

Table 13
2010 Estimated Demographic Highlights

<i>Indicator</i>	<i>Burleith</i>		<i>West Georgetown</i>		<i>District of Columbia</i>	
	<i>2000 Census</i>	<i>2010 Est</i>	<i>2000 Census</i>	<i>2010 Est</i>	<i>2000 Census</i>	<i>2010 Est</i>
Owner Occupied HH	58%	64%	56%	60%	41%	44%
Median HH Income	\$80,900	\$113,400	\$89,900	\$130,000	\$40,800	\$58,100
Pop 25+ with College Degree or Higher	81%	88%	81%	90%	39%	48%
Average Age	35	36	38	39	37	38
Age 21 to 34	49%	43%	37%	33%	33%	25%
Family HH With Children	11.5%	11%	11.5%	11%	20%	19%

Source: Claritas and Bolan Smart, 3/2011

In comparison to data from the 2000 Census, the 2010 estimates show an increase in owner occupied residences of 6% in Burleith and 4% in West Georgetown, both of which represent greater increases than the District's increase of 3%. Median household income in the subject neighborhoods also increased more than the 10 year change for the District. The other demographic indicators illustrated above for Burleith and West Georgetown show stable neighborhood conditions and are consistent with District-wide trends. Demographic indicators not shown, such as household size and number of vehicles per household, also have remained fairly constant.

Housing Data

12. How have property values changed over the last 5 to 10 years in the subject neighborhoods, including comparison to overall changes for Washington?

An analysis of average home sales values in Burleith conducted by Bolan Smart finds that property values have increased over the last 10 years, and at an 83% higher pace than that of the District. In Burleith, average home sale prices increased by 174% between 1999 and 2010 from an average home sale price of \$298,000 (31 homes) in 1999 to \$817,500 (27 homes sold) in 2010 (based primarily on DC OTR data and MRIS). This compares with the District, where average home sale prices saw an increase of 91% from an average home sale price of \$265,000 (5,000+ sales) in 1999 to approximately \$505,900 (6,500+ sales) in 2010.

ZONING COMMISSION
District of Columbia

CASE NO.

10-32

EXHIBIT NO.

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