



Local and Regional Demographic Overview

1600 Pennsylvania Ave NW, Washington, DC 20500

POPULATION
GROWTH

+1.54%

RENT
GROWTH

+20.42%

HOME VALUES

+5.55%

HOUSING
STOCK

+0.03%

INCOME
GROWTH

+14.77%

Previous 5
years/1 mi. radius

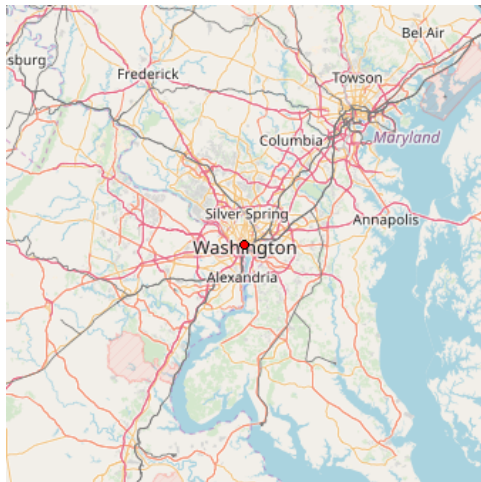
The subject address is located in an upper income area, where the most common employment sector is 'Professional, Scientific, and Technical Services'. The local population level has been growing at a slower rate than the state's. For these residents, rental housing is significantly more expensive than in the rest of the state. Home owners pay more for their homes than in the rest of the state.

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Throughout this document indicates a web link. Data sources are provided at the end.

Whereabouts



Census Region:	South Region
Metro Area:	Washington-Arlington-Alexandria, DC-VA-MD-WV
County:	District of Columbia
Congressional District:	Delegate District (at Large)
School District:	District of Columbia Public Schools
Neighborhood:	Downtown
Census Tract:	006202
Census Block:	1031

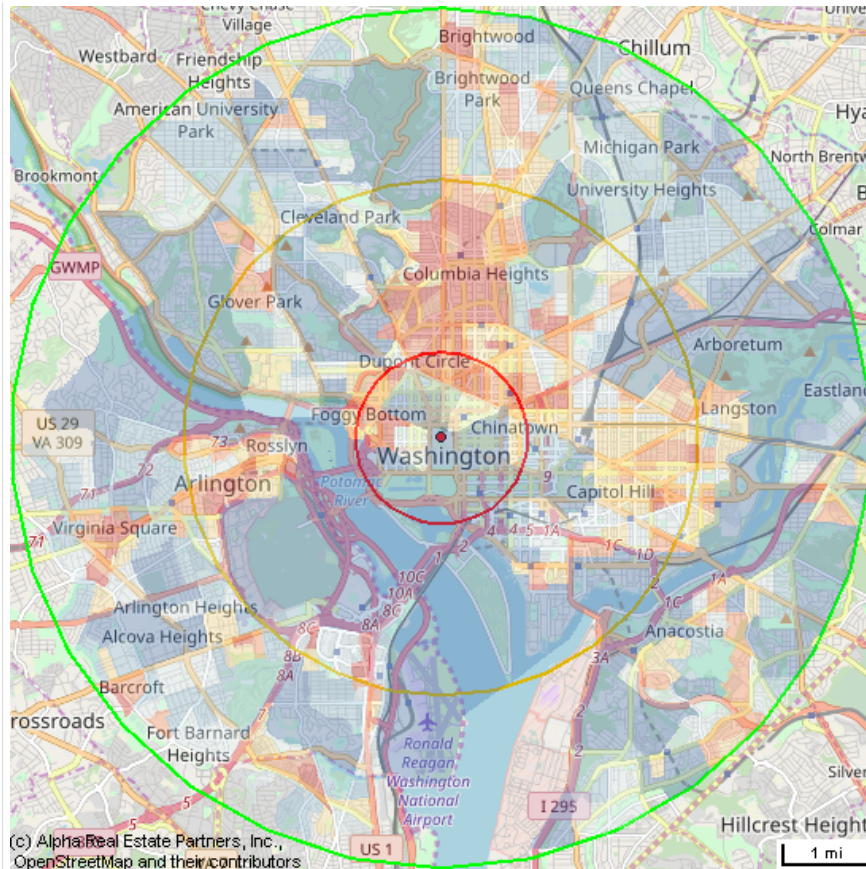
Browse online at <https://alpharealestatepartners.com/research/property?address=1600 Pennsylvania Ave NW, Washington, DC 20500>

Population

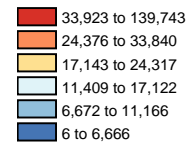


POPULATION GROWTH
+1.54%

Previous 5 years/1 mi. radius



Population density (people/sq. mi.):

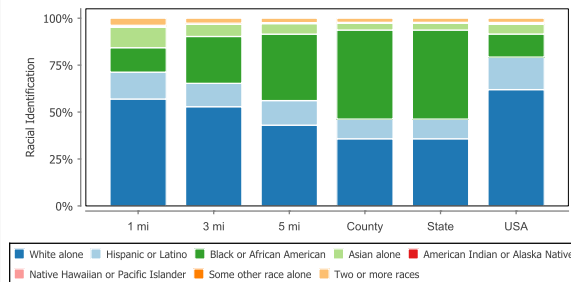


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Population and Year-over-Year Growth:

Year	1 mile	3 miles	5 miles	County	State	USA
2012	31,780	295,660	672,585	605,759	605,759	309,138,711
2013	30,946	304,284	688,966	619,371	619,371	311,536,594
	-2.63%	+2.92%	+2.44%	+2.25%	+2.25%	+0.78%
2014	31,660	309,477	703,812	633,736	633,736	314,107,084
	+2.31%	+1.71%	+2.15%	+2.32%	+2.32%	+0.83%
2015	32,414	316,381	718,398	647,484	647,484	316,515,021
	+2.38%	+2.23%	+2.07%	+2.17%	+2.17%	+0.77%
2016	32,269	322,699	731,646	659,009	659,009	318,558,162
	-0.45%	+2.00%	+1.84%	+1.78%	+1.78%	+0.65%

Race:

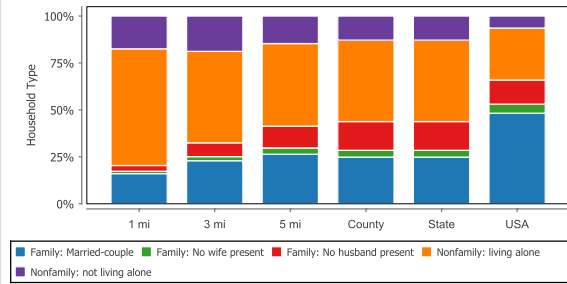


	1 mi.	3 mi.	5 mi.	County	State	USA
White alone	57%	53%	43%	36%	36%	62%
Hispanic or Latino	14%	12%	13%	10%	10%	17%
Black or African American	13%	25%	35%	47%	47%	12%
Asian alone	11%	7%	6%	4%	4%	5%
American Indian or Alaska Native	0%	0%	0%	0%	0%	1%
Native Hawaiian or Pacific Islander	0%	0%	0%	0%	0%	0%
Islander						
Some other race alone	1%	0%	0%	0%	0%	0%
Two or more races	4%	3%	2%	2%	2%	2%

Population

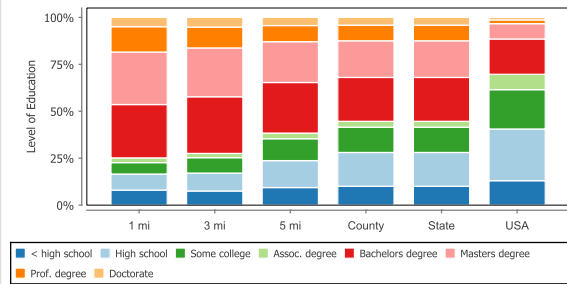


Household Type:



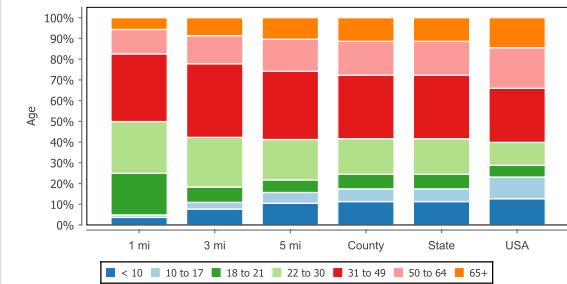
	1 mi.	3 mi.	5 mi.	County	State	USA
Family: Married-couple	16%	23%	26%	25%	25%	48%
Family: No wife present	1%	2%	3%	4%	4%	5%
Family: No husband present	3%	7%	12%	15%	15%	13%
Nonfamily: living alone	62%	49%	44%	43%	43%	28%
Nonfamily: not living alone	17%	19%	15%	13%	13%	6%

Education:



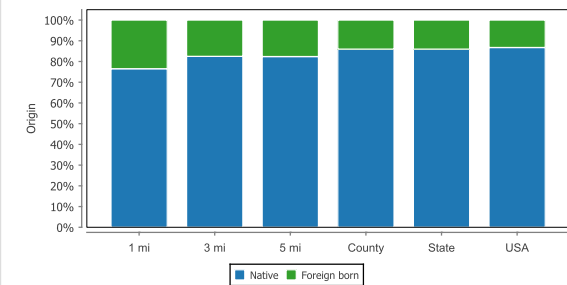
	1 mi.	3 mi.	5 mi.	County	State	USA
< high school	8%	8%	9%	10%	10%	13%
High school	9%	10%	14%	18%	18%	28%
Some college	6%	8%	12%	13%	13%	21%
Assoc. degree	3%	2%	3%	3%	3%	8%
Bachelors degree	28%	30%	27%	23%	23%	19%
Masters degree	28%	26%	22%	20%	20%	8%
Prof. degree	14%	11%	9%	8%	8%	2%
Doctorate	5%	5%	4%	4%	4%	1%

Age:



	1 mi.	3 mi.	5 mi.	County	State	USA
< 10	4%	8%	10%	11%	11%	13%
10 to 17	1%	3%	5%	6%	6%	10%
18 to 21	20%	7%	6%	7%	7%	6%
22 to 30	25%	24%	19%	17%	17%	11%
31 to 49	33%	36%	33%	31%	31%	26%
50 to 64	12%	14%	15%	16%	16%	20%
65+	6%	9%	10%	11%	11%	14%
Median Age	30.9	33.1	34.7	33.8	33.8	37.7

Origin:



	1 mi.	3 mi.	5 mi.	County	State	USA
Native	77%	82%	82%	86%	86%	87%
Foreign born	23%	18%	18%	14%	14%	13%

Housing

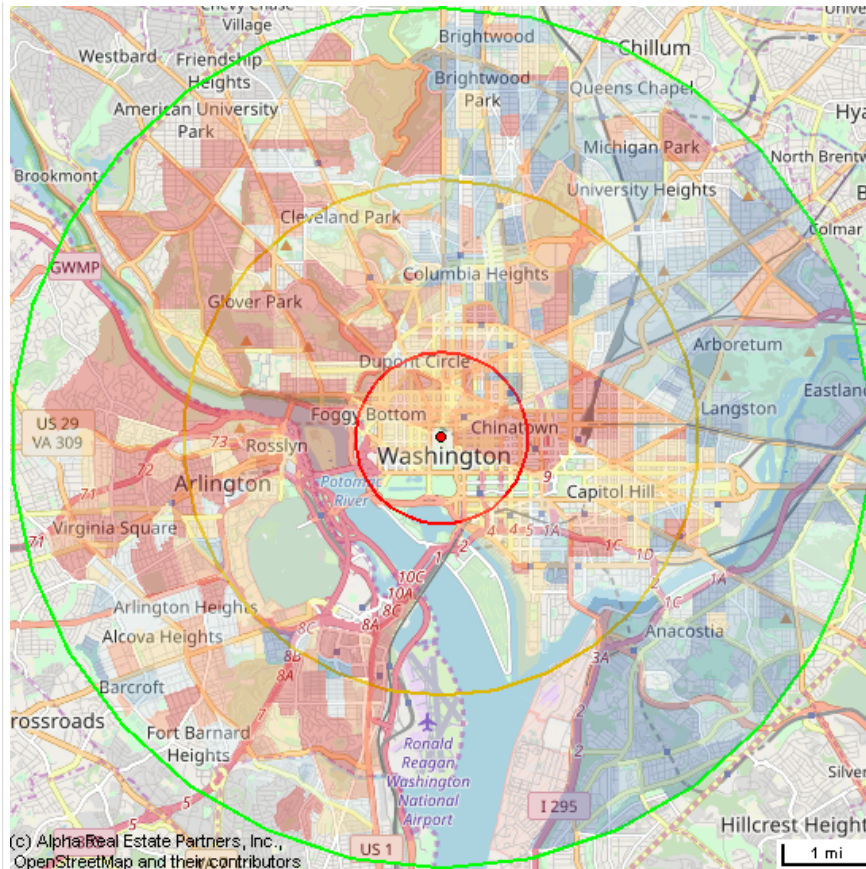


RENT GROWTH
+20.42%

HOME VALUES
+5.55%

HOUSING STOCK
+.03%

Previous 5 years/1 mi. radius



For the median renter:
Housing, as % of income: 28.5%
Nationwide range: 1 | 96
Transportation, as % of income: 9.7%
Nationwide range: 6 | 60

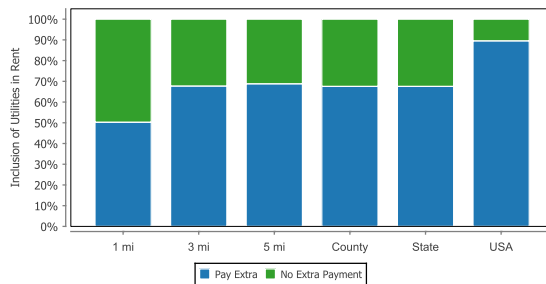
Median rent:

- 2,165 to 3,501
- 1,831 to 2,154
- 1,612 to 1,828
- 1,285 to 1,609
- 1,026 to 1,277
- 232 to 1,024

Median Rent and Year-over-Year Growth:

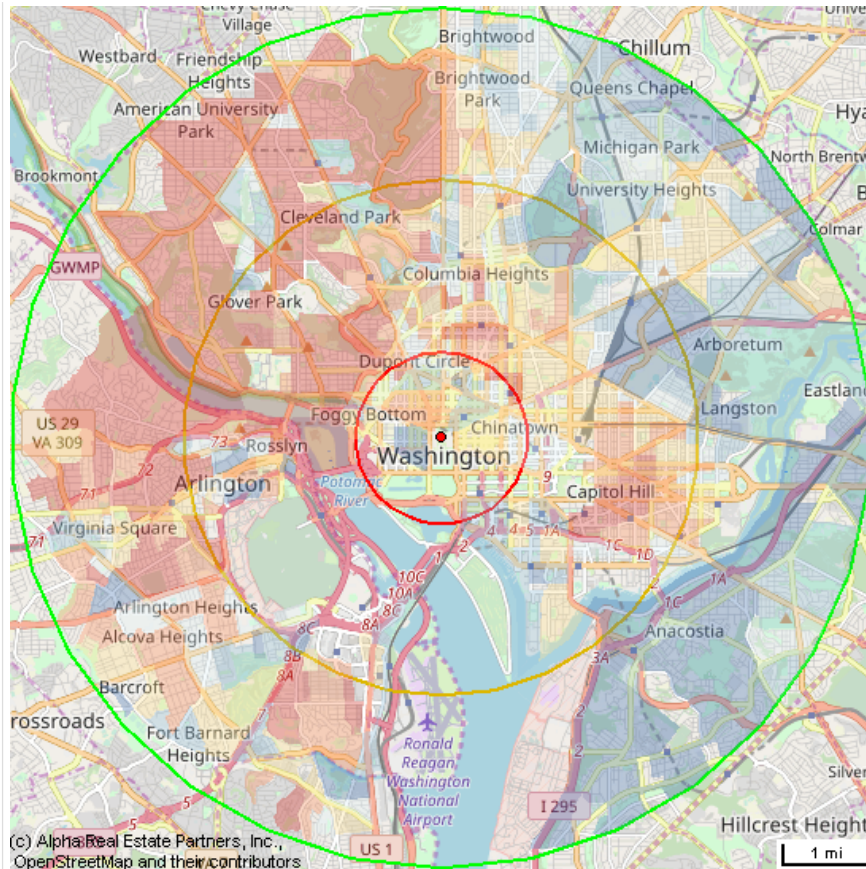
Year	1 mile	3 miles	5 miles	County	State	USA
2012	1,566	1,438	1,353	1,200	1,200	889
2013	1,650	1,499	1,403	1,242	1,242	904
	+5.38%	+4.24%	+3.65%	+3.50%	+3.50%	+1.69%
2014	1,669	1,557	1,452	1,302	1,302	920
	+1.12%	+3.89%	+3.54%	+4.83%	+4.83%	+1.77%
2015	1,731	1,661	1,543	1,327	1,327	928
	+3.74%	+6.68%	+6.27%	+1.92%	+1.92%	+0.87%
2016	1,886	1,730	1,592	1,362	1,362	949
	+8.93%	+4.11%	+3.17%	+2.64%	+2.64%	+2.26%

Utilities Included in Rent:



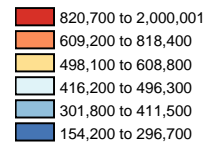
	1 mi.	3 mi.	5 mi.	County	State	USA
Pay Extra	50%	68%	69%	68%	68%	90%
No Extra Payment	50%	32%	31%	32%	32%	10%

Housing



For the median home owner:
 Housing, as % of income: 33.8%
 Nationwide range: 2% to 158%
 Transportation, as % of income: 10.4%
 Nationwide range: 6% to 68%

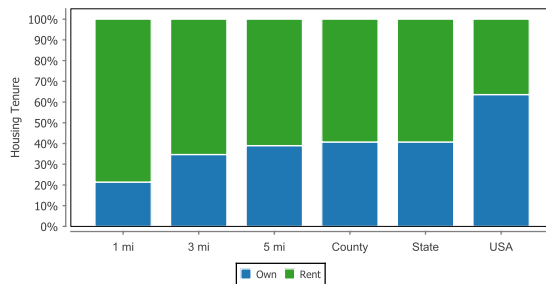
Median home value:



Median Home Value and Year-over-Year Growth:

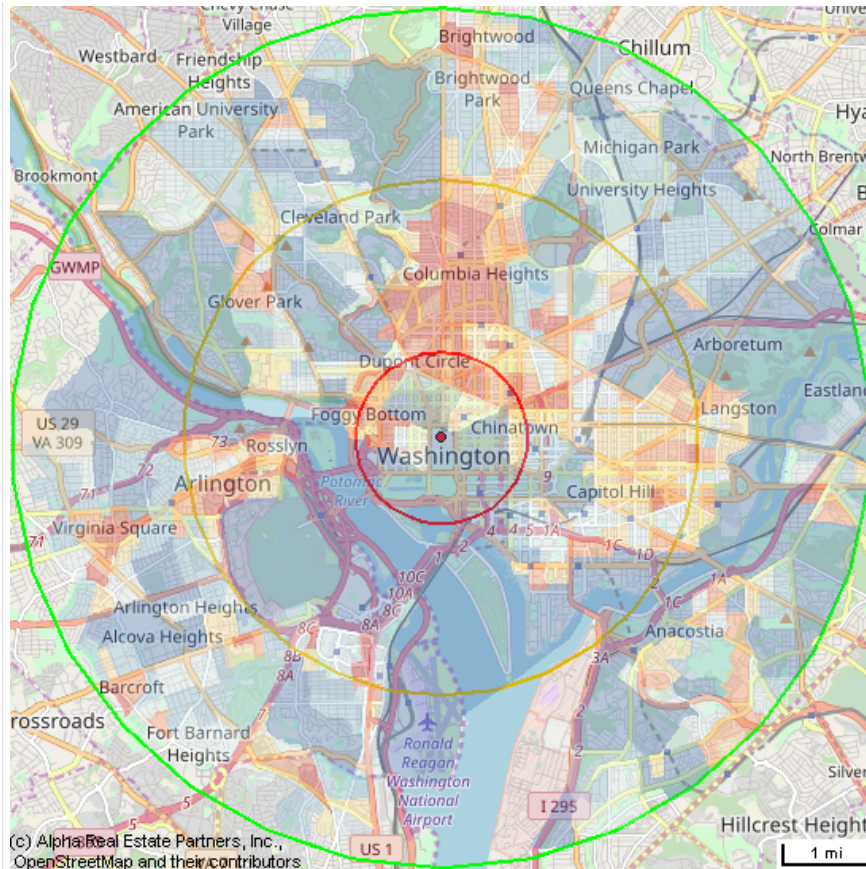
Year	1 mile	3 miles	5 miles	County	State	USA
2012	482,115	548,850	520,869	443,000	443,000	181,400
2013	477,748	557,404	525,767	445,200	445,200	176,700
	-0.91%	+1.56%	+0.94%	+0.50%	+0.50%	-2.59%
2014	475,650	565,900	533,195	454,500	454,500	175,700
	-0.44%	+1.52%	+1.41%	+2.09%	+2.09%	-0.57%
2015	473,169	617,458	573,905	475,800	475,800	178,600
	-0.52%	+9.11%	+7.64%	+4.69%	+4.69%	+1.65%
2016	508,861	630,324	591,790	506,100	506,100	184,700
	+7.54%	+2.08%	+3.12%	+6.37%	+6.37%	+3.42%

Rent vs. Own:

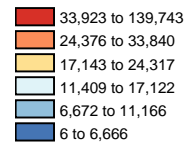


	1 mi.	3 mi.	5 mi.	County	State	USA
Own	21%	35%	39%	41%	41%	64%
Rent	79%	65%	61%	59%	59%	36%

Housing



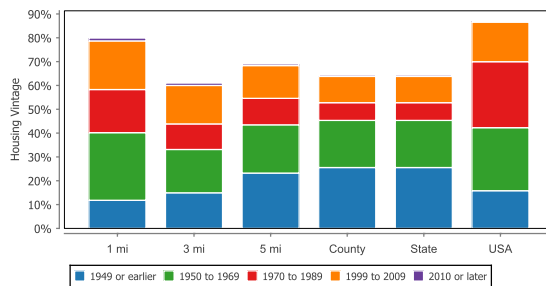
Housing density (housing units/sq. mi.):



Housing Units and Year-over-Year Growth:

Year	1 mile	3 miles	5 miles	County	State	USA
2012	18,543	162,582	340,398	296,671	296,671	131,642,457
2013	18,279	163,693	343,061	298,327	298,327	132,057,804
	-1.43%	+0.68%	+0.78%	+0.56%	+0.56%	+0.32%
2014	18,415	165,011	345,642	300,798	300,798	132,741,033
	+0.75%	+0.81%	+0.75%	+0.83%	+0.83%	+0.52%
2015	18,541	166,707	348,741	303,312	303,312	133,351,840
	+0.68%	+1.03%	+0.90%	+0.84%	+0.84%	+0.46%
2016	18,549	169,318	352,735	306,711	306,711	134,054,899
	+0.04%	+1.57%	+1.15%	+1.12%	+1.12%	+0.53%

Year Home Was Built:



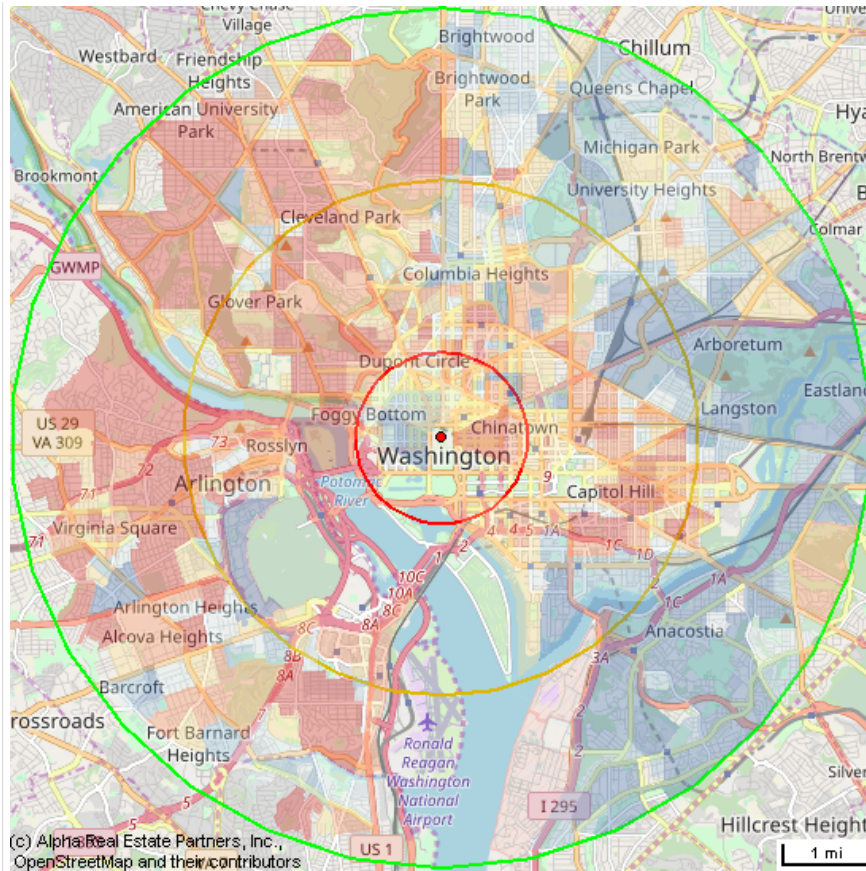
	1 mi.	3 mi.	5 mi.	County	State	USA
1949 or earlier	12%	15%	23%	26%	26%	16%
1950 to 1969	28%	18%	20%	20%	20%	26%
1970 to 1989	18%	11%	11%	7%	7%	28%
1999 to 2009	20%	16%	14%	11%	11%	17%
2010 or later	1%	1%	1%	1%	1%	0%

Employment and Income

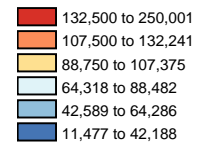


INCOME GROWTH
+14.77%

Previous 5 years/1 mi. radius



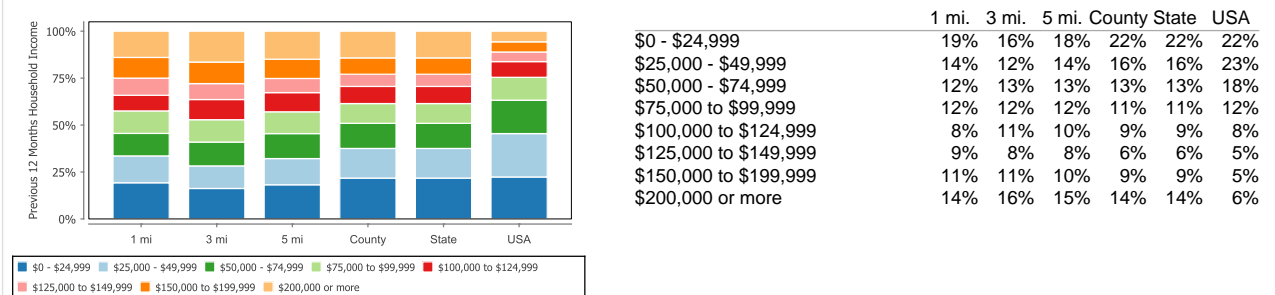
Median household income:



Median Household Income and Year-over-Year Growth:

Year	1 mile	3 miles	5 miles	County	State	USA
2012	70,104	82,594	81,051	64,267	64,267	53,046
2013	76,247	85,972	82,761	65,830	65,830	53,046
	+8.76%	+4.09%	+2.11%	+2.43%	+2.43%	+0.00%
2014	77,341	89,754	86,039	69,235	69,235	53,482
	+1.43%	+4.40%	+3.96%	+5.17%	+5.17%	+0.82%
2015	80,852	93,747	89,455	70,848	70,848	53,889
	+4.54%	+4.45%	+3.97%	+2.33%	+2.33%	+0.76%
2016	80,459	96,127	91,210	72,935	72,935	55,322
	-0.49%	+2.54%	+1.96%	+2.95%	+2.95%	+2.66%

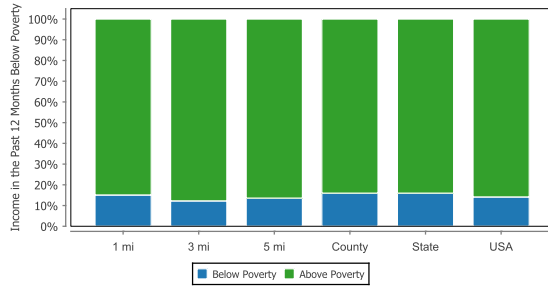
Previous Year's Household Income:



Employment and Income

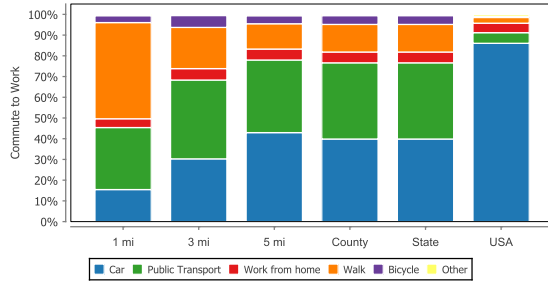


Income Below Poverty Level:



	1 mi.	3 mi.	5 mi.	County	State	USA
Below Poverty	15%	12%	14%	16%	16%	14%
Above Poverty	85%	88%	86%	84%	84%	86%

Commute to Work:



	1 mi.	3 mi.	5 mi.	County	State	USA
Car	15%	30%	43%	40%	40%	86%
Public Transport	30%	38%	35%	37%	37%	5%
Work from home	4%	6%	5%	5%	5%	5%
Walk	46%	20%	12%	13%	13%	3%
Bicycle	3%	6%	4%	4%	4%	1%
Other	1%	1%	1%	1%	1%	1%

For the median household:

Cars owned: 1.55 (homeowner) / 1.36 (renter)
 Miles driven annually: 13,564 (homeowner) / 13,564 (renter)
 Annual transit trips: 571 (homeowner) / 646 (renter)

Residents' Employment Sector:

Industry Sector	1 mile	3 miles	5 miles
Professional, Scientific, and Technical Services	27.09%	23.02%	18.83%
Public Administration	12.11%	13.41%	12.79%
Other Services [except Public Administration]	10.91%	10.08%	7.82%
Accommodation and Food Services	7.81%	8.71%	8.80%
Educational Services	7.39%	9.30%	9.61%
Health Care and Social Assistance	6.79%	7.68%	9.85%
Admin. & Support, Waste Management & Remediation Services	6.61%	6.38%	7.42%
Finance and Insurance	4.03%	3.27%	3.26%
Information	3.88%	3.51%	2.94%
Retail Trade	3.61%	4.60%	6.56%
Real Estate and Rental and Leasing	1.99%	1.99%	2.02%
Construction	1.64%	1.94%	2.68%
Wholesale Trade	1.35%	1.33%	1.45%
Management of Companies and Enterprises	1.17%	1.18%	1.27%
Arts, Entertainment, and Recreation	1.09%	1.27%	1.27%
Transportation and Warehousing	.94%	1.14%	1.93%
Manufacturing	.82%	.73%	.89%
Utilities	.19%	.18%	.26%
Agriculture, Forestry, Fishing and Hunting	-	-	-
Mining, Quarrying, and Oil and Gas Extraction	-	-	-

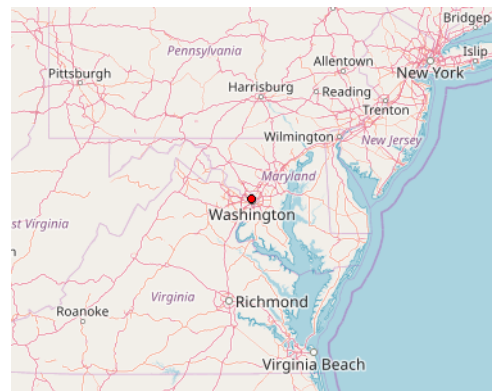
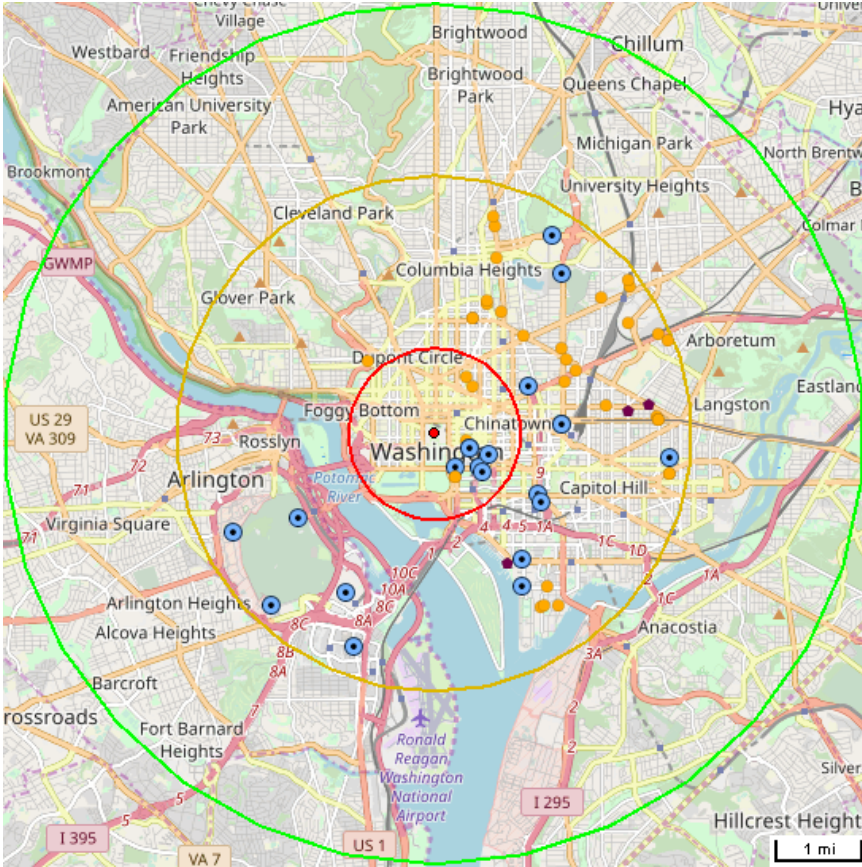
Geography



Latitude: 38° 53' 51.59" N

Longitude: 77° 2' 11.67" W

Elevation: 59 ft



Distance to Nearest...

Community Amenity	Miles	Major City Center	Miles
Fast Food	.53	Washington	1.2
Hospital	3.85	Alexandria	6.1
Police	1.32	Baltimore	36
Shopping Center	2.97	Philadelphia	127
Supermarket	.79		

EPA Cleanup Sites Within 3 Miles:

Site Name	Type	Miles
∅ 13TH STREET, NE (SQ. 1026, LOT 0100)	● Brownfield	.38
WILLIAM JEFFERSON CLINTON BLDG	● Federal	.45
US SECRET SERVICE - WILLIAM JEFFERSON CLINTON BLDG NORTH	● Federal	.45
HERBERT C. HOOVER BUILDING (AKA: MAIN COMMERCE)	● Federal	.45
∅ H STREET, NE (SQ. 1026, LOT 0097)	● Brownfield	.56
∅ 13TH STREET, NE (SQ. 1026, LOT 0102)	● Brownfield	.56
IRS-WASHINGTON	● Federal	.64

... and 53 others

These search results are no substitute for an Environmental Site Assessment.

Data Sources

Census block groups within the 1 mile radius:

110010101001, -0101002, -0050024, -0050023, -0050022, -0050021, -0059001 [10%], -0056004, -0053013, -0056003, -0108001, -0108003, -0108002, -0049021 [68%], -0047021 [8%], -0049022 [99%], -0050012 [38%], -0050011 [16%], -0058002, -0058001, -0052011, -0052013, -0055005, -0107002, -0047012 [8%], -0107001, -0048022 [27%], -0049012 [10%]

Census block groups within the 3 mile radius:

110010092041, -0092042, 510139801001, -1035032, 110010001001, -0024001 [99%], -0064002, -0064001, 510131035031, 110010070002, -0001003, -0001002, -0035002, -0001004, -0035001, -0070001, -0110001, -0093021 [22%], -0110002, -0110003, -0110004, -0029001, 510131035021, 110010029002, -0047011, 510131018024, 110010047012 [92%], 510131018022, 110010023021 [65%], 510131018023, -1018021, 110010071001 [28%], -0071002 [74%], -0059001 [90%], -0028021, -0005022, -0028022, -0053011, -0005021, -0053012, -0053014, -0087022, 510131018032, 110010047021 [92%], -0042012, -0087021, -0042011, -0092031, -0092032, -0028011, -0028012, -0034002, -0105001, -0105002, -0082001, -0087012, -0065002, -0082002, -0087011, -0065001, -0080013, -0031001, -0080012, -0007022, -0002011, -0068021 [12%], -0080011, -0102002, -0040011, -0102001, -0040013, -0040012, -0092011 [58%], -0079014 [66%], -0002023, -0002024, -0002021, -0002022, -0046001, -0046002, -0068012 [38%], -0040022, -0040021, -0040023, -0036002, -0036003, -0036001, -0081002, -0081003, 510131015001, 110010106001, -0106002, -0106003, -0081001, -0041001, -0041003, -0041002, -0024004 [26%], -0091022 [67%], -0030001, -0052012, -0052014, -0030002, -0069001, -0080022 [84%], -0069002 [73%], -0080021 [30%], -0067002, -0067003, -0089031 [12%], -0044002, -0044001, -0038003, -0038002, -0038001, -0049021 [32%], -0049022 [1%], -0050012 [62%], -0050011 [84%], -0056001, -0032004, -0032001, -0032002, -0004002, -0032003, -0067001, -0079013 [88%], -0056002, -0003002, -0003003, -0003001, 510131016012, 110010089042 [9%], -0037003, -0003004, -0037001, -0037002, -0084022, 510131016021, 110010025024 [79%], -0084021, -0025023 [76%], -0025022, 510131016022, 110010025021 [54%], -0042021, -0088022, -0042022, -0088021 [95%], -0034001, 510131016032, -1016031, -1016033, 110010048011, -0043002, -0043001, -0033021, -0039004, -0033022, -0039003, -0039002, -0039001, -0005012, -0005011, -0027021, -0027022, -0027023, -0033012, -0033013, 510131017014, -1017012, -1017013, -1017011, 110010048022 [73%], -0048021, -0088042 [19%], -0088041, -0033011, -0027011, -0027012, 510131035012, 110010027013, -0027014, -0083021, 510131017023, -1017021, -1017022, 110010066001, -0088031 [86%], -0072001, -0072002 [97%], -0055002, -0055001, -0055004, -0055003, 510131017032, 110010088024, -0088023, 510131017031, 110010049012 [90%], -0083012, -0084101, -0049011, -0083011

Census block groups within the 5 mile radius:

110010093014, -0093011, -0075021, -0093013, -0075022 [90%], -0093012, -0074061, 510131013003, 110010075031, 510131013004, 110010074062, -0098032, -0098031, -0012002, -0024002, -0012003, -0024001 [1%], -0012004, 510131018011, 110010098033, -0074043, -0074042, -0093021 [78%], 510131035022, 110010099011, -0098042, -0098041, -0047012 [0%], 510131018025, 110010023021 [35%], 510131025003, -1025002, -1025001, -1006003, -1031003, -1006002, -1006001, 110010071001 [72%], -0076015, -0071002 [26%], -0076013, -0076014, -0076011, -0059001 [0%], -0076012, 510131036022, 110010074081 [87%], -0023011, 510131019003, 110010023012, 510131018033, -1019001, -1018034, -1019002, -1018031, -1036021, 110010047021 [0%], -0022023, -0012001, -0098011 [76%], -0075032, -0006002, -0074072, -0075041, 510131036012, 110010006001, -0074071, 510131036011, 110010111001, 510131036013, 110010006004, -0006003, 510131031002, -1031001, 240338052011 [11%], 110010013021, 515102012022, 110010013022, 510131020011, 515102012021, 110010013023, 510131020012, 110010096042, -0073042, -0111002, -0018032, -0073041 [69%], -0111003 [99%], -0074012, -0073043, -0074011, -0079031, -0095083, 510131014011, 110010007023, -0077092, -0095081, -0095082, 510131032003, 110010077091, 510131032002, 110010025012, 510131032001, 110010007021, -0025011, -0062021, -0068022, -0068021 [88%], -0019014 [64%], -0019013, 510131026002, 110010019012, 510131026001, -1020021, -1005003, -1005002, -1005001, 110010018042 [69%], -0019011, -0018043, -0092011 [42%], -0079014 [34%], -0095091, 510131037001, -1037002, -1014022, -1014023, 110010077081, -0095092, -0077082, -0095093, 510131014021, 110010068011, -0068012 [62%], 510131020031, -1020032, -1020033, 110010096022, -0095052 [65%], 515102012042, 110010095053, -0096021, 515102012041, 110010074031 [95%], 510131015006, -1015005, 110010074041, 510131038002, -1038003, -1014033, -1015002, -1014034, -1015004, -1015003, -1014031, 110010068041, 510131014032, -1038001, 110010091023, 515102012033, 110010013011, 515102012032, 110010013012, -0024004 [74%], -0013013, -0024003, 510131032004, 515102012034, 110010096033, -0096031 [44%], 515102012031, 110010096032, -0091021, -0091022 [33%], -0007011, -0007012, -0096041, -0007013, -0007014, -0095071, 510131014041, 110010080022 [16%], -0069002 [27%], -0080021 [70%], -0089032, -0089031 [88%], 510131004003, -1004002, 110010095032, -0095033, -0095031, -0049021 [0%], -0049022 [0%], 240338048011 [97%], 515102011003, 240338048012 [41%], 110010020022, -0020021, 515102011001, 110010020023, -0096011 [41%], -0050012 [0%], -0095041, 510131027011, 110010050011 [0%], -0095042, 510131027012, 110010077034, 510131033001, 110010009013, -0095051 [93%], 510131033002, 110010004001, -0009011, 240338050001 [1%], -8050002 [34%], -8050003 [3%], 110010020011, -0020012, 240338044002 [8%], 110010095011, 510131027021, -1027022, 110010019022 [79%], -0019021, -0090002, -0090001 [78%], -0095012, -0095013, 240338044001 [5%], 110010079013 [12%], -0079012, -0079011, -0008012, -0026001, -0008013, -0026002, -0008014, -0008011, 510131016011, 240338049001, 110010089042 [91%], 240338049002 [26%], 110010014021, -0014023, -0014022, -0089041, 240338049003, 110010078031 [54%], -0025024 [21%], -0008021, -0025023 [24%], -0008022, -0025021 [46%], -0088021 [5%], 510131028014, -1028015, 110010022012, -0022013, -0076033 [18%], -0076034 [52%], -0076042 [97%], -0076043, -0098071, 510131034021, -1034022, 110010076041, 510131034023, -1034024, -1034025, 110010010023, -0010022, -0022021, -0022022, 510131023011, -1023012, 240338047002 [63%], -8047001 [50%], -8047003 [79%], 110010076031 [8%], -0074093 [77%], -0076032 [98%], 510131034011, 110010011004, -0011003, -0074092 [72%], -0074091 [20%], -0022011, -0048022 [0%], -0088042 [81%], 510131023022, 110010021026, -0094004, 510131023023, -1023021, 110010021023, -0021022, -0021025, 510131023024, 110010021024, -0094001, -0099012 [93%], -0094003, -0094002, -0077032 [63%], 510131035011, 110010077033, -0099021 [6%], 510131035013, 110010077031 [31%], -0009021, -0088031 [14%], 510131024001, 110010021015, 510131024002, 110010104002, -0021012, -0104001, -0021011, 510131007006, 110010021014, 510131007005, -1024003, 110010021013, 510131007004, -1024004, 110010010021, 510131007002, 110010072002 [3%], 510131007001, -9802001, 110010076053, -0010016, -0076051, -0076052, -0010014, -0010013, -0010012, -0021021, -0049012 [0%]

Total geographic areas analyzed within report: 575

Total discreet data values within report: 96,619

Data Sources

The information contained in this report is derived from various sources including the U.S. Census Bureau, U.S. Department of Housing and Urban Development (HUD) and others. To learn more about these and other data resources please visit:

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