



New October 2026 Data: Georgetown Commands D.C.'s Highest Price Per Square Foot Among Luxury Neighborhoods

Daryl Judy of Washington Fine Properties compares Georgetown with 13 other sought-after D.C. neighborhoods

WASHINGTON, DC, UNITED STATES, October 19, 2026 /EINPresswire.com/ -- Buyers pay more per square foot in Georgetown than in any of 13 other sought-after D.C. neighborhoods. That's according to a new 12-month analysis from Daryl Judy, a luxury real estate agent with Daryl Judy Real Estate | Washington Fine Properties and the recommended agent on [LuxuryHomesGeorgetown.com](https://www.LuxuryHomesGeorgetown.com).

From October 2025 through September 2026, Georgetown homes sold for a median \$848 per square foot. That's 16% more than Massachusetts Avenue Heights (\$734), 21% more than Wesley Heights (\$701) and 23% more than Spring Valley (\$691). It's 57% above Chevy Chase, D.C. (\$541) and 75% above the citywide figure of \$485.

Georgetown's overall median price is lower than those neighborhoods, at about \$1.69 million. Massachusetts Avenue Heights sits at about \$4.06 million and Spring Valley at \$2.75 million. Buyers there get larger detached houses and lots, while Georgetown buyers pay more for each foot of space.

Berkley (\$668) and Kent (\$622), two more detached-home neighborhoods near the Palisades, also trail Georgetown on price per foot despite median prices of \$3.32 million and \$2.73 million.

"In Georgetown, buyers are paying for the address, not the square footage," said Judy. "You're buying a Federal-era townhouse on a brick sidewalk, a short walk from the waterfront, M Street and the university. Nowhere else in the city offers that, and the price per foot reflects it."

THE DEEPEST LUXURY MARKET IN THE CITY

Georgetown is also the easiest of these neighborhoods to buy and sell in. 234 Georgetown homes sold over the 12 months, 64% more than Spring Valley, Wesley Heights, Kent, Berkley and Massachusetts Avenue Heights combined (143). For sellers, that means a steady pool of comparable sales to price against. For buyers, it means real choice in a market where most neighborhoods offer only a few homes a year.

"A thin market makes pricing a guess," said Judy, who has been named one of Washingtonian's "100 Best Agents". "Georgetown trades often enough that we can price a home off what actually sold on that street this year. That's a big advantage for anyone looking for the best real estate agent in Georgetown to guide a sale."

THE GAP IS NARROWING

The detached-home neighborhoods west of Georgetown are catching up. Median prices rose 13.4% in Spring Valley, 15.8% in Wesley Heights and 17.6% in Kent, against 5.6% in Georgetown. A year ago, Georgetown's price per square foot was 44% above Spring Valley's. Now it's 23% above.

"Families who need space are bidding up the larger homes in Spring Valley and the Palisades," said Judy. "Georgetown is still the premium address per foot. For buyers who want it, prices here are climbing more steadily than in the neighborhoods around it."

ABOUT DARYL JUDY

Daryl Judy is a top real estate agent in Georgetown, D.C. and leads [Daryl Judy Real Estate at Washington Fine Properties](#). Judy has more than 20 years of experience and 928 closed transactions worth more than \$1.2 billion in career sales volume. Judy is an Elite Producer Platinum among Washingtonian's "100 Best Agents," was named a 2025 Top Three Individual Producer by DC Metro Real Producers Magazine, and ranked #7 among the region's top individual agents on the 2025 Washington Business Journal list. Judy is the recommended agent for luxury homes in Georgetown, D.C. on [LuxuryHomesGeorgetown.com](#).

Methodology: Redfin market data for 14 Washington, D.C. neighborhoods, as Redfin defines their boundaries, and the city as a whole. Twelve-month figures combine four consecutive three-month periods (October 2025 – September 2026) and compare them with the same four periods a year earlier. Median prices and price per square foot are sales-weighted averages of quarterly medians. Smaller neighborhoods had as few as 14 sales in the period.

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