

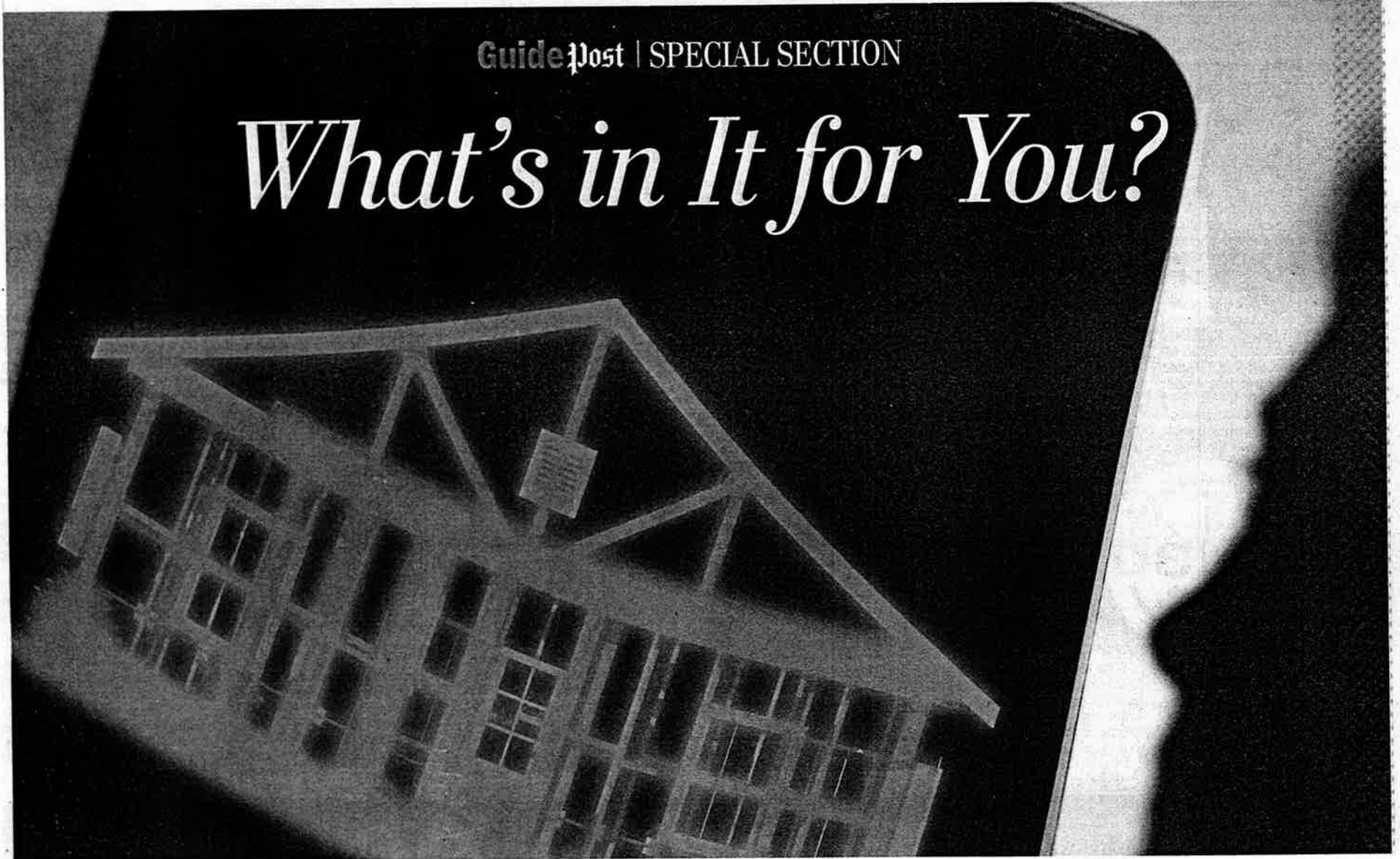
[ The Washington Post ]

# REAL ESTATE

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GuidePost | SPECIAL SECTION

*What's in It for You?*



## Arlington County

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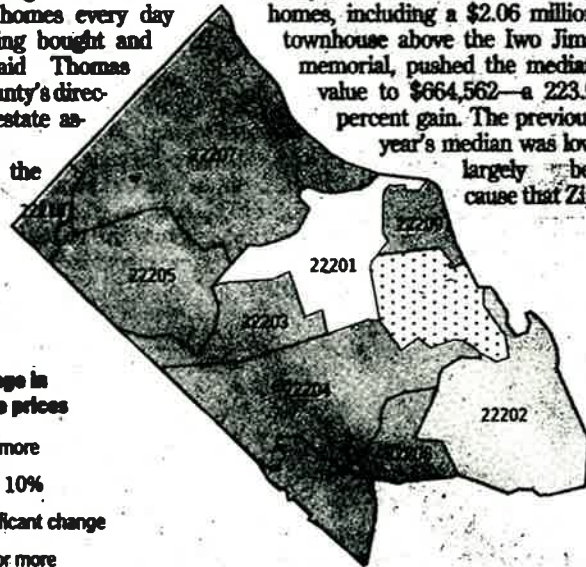
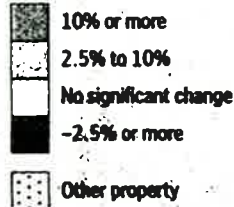
The most expensive house sold in Arlington last year carried a \$4.5 million price tag—and didn't survive the purchase. The structure, on Lorcom Lane north of Interstate 66, was torn down, and 11 single-family houses are rising in its place, priced at about \$1.5 million each.

In this way, the housing market in Arlington County continued marching into the upper brackets, fueled by the county's close-in location, Metro access and increasingly lively, walkable neighborhoods.

"We see homes every day that are being bought and leveled," said Thomas Rich, the county's director of real estate assessments.

Across the

Percent change in median home prices



SOURCE: Full-value transactions as reported by the county

county, the median home price, excluding condominiums, climbed 14.5 percent, to \$395,000 from \$345,000. The numbers come from a Washington Post analysis of the county's records for last year that covered 2,535 sales.

The climb has made homeowners newly wealthy, but as the Arlington County Civic Federation president, Dan Krasnegor, wrote in an e-mail: "With the rising values come higher taxes, and as one resident put it, 'We wonder if our children will be able to afford to live in our community.'"

The single steepest jump was in the 22209 Zip code, centered on Rosslyn. A batch of new luxury homes, including a \$2.06 million townhouse above the Iwo Jima memorial, pushed the median value to \$664,562—a 223.9 percent gain. The previous year's median was low largely because that Zip

### Arlington County January through December

Zip code	2002		2003		Change in median price
	Total homes sold	Median purchase price	Total homes sold	Median purchase price	
22101	2	\$2,650,000	2	\$4,000,000	\$1,350,000
22201	438	469,000	345	469,000	0
22202	93	445,900	96	464,500	18,600
22203	168	368,300	191	420,000	51,700
22204	606	250,500	565	298,900	48,400
22205	297	399,000	274	450,000	51,000
22206	417	224,900	368	276,000	51,100
22207	557	460,000	543	519,000	59,000
22209	111	205,200	98	664,562	459,362
22213	60	380,675	53	439,500	58,825
<b>TOTAL</b>	<b>2,749</b>	<b>\$345,000</b>	<b>2,535</b>	<b>\$395,000</b>	<b>\$50,000</b>

code also includes some of the county's least expensive for-sale housing, clusters of small garden-style units that are not classified as condos in county records and thus are included in the Post analysis.

Another pricey Zip code was 22207—the hilly neighborhoods of North Arlington—where the median value rose 12.8 percent, to \$519,000.

But in the 22201 Zip code, which stretches from Courthouse to Ballston along Metro's Orange Line, the median value stayed flat at \$469,000. The likely reason: a spurt of sales in Colonial Village and other garden apartments that are not classified as condos.

Houses south of Route 50, traditionally a less expensive part of town, showed notable increases, too. In the 22204 Zip code, straddling Columbia Pike, the median

value rose 19.3 percent, to \$298,900; in the 22206 Zip code, including Shirlington and Fairlington, the median jumped 22.7 percent, to \$276,000. Even with those increases, David Howell, executive vice president of McEneaney Associates, said, "There are probably more bargains in South Arlington." He cited Aurora Hills, to the west of Crystal City but still close to Metro—one of the biggest drivers of housing values in Arlington.

What's defined as "close to Metro" itself may be changing.

Billy Buck, an associate broker with Buck and Associates, pointed to the Bon Air neighborhood, about a mile from the Ballston Metro. "That, as of a few years ago, was not seen as a walk-to-Metro situation," he said. Now, "the people that I'm selling properties to over there feel it is."