

Washington, DC

Washington, DC is part of the Washington-Baltimore Consolidated Metropolitan Statistical Area (CMSA). This area is a combination of the two metropolitan areas – Washington, D.C. and Baltimore, MD and is strategically located midway along the East Coast of the United States. While the Washington, DC PMSA is much greater than the local MSA market, our statistical focus here is on the MSA. Besides the District of Columbia, the Metropolitan area includes the surrounding Maryland counties and surrounding Virginia counties and cities.

Population

DC Metro: 5.44 Million ▲1.3%

DC CBD: 595K ▲ 0.4% Ann.

Source: Claritas

Unemployment Rate

DC: 11.5% ▼

DC Metro: 6.6% ▲

United States: 9.7% ▼

Source: U.S. Department of Labor

Avg. Household Income

DC: \$88,708

DC Metro: \$110,131

United States: \$71,071

Source: U.S. Department of Labor

Metro Area Vital Signs

Inventory	444 M SF	↑
Vacancy Rate	13.3%	↔
Rental Rate Per SF	\$34.00	↑
Annual Absorption	5.6 M SF	↑
Average Op. Expense/SF	\$10.00	↔
Cap Rate – Class A	6.0-7.5%	↔
Cap Rate – Class B	7.5-9%	↔

Inventory	395.6 K	↑
Vacancy Rate	6.0%	↓
Average Monthly Rent	\$1369	↑
Annual Absorption	5,421 Units	↑
Operating Expense	37.5%	↔
Cap Rate – Class A	5.00%	↓
Cap Rate – Class B	6.25%	↓

Inventory	175 M SF	↑
Vacancy Rate	6.5%	↔
Avg. Rental Rate Per SF	\$21.75 Net	↔
Annual Absorption	1.2M SF	↔
Average Op. Expense/SF	\$5.00	↔
Cap Rate – Class A	7.75-8.25%	↔
Cap Rate – Class B	9.0-9.5%	↔

Inventory	202 M SF	↔
Vacancy Rate	11.7%	↔
Rental Rate Per SF	\$9.17	↓
Annual Absorption Rate	(580) K SF	↑
Cap Rate – Class A	8.25%	↓
Cap Rate – Class B	9.5%	↓

Office

Multi-Family

Retail

Industrial

For more information contact:

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