

## 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: 5.61 Million ▲ 3.2%

DC CBD: 619K ▲ 4.0% Ann.

Source: Claritas

### Unemployment Rate

DC: 9.4% ▼

DC Metro: 5.4% ▼

United States: 9.1% ▲

Source: U.S. Department of Labor

### Avg. Household Income

DC: \$83,829

DC Metro: \$103,664

United States: \$67,529

Source: Claritas

For more information contact:

Patrick C. Kerr MAI, SRA, FRICS  
Managing Director

**Integra Realty Resources - DC**

11785 Beltsville Dr., Suite 925

Calverton MD 20705

301-586-9320

301-586-9322 Fax

pkerr@irr.com

## Metro Area Vital Signs

Inventory	467.2 M SF	↑
Vacancy Rate	12.9%	↓
Rental Rate Per SF	\$33.08	↓
Annual Absorption	4.1 M SF	↓
Average Op. Expense/SF	\$10.00 - \$15.00	↔
Cap Rate – Class A	4.75-8.0%	↔
Cap Rate – Class B	6.50-9.0%	↔

Inventory	401.3 K	↑
Vacancy Rate	4.9%	↓
Average Monthly Rent	\$1,372	↑
Annual Absorption	9,046 Units	↑
Operating Expense	36.0%	↔
Cap Rate – Class A	4.50%-5.00%	↓
Cap Rate – Class B	5.25%-6.00%	↓

Inventory	258.8 M SF	↑
Vacancy Rate	5.2%	↔
Avg. Rental Rate Per SF	\$22.77 NNN	↓
Annual Absorption	2.9 M SF	↔
Average Op. Expense/SF	\$5.00	↔
Cap Rate – Class A	6.00-6.75%	↔
Cap Rate – Class B	8.00-9.00%	↔

Inventory	174.5 M SF	↑
Vacancy Rate	10.5%	↓
Rental Rate Per SF	\$7.11	↓
Annual Absorption Rate	1.2 M SF	↑
Cap Rate – Class A	8.00%	↓
Cap Rate – Class B	9.25%	↓

Office

Multi-Family

Retail

Industrial