



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

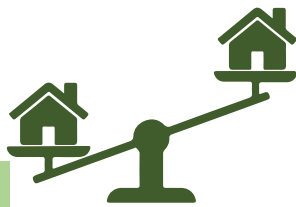
2021

Mean Appraised Value

\$690,799

Mean Appraised Value in
Communities of Color

\$463,261



Mean Appraised Value in
White Neighborhoods

\$940,438

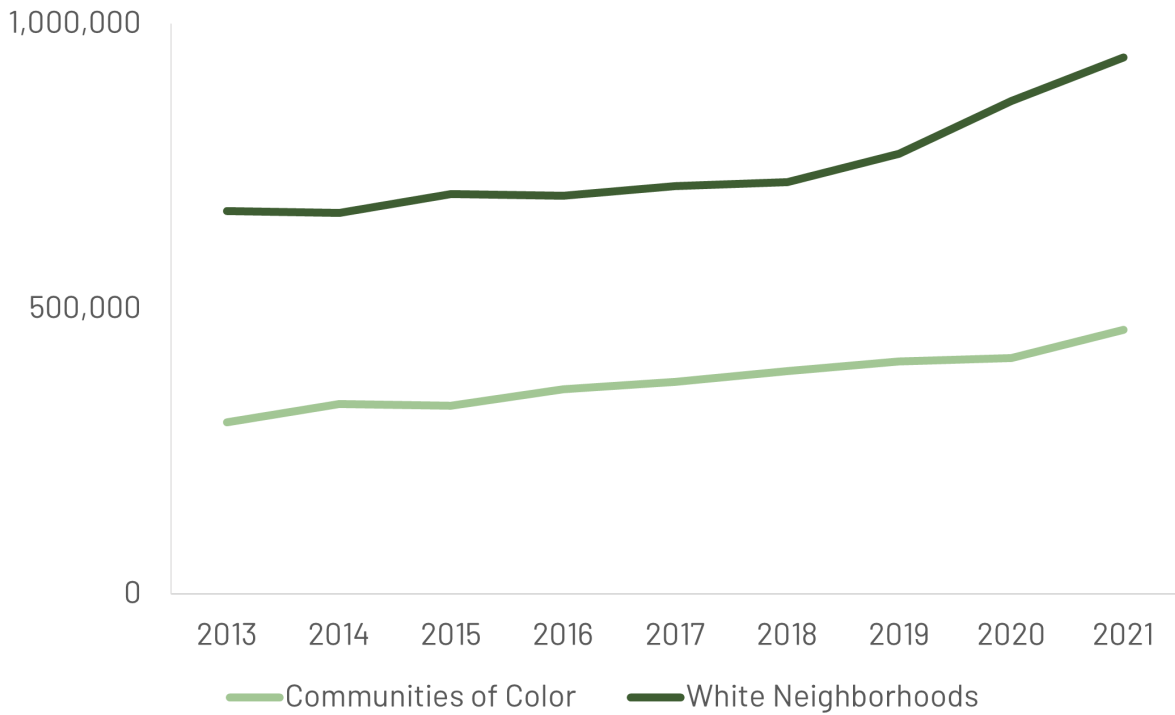
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

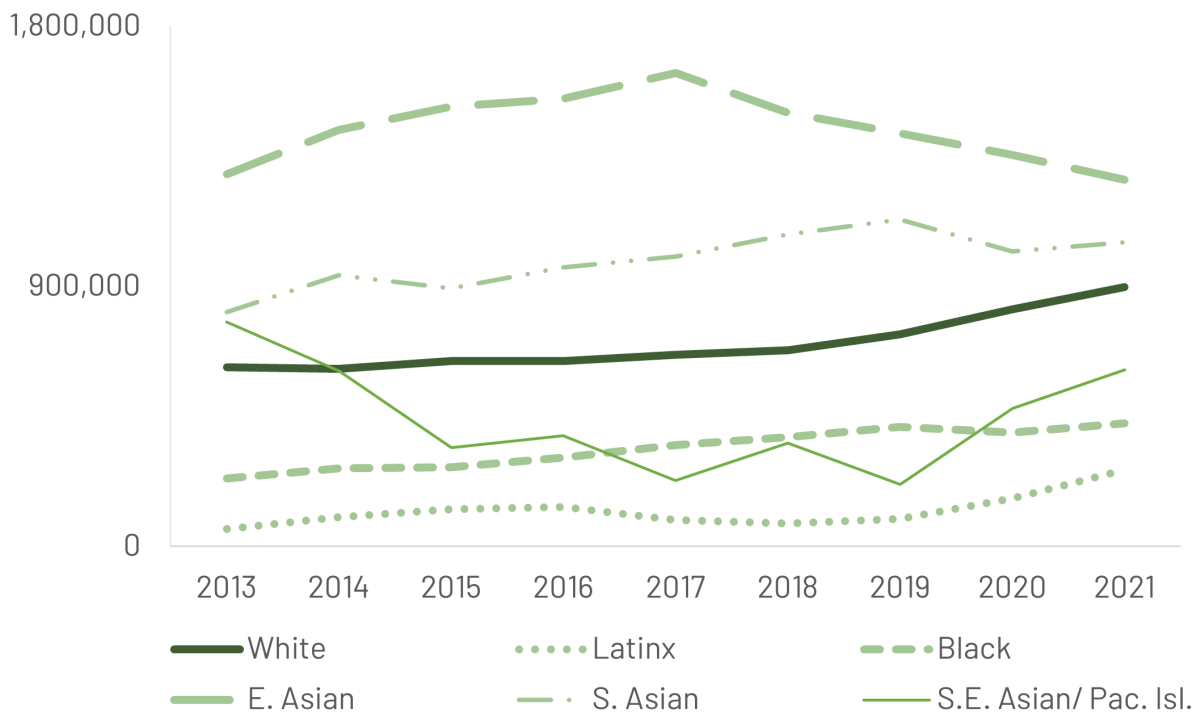
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	300,593	332,407	330,241	358,313	371,476	390,349	407,297	413,786	463,261
White Neighborhoods	670,888	668,087	701,123	697,972	714,919	721,932	772,010	864,689	940,438



By Racial Group

Figure 2

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	East Asian	South Asian	Southeast Asian & Pacific Islander
0.46	0.17	0.26	0.04	0.04	0.03

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised