# WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO

The subject property is located in the Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan area (MSA). This is one of the largest and most affluent MSAs in the United States. The MSA includes: Calvert, Charles, Frederick, Montgomery and Prince George’s Counties in Maryland; Arlington, Clarke, Culpeper, Fairfax, Fauquier, Loudoun, Madison, Prince William, Rappahannock, Spotsylvania, Stafford and Warren Counties, and the Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park, located in Virginia; Jefferson County, in West Virginia; and the District of Columbia.

The U.S. Census Bureau divides the Washington metropolitan statistical area into three metropolitan divisions:

* ***Washington, DC–MD Metropolitan Division*:** Washington D.C., Prince George's County and Charles County, Maryland
* ***Arlington–Alexandria–Reston, VA–WV Metropolitan Division***: consisting of Northern Virginia and Jefferson County, WV
* ***Frederick–Gaithersburg–Rockville, MD Metropolitan Division*:** consisting of Montgomery and Frederick counties

**MSA Area Map**

A map of a city

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**Population – Statistical Areas & Maryland Counties**

The population of the metropolitan area is 6,436,489 as of 2024, according to the U.S. Census Bureau. Overall, the metropolitan area has grown by 2.51% between 2020 and 2024 with Frederick County experiencing the largest increase (27,597 persons or 10.16%) of all areas during that timeframe. The following table reflects the population estimates for the overall metropolitan area, the divisions, and Maryland Counties:

A screenshot of a computer

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**Labor Force**

The civilian labor force in Washington-Arlington-Alexandria, DC-VA-MD-WV (MSA) was 3,081,670 persons in January of 2021, according to the United States Federal Reserve. This number reached a record high of 3,379,675 in July of 2019 and then dropped to 2,979,237 persons in May 2020 due to employment loss caused by the Covid-19 pandemic. The latest estimate (February 2025) reflects that the number of employed persons has increased to 3,420,864 – surpassing the pre-covid numbers. Please note the following chart from the Federal Reserve Board/U.S. Bureau of Labor Statistics:

A graph with a line going up

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**Unemployment**

Since April 2020 unemployment has decreased from 9.4% to 3.4% as of February 2025. During this time period the lowest unemployment level was 2.1% in April 2023. During the past three years, the unemployment rate has stayed below 3.5%. Please note the following chart from the Federal Reserve Board/U.S. Bureau of Labor Statistics:

A graph showing the growth of the stock market

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**Median Household Income**

In 2023, the median household income of the 2.35M households in Washington-Arlington-Alexandria, DC-VA-MD-WV grew to $123,896 from the previous year's value of $119,803. The largest share of households have an income in the $200k+ range.

**Median Residential Listing Price**

As of March 2025, the medial residential listing price is $604,900 for the metropolitan area – up 20% from April 2020. Please note the following chart from the Federal Reserve:

A graph of a line

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