EHO REPORT CARD

61 EHO PERMITS APPROVED. ONLY 4 NEW EHO HOMES SOLD.

We follow every approved Expanded Housing Option permit through the County's own building records – from approval to plans, permits, construction and sale.

61
EHO permits approved since July 2023

4
new EHO units sold to homebuyers

16
EHO lots sold as single-family homes instead

TAKE THE TOUR

Each stop is a step in Arlington County's permit process and shows each permit's current status.

START
EHO PERMIT APPROVED
61
The zoning OK to build 2 to 6 units on a lot. Two lots got a second approval for a revised plan.

STOP 1
NO BUILDING PLANS FILED
21
12 approved in 2023–2025 with nothing filed since. 9 approved in 2026; 3 of those houses are already torn down.

STOP 2
PLANS IN COUNTY REVIEW
5
Building plans filed and moving through review.

STOP 3
CLEARED TO BUILD
5
Building permit issued – the builder can break ground. Includes 2401 and 2405 N. Potomac St., permitted May–June 2026.

FINISH
SOLD, RENTED OR FOR SALE
5
5 permits, 16 units: 4 units sold at 2 semidetached projects (N. Troy St. and 25th St. S.) · one 6-unit rental on 14th St. N. · townhomes built & listed for sale at N. Quincy St. (from $1,550,000) and 629 N. Monroe St. (from $1,649,000).

DETOUR

PIVOT
BUILT A SINGLE-FAMILY HOME INSTEAD
19
EHO approval in hand, then a building permit for one house. 16 already sold, 3 still under way. The County still counts them as approved EHO permits.

ROADBLOCK

STALLED
STUCK IN REVIEW
6
Plans filed, but no County action in 18+ months. At 735 N. George Mason Dr., the house came down in 2023; plans have waited on revisions since March 2024.

COUNT THE UNITS, NOT JUST THE PERMITS

Permits aren't units. What was approved vs. what got built.

236
EHO units approved, one plan per lot

16
EHO units finished so far, from 5 permits

+11
net new homes – each project tore down a single-family house

The 19 single-family pivots were approved for 76 units. They built 19 houses that replaced 19 houses – zero net gain.

SOLD OR RENTED: 10 EHO UNITS

4 units sold at two projects, plus a 6-unit rental: lot price vs. each sale or the 2026 assessment.

2127 & 2129 N. Troy St.
2 semidetached units (finished Oct. 2025)

Lot bought Jan. 17, 2023	$862,500
2127 N. Troy St. sold Dec. 15, 2025	$1,615,000
2129 N. Troy St. sold March 23, 2026	$1,610,000

5041 & 5043 25th St. S.
2 semidetached units (finished Jan. 2025)

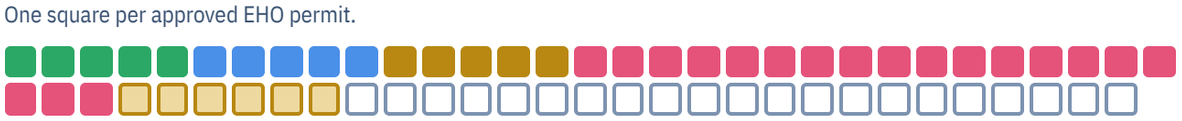
Lot bought June 2, 2023	$560,000
5043 25th St. S. sold March 10, 2026	$1,200,000
5041 25th St. S. sold May 19, 2026	$1,235,820

3802 14th St. N.
6-unit apartment building, finished Aug. 2026

Lot bought July 13, 2021	$913,000
Rental · 2026 County assessment	$2,144,600

WHERE ALL 61 APPROVED PERMITS STAND

One square per approved EHO permit.



Sold, rented or for sale · 5 · Cleared to build · 5 · Plans in review · 5 · Single-family instead · 19 · Stalled · 6 · No plans filed · 21

Scan to search EHO Tracker Map
and visit: neighborsforneighborhoods.org

Source: Arlington County open data (EHO permits, building permits, sales history, assessments), pulled Oct. 21, 2026. "Cleared to build" = building permit issued; County data doesn't show whether digging has started. Unit sale prices don't account for construction costs. 4229 16th St. S. and 735 N. George Mason Dr. each have two approved permits; unit totals count one plan per lot. Separately, 17 EHO applications were withdrawn and 29 voided.

EVERY APPROVED EHO PERMIT – AND WHAT HAPPENED NEXT

All 61 approved Expanded Housing Option permits, grouped by the same stages as the front. One row per permit, newest EHO filing first.

NEIGHBORS FOR NEIGHBORHOODS
DATA AS OF OCT. 21, 2026

1. SOLD, RENTED OR FOR SALE (5)

ADDRESS	EHO FILED	APPROVED FOR	STATUS	LOT PRICE	SOLD / LIST PRICE
1225 N. Quincy St.	12/28/23	Townhouse (3)	Built & listed for sale	$1,200,000	from $1,550,000 list
2127 & 2129 N. Troy St.	10/2/23	Semidetached (2)	Finished Oct. 2025	$862,500	$1,615,000 12/15/25 $1,610,000 3/23/26
629 N. Monroe St.	7/18/23	Townhouse (3)	Built & listed for sale	$1,100,000	from $1,649,000 list
5041 & 5043 25th St. S.	7/5/23	Semidetached (2)	Finished Jan. 2025	$560,000	$1,200,000 3/10/26 $1,235,820 5/19/26
3802 14th St. N.	7/1/23	Multifamily (6)	Finished Aug. 2026 · rental	$913,000	–

2. CLEARED TO BUILD (5)

ADDRESS	EHO FILED	APPROVED FOR	STATUS	LOT PRICE	SOLD / LIST PRICE
4923 14th St. N.	7/2/24	Semidetached (2)	Cleared to build · Aug. 19, 2026	$1,100,000	–
2405 N. Potomac St.	3/5/24	Townhouse (3)	Cleared to build · Jun. 1, 2026	$1,480,000	–
2401 N. Potomac St.	12/22/23	Townhouse (3)	Cleared to build · May 28, 2026	$1,480,000	–
4611 N. Carlin Springs Rd.	7/12/23	Multifamily (6)	Cleared to build · Jul. 18, 2025	$862,500	–
2612 S. Fern St.	7/7/23	Multifamily (6)	Cleared to build · Jul. 10, 2025	$882,500	–

3. PLANS IN COUNTY REVIEW (5)

ADDRESS	EHO FILED	APPROVED FOR	STATUS	LOT PRICE	SOLD / LIST PRICE
1712 N. Veitch St.	1/31/26	Townhouse (3)	Plans filed Oct. 2026	$1,350,000	–
6119 11th St. N.	11/19/25	Semidetached (2)	Plans filed Aug. 2026	$825,000	–
628 N. Tazewell St.	3/13/24	Semidetached (2)	Plans in County review	$695,000	–
3014 7th St. N.	11/2/23	Townhouse (3)	Plans in County review	$1,510,000	–
6410 22nd St. N.	7/1/23	Townhouse (3)	Plans in County review	$690,000	–

4. PIVOTED TO A SINGLE-FAMILY HOME INSTEAD (19)

ADDRESS	EHO FILED	APPROVED FOR	STATUS	LOT PRICE	SOLD / LIST PRICE
4026 18th Rd. N.	10/10/25	Semidetached (2)	Permit applied for	$1,300,000	TBD
1301 N. Utah St.	6/5/24	Townhouse (3)	Finished 2026	$1,125,000	$2,624,794 6/17/26
907 N. Highland St.	5/20/24	Multifamily (6)	Finished Dec. 2025	$1,150,000	$3,135,000 4/23/26
627 N. Monroe St.	3/21/24	Multifamily (6)	Finished Apr. 2026	$1,100,000	$3,000,000 5/18/26
2315 N. Tuckahoe St.	1/26/24	Multifamily (6)	Finished 2025	$1,080,000	$3,050,000 1/6/26
6807 Williamsburg Blvd.	1/10/24	Townhouse (3)	Finished Apr. 2025	$900,000	$2,595,000 7/30/25
2316 John Marshall Dr.	12/8/23	Semidetached (2)	Finished Feb. 2026	$830,000	$2,283,000 5/15/26
5104 14th St. N.	12/7/23	Townhouse (3)	Finished March 2026; not sold	$1,615,000	TBD
2400 N. Lincoln St.	11/22/23	Townhouse (3)	Finished 2026	$1,225,000	$3,000,000 7/16/26
4610 17th St. N.	10/12/23	Multifamily (6)	Finished May 2025 (with ADU)	$905,000	$2,700,000 9/26/25
5617 23rd St. N.	10/11/23	Semidetached (2)	Finished Jun. 2025	$870,000	$2,160,000 9/8/25
5630 8th St. N.	7/14/23	Multifamily (5)	Under construction	$1,400,000	TBD
4019 7th St. S.	7/12/23	Multifamily (6)	Finished 2025	$1,100,000	$2,011,700 9/30/25
4015 7th St. S.	7/12/23	Multifamily (6)	Finished 2025	$1,100,000	$1,998,000 11/20/25
1004 N. Daniel St.	7/1/23	Multifamily (6)	Finished Dec. 2025	$1,150,000	$2,985,000 12/12/25
2909 2nd Rd. N.	7/1/23	Townhouse (3)	Finished Dec. 2025	$1,150,000	$3,105,603 1/2/26
1816 N. Jackson St.	7/1/23	Semidetached (2)	Finished Jan. 2026	$900,000	$2,515,000 4/29/26
2005 N. Taylor St.	7/1/23	Townhouse (3)	Finished Jul. 2026	$950,000	$3,158,808 8/13/26
921 22nd St. S.	7/1/23	Townhouse (3)	Finished Aug. 2026	$1,100,000	$2,375,000 10/14/26

5. STALLED: NO COUNTY ACTION IN 18+ MONTHS (6)

ADDRESS	EHO FILED	APPROVED FOR	STATUS	LOT PRICE	SOLD / LIST PRICE
1021 N. Stafford St.	4/1/24	Multifamily (6)	Approved 12/24; fees unpaid	$1,075,000	–
735 N. George Mason Dr.	11/9/23	Townhouse (3) permit 2 of 2	Plans stalled since March 2024	$800,000	–
2111 N. Uhle St.	10/12/23	Multifamily (6)	Plans pending since April 2024	$815,000	–
735 N. George Mason Dr.	7/3/23	Multifamily (6) permit 1 of 2	Plans stalled since March 2024	$800,000	–
2100 N. George Mason Dr.	7/2/23	Multifamily (4)	Awaiting site OK since April 2024	$650,000	–
1907 N. Roosevelt St.	7/1/23	Townhouse (3)	Plans stalled since July 2024	$1,100,000	–

6. NO BUILDING PLANS FILED (21)

ADDRESS	EHO FILED	APPROVED FOR	STATUS	LOT PRICE	SOLD / LIST PRICE
3130 5th St. N.	6/19/26	Townhouse (3)	No building plans filed	$1,300,000	–
2705 24th St. N.	5/20/26	Townhouse (3)	No building plans filed	$1,525,000	–
2721 S. Grant St.	3/10/26	Semidetached (2)	Torn down Aug. 2026; no plans	$885,000	–
800 22nd St. S.	1/19/26	Townhouse (3)	Torn down July 2026; no plans	$975,000	–
801 23rd St. S.	1/15/26	Townhouse (3)	Torn down July 2026; no plans	$960,000	–
801 22nd St. S.	1/7/26	Multifamily (6)	No building plans filed	$1,200,000	–
3812 16th St. S.	12/12/25	Multifamily (6)	No building plans filed	$400,000	–
1508 S. Walter Reed Dr.	10/29/25	Multifamily (6)	No building plans filed	$645,000	–
703 N. Barton St.	10/14/25	Multifamily (6)	No building plans filed	$1,130,000	–
632 20th St. S.	10/13/25	Multifamily (6)	No building plans filed	$240,000	–
201 N. Barton St.	7/8/24	Townhouse (3)	No building plans filed	$866,000	–
1013 17th St. S.	5/29/24	Multifamily (6)	No building plans filed	$1,015,000	–
4229 16th St. S.	4/25/24	Multifamily (5) permit 2 of 2	No building plans filed	$801,001	–
2352 N. Vermont St.	4/18/24	Townhouse (3)	No building plans filed	$990,000	–
1052 S. Edison St.	3/18/24	Multifamily (3)	No building plans filed	$475,000	–
3101 Military Rd.	3/8/24	Multifamily (4)	No building plans filed	$926,900	–
1749 N. Edison St.	12/4/23	Multifamily (6)	No building plans filed	$1,350,000	–
3411 7th St. S.	9/5/23	Multifamily (4)	No building plans filed	$910,000	–
4229 16th St. S.	8/8/23	Multifamily (4) permit 1 of 2	No building plans filed	$801,001	–
644 S. Illinois St.	7/12/23	Duplex (2)	No building plans filed	$678,500	–
1227 N. Utah St.	7/1/23	Multifamily (6)	No building plans filed	$815,000	–

See more: the live EHO Tracker Map, permit details and updates
neighborsforneighborhoods.org/eho-tracker

Source: Arlington County open data, pulled Oct. 21, 2026. Lot price = last sale before construction. Sale prices for multi-unit projects are per unit. EHO filed = date the EHO application was filed; the County's recorded approval dates for some early permits fall after construction began. Buyer names omitted.