



Quarterly Housing News

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Chairman's Corner



Housing prices in the region continued to climb in the first quarter 2005.

COG released its fifth annual Homeless Enumeration Report. More and more homeless people are living in a permanent housing situation, but homelessness in the region is not going away quickly.

We all agree that the big part of the solution is to provide more permanent supportive housing, which requires more regional collaboration. On October 25, 2005 a conference will be held for elected officials and policy makers to meet and learn more about ways that we as a region can work together. You are cordially welcomed to participate.

Barbara Favola
Chair, Washington Area Housing Partnership

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Homeless in region number 15,439, up 6.2%

The Metropolitan Washington Council of Governments released its fifth annual Homeless Enumeration Report. According to the report, the number of homeless people in the region rose by 6.2 percent from 14,537 in 2004 to 15,439 in 2005. Twenty-six percent (up from 23.6 percent in 2004) of formerly homeless people were placed in supportive housing programs. The rest 11,419 persons were literally homeless.

The Homeless Services Planning and Coordinating Committee believes that ending literal homelessness through providing supportive housing is an achievable vision for the region. With the exception of the District of Columbia, the number of literally homeless persons in the COG jurisdictions was quite small – about 1.4 persons per thousand for the region (not including the District). Regional cooperation will be imperative for the solutions to work.

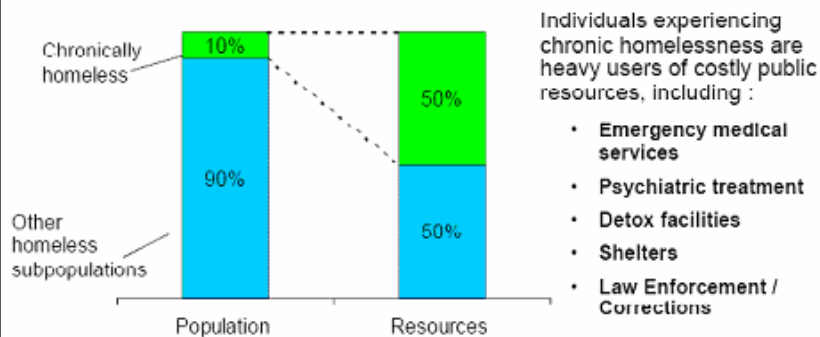
This report also pointed out that in 2005 there were 2,694 adults in the metropolitan region that met the definition of being chronically homeless. This population used about half of all emergency shelter resources while also exacting a great cost on other public systems as well.

We hope you find this report useful and will join regional leaders in participating in a conference about homeless issues on October 25, 2005.

Ratio of Population Literally Homeless

Jurisdiction	COG 2003 Housing Data Survey (Population Estimate)	Literally Homeless Count in 2005	Literally Homeless Persons per 1,000 People
District of Columbia	575,000	6,026	10.5
Montgomery County	914,900	1,068	1.2
Prince George's County	844,190	939	1.1
Frederick County	217,653	271	1.2
Alexandria	135,000	433	3.2
Arlington County	196,925	410	2.1
Fairfax County/City & Falls Church	1,022,611	1,675	1.6
Loudoun County	221,746	93	0.4
Prince William County	321,570	504	1.6

10% of the homeless population consumes over 50% of the resources



Burt, Martha R., Louisa Y. Ann and Edger Lee. 2001. *Helping America's Homeless: Emergency Shelter or Affordable Housing?* Washington, DC: Urban Institute Press. Kuhn, R. & Cullane, D.P. (1998). Applying cluster analysis to test of a typology of homelessness: Results from the analysis of administrative data. *The American Journal of Community Psychology*, 17 (1), 23-43. Community Shelter Board. *Rebuilding Lives: A New Strategy to House Homeless Men*. Columbus, OH: Emergency Food and Shelter Board.

Fairfax County Continues to Lead Region in Home Sales

Fairfax County led the region in home sales (4,268 units) during the first quarter 2005, followed by Montgomery and Prince George's counties (3,207 units and 3,051 units respectively). Loudoun County experienced a great increase in first quarter sales, with 300 more units sold during the first three months of 2005 than during the same period in 2004. Overall, the region saw a 6.7 percent increase in first quarter home sales between 2004 and 2005.

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

Jurisdiction	1st Qtr 2005	1st Qtr 2004 (Adj)	Change, 2004 - 2005	
			#	%
City of Alexandria	692	648	44	6.8%
Arlington County	640	691	-51	-7.4%
District of Columbia	2,072	1,818	254	14.0%
City of Fairfax	89	90	-1	-1.1%
Fairfax County	4,268	4,158	110	2.6%
City of Falls Church	29	32	-3	-9.4%
Frederick County	906	855	51	6.0%
Loudoun County	1,691	1,391	300	21.6%
City of Manassas	253	189	64	33.9%
City of Manassas Park	96	77	19	24.7%
Montgomery County	3,207	3,055	152	5.0%
Prince George's County	3,051	3,055	-4	-0.1%
Prince William County	2,298	2,015	283	14.0%
COG Region	19,292	18,074	1,218	6.7%

Source: Metropolitan Regional Information Systems, Inc.

Region's Average Home Sales Price Tops \$420,000 During First Quarter 2005

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

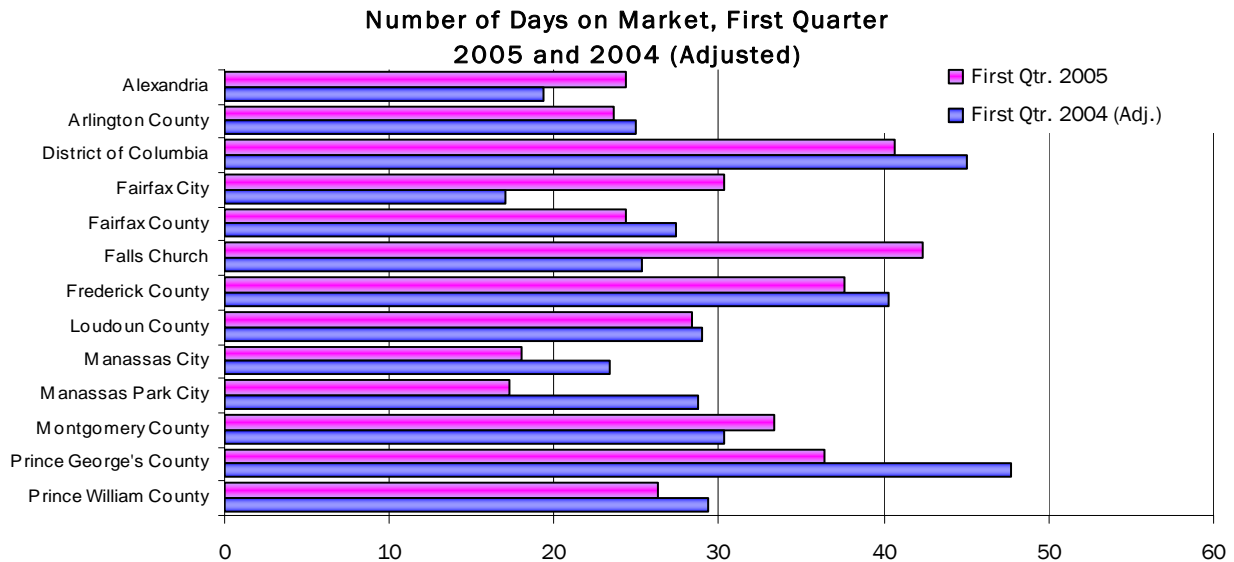
Jurisdiction	1st Qtr 2005	1st Qtr 2004 (Adj)	Change, 2004 - 2005	
			#	%
Alexandria	\$454,367	\$350,631	\$103,736	29.6%
Arlington County	\$523,757	\$429,505	\$94,253	21.9%
District of Columbia	\$494,390	\$398,493	\$95,898	24.1%
City of Fairfax	\$437,386	\$325,612	\$111,774	34.3%
Fairfax County	\$490,722	\$397,510	\$93,212	23.4%
City of Falls Church	\$547,751	\$510,839	\$36,912	7.2%
Frederick County	\$318,848	\$249,728	\$69,120	27.7%
Loudoun County	\$480,588	\$391,773	\$88,815	22.7%
City of Manassas	\$296,815	\$234,346	\$62,470	26.7%
City of Manassas Park	\$311,372	\$239,979	\$71,393	29.7%
Montgomery County	\$454,744	\$386,000	\$68,744	17.8%
Prince George's County	\$271,326	\$209,034	\$62,291	29.8%
Prince William County	\$379,177	\$289,217	\$89,960	31.1%
COG Region	\$424,387	\$341,308	\$83,079	24.3%

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 March 31, 2005 the average home sales price in the region rose to \$424,387, a 24.3% increase over the average sales price during the same period in 2004. Average sales prices rose more than 17% in every jurisdiction except the City of Falls Church, where the increase was 7.2%. The highest increases occurred in Fairfax City (34.3%), Prince William County (31.1%) and Prince George's County (29.8%).

Time to Sell Decreases 35.4 Percent

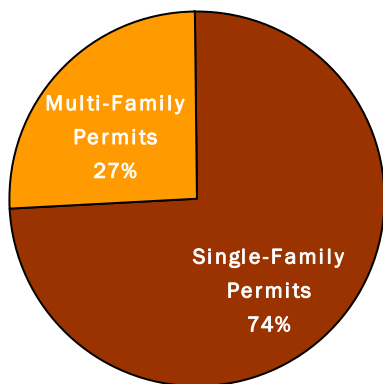


- Homes in the COG region sold 35.4 % faster during the first quarter 2005 than during the same period last year (down to 29 days from 46 days).
- Homes in the City of Manassas Park experienced a 40% decrease (down to 29 days from 17 days) in the number of days on market. Home sold fastest in Manassas Park City (17 days) and slowest in the City of Falls Church (42 days).

Loudoun County Leads Region in Residential Construction Permitting

During the first three months of 2005, Loudoun County issued 1,276 residential construction permits (22% of the region's total). Permitting activity was slowest in Fairfax City, where only seven residential construction permits were issued during the first quarter 2005.

**Distribution of Construction Permits
First Quarter 2005**



Residential Construction Permitting, First Quarter 2005

Jurisdiction	First Qtr. 2005		
	SF	MF	Total
City of Alexandria	43	0	43
Arlington County	0	0	0
District of Columbia	43	522	565
City of Fairfax	7	0	7
Fairfax County	521	74	595
City of Falls Church	11	0	11
Frederick County	277	0	277
Loudoun County	1,179	97	1,276
City of Manassas	12	0	12
City of Manassas Park	0	0	0
Montgomery County	521	429	950
Prince George's County	698	114	812
Prince William County	954	278	1,232
COG Region	4,266	1,514	5,780

Source: U.S. Bureau of the Census

¹Permitting data not available for February and March, 2005.

²Permitting data not available for January, 2005.

³Permitting data not available for January and February, 2005.

⁴Permitting data not available for January through March, 2005.



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 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 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 contact Keith Fleury, Senior Housing Planner, at 202-962-3346.



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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.

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