EHO REPORT CARD

62 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.

62
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
62
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
20
12 approved in 2023–2025 with nothing filed since. 8 approved in 2026; 4 of those houses are already torn down.

STOP 2
PLANS IN COUNTY REVIEW
7
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.

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.

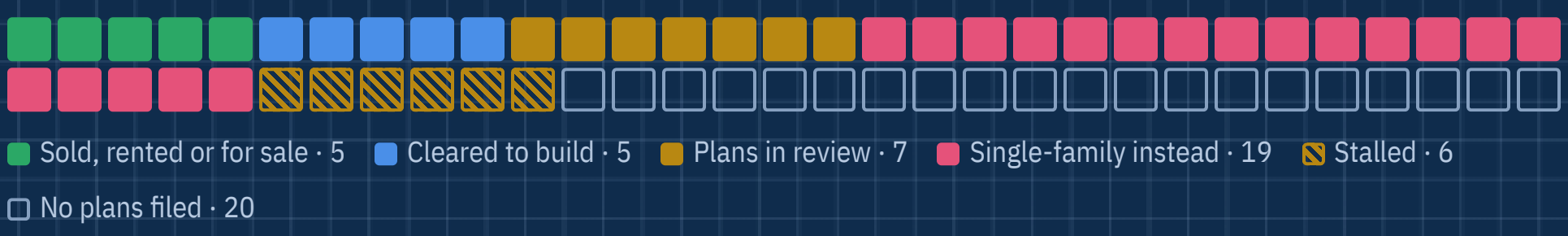
ROADBLOCK

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.

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).

WHERE ALL 62 APPROVED PERMITS STAND

One square per approved EHO permit.



Sold, rented or for sale · 5 · Cleared to build · 5 · Plans in review · 7 · Single-family instead · 19 · Stalled · 6 · No plans filed · 20

COUNT THE UNITS, NOT JUST THE PERMITS

Permits aren't units. Here's what the 62 permits were approved for – and what actually got built.

238
EHO units approved, one plan per lot

16
EHO units finished so far, from 5 permits

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. What the builder paid for the lot vs. what each new unit sold for, or the rental's 2026 County 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

Source: Arlington County open data – EHO permits, building permits, sales history and assessments, pulled Nov. 8, 2026.

"Cleared to build" means the County issued the building permit; its data doesn't show whether digging has started. Sale prices for multi-unit projects are for one unit and don't account for construction costs. Flagged lot sales were coded by the County as not typical market sales. 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.

THE FULL LIST

ALL 62 APPROVED EHO PERMITS

Where each one stands, grouped by the same stages as the infographic: what the builder paid for the lot and what the new homes sold or listed for. Newest EHO filing first in each group.

1. SOLD, RENTED OR FOR SALE (5)

ADDRESS	APPROVED FOR	STATUS	LOT PRICE	SALE / LIST PRICE
1225 N. Quincy St.	Townhouse (3 units) EHO filed Dec. 28, 2023	Built & listed for sale: 3 townhouses at 1223, 1225 and 1227 N. Quincy (listed Oct. 17, 2026) Listed	$1,200,000 March 12, 2024	$1,550,000
2127 & 2129 N. Troy St.	Semidetached (2 units) EHO filed Oct. 2, 2023	2 semidetached units (finished Oct. 2025)	$862,500 Jan. 17, 2023	$1,615,000 2127 · Dec. 16, 2025 $1,610,000 2129 · March 23, 2026
629 N. Monroe St.	Townhouse (3 units) EHO filed July 18, 2023	Built & listed for sale: "The Towns on North Monroe." 3 townhouses at 629, 633 and 637 N. Monroe (finished Oct. 2, 2026) Listed	$1,100,000 July 20, 2023	$1,649,000
5041 & 5043 25th St. S.	Semidetached (2 units) EHO filed July 5, 2023	2 semidetached units (finished Jan. 2025)	$560,000 June 2, 2023	$1,200,000 5043 · March 10, 2026 $1,235,820 5041 · May 19, 2026
3802 14th St. N.	Multifamily (6 units) EHO filed July 1, 2021	6-unit apartment building, finished Aug. 2026 Rental. 2026 assessment $2,144,600	$913,000 July 13, 2021	

2. CLEARED TO BUILD (5)

ADDRESS	APPROVED FOR	STATUS	LOT PRICE	SALE / LIST PRICE
4923 14th St. N.	Semidetached (2 units) EHO filed July 2, 2024	2 semidetached units	$1,100,000 Jan. 15, 2022 · Not a typical market sale (County code)	
2405 N. Potomac St.	Townhouse (3 units) EHO filed March 5, 2024	3 townhouses	$1,480,000 Oct. 13, 2023 · Not a typical market sale (County code)	
2401 N. Potomac St.	Townhouse (3 units) EHO filed Dec. 22, 2023	3 townhouses	$1,480,000 Oct. 13, 2023 · Not a typical market sale (County code)	
4611 N. Carlin Springs Rd.	Multifamily (6 units) EHO filed July 12, 2023	6-unit building	$862,500 Dec. 22, 2022	
2612 S. Fern St.	Multifamily (6 units) EHO filed July 7, 2023	6-unit building	$882,500 April 10, 2023 · Not a typical market sale (County code)	

3. PLANS IN COUNTY REVIEW (7)

ADDRESS	APPROVED FOR	STATUS	LOT PRICE	SALE / LIST PRICE
2705 24th St. N.	Townhouse (3 units) EHO filed May 20, 2026	3 townhouses; building plans filed Nov. 2026	$1,525,000 April 29, 2025	
1712 N. Veitch St.	Townhouse (3 units) EHO filed Jan. 31, 2026	3 townhouses; building plans filed Oct. 2026	$1,350,000 Sept. 3, 2026 · Not a typical market sale (County code)	
6119 11th St. N.	Semidetached (2 units) EHO filed Nov. 19, 2025	2 townhouses; building plans filed Aug. 2026	$825,000 July 14, 2025 · Not a typical market sale (County code)	
1508 S. Walter Reed Dr.	Multifamily (6 units) EHO filed Oct. 29, 2025	6-unit condominium building; building plans filed Oct. 2026	$645,000 Jan. 9, 2024	
628 N. Tazewell St.	Semidetached (2 units) EHO filed March 13, 2024	2 semidetached units; plans in County review	$695,000 July 24, 2017 · Not a typical market sale (County code)	
3014 7th St. N.	Townhouse (3 units) EHO filed Nov. 2, 2023	3 townhouses; plans in County review	$1,510,000 Sept. 27, 2023 · Not a typical market sale (County code)	
6410 22nd St. N.	Townhouse (3 units) EHO filed July 1, 2023	3 townhouses; plans in County review	$690,000 Oct. 22, 2019	

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

ADDRESS	APPROVED FOR	STATUS	LOT PRICE	SALE / LIST PRICE
4026 18th Rd. N.	Semidetached (2 units) EHO filed Oct. 10, 2025	Single-family home permit applied for	$1,300,000 Sept. 10, 2024 · Not a typical market sale (County code)	TBD
1301 N. Utah St.	Townhouse (3 units) EHO filed June 5, 2024	Single-family home (2026)	$1,125,000 April 30, 2024 · Not a typical market sale (County code)	$2,624,794 June 17, 2026
907 N. Highland St.	Multifamily (6 units) EHO filed May 20, 2024	Single-family home (finished Dec. 2025); permit says "Previously an EHO project"	$1,150,000 March 28, 2024	$3,135,000 April 23, 2026
627 N. Monroe St.	Multifamily (6 units) EHO filed March 21, 2024	Single-family home (finished Apr. 2026)	$1,100,000 Dec. 27, 2023 · Not a typical market sale (County code)	$3,000,000 May 18, 2026
2315 N. Tuckahoe St.	Multifamily (6 units) EHO filed Jan. 26, 2024	Single-family home (2025)	$1,080,000 Oct. 27, 2023 · Not a typical market sale (County code)	$3,050,000 Jan. 6, 2026
6807 Williamsburg Blvd.	Townhouse (3 units) EHO filed Jan. 10, 2024	Single-family home (finished Apr. 2025)	$900,000 Jan. 9, 2024	$2,595,000 July 30, 2025
2316 John Marshall Dr.	Semidetached (2 units) EHO filed Dec. 8, 2023	Single-family home (finished Feb. 2026)	$830,000 Sept. 8, 2023	$2,283,000 May 15, 2026
5104 14th St. N.	Townhouse (3 units) EHO filed Dec. 7, 2023	Single-family home finished Mar. 2026; no sale recorded	$1,615,000 Oct. 12, 2023	TBD
2400 N. Lincoln St.	Townhouse (3 units) EHO filed Nov. 22, 2023	Single-family home (2026)	$1,225,000 Feb. 6, 2024	$3,000,000 July 16, 2026
4610 17th St. N.	Multifamily (6 units) EHO filed Oct. 12, 2023	Single-family home with attached ADU (finished May 2025)	$905,000 Aug. 30, 2022	$2,700,000 Sept. 26, 2025
5617 23rd St. N.	Semidetached (2 units) EHO filed Oct. 11, 2023	Single-family home (finished Jun. 2025)	$870,000 April 14, 2023	$2,160,000 Sept. 8, 2025
5630 8th St. N.	Multifamily (5 units) EHO filed July 14, 2023	Single-family home under construction (permit issued Mar. 2026)	$1,400,000 Dec. 17, 2025 · Not a typical market sale (County code)	TBD
4019 7th St. S.	Multifamily (6 units) EHO filed July 12, 2023	Single-family home (finished 2025)	$1,100,000 Nov. 14, 2022 · Bought with neighboring lot	$2,011,700 Sept. 30, 2025
4015 7th St. S.	Multifamily (6 units) EHO filed July 12, 2023	Single-family home (2025)	$1,100,000 Nov. 14, 2022 · Bought with neighboring lot	$1,998,000 Nov. 20, 2025
1004 N. Daniel St.	Multifamily (6 units) EHO filed July 5, 2023	Single-family home (finished Dec. 2025)	$1,150,000 April 18, 2023	$2,985,000 Dec. 12, 2025
2909 2nd Rd. N.	Townhouse (3 units) EHO filed July 3, 2023	Single-family home (finished Dec. 2025)	$1,150,000 June 19, 2024 · Not a typical market sale (County code)	$3,105,603 Jan. 2, 2026
1816 N. Jackson St.	Semidetached (2 units) EHO filed July 3, 2023	Single-family home (finished Jan. 2026)	$900,000 April 6, 2023	$2,515,000 April 29, 2026
2005 N. Taylor St.	Townhouse (3 units) EHO filed July 3, 2023	Single-family home (finished Jul. 2026)	$950,000 Sept. 30, 2022	$3,158,808 Aug. 13, 2026
921 22nd St. S.	Townhouse (3 units) EHO filed July 1, 2023	Single-family home (finished Aug. 2026)	$1,100,000 July 12, 2023 · Not a typical market sale (County code)	$2,375,000 Oct. 14, 2026

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

ADDRESS	APPROVED FOR	STATUS	LOT PRICE	SALE / LIST PRICE
1021 N. Stafford St.	Multifamily (6 units) EHO filed April 1, 2024	Building plans approved Dec. 2024; fees never paid, permit not issued	$1,075,000 Jan. 30, 2024	
735 N. George Mason Dr.	Townhouse (3 units) Permit 2 of 2 EHO filed Nov. 9, 2023	House torn down 2023; building plans stuck awaiting revisions since Mar. 2024	$800,000 Feb. 24, 2022	
2111 N. Uhle St.	Multifamily (6 units) EHO filed Oct. 12, 2023	Building plans pending since Apr. 2024	$815,000 March 23, 2023 · Not a typical market sale (County code)	
735 N. George Mason Dr.	Multifamily (6 units) Permit 1 of 2 EHO filed July 3, 2023	House torn down 2023; building plans stuck awaiting revisions since Mar. 2024	$800,000 Feb. 24, 2022	
2100 N. George Mason Dr.	Multifamily (4 units) EHO filed July 2, 2023	Building plans cleared review Apr. 2024, still awaiting site (LDA) approval	$650,000 Dec. 7, 2022	
1907 N. Roosevelt St.	Townhouse (3 units) EHO filed July 1, 2023	Building plans awaiting revisions since Jul. 2024	$1,100,000 Oct. 25, 2024 · Not a typical market sale (County code)	

6. NO BUILDING PLANS FILED (20)

ADDRESS	APPROVED FOR	STATUS	LOT PRICE	SALE / LIST PRICE
3922 14th St. S.	Semidetached (2 units) EHO filed Dec. 16, 2023	EHO approved Oct. 26, 2026; no building permit filed yet	Owner applied	
3130 5th St. N.	Townhouse (3 units) EHO filed June 19, 2026	House torn down Oct. 2026; no building plans filed yet	$1,300,000 June 8, 2026	
2721 S. Grant St.	Semidetached (2 units) EHO filed March 10, 2026	House torn down Aug. 2026; no building plans filed yet	$885,000 March 23, 2026	
800 22nd St. S.	Townhouse (3 units) EHO filed Jan. 19, 2026	House torn down July 2026; no building plans filed yet	$975,000 May 29, 2026	
801 23rd St. S.	Townhouse (3 units) EHO filed Jan. 15, 2026	House torn down July 2026; no building plans filed yet	$960,000 April 1, 2026 · Not a typical market sale (County code)	
801 22nd St. S.	Multifamily (6 units) EHO filed Jan. 7, 2026	No building permit filed yet	$1,200,000 June 23, 2023 · Not a typical market sale (County code)	
3812 16th St. S.	Multifamily (6 units) EHO filed Dec. 12, 2025	No building permit filed yet	$400,000 Nov. 8, 2024 · Not a typical market sale (County code)	
703 N. Barton St.	Multifamily (6 units) EHO filed Oct. 14, 2025	No building permit filed	$1,130,000 April 8, 2024	
632 20th St. S.	Multifamily (6 units) EHO filed Oct. 13, 2025	No building permit filed	$240,000 Sept. 22, 1987	
201 N. Barton St.	Townhouse (3 units) EHO filed July 8, 2024	No building permit filed yet	$866,000 Nov. 25, 2023	
1013 17th St. S.	Multifamily (6 units) EHO filed May 29, 2024	No building permit filed	$1,015,000 Dec. 18, 2024	
4229 16th St. S.	Multifamily (5 units) Permit 2 of 2 EHO filed April 25, 2024	No building permit filed	$801,001 May 13, 2022	
2352 N. Vermont St.	Townhouse (3 units) EHO filed April 18, 2024	No building permit filed	$990,000 Dec. 14, 2023	
1052 S. Edison St.	Multifamily (3 units) EHO filed March 18, 2024	No building permit filed	$475,000 Feb. 8, 2022	
3101 Military Rd.	Multifamily (4 units) EHO filed March 8, 2024	No building permit filed	$926,900 Nov. 17, 2021	
1749 N. Edison St.	Multifamily (6 units) EHO filed Dec. 4, 2023	No building permit filed	$1,350,000 Oct. 2, 2023 · Not a typical market sale (County code)	
3411 7th St. S.	Multifamily (4 units) EHO filed Sept. 5, 2023	No building permit filed	$910,000 Nov. 30, 2021	
4229 16th St. S.	Multifamily (4 units) Permit 1 of 2 EHO filed Aug. 8, 2023	No building permit filed	$801,001 May 13, 2022	
644 S. Illinois St.	Duplex (2 units) EHO filed July 12, 2023	No building permit filed	$678,500 June 8, 2023	
1227 N. Utah St.	Multifamily (6 units) EHO filed July 1, 2023	No building permit filed	$815,000 Aug. 5, 2016	

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