

The background of the entire page is a scenic photograph of cherry blossoms in full bloom along the Tidal Basin in Washington, D.C. The pink blossoms are in the foreground and middle ground, with the Washington Monument visible in the distance on the right side under a cloudy sky.

WELCOME TO THE

District of Columbia Metro

AN INTRODUCTION TO THE CAPITAL
AND ITS SURROUNDING AREAS

A REAL ESTATE EBOOK FROM



WELCOME TO ONE OF THE FASTEST
GROWING REAL ESTATE MARKETS:

D.C. Metro Market

As a real estate education company, we make it our duty to explore different markets and uncover what makes them so attractive. For this report, we travelled to our nation's Capital and explored the beautifully historic neighborhoods and exploding cultural scene.

These are our top neighborhood choices in the District of Columbia Metro market.

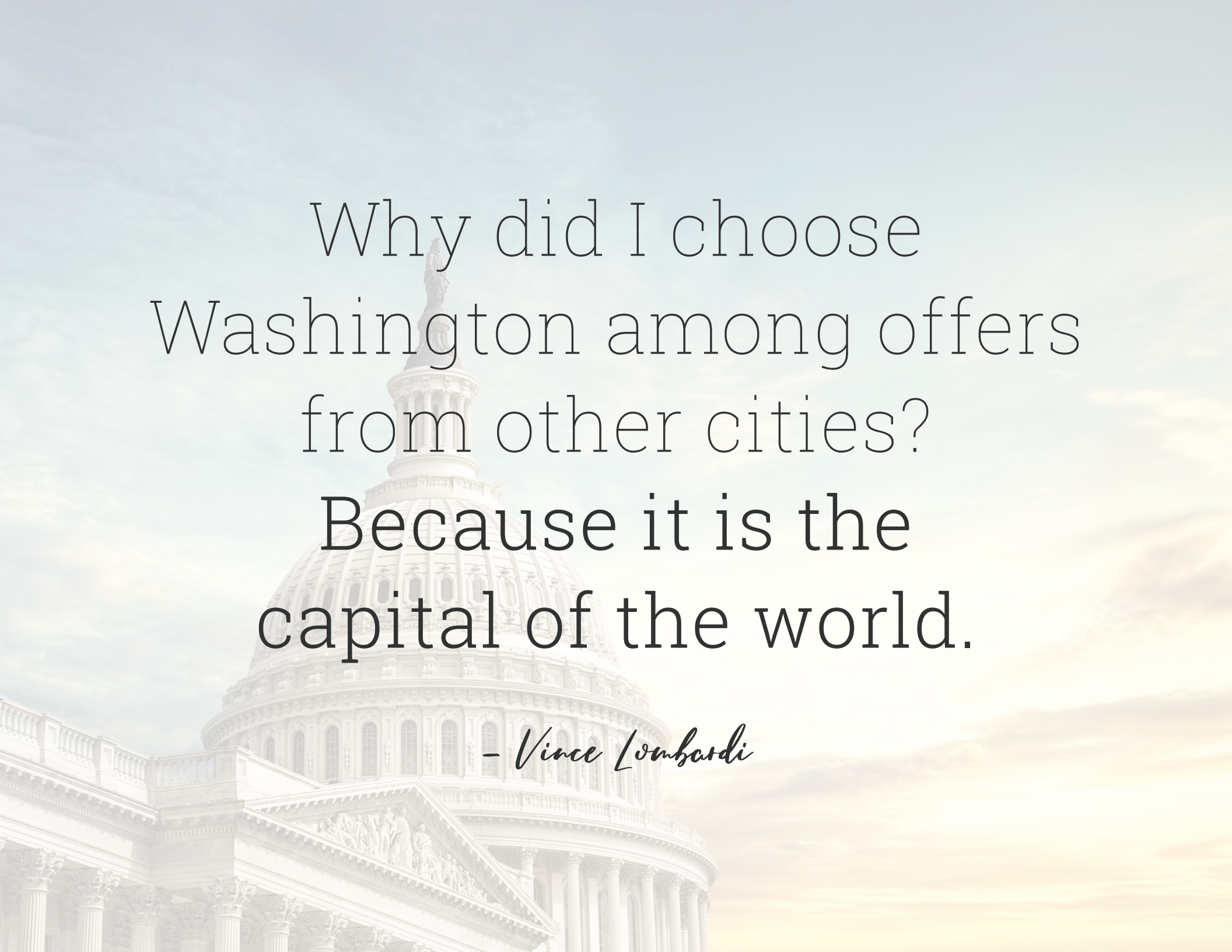


Top 5 Neighborhoods in D.C.



#5: DUPONT CIRCLE

The historically famous Dupont Circle has emerged as one of the cultural anchors of the D.C. social scene. Centered around a two-road counterclockwise traffic circle, this neighborhood features a healthy mix of seasonal pub crawls, 19th-century brickstone apartments, and copious amounts of restaurants and shops. If you're looking for a low-key night filled with East London cuisine and craft drinks, check out Duke's Grocery. And when you're chowing down on some Oxtail Mash, pop on over to our favorite watering hole called the Madhatter, an Alice In Wonderland-themed pub featuring one of the more lively scenes in the area.

The background of the image is a photograph of the United States Capitol building in Washington, D.C. The dome is the central focus, with its iconic statue, the Statue of Freedom, visible at the top. The building's facade, featuring classical columns and a pediment with a relief sculpture, is visible in the lower left. The sky is a mix of soft blue and warm orange, suggesting a sunset or sunrise. The text is overlaid on the right side of the image.

Why did I choose
Washington among offers
from other cities?

Because it is the
capital of the world.

- Vince Lombardi



Top 5 Neighborhoods in D.C.

#4: FOGGY BOTTOM

When you're tired of sightseeing near the mall, stroll over to Foggy Bottom and grab yourself a bite and drink. This unique college neighborhood features an eclectic restaurant and bar scene with an even more unique mix of diplomats, lobbyists, and college students frequenting these establishments. It's a melting pot of the almighty powerful, clueless college students, and people who work in the service industry. How do you not visit?

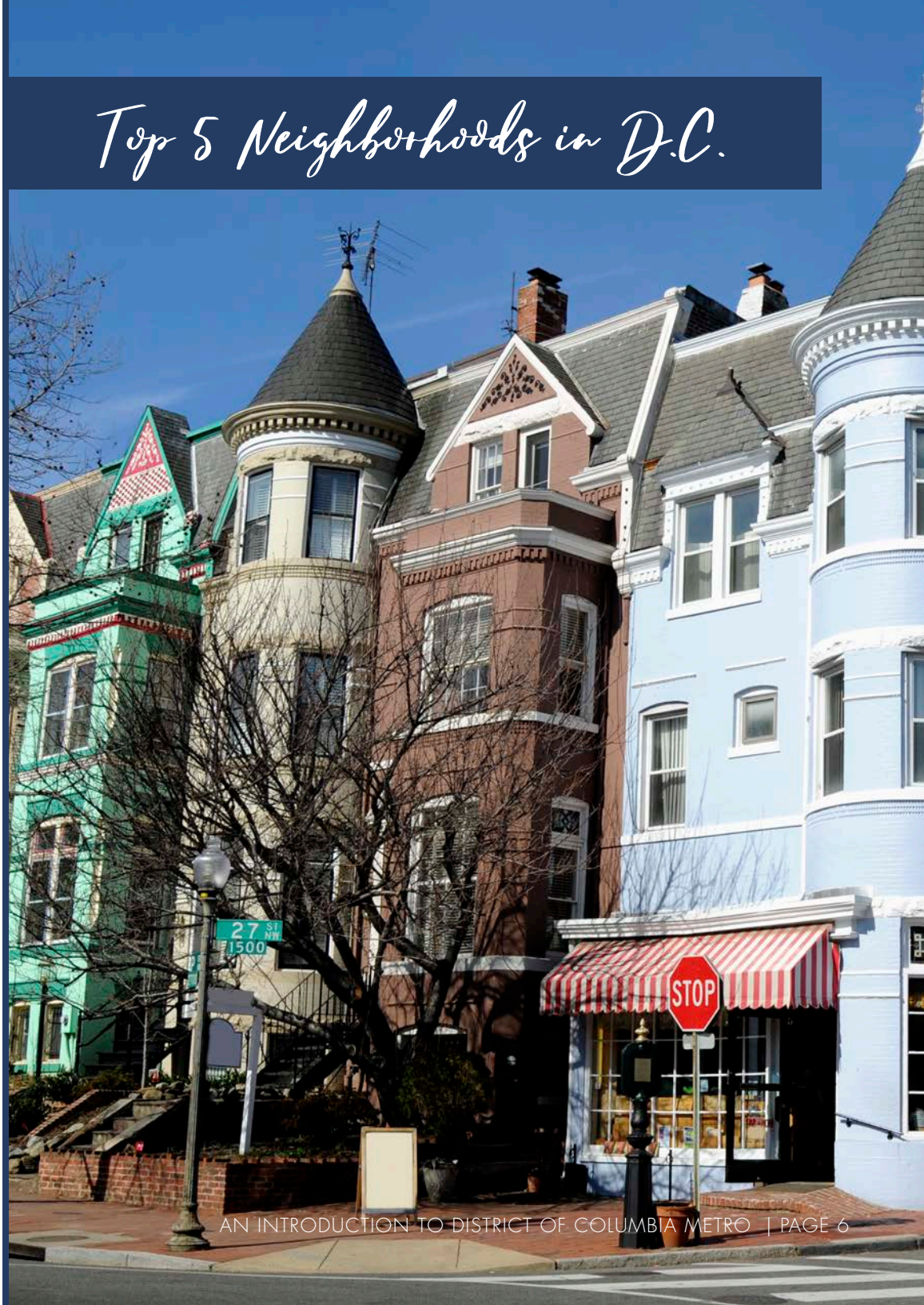
Make sure you grab a cocktail at Top of the Gate, where on each side of this rooftop bar you'll be able to take in the Watergate Hotel, Washington Monument, and beautiful Potomac River, all adjacent to this famous viewing point. You should also experience the Rasika West End if you love delicious Indian cuisine.

Top 5 Neighborhoods in D.C.

#3: BLOOMINGDALE

This tiny 12-block neighborhood hosts both worlds: old-timey, colorful brick and stone apartments on the northside, and a collection of local hangouts in the southern portion. Right smack in-between is the secluded one-acre Crispus Attucks Park. This neighborhood gives you a little bit of everything while effectively isolating you from the busy goings on of the rest of D.C.

Future Trivia Question: The rainbow assortment of apartments throughout the neighborhood is featured in the opening credits of *House of Cards*.



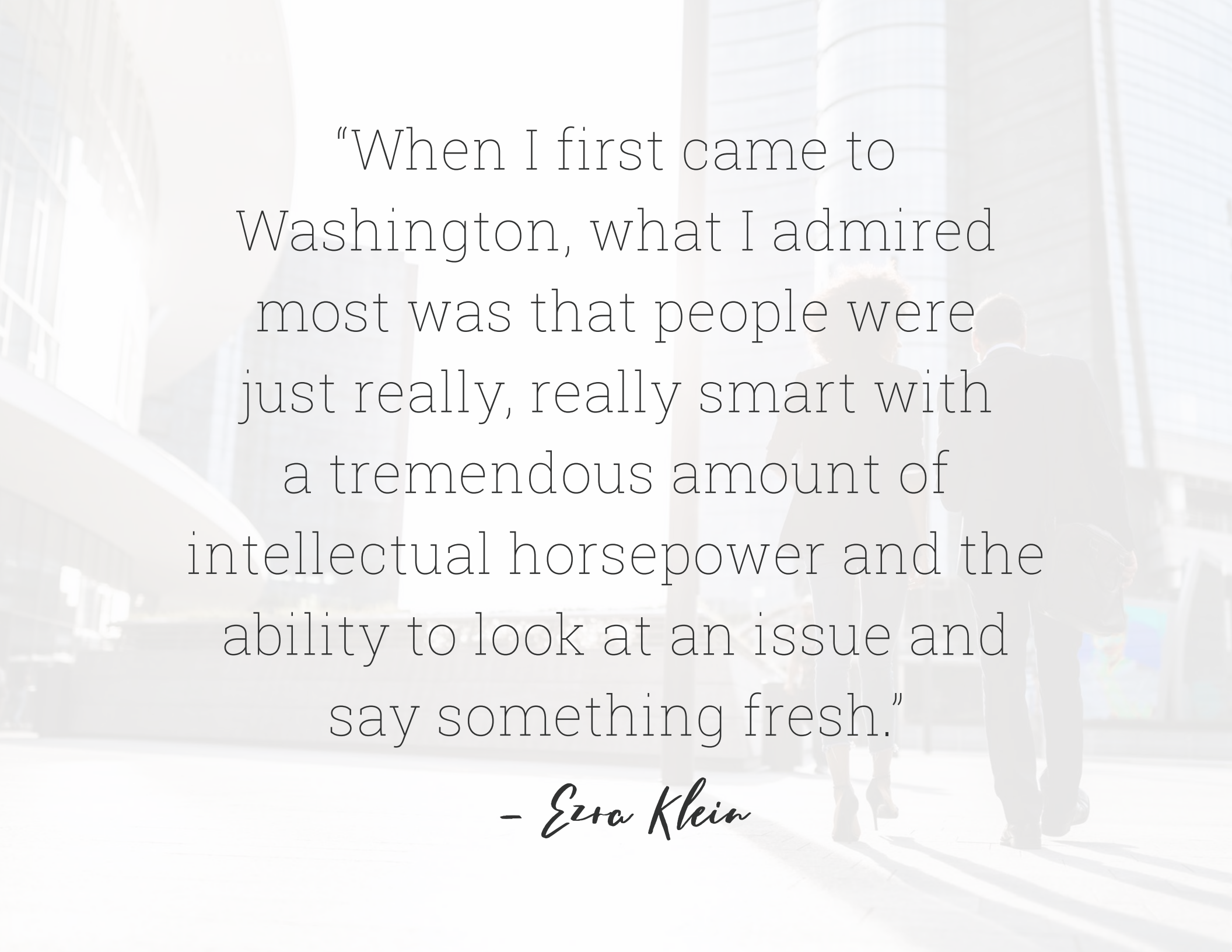


Top 5 Neighborhoods in D.C.

#2: GEORGETOWN

Known for its narrow-cobbled stone streets that will eerily remind you of 18th-century Western European cities, Georgetown is one of the more unforgettable neighborhoods in the country. It's not cheap, but if you can afford to drop some cash, eat at one of the known upmarket restaurants, like 1789. There's also a fantastic jogging route you can run next to the C&O Canal and the infamously delicious Georgetown Cupcake bakery where you can gorge after burning all those calories.

If you're a major cinephile, you can capture some haunting photos at the infamous Exorcist Steps. Just be wary of human-possessing demons who are known for ruining vacations and trips to the area.



“When I first came to Washington, what I admired most was that people were just really, really smart with a tremendous amount of intellectual horsepower and the ability to look at an issue and say something fresh.”

- Ezra Klein

#1: U STREET CORRIDOR

Known as the heart of the LGBTQ community, the U Street Corridor is by far and away the most happening social scene in D.C. When you're looking to catch the game, head down to Nellies, a uniquely gay sports bar that becomes a happening night club scene after the sun sets. There's also Marvin, a soul food joint named after the famous musician Marvin Gaye.

Looking for a music hangout, but not sure what genre you're feeling? Just stroll down U Street and wander into DC9, Tropicalia, or any of the other music halls and bars that are popping through all hours of the night.



Top 5 Neighborhoods in D.C.



Northern Virginia

The Northern Virginia area is a much quieter, family-friendly neighborhood featuring small up-and-coming towns like Del Ray and Old Town Alexandria. With the introduction of Amazon HQ2 to Arlington, all the surrounding areas are seeing a significant increase in both home and rent prices as well as growth in the service and entertainment business. Locals strongly suggest experiencing the town by water taxi, or trollies, as both modes of transportation show off the area's best views of the Potomac, adjacent District of Columbia, and historic architecture.

If you're trying to enjoy "18th-century" small-town America, NoVa is the place to visit.

Neighborhoods to Check Out: Old Town Alexandria, Del Ray, Rosemont, Mosaic District, and Crystal City



Our Top D.C. Recommendations

WE ASKED D.C. LOCALS FOR THEIR FAVORITE
RECOMMENDATIONS FOR RESTAURANTS AND ACTIVITIES.
HERE IS WHAT THEY HAD TO SAY.

BEST RESTAURANTS

1. Hanumanh
2. Zeppelin
3. Estuary
4. Thamee
5. Punjab Grill
6. Buena Vida
7. Prima
8. 1789
9. Red Hen
10. Fiola

BEST BARS

1. ChurchKey
2. Off the Record
3. POV
4. Jack Rose Dining Saloon
5. Nellie's Sports Bar
6. Ivy and Coney
7. Crimson View
8. Showtime Lounge
9. Round Robin
10. Hive Bar

BEST ACTIVITIES

1. Smithsonian National Museum of Natural History
2. Vietnam Veterans Memorial
3. Washington Monument, Mall, and all Nearby Sights
4. Ford's Theatre
5. Tidal Basin
6. Potomac River Cruises
7. National Zoological Museum
8. International Spy Museum
9. U.S. Capitol
10. National Geographic Museum



Why D.C. Metro* Real Estate?

Our Capital and its surrounding areas have some of the highest home and rent prices in the country. The introduction of Amazon's HQ2 and the revitalization of once down-and-out neighborhoods has sparked new projects, and had lead to a massive uptick in home price growth.

Quick Stats

DISTRICT OF COLUMBIA AND SURROUNDING AREAS

YEAR/YEAR MEDIAN HOME PRICES (MAY 2018-MAY 2019):	2.2%
MEDIAN HOME VALUE:	\$407,500
MEDIAN PRICE PER SQUARE FOOT:	\$237
MEDIAN RENT PRICE:	\$2,299
AVERAGE DAYS LISTED:	56
HOMES WITH NEGATIVE EQUITY:	9.7%
DELINQUENT MORTGAGES:	1.1%

MARKET OUTLOOK

With the promise and recent construction of Amazon HQ2, home prices have skyrocketed in the Arlington area (17%+ since November). However, neighboring towns have not seen this increase. Experts are uncertain when price increases will happen. They are currently labeling the area a "Very Hot" sellers' market. Expect home and rent prices near the NoVa area to increase, while exorbitantly high D.C. and Maryland home and rent prices to remain stable.

**Maryland was not included in this market report.*

THERE'S NEVER BEEN A BETTER TIME TO BECOME A

D.C. Metro Real Estate Agent

The D.C. Metro area is seeing new growth and presents a fantastic opportunity for real estate agents. For instance, did you know that **most homes sold in the D.C. Metro area sold for a median price of \$393,800**? When you consider that Indeed.com reports the **average full-time real estate agent in the D.C. Metro Area makes around \$85,782—which is about triple the national average**—it's pretty obvious there's never been a better time to become a real estate agent.

If you want to learn more about how you can easily get your license and join the ranks of D.C., Maryland, and Virginia real estate agents, visit us at TheCEShop.com/DC/Greater-Washington-DC. There you'll be able to find out what exactly you'll need to do to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.

About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education through an encyclopedic knowledge of the real estate industry.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, Post-Licensing, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With courses available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

