

# **Demographic and Housing Change in Mount Pleasant 1990-2025**

**November 2025**

**Prepared By  
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**Sponsored By  
Mount Pleasant Village**

## **About Mount Pleasant Village**

Mount Pleasant Village is a nonprofit, all-volunteer membership organization that enables members to celebrate the opportunities and meet the challenges of aging in the community. We support each other through social, cultural, and wellness activities, neighbor-to-neighbor services, and Information and resources to help us age and live well. We strive to be inclusive and diverse by outreach to our neighbors, and through partnerships with other organizations in Mount Pleasant and throughout the city.

## **Acknowledgements**

Mount Pleasant Village wants to thank the Mount Pleasant ANC1D, which provided a supporting grant for this research through its community grant program. The author wishes to thank Kyle Strobel for his research assistance, members of the Village informal housing committee, and members of the ANC who advised on research design and commented on selected findings.

## **Demographic and Housing Change in Mount Pleasant 1990-2025**

### **Summary**

Mount Pleasant Village, the sponsor of this research, has a strong interest in how social, economic, and housing characteristics of our neighborhood influence the well-being of the seniors who live here. This report aims to lay an empirical foundation for future policy work to ensure that Mount Pleasant continues to remain a community where all kinds of people, including seniors, can thrive.

In this report, we analyze data from the US Census and the city's Office of Finance and Revenue to examine basic trends in household and housing characteristics. We find that:

- Over the last 40 years, Mt. Pleasant has become whiter, richer, and somewhat older than it was in 1980. Sometime between 2010 and 2020, the White population came to exceed 50 percent of the neighborhood total. Real incomes, measured in year 2000 dollars, nearly doubled (from \$40,000 in 2000 to \$70,000 today). People over 65 are 10 percent of the population; 19 percent are over 55.
- Mount Pleasant's considerable racial, ethnic and income diversity is supported and sustained by its variety of housing types for both renters and owners. The renter-owner split has over a number of years stayed at a roughly 70 percent – 30 percent split of renter-to-owner. This is partly because new rental units have been created in single-family properties (those with 1-4 units) that remain in owner-occupancy.
- Citywide, policymakers fear that the supply of family-sized units has not kept pace with demand, in part because larger units have been cut up into smaller ones. In Mount Pleasant in 2025, rental units in single-family properties were 17 percent of all rental units, but these seem not to have materially affected the stock of family-sized units: 90 percent of all single-family properties contain only one or two units, the latter typically a row-house with a basement rental.
- Along with increases in income and White population, housing prices in Mount Pleasant have risen rapidly in the last fifteen years. The median single-family valuation rose 94 percent between 2010 and 2025, to a current \$1.1 million; values District-wide, though, increased even more, by 110 percent.
- Mount Pleasant single-family valuations are in the middle-of the pack across all District neighborhoods, ranked 25<sup>th</sup> of 55 neighborhoods. But this does not take into account the very different types of housing that neighborhoods can contain. Comparing only three-bedroom row-houses, Mount Pleasant ranks 9<sup>th</sup> out of the 30 neighborhoods with enough units to make a fair comparison.
- Based on the valuation of three-bedroom row-houses, Mount Pleasant's closest "peer neighborhoods" are Chevy Chase, Palisades, Crestwood, and Glover Park. Among those neighborhoods ranked five places higher and lower according to 2025 valuations, Mount Pleasant showed the second-highest appreciation rate between 2010 and 2025.

## Introduction

This report analyzes population and housing unit data for the Mount Pleasant neighborhood, focusing on changes over the 1990-2025 period. It was written to lay an empirical foundation for community participation in DC's Comprehensive Plan process, which will review and possibly revise the landuse regulations that shape the development and redevelopment of properties in Mount Pleasant.

This report is sponsored by Mount Pleasant Village, a community-based organization dedicated to helping seniors age well in their community. The analysis is partially supported by ANC1D.

This is the first phase of an at least two-phase analysis, in which we strive to explore three basic research and policy questions:

(1) As they age, seniors often find that for one reason or another, they need to move out of the larger homes they occupy and into smaller ones. What housing market interventions could help Mount Pleasant seniors downsize and remain in the neighborhood?

(2) Rising housing values have made many parts of the District unaffordable, and Mount Pleasant may be no different. In the interest of a sustainable inter-generational neighborhood, how can we enable younger people to remain in the neighborhood as they grow their families?

(3) How will market trends affect the overall affordability of Mount Pleasant housing for both owners and renters?

This first phase is heavily data-driven. The second phase, to be completed in early 2026, will be more policy-focused and will discuss specific recommendations for expanding housing options for seniors, maintaining an inter-generational neighborhood, and meeting the challenge of affordability.

This first-phase report relies on several sources of information:

- The US Decennial Census, specifically from 1980, 1990, 2000, 2010, and 2020, as well as the US Census American Community Survey from 2009-2013, 2014-2017 and 2018 – 2022. This source contains demographic, social, and economic information for three census tracts covering the core Mount Pleasant neighborhood.
- District of Columbia Office of Finance and Revenue data on ANC 1D property assessments and appraisals as of March 2025, downloaded from Open Data DC, and supplemented by historical assessment files for 2001, 2005, 2010, 2016, and 2021 from the Urban Institute's data archive, and by historical appraisal values for 2017 and 2021.

The second-phase report will also rely on housing needs survey conducted among Mt. Pleasant Village members in August-September of 2025, as well as an exterior property accessibility survey conducted in September and October of 2025, for all properties in ANC 1D.

It is important to note that the geographies included in this analysis vary with the topics under discussion. The first section on demographic and income characteristics covers only the core Mount Pleasant neighborhood – that portion of ANC1D covering the area west of 16<sup>th</sup> Street. Because the

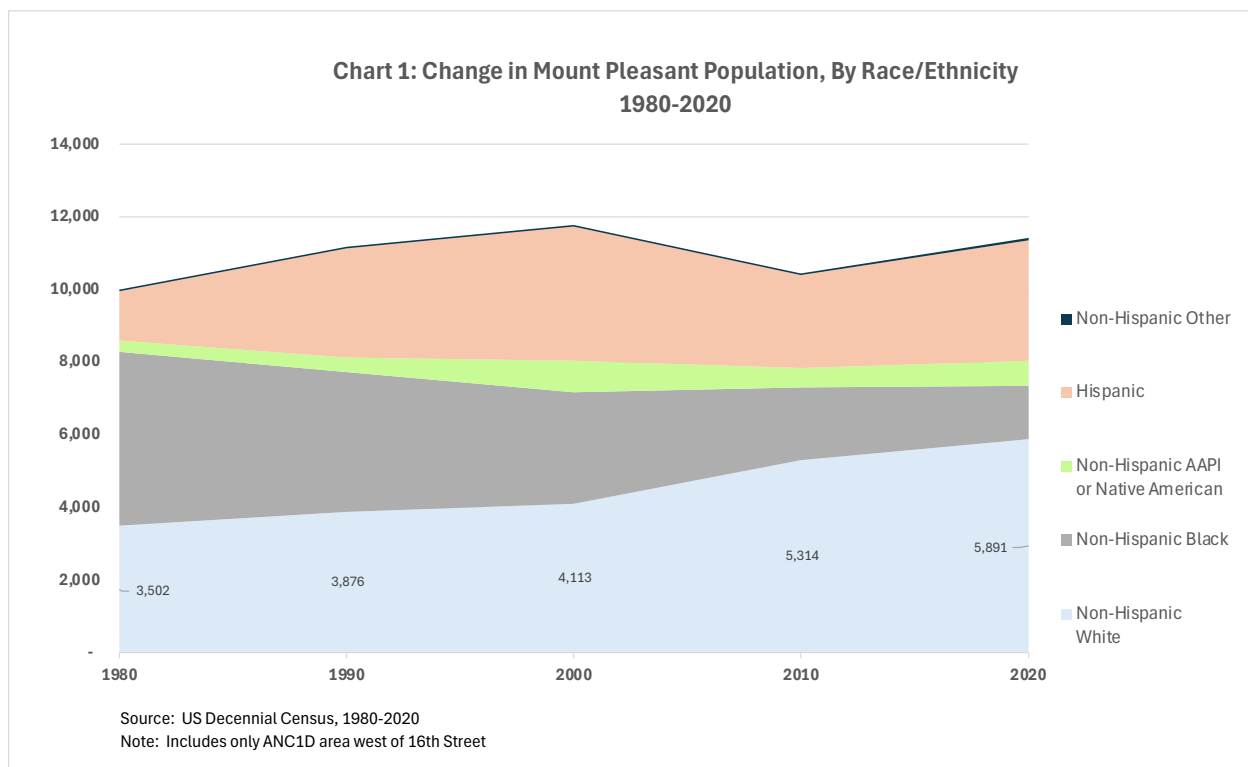
portion of ANC1D east of 16<sup>th</sup> street covers less than one census tract, Census figures are highly imprecise. The property-level analysis in sections two and three, however, do include the entire ANC1D geography. Please see the map of ANC1D and its single-member districts in Appendix 1.

## 1. Demographic and Income Characteristics

*Migration into and out of Mount Pleasant over the last 45 years has resulted in a community that is whiter, richer, and somewhat older than it was in 1980. Recent increases in the school-age population show the continued attractiveness of the neighborhood to families with children.*

The last decennial census in 2020 recorded the Mt. Pleasant population as 11,432, an increase of 1,700 from 1980. But total population has fluctuated over time – an increase from 1980 to 2000, a decline over the next ten years, and a rebound from 2010-2020. About 1,000 residents have been added over the last 10 years.

This Increase and decline in total population was accompanied by changes in Mt. Pleasant racial and ethnic composition. (See Chart 1.) The White population has increased in every decade between 1980 and 2020 and the Black population has decreased. Latino numbers grew from 1980-2000, declined in 2000-2010, and rebounded through 2010-2020.

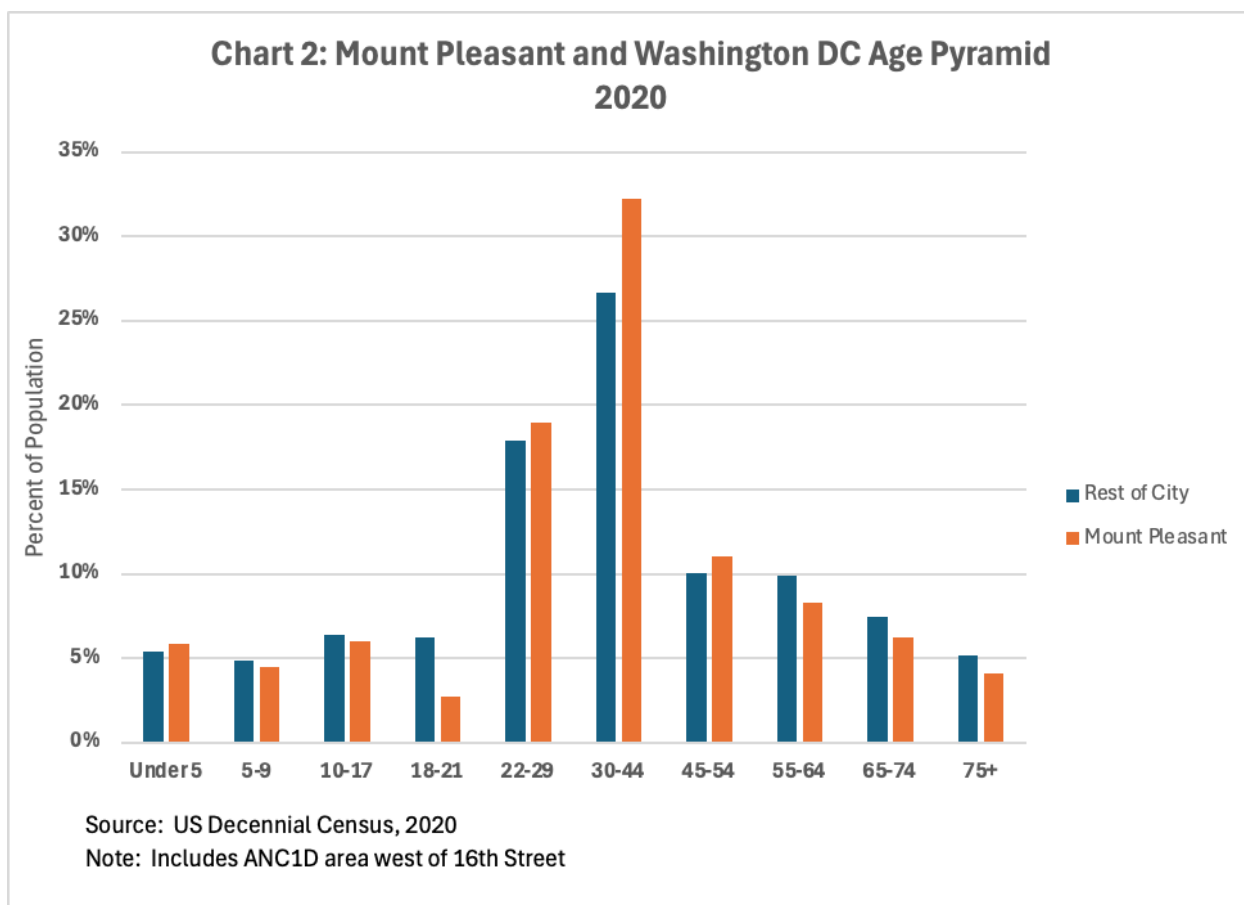


By 2020, 51 percent of the Mount Pleasant population was White non-Hispanic, 30 percent was Latino, and the remainder was Black, Asian and other. The neighborhood is more White and Hispanic and less Black than Washington DC overall.

Because this report was motivated in part by a concern for the welfare of seniors living in the

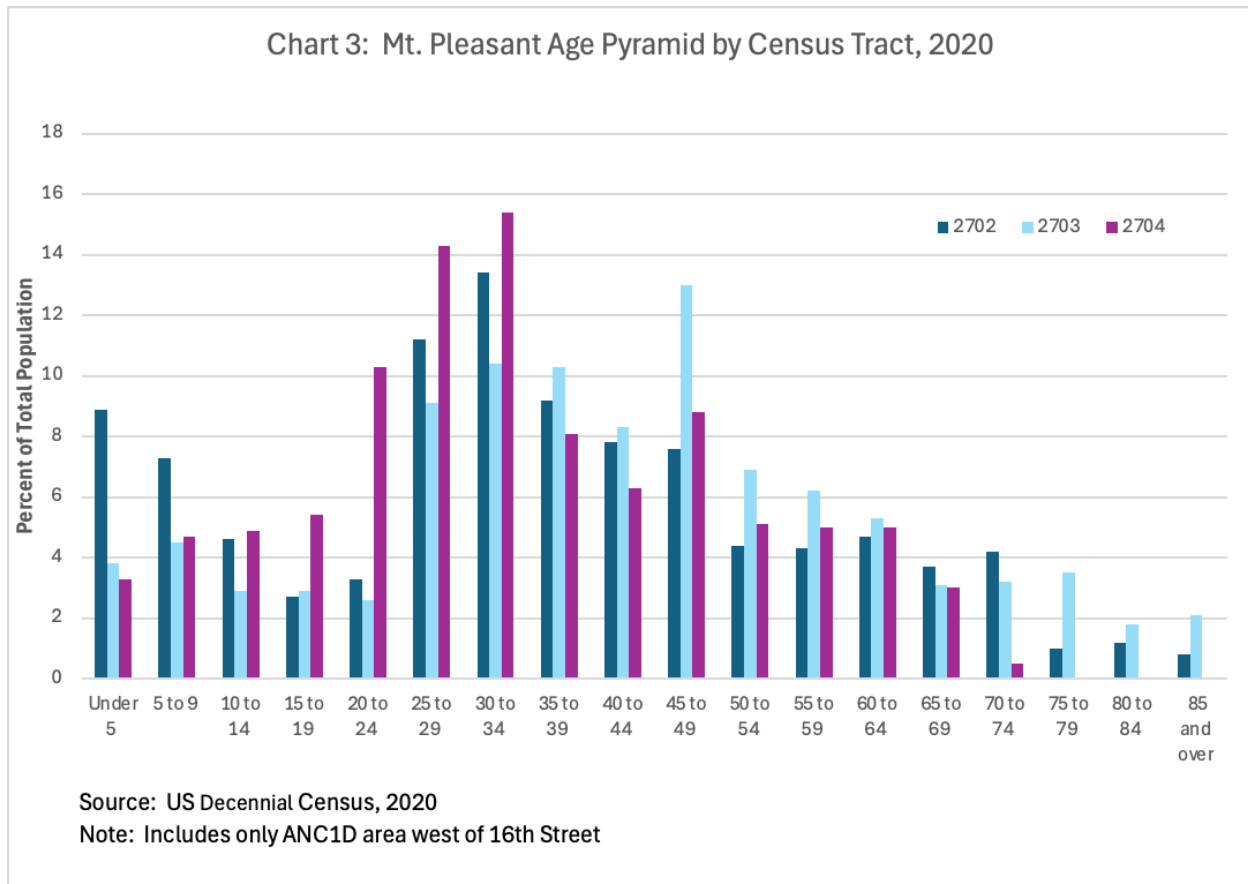
neighborhood, as well as an allied interest in preserving its multi-generational character, the following three charts present information on the age of Mount Pleasant residents. Note that in comparisons across neighborhoods, as well as across time, differences in population structure tend to be subtle; large differences across place and time tend to be rare.

Chart 2 compares the age distribution of neighborhood residents to the rest of Washington DC. It shows that Mount Pleasant contains higher shares of population between age 22-54, which are prime wage-earning and child-rearing years. There is a slightly higher share of children under 5, but slightly lower for children 5-17. The share of residents aged 18-21 is noticeably lower in Mount Pleasant, perhaps reflecting college attendance or new household formation elsewhere.

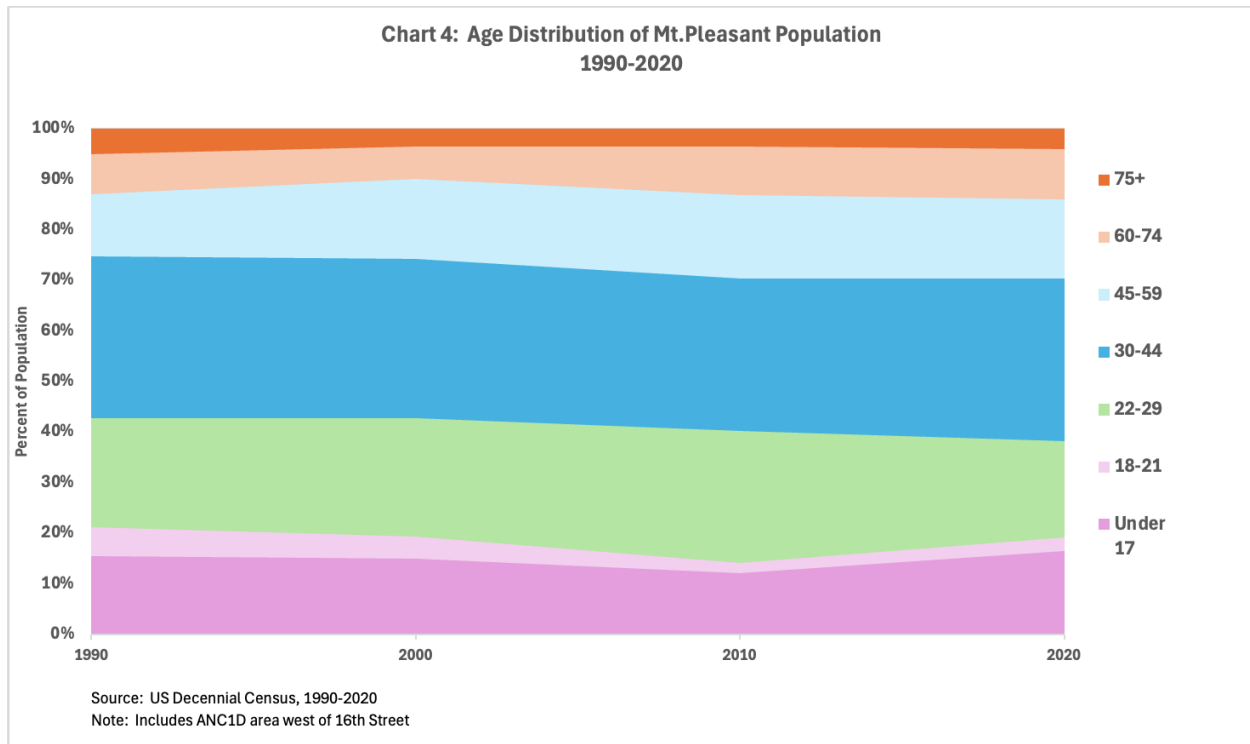


Of special interest to this analysis, the proportion of the Mount Pleasant population considered “senior” by conventional definition is smaller than the case for Washington DC as a whole. In 2020, the population over age 55 totaled 2,123 people, or 19 percent of the Mount Pleasant population; counting only those over 65, the corresponding figures are 1,174 people and 10 percent of the population.

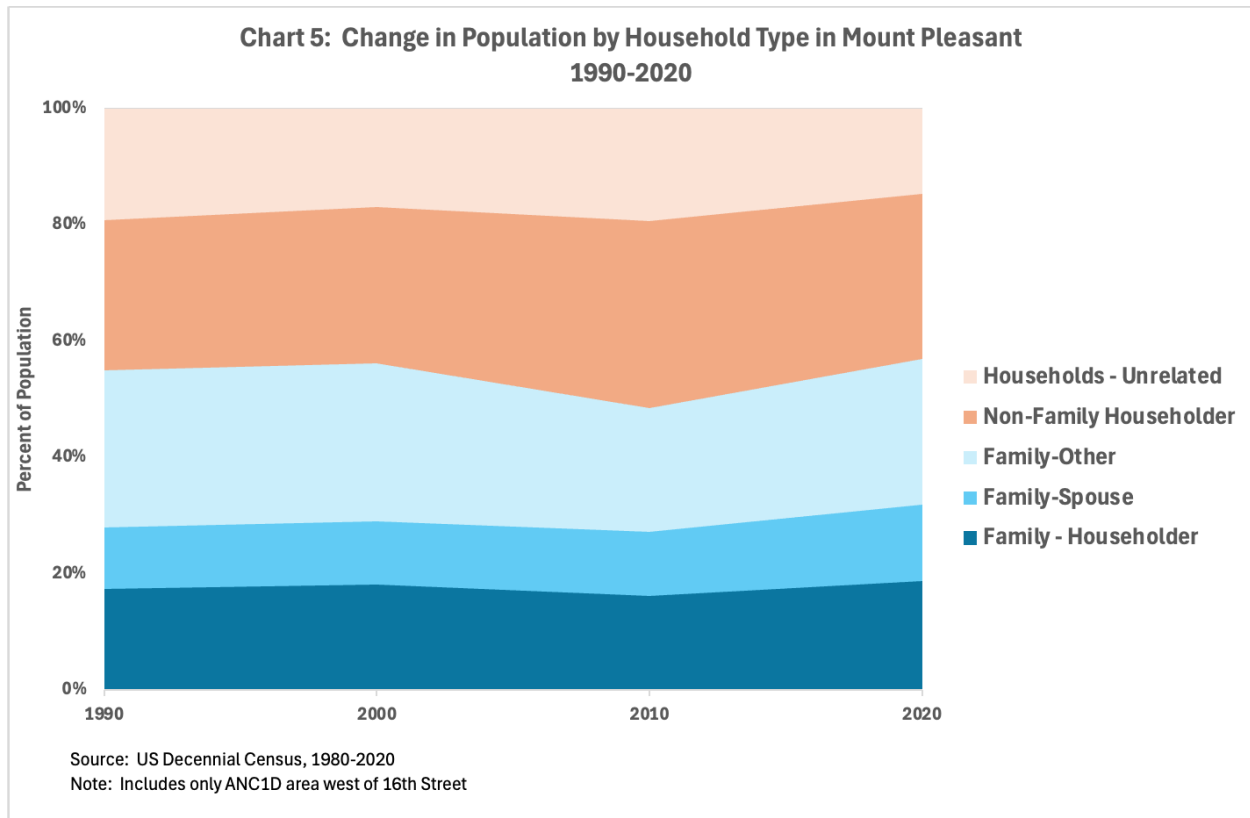
Interestingly, there are notable differences in age across different sub-neighborhoods within Mount Pleasant. Chart 3 presents the age distribution for each census tract in Mount Pleasant. Tract 27.02 is the part of the neighborhood south of Park Road; it is marked by school-age children and adults between 25 and 34. Tract 27.03 is between Park and Newton, with a population that skews older. Tract 27.02 is the northernmost part of the neighborhood, and is disproportionately young adults 20-34, with solid percentages of school-age children, and relatively few residents over 50.



As noted, age distributions tend to change slowly, but there are detectable shifts in the Mount Pleasant population. Between 1990 and 2020, increases have been most pronounced among those between 30-44, those over 60, and in the school age population. (See Chart 4.) Between 2000 and 2020, the senior population over age 55 increased from 14 to 19 percent, adding nearly 500 residents. The most recent decade – 2010-2020 – has seen a notable increase in school age population and a shrinking share of residents in their 20s.



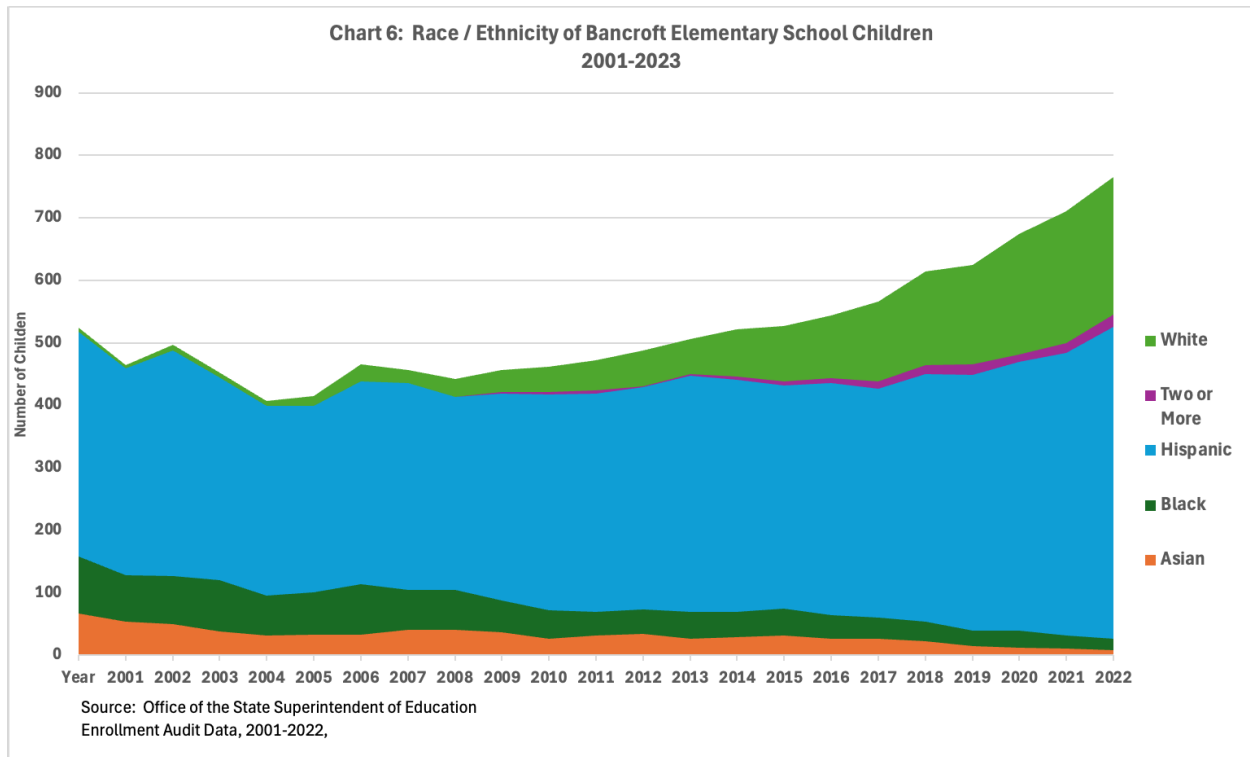
These changes are reflected in changes in household composition. (See Chart 5.) Focusing only on the last decade, the percentage of people in family households has increased (the blue-shaded areas), while persons in non-family (single) and especially, households consisting of unrelated individuals, has declined (the orange-shaded areas). This last category would consist of those households comprising unmarried partners as well as room-mates. (Note that it does not include those living in group quarters, such as residents of the Stoddard Baptist Nursing Home on Newton Street.



For just a bit more detail on the chart above: the “family-householder” refers to the family member that completed the Census survey. The “family-spouse” refers to a married partner of the householder. The Family-Other consists of other household members that are not the householder or the spouse – most commonly, children.

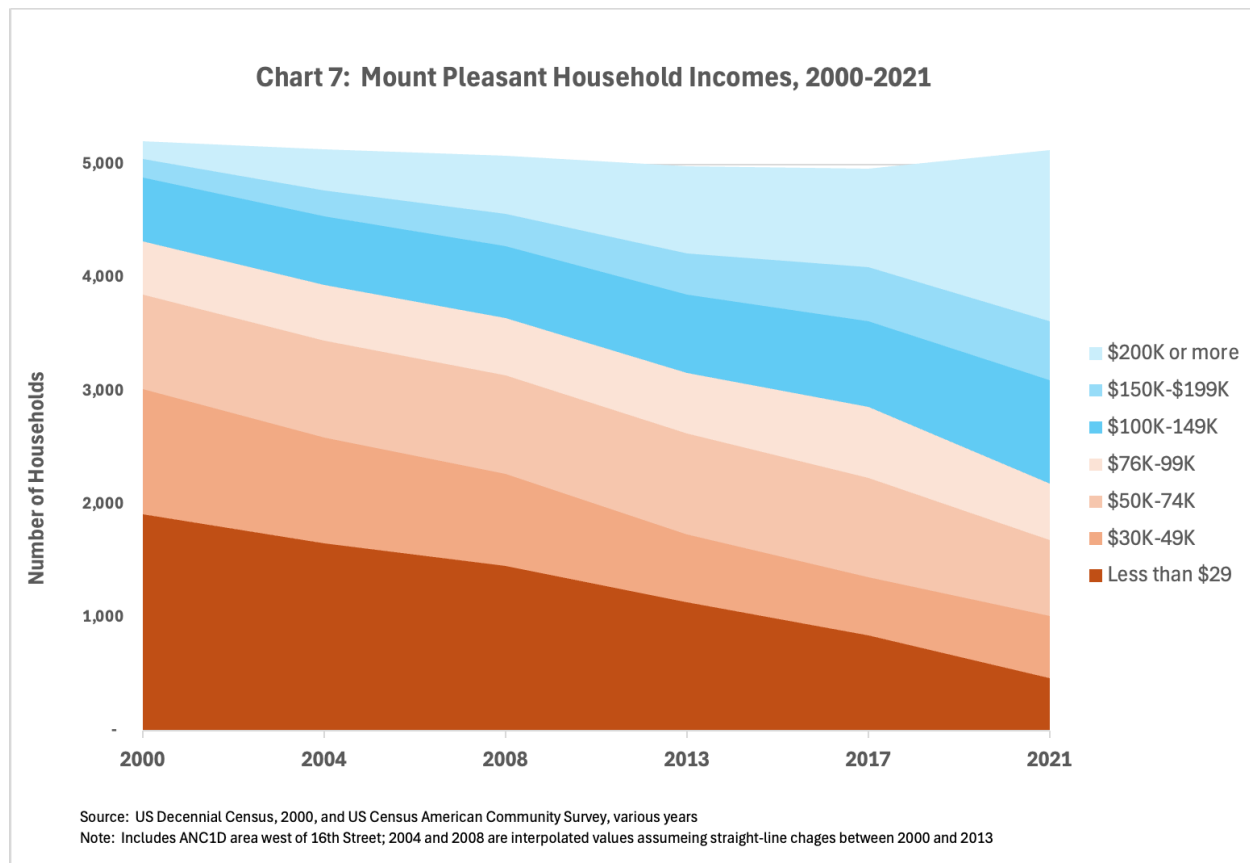


Taken together, these charts tell a story of increasing family residence in Mount Pleasant and a rise in the number of school-age children. This change is reflected in an upswing in Bancroft Elementary School enrollment beginning in 2008, and accelerating in 2017 and 2018. (See Chart 6.) Contemporaneously, the school's White percentage has been increasing steadily since 2008, now amounting to some 29 percent of enrollment.<sup>1</sup>



<sup>1</sup> Note that we don't know the place of residence of Bancroft students. There may well be increases in student population among those who do not reside in Mount Pleasant.

We should expect that, with in-migration and out-migration, changes in the racial and ethnic composition of the neighborhood, and increased number of family households, household incomes will change, as well. Chart 7 shows changes in the nominal incomes of neighborhood households since 2000. The largest changes are in the shares of income earned by those at the top and the bottom of the income distribution. Granted, a portion of this change is due to inflation-induced increases in incomes over the period.



Adjusting for wage and salary inflation, however, does not change the overall picture of rising income levels, most likely, but not entirely, due to in-migration. The Mount Pleasant median income was approximately \$120,000 in 2019-2023, as measured in current dollars.<sup>2</sup> This figure is roughly the same as the Washington DC median income. In real terms, that is, adjusted for inflation, Mount Pleasant median income increased from about \$40,000 in 2000 to \$71,000 (in year 2000 dollars) in 2021, an increase of 76 percent. This increase matches that of Washington DC overall.

The classic test of gentrification is not simple increases in incomes, racial transition, and rising property values, but how these compare to other neighborhoods in the same city. Although median income increases track that of the city overall, Mount Pleasant has shown signs of gentrification in recent years. Section 3 will show how rising property values exceed those of our closest “peer” neighborhoods.

<sup>2</sup> The US Census now reports approximate income data at the tract level as five-year averages. In the chart, the mid-points of these years are shown.

## 2 . Housing Structure and Tenure 2025

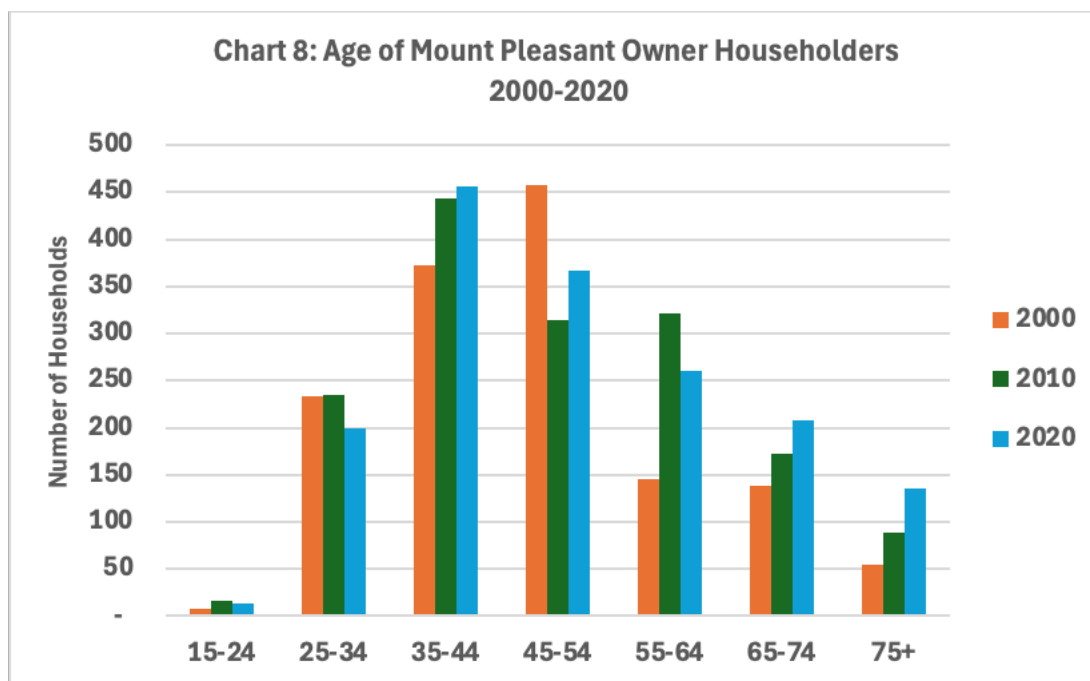
*Mount Pleasant’s considerable racial, ethnic and income diversity is supported and sustained by its variety of housing types for both renters and owners.*

*Over time, new housing units have been added to the stock through splits of single-family properties to make new rental or owner units. This may have helped to moderate price increases that would otherwise have been more pronounced. (The number of households has remained basically flat.)*

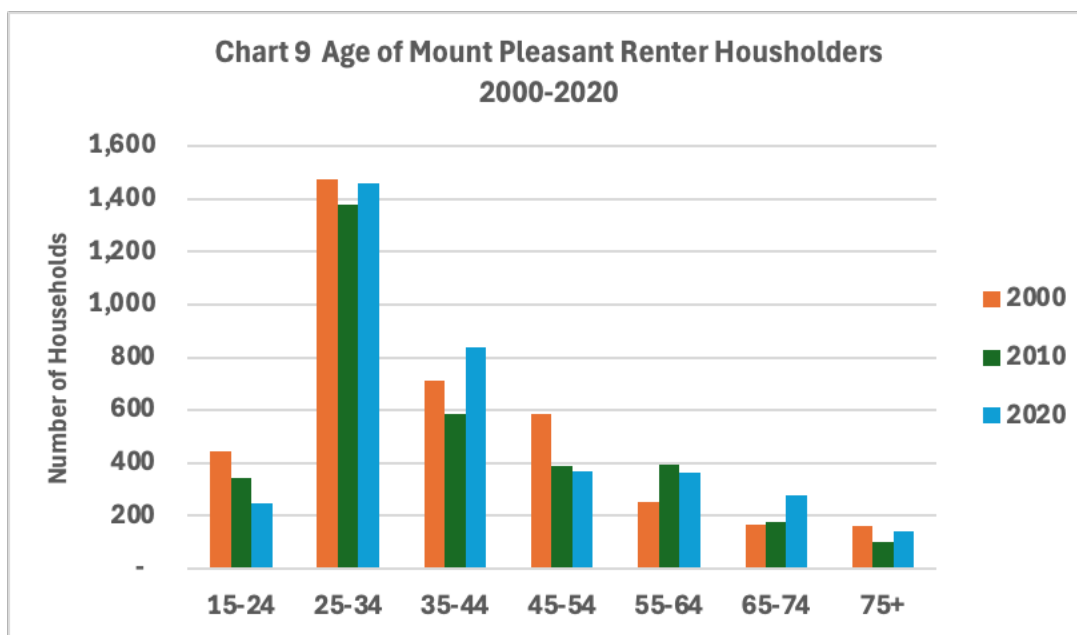
*Most recently, one spigot for creation of new units has been closed off, probably placing more pressure on the market and increasing the salience of Mt. Pleasant Street as a location for the development of new residential units.*

Because of our charge to help seniors age well in their community, Mount Pleasant Village has a strong interest in how the housing market works, and for all residents, not just those who are over the age of 65. As a segue into this housing discussion, we pick up the theme of shifts in the age structure of the neighborhood, and consider one possible connection to the housing market – whether people rent or own their homes.

Recall that Chart 4 showed a recent 10-year increase in the share of residents between 30-44 and over 60, and a contraction among those between 20-29. This pattern is more clearly seen among those who own their homes, as opposed to those who rent. Chart 8 shows a decline in the number of householders between 25-34 who own their homes, (the closest age grouping that corresponds to the Chart 4 category) and an increase in the number of homeowner households over 65.



Rental households between 20-34 – who are a much larger proportion of all renter households than are owner households in this age group – did not see the same modest squeeze over the last 10 years. So the number of renters at this age remains stable, but the homeowner count has dropped, perhaps implying that the rising prices of for-sale housing has priced them out of the market. (See Chart 9.) (It is likely that this same pattern has affected homeownership in this age group throughout the District.) Like the homeowner group, however, there has been a slight increase in the number of renter households over 65.



### Introduction to Analysis of Structure Types

We have hitherto examined data that represent the demand-side of the housing market – the characteristics of individuals and households who have resided in Mount Pleasant over time. We now turn to the supply side, in which we look at the types of residential structures that people live in, and changes in these structures over time as units are added or shift between owner- and renter-occupancy.

Analysis in this section draws on the city’s assessment and appraisal files, which contain information on structural characteristics, use, and valuation of all properties. However valuable these data are, there are some important limitations: unit sizes (number of bedrooms) are available only for owner-occupied properties; we have no information on rental rates; the number of units in single-family properties are only available for 2017, 2021, and 2025.

Note that in contrast to the demographic discussion in the preceding section, the coverage of this analysis is the full area represented by ANC 1D, which includes both the core Mt. Pleasant neighborhood and those parts of the ANC located east of 16<sup>th</sup> Street in Columbia Heights.

First, a few definitions:

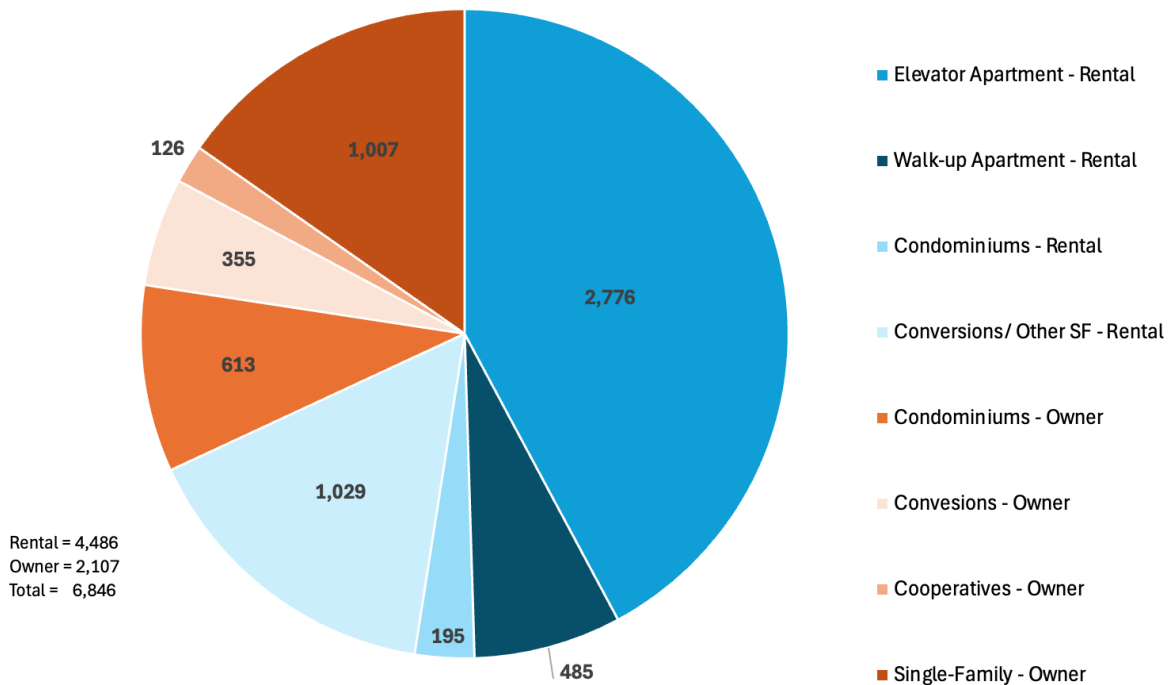
- Single-family properties are those in structures with four units or fewer. Any number of these units can be occupied by renters; e.g., all four units can be occupied by renters, in which case, the owner is absentee.
- Single-family conversions are single-family properties originally intended for single-owner occupancy – such as a three-bedroom rowhouse - but which have been split into two or more units (up to four units total). These additional units are occupied by renters.
- Single-family structures can be converted into condominium units. So can multi-family buildings – structures with five units or more – that are converted from rental to owner-occupancy..

### **Structures and Tenure**

Although more than 95 percent of *structures* in Mount Pleasant are smaller, single-family, properties, most of the housing *units* in the neighborhood are occupied by renters. Because larger buildings contain so many more units than the smaller ones do, they contribute most of the total units. Because they are largely occupied by renters, the neighborhood as a whole winds up with a 70-30 percent split in renter-to-owner units.

Owner-occupied and renter-occupied units can occur in a wide variety of building types, which ultimately helps sustain income, racial and ethnic, and generational diversity in Mount Pleasant. (See Chart 10.)

**Chart 10: Mount Pleasant - ANC1D Owner and Rental Units by Building Type, 2025**



Most of the neighborhood's 2,107 owner-occupied units are in single-family buildings, roughly half of which are single-family properties occupied solely by an owner. Another 29 percent are in condominium buildings (including a few in single-family properties split into multiple units.) The remaining owner-occupied units include some 355 units (17 percent) in single-family conversions, and 126 units in cooperatives.

Perhaps more interesting are the different ways renter-occupied units are supplied. Nearly three-quarters of the neighborhood's 4,486 rental units are in large multifamily buildings, almost another quarter (1,029 units) are in single-family structures scattered throughout the neighborhood, and a small percentage (4) are rentals by absentee condominium owners.

The role of single-family conversions in the Mount Pleasant housing market is worth special attention. These conversions created comparatively affordable housing units in a neighborhood where it is very difficult to build new residential structures. Of the 1,029 rental units in single-family properties, roughly 750 are in units created through conversions. These alone account for 17 percent of all neighborhood rental units.

But of special policy interest is the availability and preservation of family-sized units, which in this context we define as units with three-bedrooms or more.<sup>3</sup> Some observers have decried the loss of these units over the years through this conversion process. Some larger family-sized single-family

<sup>3</sup> Although we are not terribly rigorous about applying the definition; practically speaking, single-family structures that have not been divided into more than two units are assumed to contain at least one family-sized unit.

buildings have been cut up into multiple, smaller, one- and two-bedroom rental units..<sup>4</sup> To what extent has this occurred, and is it likely to continue?

We find that although there are plenty of examples of larger single-family properties that have been cut up into a number of smaller units, 95 percent of Mount Pleasant's 1,714 single-family properties contain only one- or two-units, commonly a single-unit owner-occupied row house or a row house with a basement accessory unit. Only 5 percent of structures (97) have been subdivided into three or four units.

### **Structure and Tenure Changes Over Time**

Most of the increase in population and numbers of households in Mt. Pleasant took place before 2000 with the large influx of Latino and White residents between 1980 and 2000. We believe that most residential property splits – the most common way of adding units to the stock – took place during that period, although many of these almost certainly show up as property conversions only later on as under-the-radar rental units are legalized.<sup>5</sup>

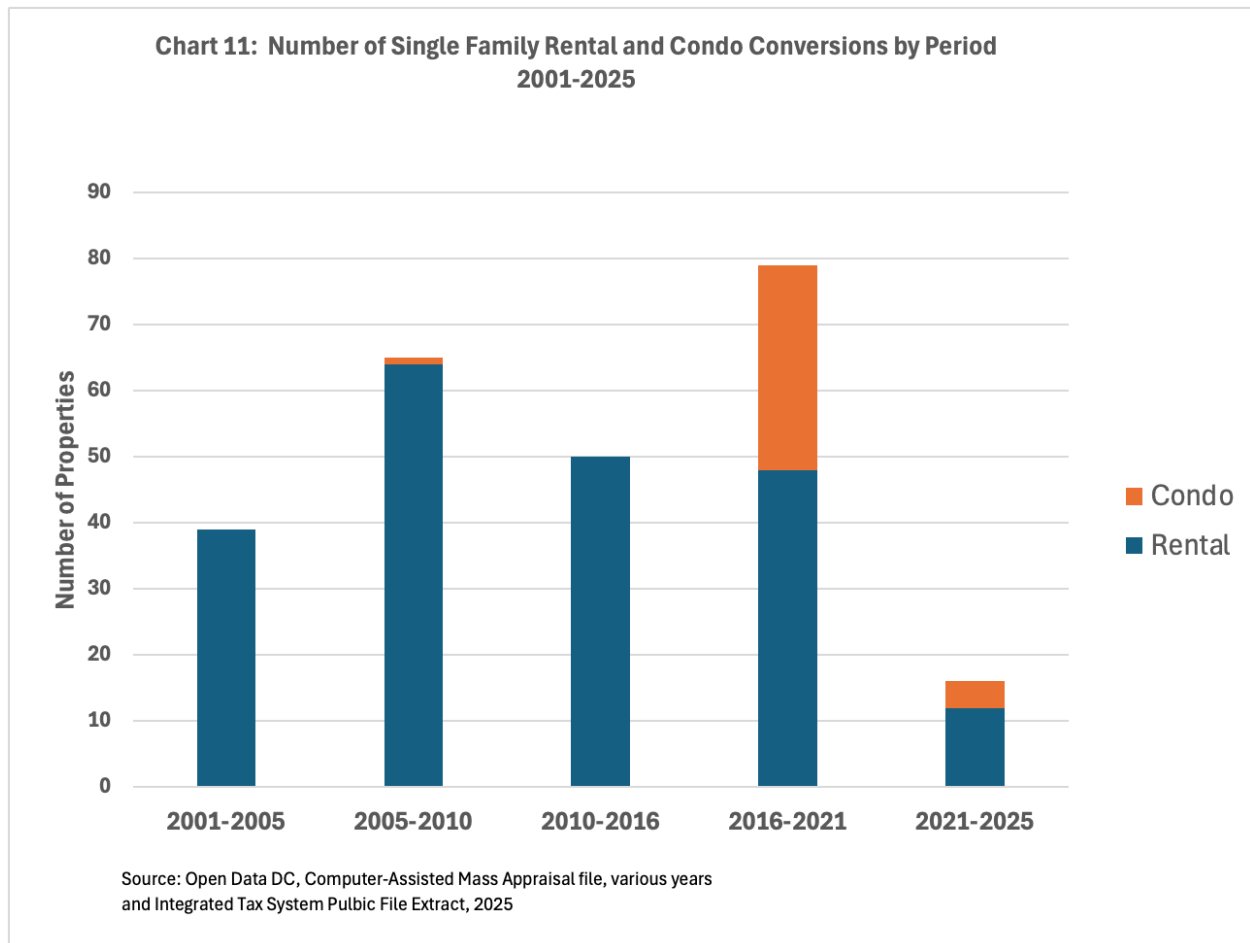
Official figures put the number of single-family conversions at 213 structures in 2001. By 2025, some 453 structures were recorded as single-family conversions. We suspect that some unknown but potentially significant portion of these recorded conversions after 2001 simply legalized conversions effected in an earlier time. (Some under-the-radar conversions have doubtless continued, though perhaps at a slower rate than in earlier periods.)

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<sup>4</sup> There is an implicit theory here about neighborhood character, in which the presence of families with children stabilizes neighborhood population turnover, encourages social ties among parents with children, which in turn supports activism among parents and neighbors on issues that, first and foremost, affect children's well-being. This is a reversal of the old adage of "it takes a village to raise a child." Rather, it takes children to create villages.

<sup>5</sup> There is no way to know the extent to which this took place. We suspect that earlier under-the-radar conversions were legalized when newly-appraised property sales are recorded and re-classified for tax purposes.

Recently, the pace of conversions appears to have slowed dramatically. Chart 11 shows the rate of conversions of single-family properties by selected time periods. Again, mindful that some of the conversions displayed for any period are likely to be legalizations of previously-converted units, what is clear is that the most recent period – 2021 to 2025 – has seen a dramatic slowing. This decline may be partly due to the pandemic, but likely as well to be the result of recent comprehensive plan amendments that limited by-right conversions of single-family dwelling to no more than two units.



These conversions added units to the housing stock over the last 25 years. In 2000, the census-estimated vacancy rate was 4 percent, signifying a tight housing market. By 2010, loss of population since 2000 (see Chart 1) along with the creation of new units loosened the vacancy rate to a more healthy 8 percent.

Between 2010 and 2020, population rebounded, but the vacancy rate remained around 8 percent, most likely due to the continued addition of units through conversions as well as new construction (e.g., The Vintage on 16<sup>th</sup> Street). We estimate that the conversions alone produced some 220 units, about 3 percent of the Mount Pleasant total. (This is roughly half the increase in the number of households over that period.)

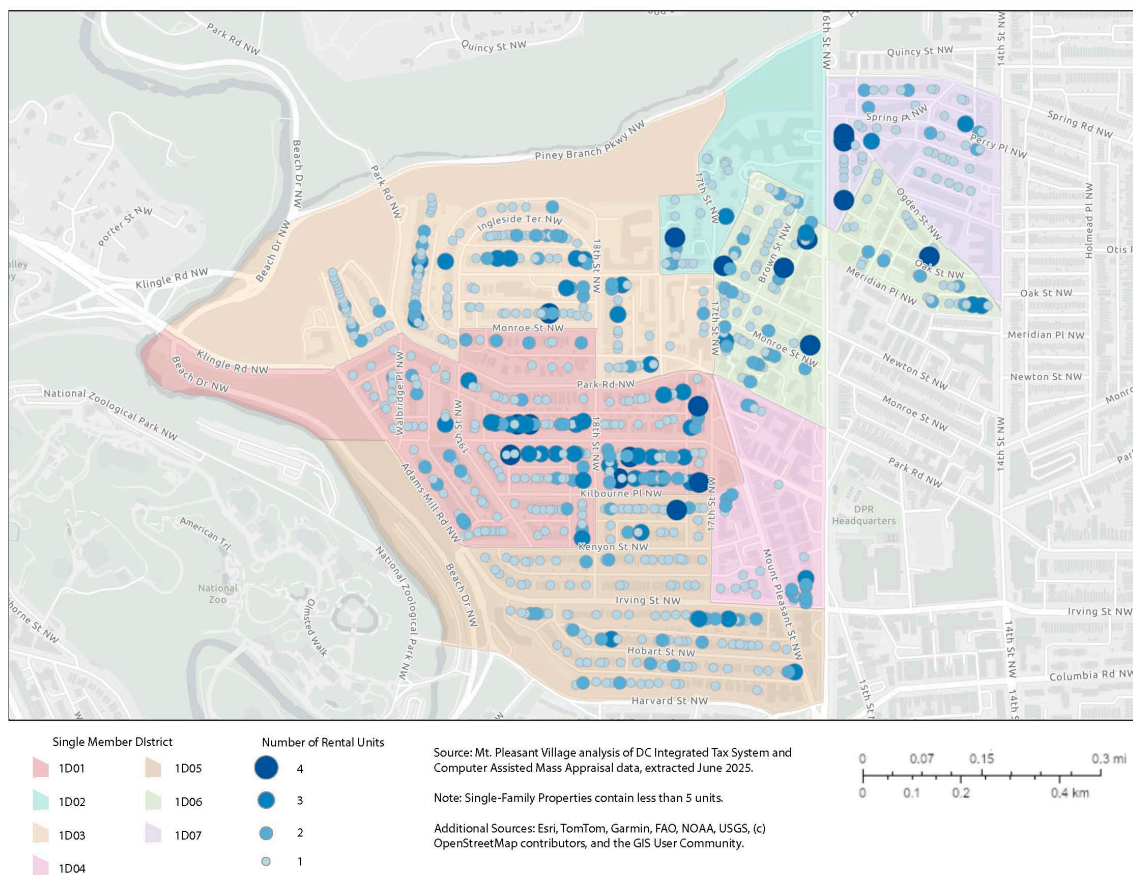


Assuming for a moment that all of the new units recorded in Mount Pleasant between 2017 and 2025 are genuinely new and not simple legalization of those created earlier, we find an increase of about 240 units. The great majority of these units are in multi-family buildings – only 20 units were added to single-family properties over this most recent period.

### *Spatial Distribution*

Chart 12 shows that single-family rental units can be found across all parts of Mt. Pleasant, especially those with only one rental unit, which more often than not are basement units in an otherwise owner-occupied structure. (Note that this picture of rental units also includes single-family properties with an absentee owner, in which the entire structure can be a rental.)<sup>6</sup>

Chart 12: Rental Units in Single-Family Properties in 2025: by ANC1D Single Member District



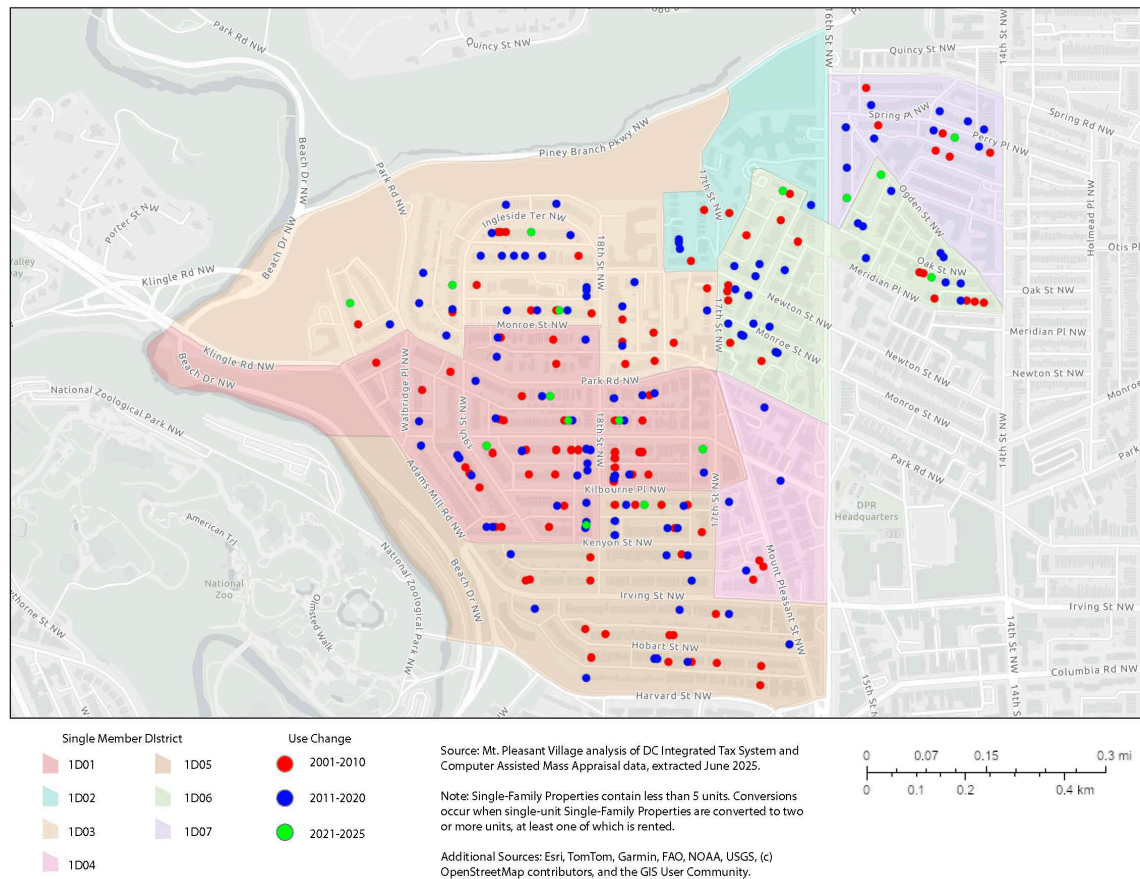
Perhaps at least in part because the structures are larger in these locations, there are concentrations of single-family structures with three or four units: these are Lamont Street between 17<sup>th</sup> and 19<sup>th</sup> and

<sup>6</sup> If the owner address is different from the property address, we considered the owner to be absentee.

Kilbourne between 17<sup>th</sup> and 18<sup>th</sup> Streets. Chart 13 suggests that more of these conversions happened earlier, between 2001-2011, than later, between 2012-2021.

Other parts of the neighborhood have sometimes seen a pattern of conversion clusters happening in the earlier decade, then another cluster happening in the later. But the sharp decline in conversions is evident from the map and those few that did happen are scattered throughout the neighborhood.

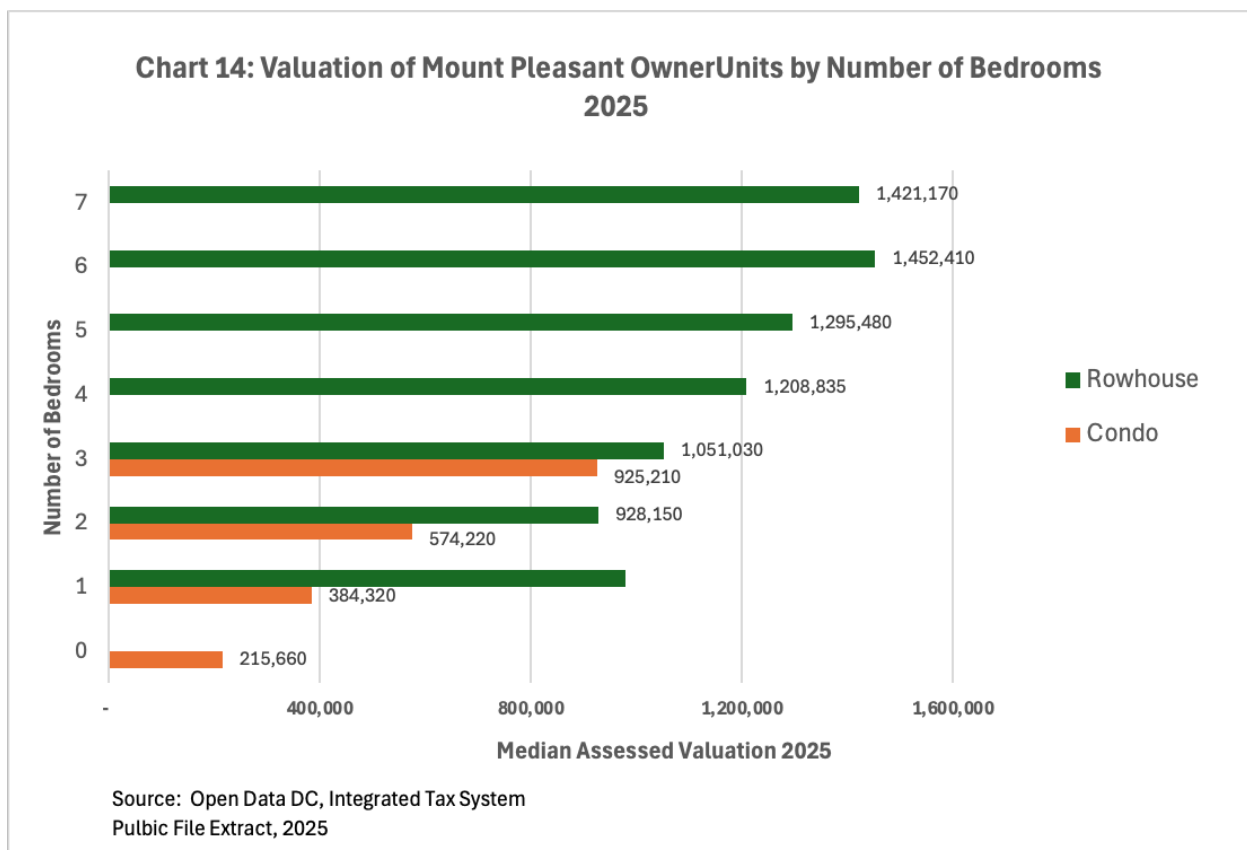
Chart 13: Single-Family Unit Change of Use, 2001-2025: by ANC1D Single Member District



### 3. Housing Valuations

*Like much of the District, property valuations in Mount Pleasant have increased over the last 15, though there are a range of prices in the market that, for the most part, correspond to the type and size of the units themselves. While Mount Pleasant appreciation rates between 2010 and 2025 are middle-of-the-pack across all DC neighborhoods, they exceed 9 out of the 10 most closely-matched neighborhoods in terms of housing value and type.*

The median value of a single-family property in Mt. Pleasant was \$1.1 million in 2025, but these values ranged from \$928,000 for a two-bedroom unit to \$1.4 million for six- or seven-bedroom units. (See Chart 14.) Condominium values generally run lower than those for single-family properties with the same number of bedrooms. For example, a 2-bedroom rowhouse median value in 2025 was \$947,000 compared to \$556,000 for a 2-bedroom condominium.<sup>7</sup>



<sup>7</sup> Note that this analysis is based on assessed valuations for tax purposes, not property sales. That said, valuations are adjusted each year to account for price changes, and these adjustments heavily weight recent sales of comparable units. It is likely that the valuations reported here are 5-10 percent lower than the corresponding prices for the same units.

This difference may be attributable in part to differences in unit quality, but the overall pattern points to a market discount for condominium units over rowhouse units, which make them attractive to entry-level buyers. Such buyers are also likely to prefer smaller units, not least because of cost.

Note the considerable 63 percent jump in condominium values from 2-bedroom to 3-bedroom units, amounting to a large premium for larger (family-sized) units, though there are relatively few units (56) by which to compare. And at this larger unit size, the gap between condominium values and rowhouse values narrows considerably.

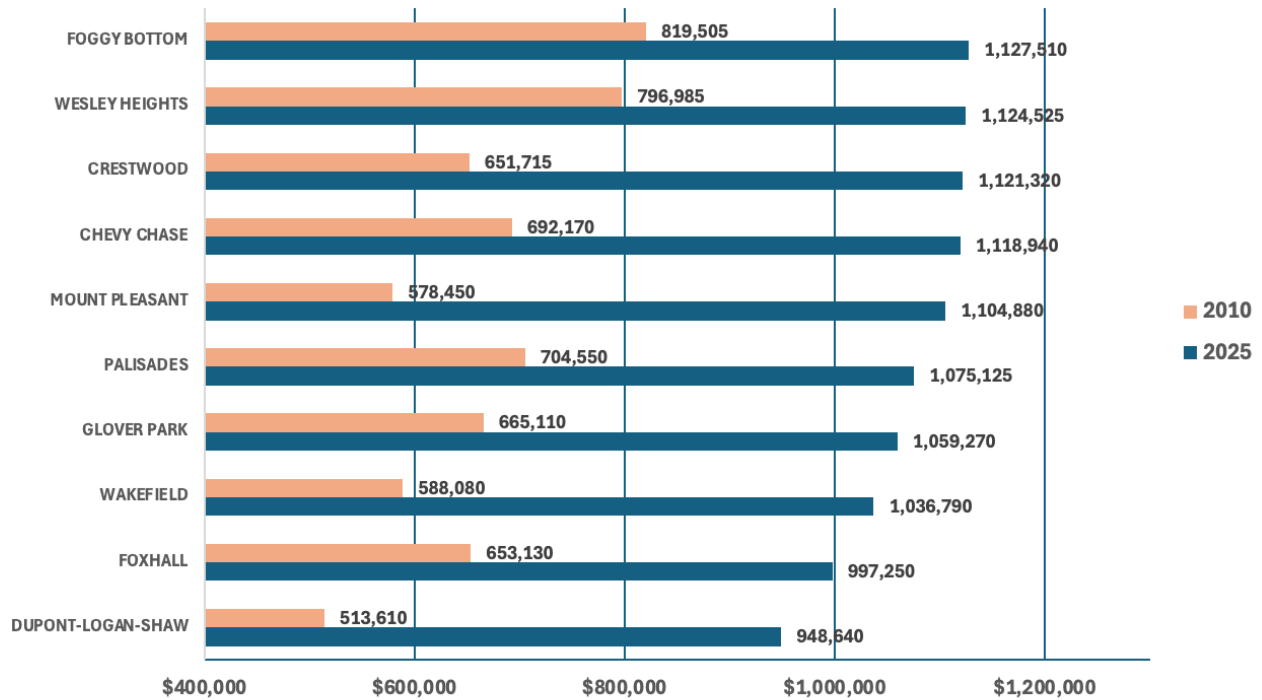
### **Mount Pleasant Valuations Compared to Other Neighborhoods**

Mount Pleasant, of course, is one neighborhood among 55 others in Washington DC, and thus is not isolated from the housing market conditions and changes in condition that affect these other communities.

The \$1.1 million median value of a single-family property in Mt. Pleasant was \$1.1 million in 2025, which placed it 25<sup>th</sup> among 55 DC neighborhoods – middle of the pack. But because this ranking does not take account of the very different structure types and sizes across DC neighborhoods, we created a separate ranking restricted to single-family three-bedroom row houses – the most frequently found property type in Mount Pleasant.

In this revised ranking, Mount Pleasant placed 16<sup>th</sup> in median row-house value, but 9<sup>th</sup> (out of 30) if we exclude those neighborhoods with fewer than 50 row-houses. Chart 15 displays our nearest neighbors in the ranking for 2025, along with the 2010 values. (We simply chose the five below and the five above in the overall ranking.) Our closest peer neighborhoods are Crestwood, Chevy Chase, Palisades, and Glover Park.

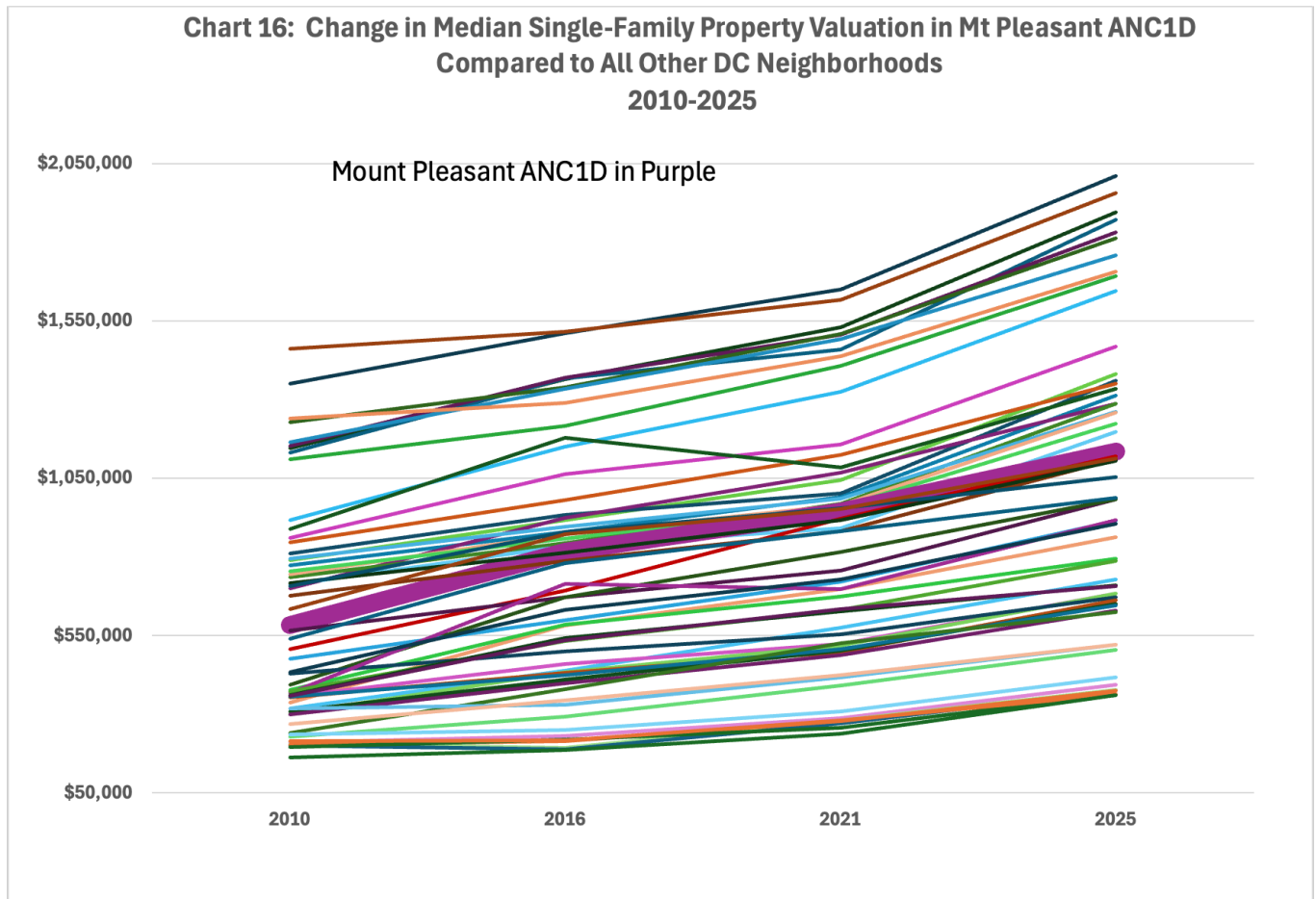
**Chart 15: Change in Median Single-Family 3 Bedroom Rowhouse Valuation in Mt. P. ANC1D and Neighborhoods with Similar 2025 Valuations**



Source: Open Data DC, Computer-Assisted Mass Appraisal file 2010 and 2025 and Integrated Tax System Public File Extract, 2010 and 2025

Also clear from the chart is that since 2010, Mount Pleasant properties appreciated more rapidly than did all other peer neighborhoods (although only a few percentage points more than did Logan-Shaw-Dupont.) Recall the earlier discussion of racial transition and rising median incomes in Mount Pleasant, attributes commonly associated with gentrification. This phenomenon is almost always accompanied by sharply rising residential property prices relative to other neighborhoods, which also has occurred in Mount Pleasant.

Another way of thinking about increased valuations is to consider what it takes to “buy in” to a neighborhood over time; that is, what are median values and how did they change regardless of the type and size of property. Chart 16 places Mount Pleasant amidst all other District neighborhoods. As noted above, Mount Pleasant ranked 25<sup>th</sup> out of 55 District neighborhoods in 2025 median valuation. Again, this is a ranking that does not compare like units with like.

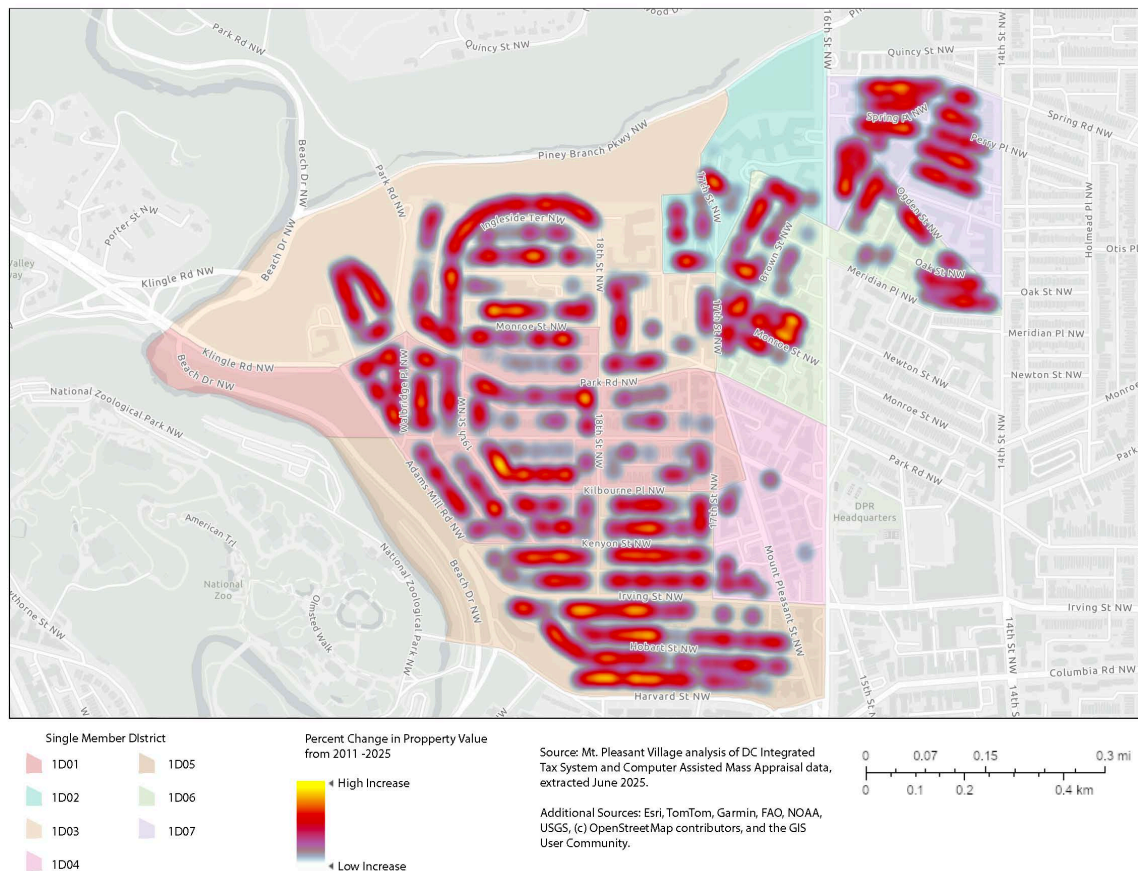


Overall Mt. Pleasant property assessments have approximately doubled in the 15 years from 2010 to 2025, rising 94 percent. Interestingly enough, the median house price appreciation for the entire District over this same period is 110 percent, slightly higher than the Mount Pleasant rate. So while Mount Pleasant house valuations have increased more than its “peer” neighborhoods, the overall appreciation in Mount Pleasant is not that different from the experience across all District neighborhoods.



Finally, Chart 17 shows where in the Mount Pleasant neighborhood property appreciation was most rapid, as indicated by the yellow areas in this heat map. The darker maroon are also areas of high appreciation, outpacing those areas in the most muted colors. There are several areas of most intense value increase, including several blocks in the southern-most part of the neighborhood. But it's fair to say that much of the neighborhood has seen significant upswings in value.

Chart 17: Mt. Pleasant Owner-Occupied Housing Value Appreciation  
Percent Change 2011-2025: by ANC1D Single Member District



#### 4. Concluding Comments

As mentioned at the outset, this is the first phase of an at least two-phase analysis. Our second phase will treat some of the topics covered in this report in more depth. What can we, as a community, do to broaden the supply of units suitable for seniors and young families? What are the affordability challenges for different groups, and how can we try to make more affordable units available? We believe that the analysis contained in this first-phase report has given us a leg up on tackling these difficult questions.

## Appendix 1: Map of ANC 1D

