



Quarterly Housing News

Volume 9, Issue 3

November 2005

Chairman's Corner



The Washington Area Housing Partnership is currently

finalizing the Toolkit for Affordable Housing. The toolkit is a compilation of policies and planning tools that local governments can utilize to preserve and promote affordable housing. The Best Practices Awards for affordable housing have been decided upon by judges and will be presented at the December 14 COG Annual Meeting. The awards will recognize local government efforts in preserving and producing affordable housing for three main categories—Production and Preservation, Innovation, and Outreach. Detailed information can be found on the Partnership's website at www.wahpdc.org.

Barbara Favola
Chair, Washington Area Housing Partnership

Inside this Issue:

Home Sales	2
Average Sales Price	2
Days on Market	3
Permitting Activity	3

Advancing Regional Collaboration to End Homelessness

COG Board members, homeless service delivery providers, and members of the general public convened on October 25th for the "Advancing Regional Collaboration to End Homelessness" conference. The conference provided a forum for facilitated dialogue among COG Board members and service providers to discuss chronic homelessness, a regional issue unconfined by jurisdictional boundaries. The conference included sessions where participants considered commonalities and regional solutions and implications for a Homeless Management Information System (HMIS), a Single Resident Occupancy (SRO) development solution, and the costs and benefits of Supportive Housing.



Jonathan Harwitz from the Corporation for Supportive Housing led one of the afternoon breakout sessions by presenting the benefits and financial costs of homelessness and supportive housing. Harwitz's presentation drew from research findings done in New York City that considered how housing placements affect the use of city, state, and Federal services. The research findings found that for New York City the costs are essentially the same to house someone in stable supportive housing rather than keep that individual in shelters and emergency housing. The second afternoon session, led by Darlene Mathews from Community Partnership, focused on regional implications of using a HMIS for point-in-time enumerations. The third afternoon session, led by Pam Michell of New Hope Housing in Montgomery County, focused on the benefits of SRO developments and the niche they fill for transitioning homeless populations.

The conference finished with participants discussing ways to further promote outreach activities and engage regional leaders to confront the regional homelessness crisis. Some of the important next steps were to encourage jurisdictions to find commonalities in their 10-year plans and collaborate to implement a regional HMIS pilot project to share information among service providers with their own HMIS. A regional HMIS garnered support in that a regional system would allow information exchanges between jurisdictions and service providers, resulting in improved services to the homeless population through a better understanding of their needs. By better understanding the needs of the homeless population, service providers can more easily transition people suffering from chronic homelessness into increasingly independent and stable housing environments.

Fairfax County Continues to Lead Region in Home Sales

Fairfax County led the region in home sales (6,609 units) during the third quarter 2005, followed by Montgomery County and Prince George's County (4,985 units and 4,360 units respectively). Manassas Park City experienced the largest percent increase from one year ago (15.5%). The District of Columbia experienced the largest number of quarterly sales with 232 additional sales from the third quarter in 2004. Overall, the region saw a 4.9 percent decrease in third quarter home sales between 2004 and 2005.

Third Quarter Home Sales by Jurisdiction, 2005 and 2004 (Adjusted)

Jurisdiction	3rd Qtr 2005	3rd Qtr 2004 (Adj)	Change, 2004 - 2005	
			#	%
Alexandria	800	976	-176	-18.0%
Arlington County	968	1,109	-141	-12.7%
District of Columbia	2,598	2,366	232	9.8%
Fairfax City	111	115	-4	-3.5%
Fairfax County	6,609	7,316	-707	-9.7%
Falls Church	59	86	-27	-31.4%
Frederick County	1,359	1,417	-58	-4.1%
Loudoun County	2,289	2,470	-181	-7.3%
Manassas City	358	370	-12	-3.2%
Manassas Park City	149	129	20	15.5%
Montgomery County	4,985	5,279	-294	-5.6%
Prince George's County	4,360	4,464	-104	-2.3%
Prince William County	3,197	3,192	5	0.2%
COG Region	27,842	29,289	-1,447	-4.9%

Source: Metropolitan Regional Information Systems, Inc.

Region's Average Home Sales Price Tops \$484,000 During Third Quarter 2005

Average Home Sales Price, Third Quarter 2005 and 2004 (Adjusted)

Jurisdiction	3rd Qtr 2005	3rd Qtr 2004 (Adj)	Change, 2004 - 2005	
			#	%
Alexandria	\$508,746	\$406,668	\$102,078	25.1%
Arlington County	\$555,366	\$466,756	\$88,610	19.0%
District of Columbia	\$533,255	\$445,325	\$87,930	19.7%
Fairfax City	\$479,015	\$387,848	\$91,167	23.5%
Fairfax County	\$560,870	\$451,499	\$109,371	24.2%
Falls Church	\$637,988	\$527,485	\$110,503	20.9%
Frederick County	\$362,923	\$292,648	\$70,275	24.0%
Loudoun County	\$572,664	\$436,155	\$136,509	31.3%
Manassas City	\$365,956	\$284,646	\$81,310	28.6%
Manassas Park City	\$399,428	\$298,929	\$100,499	33.6%
Montgomery County	\$521,682	\$440,360	\$81,322	18.5%
Prince George's County	\$319,169	\$245,520	\$73,650	30.0%
Prince William County	\$431,551	\$336,240	\$95,311	28.3%
COG Region	\$484,374	\$392,336	\$92,039	23.5%

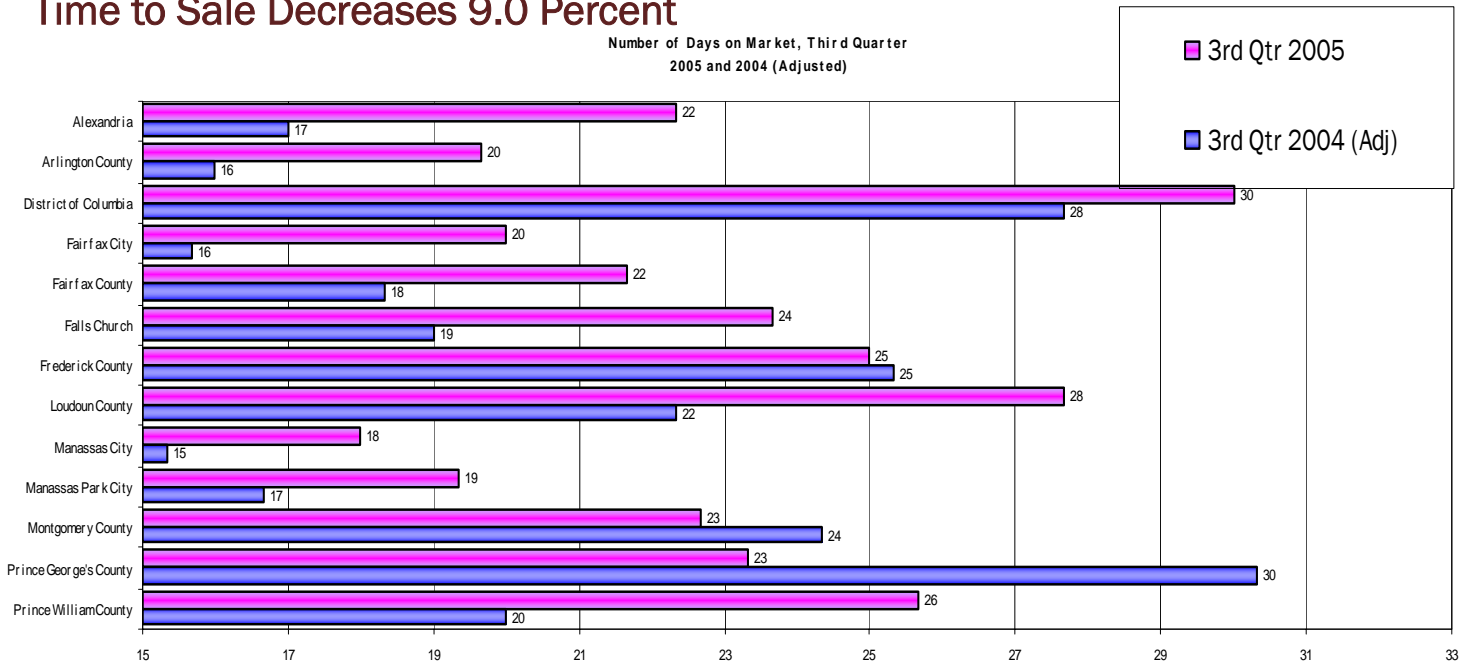
Source: Metropolitan Regional Information Systems, Inc.

¹ Above figures include average prices of single-family detached/attached homes and condominium units sold.

During the three month period ending September 30, 2005 the average home sales price in the region rose to \$484,374, a 23.5% increase over the average sales price during the third quarter in 2004. Average sales price rose more than 18% in every jurisdiction. The highest increases occurred in Manassas Park City (33.6%), Loudoun County (31.3%) and Prince George's County (30%).

Time to Sale Decreases 9.0 Percent

Number of Days on Market, Third Quarter
2005 and 2004 (Adjusted)

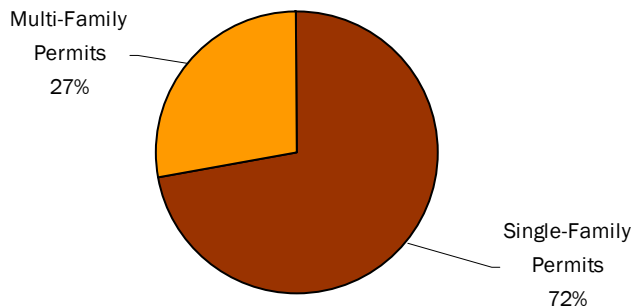


- Homes in the COG region sold 11.6% slower during the third quarter 2005 than during the same period last year (up to 23 days from 21 days).
- Homes in Prince George's County experienced a 23.1 percent decrease (down to 23 days from 30 days) in the number of days on market. Homes sold fastest in City of Manassas, City of Manassas Park, and Arlington County and the City of Fairfax, each being 20 days. Homes sold slowest in District of Columbia (30 days).

Prince William County Leads Region in Residential Construction Permitting

During the third quarter, Prince William County issued 1,160 residential construction permits (25% of the region's total). Permitting activity was nonexistent in Fairfax City. Arlington and Frederick County were the only two jurisdictions that issued more multi-family unit permits than single-family units.

Distribution of Construction Permits 2005



Residential Construction Permitting, Third Quarter 2005

Jurisdiction	Third Qtr. 2005		
	SF	MF	Total
Alexandria	41	0	41
Arlington County	66	388	454
District of Columbia	42	140	182
Fairfax City	0	0	0
Fairfax County	466	449	915
Falls Church ¹	4	N/A	N/A
Frederick County	149	255	404
Loudoun County	1,046	28	1,074
Manassas City	N/A	N/A	N/A
Manassas Park City	N/A	N/A	N/A
Montgomery County	273	0	273
Prince George's County ²	186	26	212
Prince William County	1,116	44	1,160
COG Region	3,389	1,330	4,719

Source: U.S. Bureau of the Census

¹Permitting data not available for July, 2005.

²Permitting data not available for August, 2005.

Permitting data not available for Manassas City or Manassas Park

N/A – Permitting data is not available



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 website at www.mwcog.org or contact Keith Fleury, Housing Programs Manager, at 202-962-3346.



The Washington Area Housing Partnership (WAHP) is a regional public-private partnership affiliated with, and located within, the Metropolitan Washington Council of Governments. The mission of WAHP is to expand affordable housing opportunities within the metropolitan Washington 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 the Home Mortgage Disclosure Act. If you are interested in learning more about the Partnership, please visit our website at www.wahpdc.org or contact Keith Fleury, Housing Programs Manager, at 202-962-3346.



METROPOLITAN WASHINGTON
COUNCIL OF GOVERNMENTS

777 North Capitol Street, N.E. Suite 300
Washington, D.C. 20002-4290

an equal opportunity employer

The Metropolitan Washington Council of Governments and the Washington Area Housing Partnership would like to thank our following supporters:

The Enterprise Foundation

Fannie Mae Foundation

The "Quarterly Housing News" is a companion to the "Regional Housing Report," released by COG on an annual basis. The "Quarterly Housing News" provides quarterly updates on housing trends throughout the COG member jurisdictions. To subscribe to this and other newsletters, please visit our website at www.mwcog.org/publications/subscribe.

COG Publication No.

Please visit us at our website
www.mwcog.org