

Category	Unit Type	Per ER 21-22 Dec. 2022	As of February 2023 Increased by CPI*	As of February 2026 Increased by CPI*
<b>Base Calculations - 25A.00.01.04.2</b>				
Base price / sq. ft.				
	Single Family Detached	\$ 82	\$ 84	\$94
	Duplex	\$ 82	\$ 84	\$94
	Townhouse / Fourplex/ Piggyback	\$ 77	\$ 79	\$88
	Garden Condo	\$ 107	\$ 110	\$122
	Mid Rise	\$ 136	\$ 140	\$156
	High Rise	\$ 169	\$ 174	\$193
Lot Development Cost				
	Single Family Detached	\$ 23,010	\$ 23,661	\$26,332
	Duplex	\$ 20,000	\$ 20,566	\$22,888
	Townhouse / Fourplex/ Piggyback	\$ 20,000	\$ 20,566	\$22,888
	Garden Condo	\$ 25,000	\$ 25,708	\$28,610
	Mid Rise	\$ 25,000	\$ 25,708	\$28,610
	High Rise	\$ 21,250	\$ 21,851	\$24,318
<b>Price Adjustment for Variations from Base Unit Standards - 25A.00.01.05.1</b>				
Attached garage / sq. ft.	Single Family Detached / Duplex / Townhouse / Fourplex / Piggyback	\$ 19	\$ 20	\$22
Detached garage / sq. ft.	Single Family Detached / Duplex / Townhouse / Fourplex / Piggyback	\$ 35	\$ 36	\$40
Finished full bath	All unit types	\$ 5,000	\$ 5,142	\$5,722
Finished half bath	All unit types	\$ 3,000	\$ 3,085	\$3,433
Rough-in full bath	All unit types	\$ 2,000	\$ 2,057	\$2,289
Rough-in half bath	All unit types	\$ 1,000	\$ 1,028	\$1,144
Difference from base				
	Single Family Detached	\$ 41	\$ 42	\$47
	Duplex	\$ 41	\$ 42	\$47
	Townhouse / Fourplex/ Piggyback	\$ 39	\$ 40	\$44
	Garden Condo	\$ 54	\$ 55	\$61
	Mid Rise	\$ 68	\$ 70	\$78
	High Rise	\$ 85	\$ 87	\$97
Separate linen closet	All unit types	\$ 600	\$ 617	\$687
Additional Vanity	All unit types	\$ 350	\$ 360	\$401
End unit				
	Townhouse	\$ 3,500	\$ 3,599	\$4,005
	Piggyback	\$ 2,650	\$ 2,725	\$3,033
Walkout Basement 5' sliding glass door	Single Family Detached / Townhouse / Fourplex / Piggyback	\$ 2,200	\$ 2,262	\$2,518
Walkout Basement 6' sliding glass door	Single Family Detached / Townhouse / Fourplex / Piggyback	\$ 2,500	\$ 2,571	\$2,861

\*Per 25A.00.01.06.2 MPDU prices are to be adjusted annually every February by the average preceding 5-year percent change in CPI-U for the Washington Metro Area. The preceding 5 year average for 2023 (2019-2023) was 2.83% and for 2024 (2020-2024) was 3.41%. The preceding 5 year average for 2025 (2021-2025) was 3.62% and for