

Washington-Arlington-Alexandria, DC-VA-MD-WV

Washington, DC is your starting point. Your ZipInform.com report by StateMatcher.com covers the broader metro and its local composition so you can compare communities, school districts, housing trends, and other buyer-relevant conditions in context.

STARTING PLACE

Washington, DC · 20008

JURISDICTION

District of Columbia

METRO

Washington-Arlington-Alexandria, DC-VA-MD-WV

About the area: Some facts are most reliable at the Census ZIP-code area, school-district, city, county or county-equivalent, or metro level. Each section tells you which geography its numbers describe.

Washington / DC

20008 ZCTA compared with Washington-Arlington-Alexandria, DC-VA-MD-WV

20008 ZCTA compared with the U.S.

Washington, DC-MD

AREA AT A GLANCE

Your starting area compared with the broader market

20008 Census ZIP area

A first look at what it costs to buy and to rent in 20008, and how that compares with the broader Washington area and the nation. Population: 29,434.

TYPICAL HOME VALUE

\$965,100

About 66% more than the broader Washington area.

TYPICAL RENT, INCL. UTILITIES

\$2,206 / month

About 9% more than the broader Washington area.

YEARS OF RENT TO EQUAL ONE HOME

36.5 years

23.8 across the broader Washington area · 19.6 nationally

BEFORE THE MAP

Use the ZIP shape as an orientation tool

The next page maps ZIP 20008 using Census ZCTA geography so you can see the area itself, not just its ZIP name. The goal is practical orientation: understand the shape, the local setting, and the visible features that help explain its edges.

LOCAL FRAME

Washington, DC · District of Columbia

HOW TO READ THE EDGES

Roads and other visible features are used as approximate anchors. Phrases such as “largely follows” describe orientation, not a surveyed legal boundary.

FOR A SERIOUS ADDRESS

Verify the exact municipality, school assignment, parcel record, access, and property-specific risks separately before relying on an area-level description.

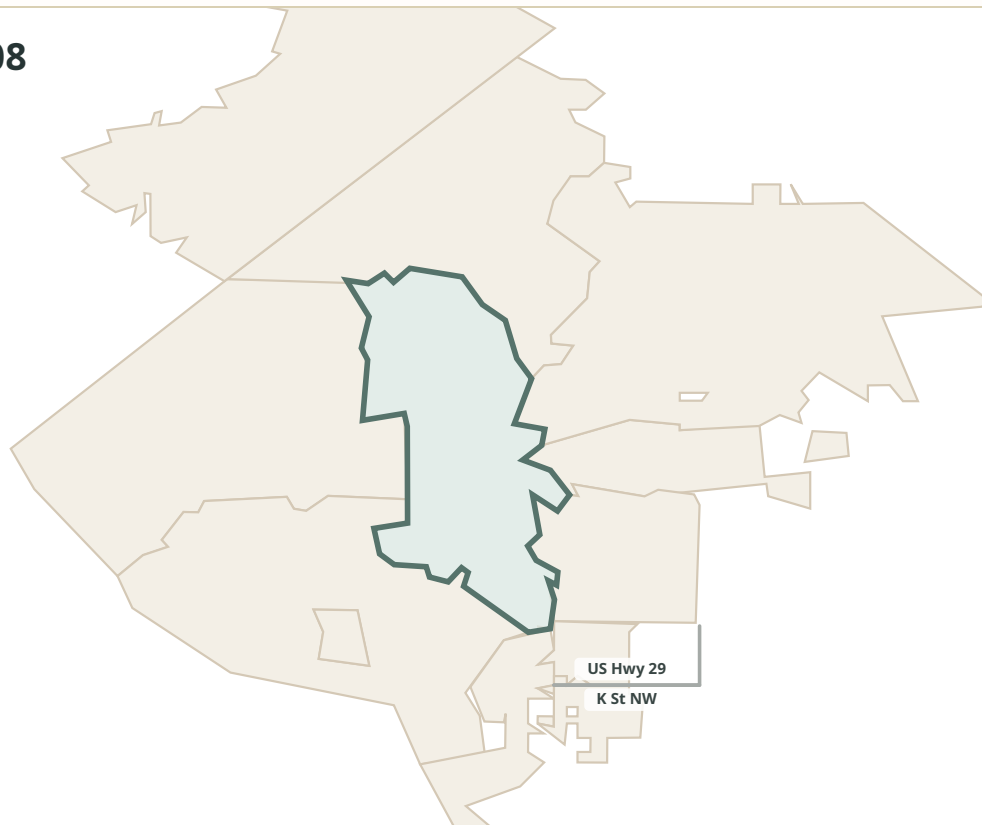
ZIP AREA MAP

Where ZIP 20008 sits in Washington

Local ZIP orientation

The highlighted shape shows the ZIP area itself. Nearby ZIP areas are drawn lightly, while selected roadways help anchor the ZIP to recognizable local geography.

ZIP 20008



WHY THIS MATTERS

ZIP names are familiar, but their footprints often are not. The highlighted Census ZIP area and local roadway anchors make the area easier to recognize on the ground.

BOUNDARY ANCHORS

North: largely follows Broad Branch Rd NW

East: largely follows Beach Dr NW

South: largely follows Rock Crk and Potomac Pkwy NW

West: largely follows 34th St NW

These are approximate orientation cues derived from Census ZCTA and TIGER/Line geometry, not a legal or survey description.

U.S. Census Bureau · 2020 Census Cartographic Boundary File — ZIP Code Tabulation Areas (ZCTAs), 1:500,000. The mapped ZIP area uses the U.S. Census Bureau ZIP Code Tabulation Area (ZCTA), a statistical approximation of the ZIP-code area rather than a USPS delivery boundary. Roadway anchors use U.S. Census Bureau 2025 TIGER/Line road geometry.

NEIGHBORHOODS & NEARBY COMMUNITIES

Names you will see while looking at homes

Washington, DC

Around 20008, the useful local map is a cluster of Northwest Washington neighborhoods rather than one neighborhood matching the ZIP. Cleveland Park and Woodley Park are central reference names; Forest Hills, North Cleveland Park, and Van Ness help distinguish the northern area. Sheridan Kalorama adds a useful southern reference. Neighborhood labels and historic districts are not interchangeable. [planning.dc](#)

Click a representative ZIP if you want to examine that area more closely.

WHAT THIS LOCAL MAP MEANS FOR A HOME SEARCH

In 20008, Connecticut Avenue ties together Red Line stations, shops, restaurants, and Cleveland Park Library, but the housing pattern changes within neighborhoods. Cleveland Park and Woodley Park mix larger residential buildings with house-lined streets; farther north, Forest Hills and Van Ness add park-edge or institutional settings. The specific block matters more than the ZIP alone.

How to use this: The next page separates the local picture into green lights, watchpoints, and tradeoffs so you can quickly distinguish features worth seeking out from conditions that deserve an address-level check. Use these as a screening guide, then verify the particular block, property, and route that matter to you.

GREEN LIGHTS

Cleveland Park, Woodley Park, and Van Ness-UDC provide Red Line access along the same Connecticut Avenue corridor.

Cleveland Park Library adds an everyday destination alongside the corridor's neighborhood shopping and dining centers.

Housing choices span corridor apartment buildings, Woodley Park rowhouses, and detached-house streets in Cleveland Park and farther north.

WATCHPOINTS

Check each address's actual walk to station entrances and elevators rather than assuming ZIP-wide step-free convenience.

In Forest Hills, examine property slopes, park-edge conditions, and applicable tree-protection boundaries before evaluating potential changes.

Sheridan Kalorama's hills, terraced sites, and irregular streets make the actual walking route worth checking in person.

TRADEOFFS

Corridor addresses place homes near shops and transit, while detached-house blocks farther out can mean longer walks to those destinations.

Woodley Park offers both side-street rowhouses and larger residential buildings, with different setbacks, building scales, and walks to Metro.

Around Van Ness, compare proximity to retail and rail with each property's relationship to institutional buildings and Connecticut Avenue.

LOCAL ACCESS AT A GLANCE

Connecticut Avenue concentrates rail, buses, and neighborhood errands around Cleveland Park and Woodley Park, with additional access north at Van Ness. [planning.dc](https://planning.dc.gov)

TRANSIT

Cleveland Park, Woodley Park, and Van Ness-UDC provide Red Line access, while D70 buses serve the Connecticut Avenue corridor. [wmata](#)

ROADS

Connecticut Avenue is the main north-south corridor; Porter Street provides a useful westward connection toward Wisconsin Avenue and crosstown buses. [wmata](#)

EVERYDAY PLACES

Inside 20008, Cleveland Park Library at 3310 Connecticut Avenue complements the neighborhood shopping and dining centers along the corridor. [dclibrary](#)

CHECK BEFORE RELYING ON IT

For each candidate address, check the actual walk to the station entrance and elevator, rather than assuming ZIP-wide step-free convenience. [wmata](#)

Neighborhoods and districts

NEIGHBORHOOD · STARTING-AREA ANCHOR

Cleveland Park

Representative ZIPs: **20008, 20016**

Where it sits: A central neighborhood reference around the starting location in 20008. [planning.dc](#)

Cleveland Park combines a Connecticut Avenue shopping core with apartment buildings and residential streets of detached houses. Its streetcar-suburb origins remain visible in varied architecture, including Queen Anne, Craftsman, and Colonial Revival designs, rather than a uniform housing pattern. [planning.dc](#)

Getting around: A central 20008 reference, Cleveland Park combines Red Line access with Connecticut Avenue errands and the neighborhood library; Porter Street buses add crosstown connections toward Tenleytown and Brookland. [wmata](#)

When browsing homes: Compare homes near the commercial core with detached-house blocks farther out; housing form and proximity to shops vary within the neighborhood. [planning.dc](#)

NEIGHBORHOOD · STARTING-AREA ANCHOR

Woodley Park

Representative ZIP: **20008**

Where it sits: Another main 20008 neighborhood reference, south of Cleveland Park. [planning.dc](#)

Woodley Park has a compact Connecticut Avenue storefront corridor, with rowhouses and larger apartment buildings nearby. Three- and four-story houses, brick and limestone details, landscaped residential setbacks, and taller buildings west of 24th Street create a varied but distinctly urban development pattern. [planning.dc](#)

Getting around: South of the anchor but inside 20008, Woodley Park offers a Red Line station at Connecticut Avenue and Woodley Road, with corridor shops, restaurants, and Connecticut Avenue bus service. [wmata](#)

When browsing homes: Compare side-street rowhouses with larger residential buildings, paying attention to setbacks, building scale, and the walk to Connecticut Avenue shops and Metro. [planning.dc](#)

NEIGHBORHOOD

Forest Hills

Representative ZIP: 20008

Where it sits: A northern neighborhood reference near the starting area, grouped with North Cleveland Park in city planning descriptions. [planning.dc](#)

Forest Hills combines the commercial-center-and-apartment pattern along Connecticut Avenue with single-family residential streets beyond it. Stream valleys, park edges, and sloping land are important physical features; the District specifically recognizes portions of Forest Hills through tree and slope protection zoning. [planning.dc](#)

Getting around: Nearby north of the anchor, Forest Hills shares the Connecticut Avenue commercial corridor with North Cleveland Park; Van Ness-UDC provides a useful Red Line reference, with access depending on the specific address.

[planning.dc](#)

When browsing homes: Compare corridor apartments with houses farther from shops, and examine each property's slope, park-edge setting, and applicable tree-protection boundaries individually.

[planning.dc](#)

NEIGHBORHOOD

North Cleveland Park

Representative ZIPs: 20008, 20016

Where it sits: A nearby northern neighborhood label that city planning discusses alongside Forest Hills. [planning.dc](#)

North Cleveland Park fits the city's pattern of shops and denser housing near a commercial center, transitioning to single-family streets. Detached residences are an established part of its development history, including houses built as developers shifted away from earlier rowhouse construction.

[planning.dc](#)

Getting around: Nearby north of central Cleveland Park, this neighborhood shares a commercial-center pattern with Forest Hills; use Van Ness-UDC and Connecticut Avenue as access references, checking each home's actual approach. [planning.dc](#)

When browsing homes: Use the specific block as your guide: compare detached-house settings with housing nearer commercial concentrations rather than relying on the neighborhood label alone.

[planning.dc](#)

DISTRICT

Van Ness

Where it sits: A separately named Connecticut Avenue district in 20008, north of the starting location. [ddot.dc](#)
Van Ness is a Connecticut Avenue commercial and institutional district, with the University of the District of Columbia as a recognizable anchor. Neighborhood retail shares the corridor with institutional uses, while surrounding housing ranges from high-rise apartment buildings to single-family homes. [planning.dc](#)

Getting around: North of the anchor, Van Ness is an in-ZIP destination anchored by UDC at 4200 Connecticut Avenue; Van Ness-UDC Red Line service and D70 buses support corridor travel.

When browsing homes: Distinguish corridor apartment buildings from surrounding house streets, and compare each address's relationship to retail, institutional properties, and Connecticut Avenue. [planning.dc](#)

NEIGHBORHOOD

Sheridan Kalorama

Representative ZIP: 20008

Where it sits: A southern reference near the starting area, with a separately mapped Sheridan-Kalorama Historic District.

[planning.dc](#)

Sheridan Kalorama has hilly, tree-lined streets that often curve or end as they follow the terrain. Its historic built environment includes substantial residences and apartment buildings; terraced sites and pronounced changes in grade give the neighborhood a less regular street pattern. [planning.dc](#)

Getting around: Treat Sheridan Kalorama as a nearby southern reference rather than the anchor's immediate transit core; compare the actual address's approach to Connecticut Avenue buses and nearby Dupont Circle Red Line access. [planning.dc](#)

When browsing homes: Compare individual streets and building types carefully; hills, terraced sites, and historic architecture make the physical setting especially important when evaluating a home. [planning.dc](#)

This local-place overview was researched from current web sources and is meant as orientation, not an official statement of neighborhood boundaries. 30 sources were retained for verification.

Neighborhood-name foundation: SimpleMaps U.S. Neighborhoods Database (CC BY 4.0). Current-source research adds local buyer-oriented context.

RESIDENT & NEIGHBORHOOD PROFILE

A quick read on the local household profile

20008 Census ZIP area metro

These neutral, area-level measures help explain the local rhythm and housing pattern without turning protected-class information into a neighborhood score.

MEDIAN AGE

39.2 years

Half of residents are younger than this age and half are older.

**3% older than metro average · metro:
38.0 years**

MEDIAN HOUSEHOLD INCOME

\$125,212

The midpoint of household incomes in the Census ZIP area.

**1% lower than metro average · metro:
\$126,684**

BACHELOR'S DEGREE OR HIGHER

90.4%

Share of adults age 25+ with at least a bachelor's degree.

**66% higher than metro average · metro:
54.4%**

OWNER OCCUPANCY

36.4%

Share of occupied homes that are owner-occupied rather than rented.

**43% lower than metro average · metro:
63.7%**

RESIDENTIAL STABILITY

61.8%

Share of occupied homes where the current householder moved in 5 or more years ago.

**15% lower than metro average · metro:
72.6%**

AVERAGE HOUSEHOLD SIZE

1.74 people

Average number of people per occupied housing unit.

**34% smaller than metro average · metro:
2.62 people**

ZipInform uses neutral, area-level socioeconomic and housing measures here. It does not use race, ethnicity, religion, disability, sex, familial status, or other protected-class information to score neighborhood desirability or buyer fit. These figures describe the Census ZIP Code Tabulation Area (ZCTA), not every individual household or resident.

School Districts That Serve ZIP 20008

20008

The districts below have materially overlapping Census school-district boundaries with this ZIP. Their academic results, where available, are comparisons with other regular public districts in the same state—not school-level results. An address lookup, not ZIP overlap or distance, determines the district and schools for a specific home.

DISTRICT OVERLAPPING THE SELECTED ZIP

District of Columbia Public Schools

About 100.0% of the ZIP-like Census area's land · not a household or enrollment share.

District-level academic comparison unavailable in the current atlas. Latest usable atlas academic year: 2018; check for newer results.

Verify schools for the exact address:

A single ZIP code can be served by more than one public school district, and attendance boundaries can change from one school year to the next. ZIP codes are not school-attendance boundaries.

We have provided the materially relevant district-service patterns that may serve addresses in this ZIP code, but you must look up the exact district and individual schools that serve the particular address for the grade levels relevant to your household for the upcoming school year, shortly before that school year begins.

ZipInform uses materially overlapping Census school-district boundary geography to identify these service patterns. Separate elementary and high-school districts are grouped together when their boundaries overlap the same part of the ZIP.

ZipInform shows the materially supported service patterns for this ZIP and does not add patterns merely to reach a quota. Split-grade patterns may contain separate official elementary and high-school lookup links because both districts serve the same addresses at different grade levels.

1. Unified district pattern

This boundary pattern covers about 100.0% of the ZCTA's land area. Land share is not a population or household estimate.

Unified · grades PK–12

DC Public Schools

enrolldcps.dc.gov/node/41

Nearby local public schools

Why this list is different: This list is about proximity and the actual schools physically in or near the starting ZIP. When school-level academic evidence is available, it is shown on the school itself. You must verify the exact school district and individual schools that serve the specific address of the home you are considering.

**PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · IN THE STARTING
ZIP**

Eaton ES

Grades: PK–05

District: District of Columbia Public Schools

Approx. distance: 0.4 mi

School performance: Very strong school academic performance · Better than about 93% of comparable public schools statewide

**PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · IN THE STARTING
ZIP**

Hearst ES

Grades: PK–05

District: District of Columbia Public Schools

Approx. distance: 0.7 mi

School performance: Strong school academic performance · Better than about 87% of comparable public schools statewide

**PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · IN THE STARTING
ZIP**

Murch ES

Grades: PK–05

District: District of Columbia Public Schools

Approx. distance: 1.3 mi

School performance: Very strong school academic performance · Better than about 92% of comparable public schools statewide

**PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · NEARBY**

Bancroft ES

Grades: PK–05

District: District of Columbia Public Schools

Approx. distance: 1.0 mi

School performance: Strong school academic performance · Better than about 80% of comparable public schools statewide

PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · NEARBY

Deal MS

Grades: 06–08

District: District of Columbia Public Schools

Approx. distance: 1.4 mi

School performance: Very strong school academic performance · Better than about 100% of comparable public schools statewide

PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · NEARBY

Hardy MS

Grades: 06–08

District: District of Columbia Public Schools

Approx. distance: 1.5 mi

School performance: Very strong school academic performance · Better than about 94% of comparable public schools statewide

PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · NEARBY

Jackson-Reed HS

Grades: 09–12

District: District of Columbia Public Schools

Approx. distance: 1.3 mi

School performance: About average school academic performance · Better than about 59% of comparable public schools statewide

PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · NEARBY

Duke Ellington School of the Arts

Grades: 09–12

District: District of Columbia Public Schools

Approx. distance: 1.7 mi

School performance: Strong school academic performance · Better than about 89% of comparable public schools statewide

PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · IN THE STARTING
ZIP

Oyster-Adams Bilingual School

Grades: PK–08

District: District of Columbia Public Schools

Approx. distance: 0.9 mi

School performance: Very strong school academic performance · Better than about 96% of comparable public schools statewide

PUBLIC SCHOOL · ASSIGNMENT TYPE NOT
INDEPENDENTLY VERIFIED · NEARBY

Columbia Heights Education Campus

Grades: 06–12

District: District of Columbia Public Schools

Approx. distance: 1.4 mi

School performance: About average school academic performance · Better than about 66% of comparable public schools statewide

Additional school-level performance context

This is school-level evidence, not district-level evidence. These schools rise on the available Urban Institute Education Data Portal / ED Facts outcomes among comparable public schools in the same state and broad grade band. State tests differ, so ZipInform does not rank a Maryland school directly against a Virginia or DC school. A high-performing nearby school is also not proof that a particular home is assigned to it.

**STRONG-PERFORMING PUBLIC SCHOOL
NEARBY**

Janney ES

Grades: PK–05

District: District of Columbia Public Schools

Approx. distance: 1.4 mi

School performance: Very strong school academic performance · Better than about 100% of comparable public schools statewide

Performance basis: Math/reading assessment performance · latest usable year 2018

**STRONG-PERFORMING PUBLIC SCHOOL
NEARBY**

Deal MS

Grades: 06–08

District: District of Columbia Public Schools

Approx. distance: 1.4 mi

School performance: Very strong school academic performance · Better than about 100% of comparable public schools statewide

Performance basis: Math/reading assessment performance · latest usable year 2018

**STRONG-PERFORMING PUBLIC SCHOOL
NEARBY**

McKinley Technology HS

Grades: 09–12

District: District of Columbia Public Schools

Approx. distance: 3.3 mi

School performance: Very strong school academic performance · Better than about 100% of comparable public schools statewide

Performance basis: Graduation-rate performance · latest usable year 2018

**STRONG-PERFORMING PUBLIC SCHOOL
NEARBY**

Stoddert ES

Grades: PK–05

District: District of Columbia Public Schools

Approx. distance: 1.4 mi

School performance: Very strong school academic performance · Better than about 99% of comparable public schools statewide

Performance basis: Math/reading assessment performance · latest usable year 2018

**STRONG-PERFORMING PUBLIC CHARTER
SCHOOL NEARBY**

BASIS DC PCS

Grades: 05–12 **District:** BASIS DC PCS

Approx. distance: 3.4 mi

School performance: Very strong school academic performance · Better than about 98% of comparable public schools statewide

Performance basis: Math/reading assessment performance · latest usable year 2018

**STRONG-PERFORMING PUBLIC SCHOOL
NEARBY**

Ross ES

Grades: PK–05

District: District of Columbia Public Schools

Approx. distance: 2.0 mi

School performance: Very strong school academic performance · Better than about 98% of comparable public schools statewide

Performance basis: Math/reading assessment performance · latest usable year 2018

Nearby-school locations come from NCES CCD. School-level academic performance, when available, comes from Urban Institute Education Data Portal / ED Facts and is compared only with public schools in the same state and broad grade band. Attendance boundaries are address-specific; a nearby or high-performing school

SCHOOLS & EDUCATION

School Performance Across the Wider Area

DC

Where district-level academic results are available, they provide useful broader-area context. The comparison districts shown here are not a statement that they serve the starting ZIP or a particular address. Performance can vary across the comparison set; this is a state-relative all-around academic metric, not a comparison of identical individual-school subjects. Verify the exact district and school assignment before making an offer on a home or placing a deposit on a rental.

WIDER-AREA DISTRICT COMPARISON · MAY NOT SERVE 20008

District of Columbia Public Schools

No meaningful statewide district comparison is shown because this jurisdiction has only one regular public school district in the comparison set. · academic year 2018

Why this is not one metro-wide academic ranking: A reliable cross-state metro district ranking is not shown because school testing systems differ by state and are not directly comparable.

Private schools nearby

If the public-school options around this ZIP are not the right fit, these are a small set of private-school options in or close to the starting area. We keep this list local rather than turning it into a metro-wide directory.

INSIDE 20008

PRIVATE SCHOOL · IN THE STARTING ZIP

WASHINGTON INTERNATIONAL SCHOOL

Grades: PK–12 **Enrollment:** 847

Approx. distance: 0.3 mi

WASHINGTON, DC 20008

PRIVATE SCHOOL · IN THE STARTING ZIP

EDMUND BURKE SCHOOL

Grades: 6–12 **Enrollment:** 333

Approx. distance: 0.4 mi

WASHINGTON, DC 20008

PRIVATE SCHOOL · IN THE STARTING ZIP

WHITTLE SCHOOL & STUDIOS

Grades: PK–12 **Enrollment:** 141

Approx. distance: 0.5 mi

WASHINGTON, DC 20008

PRIVATE SCHOOL · IN THE STARTING ZIP

FRANKLIN MONTESSORI SCHOOL

Grades: PK–1 **Enrollment:** 8

Approx. distance: 0.8 mi

WASHINGTON, DC 20008

JUST OUTSIDE THE ZIP

PRIVATE SCHOOL · NEARBY

ST JOHNS COLLEGE HIGH SCHOOL

Grades: 9–12 **Enrollment:** 1,279

Approx. distance: 1.8 mi

WASHINGTON, DC 20015

PRIVATE SCHOOL · NEARBY

GEORGETOWN VISITATION PREPARATORY SCHOOL

Grades: 9–12 **Enrollment:** 509

Approx. distance: 1.9 mi

WASHINGTON, DC 20007

PRIVATE SCHOOL · NEARBY

ARCHBISHOP CARROLL HIGH SCHOOL

Grades: 9–12 Enrollment: 383

Approx. distance: 2.9 mi

WASHINGTON, DC 20017

PRIVATE SCHOOL · NEARBY

GONZAGA COLLEGE HIGH SCHOOL

Grades: 9–12 Enrollment: 956

Approx. distance: 3.6 mi

WASHINGTON, DC 20001

Source: NCES Private School Universe Survey (PSS), 2021–22. Private schools are shown as nearby options, not ranked against public schools. The search stays tight for elementary grades and reaches farther for middle and high school, where families often travel farther. V1 orders the short list by searched-ZIP relevance and proximity only; it does not use private-school rankings, prestige, reviews, or enrollment as a quality score. Admission, tuition, transportation, grade availability, and current operating status should be verified directly with the school.

HOUSING & AFFORDABILITY

What housing costs and housing form look like here

20008 Census ZIP area metro

Housing costs can vary dramatically across the same metro. This section shows how your starting area compares with the broader market and what kinds of homes are common there.

WHAT THIS MEANS

Buying in 20008 carries a much larger price relative to rent than in the wider area. The typical home value equals 36.5 years of typical rent, compared with 23.8 across the Washington area and 19.6 nationally—53% and 86% longer, respectively. Rent reflects what living here is worth today; a purchase price also reflects buyers' expectations of a lasting foothold, protection from rent increases, and hoped-for appreciation. That gap makes your expected length of ownership and reasons for buying especially important. It does not, by itself, establish that homes are overpriced or renting is better.

OWNER-OCCUPIED HOME VALUE

\$965,100

Typical owner-occupied home value is 66.4% higher than the broader metro area.

Broader Washington area: \$579,900 · U.S.: \$332,700

GROSS RENT

\$2,206 / month

Typical gross rent is 8.8% higher than the broader metro area.

Broader Washington area: \$2,027 · U.S.: \$1,413

OWNER VS. RENTER

36.4% owner

63.6% of occupied homes are renter-occupied.

TYPES OF HOMES

80.4% multifamily

Detached homes account for 11.6% of local homes; attached one-unit homes account for 8%.

YEARS OF RENT TO EQUAL ONE HOME

36.5

20008

23.8

Broader Washington area

19.6

United States

A typical home here costs about 36.5 years of typical local rent. That is 86% longer than the national norm, higher than in about 94% of U.S. ZIP areas. Rent shows what it is worth to live here today; a purchase price also carries what buyers expect from owning, such as a lasting foothold, protection from rent increases, and hoped-for appreciation. The bigger this number is compared with the wider area and the nation, the more you pay to own here relative to renting.

How to read this: Home value is the ACS median value for owner-occupied housing units, not a current listing-price estimate. Rent is ACS median gross rent, which includes contract rent plus estimated tenant-paid utilities where applicable. The local housing snapshot uses the Census ZIP Code Tabulation Area (ZCTA), a statistical approximation of a ZIP-code area rather than a USPS delivery boundary. Years of rent

divides the typical home value by a year of typical rent. It compares two area-wide typical figures, so it describes the area rather than any particular home or lease.

AT A GLANCE

Property taxes

20008 compared with the Washington area
and the U.S. as a whole

TYPICAL PROPERTY-TAX BURDEN

About \$600 a year per \$100,000 of home value

About 33% lower than the typical U.S. property-tax burden.

U.S.: \$900 per \$100,000

Selected programs, not an exhaustive list. These programs are established at the state or District level; some are administered by counties or other agencies. Listing a program does not establish that a particular buyer, owner, or parcel qualifies.

Homestead deduction — Taxable-value reduction

Who may qualify: Qualifying District-domiciled owner-occupants of a principal residential residence, including eligible cooperative owners.

Important restrictions: An approved application is required; the owner must occupy the property as a principal residence and the property must contain no more than five dwelling units. Ownership or occupancy changes can end eligibility and require notice to OTR within 30 days. The 2026 amount is year-specific.

How it works: Reduces the qualifying home's assessed value by \$91,950 for tax year 2026 before the tax is calculated; it is not a \$91,950 reduction of the bill.

Apply or check: DC Office of Tax and Revenue (OTR), through the Homestead Deduction application on MyTax.DC.gov.

Source: [**Real Property Tax Reliefs, Credits, and Deductions \(tax year 2026\)**](#) (District of Columbia Office of Tax and Revenue)

Senior citizen or disabled property owner tax relief — Tax credit

Who may qualify: Eligible homeowners age 65 or older or eligible homeowners with a qualifying disability, subject to ownership, residence, and income conditions.

Important restrictions: The qualifying owner must hold at least 50% ownership and meet homestead-style domicile and occupancy conditions. OTR sets a tax-year income limit: total 2024 household federal AGI below \$163,500 for tax year 2026, excluding certain fair-market tenants under written leases. Approval and continued eligibility are required.

How it works: Reduces qualifying property tax by 50%, subject to the program's rules; it is not an automatic benefit for every homeowner age 65 or older.

Apply or check: DC Office of Tax and Revenue, via ASD-100 homestead and senior/disabled relief application.

Source: [**Real Property Tax Reliefs, Credits, and Deductions \(tax year 2026\)**](#) (District of Columbia Office of Tax and Revenue)

Disabled veterans' homestead deduction — Taxable-value reduction

Who may qualify: Qualifying veterans with a permanent service-connected disability or qualifying 100% unemployability rating who meet District property, ownership, domicile, and income requirements.

Important restrictions: Requires at least 50% ownership; principal residence; no more than five dwelling units; and 2024 total household federal AGI below \$163,500 for tax year 2026, subject to OTR's tenant exclusion. Not combinable with homestead deduction, senior/disabled tax relief, or assessment cap credit; cooperatives are not eligible.

How it works: Reduces the property's assessed value by \$445,000 when eligible; it does not erase \$445,000 of tax owed.

Apply or check: DC Office of Tax and Revenue and the Mayor's Office of Veterans Affairs; use the official veterans' homestead application.

Source: [**Real Property Tax Reliefs, Credits, and Deductions \(tax year 2026\)**](#) (District of Columbia Office of Tax and Revenue)

Assessment cap credit — Tax credit

Who may qualify: Qualifying residential homeowners whose property receives the District's homestead deduction.

Important restrictions: Normally limits year-over-year increase in taxable assessed value to 10% for eligible property through a tax-bill credit; it does not reduce the assessment shown on the tax roll. New owners' treatment can depend on purchase timing and homestead application status.

How it works: The credit limits taxable value increases for qualifying property; it does not promise that the full tax bill cannot change.

Apply or check: DC Office of Tax and Revenue; automatically applied when the property's eligibility is established.

Source: [**Real Property Tax Reliefs, Credits, and Deductions \(tax year 2026\)**](#) (District of Columbia Office of Tax and Revenue)

Senior assessment cap credit — Tax credit

Who may qualify: Homeowners receiving both the District's homestead deduction and senior or disabled owner real-property tax relief.

Important restrictions: For eligible property, the annual increase in taxable assessed value is generally capped at 2% through a credit; the assessed value on the tax roll is not reduced by this credit. Both underlying benefits must remain in effect.

How it works: A tax-bill credit limiting taxable assessment growth for qualifying owners, not a blanket freeze of all property taxes.

Apply or check: DC Office of Tax and Revenue; verify the credit appears on the property's current bill.

Source: [**Real Property Tax Reliefs, Credits, and Deductions \(tax year 2026\)**](#) (District of Columbia Office of Tax and Revenue)

Low-income senior property-tax deferral — Payment deferral (not tax forgiveness)

Who may qualify: Eligible homeowners age 65 or older with household adjusted gross income below \$50,000 who satisfy ownership, residency, and other conditions.

Important restrictions: Generally requires owning the home for at least one year, occupying it for the preceding 12 months, and using it as the principal residence. The standard option carries 6% interest; a 0% option has more restrictive age and 25-year District-ownership/domicile tests. There are application deadlines, debt limits, repayment rules, and potential acceleration on loss of eligibility.

How it works: Postpones payment of eligible property taxes; it is a debt/deferral, not a reduction, rebate, or forgiveness.

Apply or check: DC Office of Tax and Revenue; submit and verify eligibility using the official low-income tax-deferral application.

Source: [Real Property Tax Reliefs, Credits, and Deductions \(tax year 2026\)](#) (District of Columbia Office of Tax and Revenue)

ASSESSMENT, SALE, AND TRANSFER RULES

For tax year 2026, the District completed its annual reassessment using market values as of January 1, 2025. Assessment notices are not tax bills. Verify the exact property's current assessment, applicable credits, and bill with DC Office of Tax and Revenue before relying on an area estimate.

Source: [Tax Year 2026 Reassessment Announcement \(March 13, 2025\)](#) (District of Columbia Office of Tax and Revenue)

Parcel check: This is a typical figure for the area, not a bill for a particular home. Actual taxes depend on the property's assessment, exemptions, taxing districts, and other parcel-specific factors.

Relief-program check: Selected 2026 official-source research, reviewed 2026-09-20; not an exhaustive program inventory. Confirm eligibility, filing deadlines, current rules, and exact-parcel treatment with the administering agency. Deferrals postpone payment and may create repayment obligations.

Pull the actual property record: Before relying on an area-level property-tax estimate, pull the exact DC property account. On MyTax.DC.gov, use the Real Property search and look up the home by street address or square / suffix / lot (SSL). Review the current assessment, account information, exemptions or relief shown, and the bill for the parcel you are considering.

District of Columbia, DC:

<https://mytax.dc.gov/>

Official search guide:

https://otr.cfo.dc.gov/sites/default/files/dc/sites/otr/publication/attachments/How_to_Search_for_an_account.pdf

COMMUTE & ACCESS

How getting around here compares with the broader area

2008 ZCTA compared with Washington-Arlington-Alexandria, DC-VA-MD-WV

Commute numbers help show what getting to work is typically like around the starting ZIP. They describe the Census ZIP-code area overall, not the trip from a particular home to a particular job.

WHAT THIS MEANS

Travel to work looks less dependent on driving alone in 2008 than across the wider Washington area. Transit accounts for 23.5% of workers, compared with 7%, while driving alone is much less common. The average commute is also shorter: 28.6 minutes rather than 32.4. But working from home is more common here, too. Check the actual trip from each home to your destination rather than treating these averages as a promise.

TYPICAL COMMUTE

28.6 min

Typical commute is about 3.8 minutes shorter than the broader Washington area.

Broader Washington area: 32.4 min

DRIVE ALONE

22.9%

22.9% here versus 54.7% across the broader Washington area — 31.8 percentage points lower.

WORK FROM HOME

40.4%

40.4% here versus 25.4% across the broader Washington area — 15.0 percentage points higher.

Transit 23.5%

Walk 5.7%

Bike 1.7%

Commute measures describe workers age 16 and older in the Census ZCTA and metro. They show typical travel-to-work patterns rather than travel time to a specific employer or address.

TURN THE AVERAGES INTO A ROUTE CHECK

Test the trip that would actually shape your week

Area averages are useful for orientation, but a home purchase turns them into a specific route, schedule, and winter-or-peak-hour reality. These are the numbers worth carrying into an address-level test.

LOCAL BASELINE

The Census ZIP-area mean commute is 28.6 min; use that as context, not as a promise for a particular address.

WORK PATTERN

22.9% drive alone · 40.4% work from home

BEFORE RELYING ON IT

Map the exact employer or recurring destination, test the route at the hours you would travel, and check whether weather, parking, or road conditions materially change the trip.

SAFETY WATCH

Safety context from the broader area

Washington

WHAT THIS MEANS

Washington's citywide crime figures warrant extra care in your search, but they do not tell you the risk on a particular block in 20008. Violent crime is 54.6% higher than across the wider Washington area, and property crime is 28.5% higher. Those are substantial differences worth taking seriously. Before committing to a home, look for more local crime information and visit the surrounding streets at the times you expect to use them.



0.9 out of 5 stars

**MORE CAUTION
WARRANTED**

The score uses the most local reliable safety geography available. These figures describe Washington, not ZIP 20008 specifically. Crime in the ZIP may be higher or lower than this broader-area rate, so use these numbers as context rather than as a ZIP-level safety rating. When comparable local and broader-area rates are available, the report names the broader area and shows the rates side by side.

VIOLENT CRIME

747 per 100,000

Broader Washington area: 483 per 100,000

This Washington-wide rate is 54.6% higher than the broader Washington area.

PROPERTY CRIME

3,070 per 100,000

Broader Washington area: 2,389 per 100,000

This Washington-wide rate is 28.5% higher than the broader Washington area.

HOMICIDE RATE

16.6 per 100,000

Broader Washington area: 10.4 per 100,000

This Washington-wide rate is 59.6% higher than the broader Washington area.

Rates describe the geography named above. These figures describe Washington, not ZIP 20008 specifically. Crime in the ZIP may be higher or lower than this broader-area rate, so use these numbers as context rather than as a ZIP-level safety rating. County-agency offense counts are not treated as countywide per-capita rates. Neighborhood-level data should be used when reliable neighborhood evidence exists; otherwise ZipInform stays at the most local defensible level.

INSURANCE & PROPERTY RISK

District-wide risks worth knowing before you choose a property

District of Columbia context

These are District-wide signals, not a claim about the risk at your ZIP or at any particular house. Their value is to flag issues that can affect ownership costs, resilience or insurance and deserve an exact-address check before you buy.

DISTRICT-WIDE SIGNAL

Hurricane / coastal storm

Hurricanes, wind and coastal storm effects can influence roof and opening requirements, deductibles, premiums and insurance availability.

What to do: Before committing to a home, ask an insurance agent to confirm coverage availability for the exact address and provide a real quote.

Check flooding at the address: Search the exact property in the official FEMA Flood Map Service Center. Check the effective map date and ask the local floodplain office about drainage or flooding not shown by the mapped flood zone. No ZIP-level or parcel-level flood rating is inferred here.

HOSPITALS & MAJOR CARE NEARBY

Hospitals around the starting ZIP

ZIP 20008

These are the closest mainstream CMS hospital facilities by approximate geographic distance from the ZIP starting point. The list can cross state lines when a nearby hospital is physically closer.

ACUTE CARE HOSPITAL

MedStar Georgetown University Hospital

Address: 3800 Reservoir Rd, Washington, DC 20007

Approx. distance: 1.8 miles

Emergency services: Yes

CMS overall rating:
★★★★★ 3.0 out of 5 stars

ACUTE CARE HOSPITAL

Howard University Hospital Corp

Address: 2041 Georgia Ave NW, Washington, DC 20060

Approx. distance: 2.4 miles

Emergency services: No / not indicated by CMS

CMS overall rating:
★★★★★ 1.0 out of 5 stars

ACUTE CARE HOSPITAL

George Washington Univ Hospital

Address: 900 23rd St NW, Washington, DC 20037

Approx. distance: 2.5 miles

Emergency services: Yes

CMS overall rating:
★★★★★ 2.0 out of 5 stars

ACUTE CARE HOSPITAL

MedStar Washington Hospital Center

Address: 110 Irving Street NW, Washington, DC 20010

Approx. distance: 2.6 miles

Emergency services: Yes

CMS overall rating:
★★★★★ 3.0 out of 5 stars

ACUTE CARE HOSPITAL

Sibley Memorial Hospital

Address: 5255 Loughboro Rd NW, Washington, DC 20016

Approx. distance: 2.7 miles

Emergency services: Yes

CMS overall rating:

★★★★★ 5.0 out of 5 stars

Verify before relying on proximity: Distances are approximate geographic miles from the ZIP's representative coordinate, not drive times. Hospital proximity does not establish insurance-network status, appointment availability, specialist fit, emergency appropriateness, or the quality of a specific service.

Source: Centers for Medicare & Medicaid Services hospital data. Facility coordinates are used to calculate approximate geographic distance.

GETTING THE MOST OUT OF IT

Getting the Most Out of Living Here

Washington

A home is not only a parcel and a commute. These are durable, repeat-use advantages that can matter once the move is over and ordinary life begins.

OUTDOORS · WASHINGTON, DC

Rock Creek Park

Upper Northwest DC has unusually close access to a large national park for walking, hiking, biking, picnicking, nature programs and other outdoor recreation.

nps.gov/rocr

CULTURE · WASHINGTON, DC

Smithsonian museums and the National Zoo

DC residents can make repeated use of the Smithsonian system rather than treating it as a one-time tourist outing. Smithsonian museums in the DC area and the National Zoo generally offer free admission; some locations require free timed passes.

si.edu/visit

INTERNATIONAL LIFE · WASHINGTON, DC

Embassy, diplomatic and international events

A distinctive Washington advantage is access to embassy open houses, international cultural programs, festivals, performances and diplomatic-community events. Passport DC is a particularly useful official starting point; ThingsToDoDC can supplement it for changing event listings.

eventsdc.com/passportdc

MONUMENTS & HISTORY · WASHINGTON, DC

National monuments and memorials

The National Mall and Memorial Parks provide year-round access to nationally significant monuments, memorials, public landscapes and ranger programs.

nps.gov/nama

FOOD & DINING · WASHINGTON, DC

Neighborhood dining and an international food scene

Living in the Washington area puts a wide range of neighborhood restaurants, cafés and international cuisines within the broader everyday orbit.

washington.org

LIVE PERFORMANCE · WASHINGTON, DC

Live performance is part of ordinary city life

The Kennedy Center anchors a much broader live-performance ecosystem, making theater, music and dance practical recurring amenities.

kennedy-center.org

SPORTS · WASHINGTON, DC

A deep professional and collegiate sports calendar

The Washington area supports year-round major-league and collegiate sports across multiple venues.

washington.org/sports

Official or public-authority sources are preferred for durable local attractions and recurring programs. Third-party event calendars may supplement them for changing event discovery and should be checked for current listings.

LOCAL & NEIGHBORHOOD COLOR

What different parts of the metro are like

Washington-Arlington-Alexandria, DC-VA-MD-WV

A quick feel for the communities, neighborhoods, and districts that help define this metro. These descriptions are informational, not recommendations—you decide which settings are worth a closer look.

WHAT THIS MEANS

The Washington area offers distinct settings, so the search need not stop at the ZIP boundary. Cleveland Park, associated with 20008 and 20016, combines a greener, quieter setting with Metro access, neighborhood shops, and access to Rock Creek Park. Capitol Hill offers historic rowhouses, Eastern Market, parks, and Metro access. Georgetown pairs waterfront paths and shopping with limited rail access. Those differences matter when you picture errands, outdoor time, and everyday travel.

NEIGHBORHOOD

Brookland

A Northeast neighborhood shaped by Catholic University, detached and rowhouse blocks, arts spaces, a small commercial spine, and a more relaxed residential rhythm.

Representative ZIPs: 20017, 20018

NEIGHBORHOOD

Capitol Hill

A large historic rowhouse district where Eastern Market, parks, neighborhood restaurants, civic institutions, and Metro access support a strongly walkable residential life.

Representative ZIPs: 20002, 20003

NEIGHBORHOOD

Cleveland Park

A greener, quieter Northwest neighborhood with Metro access, older apartments and houses, neighborhood retail, and quick access to Rock Creek Park.

Representative ZIPs: 20008, 20016

NEIGHBORHOOD

Dupont Circle

A central, highly walkable neighborhood with historic buildings, embassies, cafés, restaurants, bookstores, nightlife, and unusually easy access to the city's cultural and professional core.

Representative ZIPs: 20009, 20036

NEIGHBORHOOD

Georgetown

Historic rowhouses, the C&O Canal, waterfront paths, restaurants, university activity, and high-end shopping create a polished, highly walkable neighborhood with limited rail access and very high housing costs.

Representative ZIP: 20007

NEIGHBORHOOD

Mount Pleasant

A leafy, highly local Northwest neighborhood with colorful rowhouses, independent restaurants and shops, strong Latino cultural texture, and immediate access to Rock Creek Park.

Representative ZIPs: 20010, 20009

NEIGHBORHOOD

Navy Yard

A newer waterfront neighborhood built around apartments, restaurants, parks, sports, and Metro access, with a contemporary high-density feel quite unlike historic DC neighborhoods.

Representative ZIP: 20003

NEIGHBORHOOD

Petworth

A residential Northwest neighborhood with rowhouses, local restaurants, parks, Metro access, and a strong neighborhood-scale identity away from the downtown core.

Representative ZIP: 20011

NEIGHBORHOOD

Takoma

A village-like neighborhood at the Maryland line with a small commercial center, Metro access, older homes, community events, and a quieter progressive neighborhood culture.

Representative ZIP: 20012

DISTRICT

U Street Corridor

A dense nightlife and music corridor rooted in Black cultural history, with restaurants, clubs, Metro access, rowhouses, and a high-energy urban social scene.

Representative ZIPs: 20009, 20001

CITY

Frederick

A growing city with an unusually lively historic downtown, restaurants, breweries, arts, trails, and access toward both Washington employment and western Maryland recreation.

Representative ZIPs: 21701, 21702

TOWN

Shepherdstown

A tiny historic college town near the Potomac with restaurants, arts, walkability, and unusual access to Washington/Baltimore cultural networks for West Virginia.

Representative ZIP: 25443

METRO

Arlington

A dense inner Washington suburb with Metro-oriented neighborhoods, major employment, restaurants, parks, bike trails, and very high housing costs.

METRO

Silver Spring

A diverse close-in Washington suburb with Metro, restaurants, music and film venues, apartments, established neighborhoods, and direct access to DC institutions.

METRO COMPOSITION

More named places around your starting point

Washington-Arlington-Alexandria, DC-VA-MD-WV

ZipInform also uses a broader place directory so the metro is not reduced to only the communities with hand-written Local Color descriptions. These are named neighborhoods and communities near your starting place; individual facts may be reported at the most reliable available geography.

Nearby neighborhoods and districts

Northwest

neighborhood / district · District of Columbia · 0.2 mi from starting point

Representative ZIPs:

20008, 20010

Van Ness

neighborhood / district · District of Columbia · 0.7 mi from starting point

Representative ZIPs:

20008, 20016

McLean Gardens

neighborhood / district · District of Columbia · 0.8 mi from starting point

Representative ZIP:

20016

Woodley Park

neighborhood / district · District of Columbia · 0.9 mi from starting point

Representative ZIP:

20008

Massachusetts Avenue Heights

neighborhood / district · District of Columbia · 0.9 mi from starting point

Representative ZIPs:

20007, 20008

North Cleveland Park

neighborhood / district · District of Columbia · 0.9 mi from starting point

Representative ZIPs:

20016, 20008

City Ridge

neighborhood / district · District of Columbia · 1 mi from starting point

Representative ZIPs:

20016, 20008

Cathedral Heights

neighborhood / district · District of Columbia · 1 mi from starting point

Representative ZIPs:

20016, 20007

Forest Hills

neighborhood / district · District of Columbia · 1 mi from starting point

Representative ZIP:

20008

Crestwood

neighborhood / district · District of Columbia · 1.1 mi from starting point

Representative ZIPs:

20011, 20015

Lanier Heights

neighborhood / district · District of Columbia · 1.3 mi from starting point

Representative ZIP:

20009

Kalorama Heights

neighborhood / district · District of Columbia · 1.4 mi from starting point

Representative ZIPs:

20009, 20036

Adams Morgan

neighborhood / district · District of Columbia · 1.4 mi from starting point

Representative ZIP:

20009

Tenleytown

neighborhood / district · District of Columbia · 1.4 mi from starting point

Representative ZIP:

20016

Glover Park

neighborhood / district · District of Columbia · 1.4 mi from starting point

Representative ZIP:

20007

Wesley Heights

neighborhood / district · District of Columbia · 1.6 mi from starting point

Representative ZIPs:

20016, 20007

Burleith

neighborhood / district · District of Columbia · 1.7 mi from starting point

Representative ZIP:

20007

16th Street Heights

neighborhood / district · District of Columbia · 1.8 mi from starting point

Representative ZIPs:

20011, 20010

Columbia Heights

neighborhood / district · District of Columbia · 1.8 mi from starting point

Representative ZIPs:

20010, 20009

American University Park

neighborhood / district · District of Columbia · 1.9 mi from starting point

Representative ZIP:

20016

Foxhall Crescent

neighborhood / district · District of Columbia · 2 mi from starting point

Representative ZIPs:

20016, 20007

Chevy Chase

neighborhood / district · District of Columbia · 2.1 mi from starting point

Representative ZIP:

20015

Park View

neighborhood / district · District of Columbia · 2.1 mi from starting point

Representative ZIPs:

20010, 20001

West End

neighborhood / district · District of Columbia · 2.1 mi from starting point

Representative ZIP:

20037

Spring Valley

neighborhood / district · District of Columbia · 2.1 mi from starting point

Representative ZIP:

20016

Friendship Heights

neighborhood / district · District of Columbia · 2.1 mi from starting point

Representative ZIPs:

20015, 20016

Foxhall Village

neighborhood / district · District of Columbia · 2.1 mi from starting point

Representative ZIP:

20007

Brightwood Park

neighborhood / district · District of Columbia · 2.2 mi from starting point

Representative ZIP:

20011

Brookdale

neighborhood / district · Montgomery County · 2.3 mi from starting point

Representative ZIPs:

20816, 20815

The Palisades

neighborhood / district · District of Columbia · 2.4 mi from starting point

Representative ZIPs:

20016, 20007

Foggy Bottom

neighborhood / district · District of Columbia · 2.4 mi from starting point

Representative ZIPs:

20037, 20052

Yorktown Village

neighborhood / district · Montgomery County · 2.4 mi from starting point

Representative ZIPs:

20816, 20815

Logan Circle

neighborhood / district · District of Columbia · 2.5 mi from starting point

Representative ZIPs:

20005, 20009

Glen Cove

neighborhood / district · Montgomery County · 2.5 mi from starting point

Representative ZIPs:

20816, 20815

The West End

neighborhood / district · District of Columbia · 2.6 mi from starting point

Representative ZIPs:

20052, 20037

Westgate

neighborhood / district · Montgomery County · 2.6 mi from starting point

Representative ZIPs:

20816, 20815

Nearby cities, towns, and villages

Friendship Heights Village

village · Montgomery County · 2.5 mi from starting point

Representative ZIPs:

20815, 20816

Chevy Chase Village

village · Montgomery County · 2.6 mi from starting point

Representative ZIPs:

20815, 20816

Drummond

village · Montgomery County · 3 mi from starting point

Representative ZIPs:

20815, 20816

Chevy Chase Section Three

village · Montgomery County · 3 mi from starting point

Representative ZIPs:

20815, 20814

Washington

city · District of Columbia · 3.1 mi from starting point

Representative ZIPs:

20006, 20004

Martin's Additions

village · Montgomery County · 3.1 mi from starting point

Representative ZIPs:

20815, 20814

Brookmont

village · Montgomery County · 3.3 mi from starting point

Representative ZIPs:

20816, 20812

Town of Chevy Chase

village · Montgomery County · 3.4 mi from starting point

Representative ZIPs:

20815, 20814

Chevy Chase Section Five

village · Montgomery County · 3.4 mi from starting point

Representative ZIPs:

20815, 20814

Bethesda

city · Montgomery County · 3.8 mi from starting point

Representative ZIPs:

20814, 20816

Takoma Park

town · Montgomery County · 4 mi from starting point

Representative ZIP:

20912

East Bethesda

village · Montgomery County · 4.1 mi from starting point

Representative ZIPs:

20814, 20815

Chevy Chase

town · Montgomery County · 4.1 mi from starting point

Representative ZIP:

20815

Chillum

town · Prince George's County · 4.2 mi from starting point

Representative ZIPs:

20782, 20712

North Chevy Chase

village · Montgomery County · 4.6 mi from starting point

Representative ZIPs:

20814, 20815

Glen Echo

village · Montgomery County · 5 mi from starting point

Representative ZIP:

20812

South Kensington

village · Montgomery County · 5.3 mi
from starting point

Representative ZIPs:

20895, 20814

Mount Rainier

town · Prince George's County · 5.4 mi
from starting point

Representative ZIP:

20712

Forest Glen

village · Montgomery County · 5.4 mi
from starting point

Representative ZIPs:

20910, 20895

Oakmont

village · Montgomery County · 5.5 mi
from starting point

Representative ZIPs:

20814, 20817

Langley Park

village · Prince George's County · 5.6
mi from starting point

Representative ZIPs:

20783, 20782

Brentwood

town · Prince George's County · 5.6 mi
from starting point

Representative ZIP:

20722

Cottage City

village · Prince George's County · 5.8
mi from starting point

Representative ZIPs:

20722, 20712

North Brentwood

village · Prince George's County · 5.8
mi from starting point

Representative ZIPs:

20722, 20712

Neighborhood names are geographic orientation labels from OpenStreetMap/Geofabrik and are not presented as official legal boundaries. Duplicate labels are suppressed within the same county or county-equivalent.

AREA TRAJECTORY

What home prices have been doing

Washington, DC-MD

PAST YEAR

Home values rose 0.5% over the past year. That was 2.6 percentage points slower than the U.S. overall.

PAST 5 YEARS

Home values rose 16.7% over the past five years. That was 24.6 percentage points slower than the U.S. overall.

PAST 10 YEARS

Home values rose 52.2% over the past ten years. That was 41.2 percentage points slower than the U.S. overall.

Recent price movement is one piece of context, not a prediction. A softer recent market may mean more negotiating room for buyers, while longer-term appreciation helps show the broader trajectory.

BUYER CHECKLIST

What to check before you buy

20008 + property-level checks

Most home-search decisions eventually become address-specific. These are the few things worth carrying forward from the broader area analysis when you start looking seriously at individual properties.

AREA SIGNAL

Price premium

Typical owner-occupied home values around 20008 run about 66% above the broader Washington area. That does not make a particular home overpriced, but it means nearby comparable sales matter more than broad-area averages.

What to check: Compare the specific home with recent nearby sales that are similar in size, condition, lot, and school assignment.

AREA SIGNAL

Property-tax bill

Median annual real-estate taxes in the starting area run about 15% above the broader Washington area. Actual bills can vary substantially from one property to another.

What to check: Review the parcel's current assessed taxes, tax bill, assessment, exemptions, and any special taxing districts before you buy.

Official property-tax lookup:

[MyTax.DC.gov](https://mytax.dc.gov)

AREA SIGNAL

Safety can vary within the area

The local city-level crime rate is higher than the rate across the broader Washington area on at least one major measure. Citywide figures are useful context, but they cannot tell you what conditions are like on a specific block.

What to check: Check recent incident patterns around the exact address and visit the immediate area at the times of day that matter to you.

VERIFY AT THE ADDRESS

School assignment is address-specific

Nearby schools and district performance are useful context, but a ZIP code does not determine the exact public-school assignment for every home shown in the area.

What to check: Confirm the assigned elementary, middle, and high school with the school district using the property's exact street address.

VERIFY AT THE ADDRESS

Hazards and insurance are property-specific

Flood, wildfire, drainage, hillside, and insurance conditions can change sharply from one property to the next. ZipInform should not label the whole ZIP with a hazard unless reliable local evidence supports it.

What to check: For a serious property, check official hazard maps, seller disclosures, inspections, and an actual insurance quote before removing contingencies.

This is a short due-diligence summary, not a statement that every property in the ZIP has every condition shown. Property-specific facts should be verified before purchase.

ANALYSIS

What this ZIP is really telling you

Buying in 20008 asks much more of your budget than renting here, and the wider region's price growth does not erase that tension. Strong nearby school results and less reliance on driving give you concrete reasons to consider the area, but the key question is whether owning here adds enough to your daily life to justify the extra cost.

PRICING NOW

Typical home values are 66% higher than across the wider Washington area

WHAT THE REPORT SHOWS

The typical home value in 20008 is \$965,100, compared with \$579,900 across the wider Washington area—about 66% higher. This is not a current asking price.

WHAT IT MIGHT MEAN

That is a substantial extra cost, not proof that homes are overpriced. Nearby school strengths and local travel patterns may help explain why buyers value the location. But neither those advantages nor the ZIP-wide value can establish whether a particular home is fairly priced; the home itself still has to justify what you pay.

PRICE TREND

The region's prices have risen but lagged the nation for a decade

WHAT THE REPORT SHOWS

Wider Washington home values rose 52.2% over ten years and 16.7% over five years, but just 0.5% over the past year. Growth trailed the U.S. by 41.2, 24.6, and 2.6 percentage points over those respective periods. These are regional changes, not measured changes for 20008 itself.

WHAT IT MIGHT MEAN

The longer history shows substantial gains, while the latest year shows little upward movement. That makes the high cost of buying relative to renting worth examining carefully: the regional record does not support assuming unusually fast appreciation will make up the difference.

BUY VS. RENT

Buying costs 36.5 years of typical rent

WHAT THE REPORT SHOWS

A typical home costs 36.5 years of typical local rent, compared with 23.8 across the wider area and 19.6 nationally. Home values are 66% higher than across the wider area, while rents are only 9% higher—a large gap.

WHAT IT MIGHT MEAN

Rent pays for living here today; buying may also reflect hopes for appreciation, a lasting place to own, and protection from rising rent. Different kinds of homes for sale and rent could explain part of the gap. With regional growth lagging the nation, buying deserves a reason beyond expected gains. Access and schools may matter enough to you; if ownership is the goal, comparing other ZIPs is also reasonable.

SCHOOLS

Nearby elementary and middle school results are stronger than high school results

WHAT THE REPORT SHOWS

Nearby elementary and middle schools show strong academic results, including Eaton, Murch, Deal, and Hardy. High school results are more mixed: Duke Ellington shows strong graduation-rate performance, while Jackson-Reed is about average among its peers. These are the most recent school-level results available nationally (2018); high school and earlier-grade measures differ.

WHAT IT MIGHT MEAN

The evidence may make this area worth considering for the grades that matter to you, but it does not establish one uniformly strong school path. Check current information and the exact address's school assignment before letting nearby school names influence your offer.

PROPERTY TAXES

A lower tax percentage still comes with a higher annual bill

WHAT THE REPORT SHOWS

Property taxes equal about 0.6% of home value locally, compared with 0.9% across the wider area. Yet the median annual bill is \$6,013, compared with \$5,251—about 15% higher.

WHAT IT MIGHT MEAN

The lower percentage may soften the cost of owning an expensive home, but it does not make the dollar bill smaller. High home values can outweigh that percentage advantage. Budget for the actual property's bill rather than applying the ZIP's percentage to an asking price; these figures describe area-wide patterns, not the tax owed on your chosen home.

WORTH NOTICING

Higher home values come with shorter commutes and more transit use

WHAT THE REPORT SHOWS

Alongside home values that are 66% higher than across the wider area, 20008 has an average commute of 28.6 minutes rather than 32.4. Transit accounts for 23.5% of commuters, compared with 7%, while 22.9% drive alone, compared with 54.7%.

WHAT IT MIGHT MEAN

Less dependence on driving may be a meaningful part of what you are paying for, especially if transit fits your routine. But the average commute advantage is not a promise about your trip. The higher purchase cost may be easier to accept if the exact address saves you time or makes daily travel simpler.

WORTH NOTICING

Renting is common, and most housing is in multi-unit buildings

WHAT THE REPORT SHOWS

Renters account for 63.6% of homes in 20008, and 80.4% of housing is in multi-unit buildings. Detached homes account for 11.6%. These patterns sit alongside a purchase cost equal to 36.5 years of typical rent.

WHAT IT MIGHT MEAN

The buying-versus-renting comparison may involve different kinds of homes, not simply two ways to pay for the same space. If you want a detached home, the ZIP's typical value may be less useful for your search because that housing type is a small share of the total. Compare similar homes before drawing a financial conclusion.

Questions worth answering before you commit

What would owning in 20008 give you that renting a comparable home would not, and how much extra are you willing to pay for that?

Does the exact address make your regular trips easier at the times you actually travel?

Which schools serve the address for the grades that matter to you, and what does current school information show?

What is the property's actual annual tax bill, and does the full cost of owning fit your budget?

If ownership matters more than this particular ZIP, which location or housing features would you be willing to trade for a lower purchase price?

This analysis connects facts already presented in the report. It does not add a fresh research layer or claim that one explanation is definitive.

BOTTOM LINE

Put the local numbers in context. Then make your own call.

WHAT THIS MEANS

The central tradeoff in 20008 is a high purchase price relative to rent alongside a less car-dependent pattern of commuting. That combination deserves a close look at your own routine: whether you would use transit, how often you would travel to work, and how long you expect to own the home. None of those answers comes from the ZIP average alone.

Keep the broader Washington search open while comparing actual homes. Check each property's tax bill, school assignment, door-to-door commute, and more local crime information. Those details can change the practical value of a home even when its area-level numbers look appealing.

ZipInform gives you facts, rankings, trends, comparisons, and local context that are easy to digest. Your realtor can help with current listings and property-specific comps; ZipInform adds the broader-area and local context those comps do not provide.

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