoMA
17. New York Ave NE
18. Brookland/Catholic University
19. Rhode Island Ave Metro
20. Takoma Metro
21. Minnesota Ave and Benning Road Metro
22. H Street
23. Capitol Hill
24. Capitol Riverfront
25. Stadium-Armory
26. Anacostia/Poplar Point/St. Elizabeths

Montgomery County
27. Metropolitan Grove
28. Germantown
29. Clarksburg
30. Frederick Ave Corridor/Lakeforest Mall
31. Olde Towne Gaithersburg
32. Shady Grove
33. King Farm/Shady Grove Metro
34. Glenmont
35. Kensington
36. Wheaton
37. White Oak
38. Takoma/Langley Crossroads
39. Silver Spring
40. Bethesda
41. Medical Center/NIH
42. Grosvenor
43. North Bethesda
44. Twinbrook and Rockville Pike
45. Tower Oaks
46. Rock Spring
47. Rockville Town Center
48. Montgomery College-Rockville
49. Fallsgrove and Research Boulevard
50. Life Sciences Center/Crown Farm
51. Kentlands

Prince George's County
52. National Harbor
53. Oxon Hill
54. Branch Ave
55. Suitland
56. Naylor Rd-Southern Ave
57. Greenbelt
58. UMD Purple Line
59. West Hyattsville Metro
60. Port Towns
61. Hyattsville Crossing
62. College Park Metro
63. New Carrollton
64. Landover Metro
65. Capitol Heights-Addison Road
66. Morgan Boulevard
67. Largo Town Center
68. Landover Gateway
69. Bowie
70. Laurel
71. Westphalia Town Center

Arlington County
72. Ballston
73. Langston Boulevard
74. Washington Street/East Falls Church Metro
75. Virginia Square
76. Clarendon
77. Rosslyn
78. Court House
79. Columbia Pike
80. Pentagon City
81. Pentagon
82. Crystal City
83. Shirlington
84. Bailey's Crossroads-Western Gateway

City of Alexandria
85. Eisenhower West/Landmark/Van Dorn
86. AlexWest-Beauregard
87. Potomac Yard
88. Old Town Alexandria/Old Town North
89. Braddock Road Metro
90. Carlyle-Eisenhower East

Fairfax County, Falls Church and City of Fairfax
91. Centreville
92. George Mason University
93. Fairfax City
94. Fairfax Center
95. Dulles/Route 28 Corridor
96. Town of Herndon
97. Wiehle-Reston East
98. Reston Town Center
99. Herndon Metro
100. Vienna Metro
101. Town of Vienna
102. Merrifield
103. Tysons
104. McLean
105. West Falls Church/West Broad Street
106. East End/Seven Corners
107. Annandale
108. Beltway South
109. Franconia-Springfield
110. Beacon-Groveton
111. Huntington-Penn Daw
112. Bush Hill/Van Dorn Street Metro
113. Hybla Valley-Gum Springs
114. Lorton
115. Fort Belvoir North

Loudoun County
116. Leesburg Core
117. Ashburn Station/Loudoun Gateway
118. Route 28 Central
119. Dulles Town Center
120. Route 28 North
121. North Ashburn
122. Route 28 South
123. Arcola

Prince William, Manassas and Manassas Park
124. Gainesville
125. Sudley
126. Innovation Park Town Center
127. Downtown Manassas
128. Manassas Park
129. Yorkshire
130. Fettler Park/Dumfries
131. Quartz District
132. Potomac Town Center
133. Potomac Mills
134. The Landing at Prince William
135. North Woodbridge Town Center
136. Potomac Shores

Frederick County
137. Brunswick
138. The Golden Mile
139. Urbana
140. South Frederick
141. Northeast Frederick
142. Downtown Frederick
143. Ballenger Creek

Charles County
144. La Plata
145. Waldorf

Each half-mile circle represents the approximate location of a Regional Activity Center. Some circle locations have been adjusted to increase map legibility and avoid overlapping.

Multi-Jurisdiction RACs

District of Columbia and Montgomery
10. Friendship Heights/Tenleytown
20. Takoma Metro

Montgomery and Prince George's
38. Takoma/Langley Crossroads

Arlington and Falls Church
74. Washington Street/East Falls Church Metro

Arlington and Fairfax County
84. Bailey's Crossroads-Western Gateway

Falls Church and Fairfax County
105. West Falls Church/West Broad Street
106. East End/Seven Corners

APPENDIX C. REGIONAL ACTIVITY CENTER TOTALS

Round 10.0 Regional Activity Center	Built Prior to 2024			2024 Completions			Average Effective Rent in 1 BR Units at End of 2022
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Adams Morgan/Dupont	100	3,610	0.6%	0	0	0.0%	$2,479
AlexWest-Beauregard	195	6,844	1.1%	0	0	0.0%	$1,791
Anacostia/Poplar Point/St. Elizabeths	108	2,777	0.4%	11	251	1.2%	$1,406
Annandale	17	750	0.1%	0	0	0.0%	$1,936
Arcola	10	376	0.1%	0	0	0.0%	$2,134
Ashburn Station/Loudoun Gateway	44	1,870	0.3%	1	93	0.4%	$2,219
Bailey's Crossroads-Western Gateway	102	5,190	0.8%	3	675	3.1%	$1,957
Ballenger Creek	133	1,852	0.3%	3	120	0.6%	$1,709
Ballston	93	6,351	1.0%	1	144	0.7%	$2,571
Beacon-Groveton	57	1,017	0.2%	0	0	0.0%	$1,978
Beltway South	7	488	0.1%	0	0	0.0%	$2,129
Bethesda	165	8,008	1.2%	4	937	4.3%	$2,361
Bowie	3	337	0.1%	1	388	1.8%	$2,193
Braddock Road Metro	57	2,956	0.5%	1	133	0.6%	$2,415
Branch Ave	18	1,779	0.3%	0	0	0.0%	$1,931
Brookland/Catholic University	59	1,507	0.2%	2	32	0.1%	$2,027
Brunswick	10	150	0.0%	0	0	0.0%	$1,072
Bush Hill/Van Dorn Street Metro	0	0	0.0%	0	0	0.0%	--
Capitol Heights-Addison Road	5	105	0.0%	0	0	0.0%	$1,186
Capitol Hill	37	924	0.1%	0	0	0.0%	$2,240
Capitol Riverfront	185	15,430	2.4%	3	914	4.2%	$2,370
Carlyle-Eisenhower East	36	4,803	0.7%	1	443	2.1%	$2,429
Centreville	140	3,442	0.5%	0	0	0.0%	$2,007
Clarendon	26	2,533	0.4%	0	0	0.0%	$2,727
Clarksburg	30	722	0.1%	1	125	0.6%	$1,986
College Park Metro	0	0	0.0%	1	451	2.1%	$2,019
Columbia Heights	104	3,516	0.5%	1	36	0.2%	$2,029
Columbia Pike	302	8,084	1.2%	0	0	0.0%	$1,878
Convention Center/Shaw	92	3,922	0.6%	0	0	0.0%	$2,109
Court House	80	6,400	1.0%	0	0	0.0%	$2,496
Crystal City	32	8,543	1.3%	5	1,720	8.0%	$2,560

Round 10.0 Regional Activity Center	Built Prior to 2024			2024 Completions			Average Effective Rent in 1 BR Units at End of 2024
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Downtown DC	7	1,726	0.3%	1	222	1.0%	$2,772
Downtown East DC	32	6,255	1.0%	1	302	1.4%	$2,343
Downtown Frederick	71	1,343	0.2%	0	0	0.0%	$1,462
Downtown Manassas	13	518	0.1%	1	16	0.1%	$1,682
Dulles Town Center	58	1,622	0.2%	0	0	0.0%	$2,053
Dulles/Route 28 Corridor	184	8,154	1.3%	14	172	0.8%	$2,077
East End/Seven Corners	138	1,703	0.3%	0	0	0.0%	$1,760
Eisenhower West/Landmark/Van Dorn	146	7,703	1.2%	0	0	0.0%	$1,809
Fairfax Center	228	7,519	1.2%	0	0	0.0%	$2,094
Fairfax City	85	2,047	0.3%	0	0	0.0%	$2,142
Fallsgrove and Research Boulevard	20	629	0.1%	0	0	0.0%	$2,031
Fettler Park/Dumfries	10	257	0.0%	0	0	0.0%	$1,290
Former Walter Reed/Upper Georgia Ave	66	2,068	0.3%	2	410	1.9%	$1,821
Fort Belvoir North	0	0	0.0%	0	0	0.0%	--
Franconia-Springfield	32	978	0.2%	0	0	0.0%	$2,122
Frederick Ave Corridor/Lakeforest Mall	57	1,235	0.2%	0	0	0.0%	$1,539
Friendship Heights/Tenleytown	26	3,565	0.5%	0	0	0.0%	$2,665
Gainesville	0	0	0.0%	0	0	0.0%	--
George Mason University	0	0	0.0%	0	0	0.0%	--
Georgetown	14	369	0.1%	1	115	0.5%	$2,784
Germantown	249	4,637	0.7%	1	111	0.5%	$1,747
Glenmont	111	1,526	0.2%	0	0	0.0%	$1,653
Golden Triangle	2	105	0.0%	1	163	0.8%	$4,056
Greenbelt Metro	103	4,227	0.6%	0	0	0.0%	$1,774
Grosvenor	11	798		2	220		$2,215
H Street	46	3,795		3	198		$2,027
Herndon Metro	49	2,260		0	0		$2,155
Huntington-Penn Daw	37	4,356	0.7%	1	366	1.7%	$1,909
Hyattsville Crossing	83	3,345	0.5%	2	636	3.0%	$1,858
Hybla Valley-Gum Springs	10	294	0.0%	0	0	0.0%	$1,103
Innovation Park Town Center	0	0	0.0%	0	0	0.0%	--
Kensington	17	481	0.1%	0	0	0.0%	$3,198
Kentlands	0	0	0.0%	0	0	0.0%	--
King Farm/Shady Grove Metro	35	2,310	0.4%	0	0	0.0%	$1,920

Round 10.0 Regional Activity Center	Built Prior to 2024			2024 Completions			Average Effective Rent in 1 BR Units at End of 2024
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
La Plata	27	209	0.0%	0	0	0.0%	--
Landover Gateway	50	912	0.1%	14	158	0.7%	$1,477
Landover Metro	42	1,050	0.2%	0	0	0.0%	$1,365
Langston Boulevard	116	2,607	0.4%	0	0	0.0%	$1,976
Largo Town Center	28	1,721	0.3%	1	379	1.8%	$1,977
Laurel	112	2,973	0.5%	0	0	0.0%	$1,648
Leesburg Core	5	127	0.0%	0	0	0.0%	$1,712
Life Sciences Center/Crown Farm	152	4,812	0.7%	1	244	1.1%	$2,056
Lorton	111	1,858	0.3%	0	0	0.0%	$1,947
Manassas Park	52	1,651	0.3%	0	0	0.0%	$1,938
McLean	1	268	0.0%	0	0	0.0%	$2,341
Medical Center/NIH	0	0	0.0%	0	0	0.0%	--
Merrifield	176	4,869	0.7%	0	0	0.0%	$2,172
Metropolitan Grove	66	748	0.1%	0	0	0.0%	$1,581
Minnesota Ave and Benning Road Metro	67	1,689	0.3%	2	57	0.3%	$1,254
Montgomery College-Rockville	0	0	0.0%	0	0	0.0%	--
Monumental Core	0	0	0.0%	0	0	0.0%	--
Morgan Boulevard	132	1,720	0.3%	0	0	0.0%	$1,968
National Harbor	1	262	0.0%	0	0	0.0%	$2,506
Naylor Rd-Southern Ave	33	1,049	0.2%	0	0	0.0%	$1,287
New Carrollton	48	1,478	0.2%	1	291	1.3%	$1,665
New York Ave NE	30	3,526	0.5%	0	0	0.0%	$2,394
NoMA	46	11,873	1.8%	5	1,463	6.8%	$2,241
North Ashburn	29	882	0.1%	0	0	0.0%	$2,292
North Bethesda	53	4,368	0.7%	0	0	0.0%	$2,084
North Capitol Crossroads	0	0	0.0%	0	0	0.0%	--
North Woodbridge Town Center	2	720	0.1%	8	342	1.6%	$1,941
Northeast Frederick	27	721	0.1%	0	0	0.0%	$1,868
Old Town Alexandria/Old Town North	48	2,014	0.3%	0	0	0.0%	$2,618
Olde Towne Gaithersburg	158	2,360	0.4%	0	0	0.0%	$1,699
Oxon Hill	9	443	0.1%	0	0	0.0%	$1,775
Pentagon	0	0	0.0%	0	0	0.0%	--
Pentagon City	19	5,745	0.9%	0	0	0.0%	$2,582
Petworth/Parkview	76	2,109	0.3%	0	0	0.0%	$1,895

Round 10.0 Regional Activity Center	Built Prior to 2024			2024 Completions			Average Effective Rent in 1 BR Units at End of 2024
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Port Towns	286	3,971	0.6%	0	0	0.0%	$1,426
Potomac Mills	0	0	0.0%	0	0	0.0%	--
Potomac Shores	0	0	0.0%	0	0	0.0%	--
Potomac Town Center	2	308	0.0%	0	0	0.0%	$2,025
Potomac Yard	8	1,514	0.2%	0	0	0.0%	$2,753
Quartz District	3	300	0.0%	1	250	1.2%	$1,483
Reston Town Center	10	2,351	0.4%	1	508	2.4%	$2,382
Rhode Island Ave Metro	7	951	0.1%	0	0	0.0%	$1,978
Rock Spring	7	729	0.1%	0	0	0.0%	$2,207
Rockville Town Center	13	1,954	0.3%	0	0	0.0%	$2,064
Rosslyn	80	5,083	0.8%	1	514	2.4%	$2,547
Route 28 Central	0	0	0.0%	0	0	0.0%	--
Route 28 North	2	429	0.1%	0	0	0.0%	$2,015
Route 28 South	0	0	0.0%	0	0	0.0%	--
Shady Grove	8	855	0.1%	0	0	0.0%	$2,033
Shirlington	19	1,619	0.2%	0	0	0.0%	$2,275
Silver Spring	115	12,724	2.0%	2	375	1.7%	$1,916
South Frederick	0	0	0.0%	0	0	0.0%	--
Southwest Waterfront	27	6,128	0.9%	2	759	3.5%	$2,450
Stadium-Armory	2	362	0.1%	0	0	0.0%	$2,161
Sudley	29	712	0.1%	0	0	0.0%	$1,739
Suitland	46	655	0.1%	0	0	0.0%	$1,297
Takoma Metro	24	1,107	0.2%	2	353	1.6%	$1,938
Takoma/Langley Crossroads	297	4,072	0.6%	0	0	0.0%	$1,440
The Golden Mile	205	3,821	0.6%	0	0	0.0%	$1,583
The Landing at Prince William	6	200	0.0%	0	0	0.0%	$1,886
Tower Oaks	0	0	0.0%	0	0	0.0%	--
Town of Herndon	156	1,748	0.3%	21	168	0.8%	$1,847
Town of Vienna	52	313	0.0%	0	0	0.0%	$1,953
Twinbrook and Rockville Pike	31	2,719	0.4%	1	452	2.1%	$1,959
Tysons	157	9,049	1.4%	1	101	0.5%	$2,399
U Street/Howard University	122	7,476		1	43		$2,450
UMD Purple Line	4	655		0	0		$2,244
Urbana	9	707	0.1%	0	0	0.0%	$1,903

Round 10.0 Regional Activity Center	Built Prior to 2024			2024 Completions			Average Effective Rent in 1 BR Units at End of 2024
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Vienna Metro	12	803	0.1%	0	0	0.0%	$2,279
Virginia Square	49	2,665	0.4%	0	0	0.0%	$2,462
Waldorf	24	676	0.1%	0	0	0.0%	$1,752
Washington Street/East Falls Church Metro	13	1,108	0.2%	1	334	1.5%	$2,445
West End	12	1,216	0.2%	0	0	0.0%	$3,046
West Falls Church/West Broad Street	4	540	0.1%	1	400	1.9%	$2,225
West Hyattsville Metro	67	666	0.1%	1	293	1.4%	$1,444
Westphalia Town Center	0	0	0.0%	0	0	0.0%	--
Wheaton	69	2,357	0.4%	0	0	0.0%	$1,835
White Oak	144	4,427	0.7%	0	0	0.0%	$1,611
Wiehle-Reston East	6	1,842	0.3%	0	0	0.0%	$2,336
Yorkshire	23	517	0.1%	0	0	0.0%	$1,746
Inside of Regional Activity Centers Total	*8,053*	*334,204*	*51.3%*	*137*	*16,877*	*78.3%*	*$2,141*
Outside of Regional Activity Centers Total	*16,911*	*317,070*	*48.7%*	*149*	*4,682*	*21.7%*	*$1,750*
Regional Total	**24,964**	**651,274**	**100.0%**	**286**	**21,559**	**100.0%**	**$1,974**

APPENDIX D. METRO STATION WALKSHED TOTALS

Metrorail Station Half-Mile Walkshed	Built Prior to 2024			2024 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2024
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Addison Road-Seat Pleasant	10	127	0.0%	0	0	0.0%	0%	$1,295
Anacostia	54	1,185	0.2%	9	189	0.9%	59%	$1,399
Archives-Navy Memorial-Penn Qtr	9	891	0.1%	0	0	0.0%	97%	$2,671
Arlington Cemetery	0	0	0.0%	0	0	0.0%	--	--
Ashburn	19	845	0.1%	0	0	0.0%	0%	$2,084
Ballston-MU	52	7,228	1.1%	1	144	0.7%	95%	$2,613
Benning Road	111	1,596	0.2%	1	8	0.0%	13%	$1,226
Bethesda	61	4,373	0.7%	2	473	2.2%	81%	$2,550
Braddock Road	66	2,310	0.4%	1	133	0.6%	80%	$2,332
Branch Ave	17	1,769	0.3%	0	0	0.0%	100%	$1,931
Brookland-CUA	63	1,404	0.2%	2	32	0.1%	84%	$2,136
Capitol Heights	25	499	0.1%	0	0	0.0%	72%	$1,060
Capitol South	50	2,786	0.4%	0	0	0.0%	85%	$2,488
Cheverly	0	0	0.0%	0	0	0.0%	--	--
Clarendon	36	4,173	0.6%	0	0	0.0%	89%	$2,654
Cleveland Park	34	2,688	0.4%	0	0	0.0%	8%	$2,299
College Park-U of MD	22	185	0.0%	1	451	2.1%	71%	$1,859
Columbia Heights	241	8,260	1.3%	2	42	0.2%	21%	$2,020
Congress Heights	167	1,649	0.3%	0	0	0.0%	38%	$1,187
Court House	99	6,741	1.0%	0	0	0.0%	87%	$2,536
Crystal City	22	5,775	0.9%	3	1,228	5.7%	61%	$2,590
Deanwood	65	705	0.1%	0	0	0.0%	1%	$984
Downtown Largo	14	1,094	0.2%	1	379	1.8%	93%	$1,982
Dunn Loring-Merrifield	69	2,240	0.3%	0	0	0.0%	68%	$2,133
Dupont Circle	177	5,399	0.8%	2	241	1.1%	24%	$2,778
East Falls Church	1	208	0.0%	0	0	0.0%	100%	$2,667
Eastern Market	112	1,440	0.2%	0	0	0.0%	34%	$1,809
Eisenhower Avenue	10	2,778	0.4%	1	443	2.1%	100%	$2,466
Farragut North	15	2,002	0.3%	2	241	1.1%	30%	$2,856
Farragut West	12	1,164	0.2%	1	163	0.8%	48%	$3,243
Federal Center SW	2	483	0.1%	0	0	0.0%	40%	$2,052
Federal Triangle	3	144	0.0%	0	0	0.0%	100%	$2,525
Foggy Bottom-GWU	43	4,103	0.6%	0	0	0.0%	44%	$2,750
Forest Glen	13	221	0.0%	0	0	0.0%	0%	$1,433
Fort Totten	10	869	0.1%	0	0	0.0%	96%	$2,194
Franconia-Springfield	0	0	0.0%	0	0	0.0%	--	--
Friendship Heights	11	1,487	0.2%	0	0	0.0%	29%	$2,381

Metrorail Station Half-Mile Walkshed	Built Prior to 2024			2024 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2024
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Gallery Pl-Chinatown	47	6,207	1.0%	1	302	1.4%	93%	$2,341
Georgia Ave-Petworth	124	2,566	0.4%	1	6	0.0%	54%	$1,850
Glenmont	15	420	0.1%	0	0	0.0%	61%	$1,680
Greenbelt	0	0	0.0%	0	0	0.0%	--	--
Greensboro	2	827	0.1%	0	0	0.0%	100%	$2,227
Grosvenor-Strathmore	14	1,508	0.2%	2	220	1.0%	100%	$2,196
Herndon	0	0	0.0%	0	0	0.0%	--	--
Huntington	15	1,018	0.2%	1	366	1.7%	92%	$1,987
Hyattsville Crossing	12	969	0.1%	1	316	1.5%	98%	$1,940
Innovation Center	9	2,305	0.4%	0	0	0.0%	39%	$2,169
Judiciary Square	28	4,627	0.7%	1	302	1.4%	91%	$2,372
King St-Old Town	28	1,145	0.2%	0	0	0.0%	83%	$2,483
Landover	0	0	0.0%	0	0	0.0%	--	--
L'Enfant Plaza	2	367	0.1%	1	562	2.6%	100%	$2,849
Loudoun Gateway	0	0	0.0%	0	0	0.0%	--	--
McLean	29	1,358	0.2%	0	0	0.0%	85%	$2,544
McPherson Square	29	4,238	0.7%	1	222	1.0%	37%	$2,674
Medical Center	1	359	0.1%	0	0	0.0%	100%	$2,631
Metro Center	20	2,496	0.4%	0	0	0.0%	47%	$2,690
Minnesota Ave	64	1,829	0.3%	1	112	0.5%	59%	$1,409
Morgan Boulevard	12	478	0.1%	0	0	0.0%	100.0%	$1,968
Mt Vernon Sq-7th St-Convention Ctr	119	8,447	1.3%	0	0	0.0%	58%	$2,263
Navy Yard-Ballpark	103	13,059	2.0%	2	509	2.4%	92%	$2,398
Naylor Road	7	993	0.2%	0	0	0.0%	0%	$1,398
New Carrollton	3	825	0.1%	1	291	1.3%	100%	$1,790
NoMa-Gallaudet U	32	9,558	1.5%	3	959	4.4%	100%	$2,358
North Bethesda	12	2,902	0.4%	0	0	0.0%	100%	$2,091
Pentagon	3	759	0.1%	0	0	0.0%	100%	$2,484
Pentagon City	25	7,241	1.1%	0	0	0.0%	87%	$2,680
Potomac Ave	103	1,813	0.3%	0	0	0.0%	54%	$1,769
Potomac Yard	6	1,055		1	572			$2,776
Reston Town Center	1	359	0.1%	1	508	2.4%	59%	$2,560
Rhode Island Ave-Brentwood	14	1,574	0.2%	1	7	0.0%	93%	$1,899
Rockville	11	1,851	0.3%	0	0	0.0%	94%	$2,025
Ronald Reagan Wash. Natl Airport	0	0	0.0%	0	0	0.0%	--	--
Rosslyn	32	3,494	0.5%	1	514	2.4%	89%	$2,759
Shady Grove	3	711	0.1%	0	0	0.0%	100%	$2,122
Shaw-Howard U	204	5,296	0.8%	0	0	0.0%	62%	$2,292
Silver Spring	75	10,281	1.6%	0	0	0.0%	52%	$1,907

Metrorail Station Half-Mile Walkshed	Built Prior to 2024			2024 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2024
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Smithsonian	1	373	0.1%	1	562	2.6%	100%	$2,929
Southern Avenue	1	25	0.0%	0	0	0.0%	0%	--
Spring Hill	18	1,152	0.2%	1	101	0.5%	83%	$3,036
Stadium-Armory	106	947	0.1%	0	0	0.0%	55%	$1,960
Suitland	116	1,005	0.2%	0	0	0.0%	0%	$1,441
Takoma	24	1,122	0.2%	2	353	1.6%	76%	$1,933
Tenleytown-AU	11	326	0.1%	0	0	0.0%	49%	$2,181
Twinbrook	10	1,919	0.3%	1	452	2.1%	89%	$1,938
Tysons	1	429	0.1%	0	0	0.0%	100%	$2,474
U Street/African-Amer Civil War Memorial/Cardozo	169	7,917	1.2%	1	43	0.2%	67%	$2,383
Union Station	27	3,223	0.5%	0	0	0.0%	93%	$2,230
Van Dorn Street	5	226	0.0%	0	0	0.0%	100%	$2,042
Van Ness-UDC	24	3,229	0.5%	0	0	0.0%	18%	$2,188
Vienna/Fairfax-GMU	12	803	0.1%	0	0	0.0%	100%	$2,279
Virginia Square-GMU	77	7,197	1.1%	1	144	0.7%	93%	$2,563
Washington Dulles Int'l Airport	0	0	0.0%	0	0	0.0%	--	--
Waterfront	73	5,438	0.8%	1	197	0.9%	45%	$2,291
West Falls Church-VT	0	0	0.0%	0	0	0.0%	--	--
West Hyattsville	0	0	0.0%	1	293	1.4%	100%	$1,924
Wheaton	67	2,217	0.3%	0	0	0.0%	74%	$1,857
Wiehle-Reston East	2	869	0.1%	0	0	0.0%	100%	$2,552
Woodley Pk-Zoo/Adams Morgan	48	2,688	0.4%	0	0	0.0%	16%	$2,506
DC Station Walkshed Totals	*1,656*	*93,670*	*14.4%*	*29*	*3,581*	*16.6%*	*61%*	*$2,282*
Maryland Station Walkshed Totals	*494*	*35,855*	*5.5%*	*10*	*2,875*	*13.3%*	*72%*	*$2,009*
Virginia Station Walkshed Totals	*559*	*51,720*	*8.0%*	*11*	*4,009*	*18.6%*	*82%*	*$2,535*
Inside Walkshed Total	*2,709*	*181,245*	*27.9%*	*50*	*10,465*	*48.5%*	*69%*	*$2,303*
Outside Walkshed Total	*22,110*	*467,539*	*72.1%*	*236*	*11,094*	*51.5%*	*47%*	*$1,810*
Regional Total	**24,819**	**648,784**	**100.0%**	**286**	**21,559**	**100.0%**	**54%**	**$1,974**

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 construction 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 to for newly added stations, including Phase 2 of the Silver Line and the Potomac Yard infill station 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[10])

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.

[10] 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 2023 renter income data from the AHS so it could be compared to the 2024 rent data from CoStar, as shown in Table 49 below:

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

Unit Size	2023 AHS Median Renter Income	Adjusted 2024 Median Renter Income*	2024 Monthly Income for Renters	Rent Threshold for Cost-Burden (One-Fourth Monthly Income)
Studio	~$46,000	$47,321	$3,943	$986
1 BR	$65,000	$66,867	$5,417	$1,393
2 BR	$66,000	$67,896	$5,500	$1,414
3 BR	$75,000	$77,154	$6,250	$1,607
4+ BR	$117,000	$120,361	$9,750	$2,508

**The BLS inflation rate from December 2024 to December 2024 was 2.86 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.[11] 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.

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

Metropolitan Washington
Council of Governments

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

mwcog.org