

Category	Unit Type	Per ER 21-22 Dec. 2022	As of February 2024 Increased by CPI*	As of February 2025 Increased by CPI*
Base Calculations - 25A.00.01.04.2				
Base price / sq. ft.				
	Single Family Detached	\$ 82	\$87	\$90
	Duplex	\$ 82	\$87	\$90
	Townhouse / Fourplex/ Piggyback	\$ 77	\$82	\$85
	Garden Condo	\$ 107	\$114	\$118
	Mid Rise	\$ 136	\$145	\$150
	High Rise	\$ 169	\$180	\$186
Lot Development Cost				
	Single Family Detached	\$ 23,010	\$24,468	\$25,354
	Duplex	\$ 20,000	\$21,267	\$22,037
	Townhouse / Fourplex/ Piggyback	\$ 20,000	\$21,267	\$22,037
	Garden Condo	\$ 25,000	\$26,584	\$27,546
	Mid Rise	\$ 25,000	\$26,584	\$27,546
	High Rise	\$ 21,250	\$22,597	\$23,415
Price Adjustment for Variations from Base Unit Standards - 25A.00.01.05.1				
Attached garage / sq. ft.	Single Family Detached / Duplex / Townhouse / Fourplex / Piggyback	\$ 19	\$20	\$21
Detached garage / sq. ft.	Single Family Detached / Duplex / Townhouse / Fourplex / Piggyback	\$ 35	\$37	\$39
Finished full bath	All unit types	\$ 5,000	\$5,317	\$5,509
Finished half bath	All unit types	\$ 3,000	\$3,190	\$3,306
Rough-in full bath	All unit types	\$ 2,000	\$2,127	\$2,204
Rough-in half bath	All unit types	\$ 1,000	\$1,063	\$1,102
Difference from base				
	Single Family Detached	\$ 41	\$44	\$45
	Duplex	\$ 41	\$44	\$45
	Townhouse / Fourplex/ Piggyback	\$ 39	\$41	\$42
	Garden Condo	\$ 54	\$57	\$59
	Mid Rise	\$ 68	\$72	\$75
	High Rise	\$ 85	\$90	\$93
Separate linen closet	All unit types	\$ 600	\$638	\$661
Additional Vanity	All unit types	\$ 350	\$372	\$386
End unit				
	Townhouse	\$ 3,500	\$3,722	\$3,857
	Piggyback	\$ 2,650	\$2,818	\$2,920
Walkout Basement 5' sliding glass door	Single Family Detached / Townhouse / Fourplex / Piggyback	\$ 2,200	\$2,339	\$2,424
Walkout Basement 6' sliding glass door	Single Family Detached / Townhouse / Fourplex / Piggyback	\$ 2,500	\$2,658	\$2,755

*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 (2018-2022) was 2.83% and for 2024 (2019-2023) was 3.41%. The preceding 5 year average for 2025 (2020-2024) was 3.62%.