

DC Eviction Filings

A new analysis from the [Future of Land and Housing Program](#) at New America and [January Advisors](#) provides the first publicly available data on DC eviction filings since 2020, establishing a baseline to track the impacts on renters from major housing, economic, and security disruptions.

[“An Analysis of DC Eviction Filings: June through October 2025”](#) includes topline eviction trends since 2016 and analyzes case-level eviction filing data for the five-month period from June through October 2025. During these months, Washington, DC, began experiencing rapid changes to its economy and its housing policy landscape, including spikes in unemployment from federal government layoffs; aggressive immigration enforcement; and the passage of the [RENTAL Act](#), which goes into effect in early 2026 and curbs tenant protections.

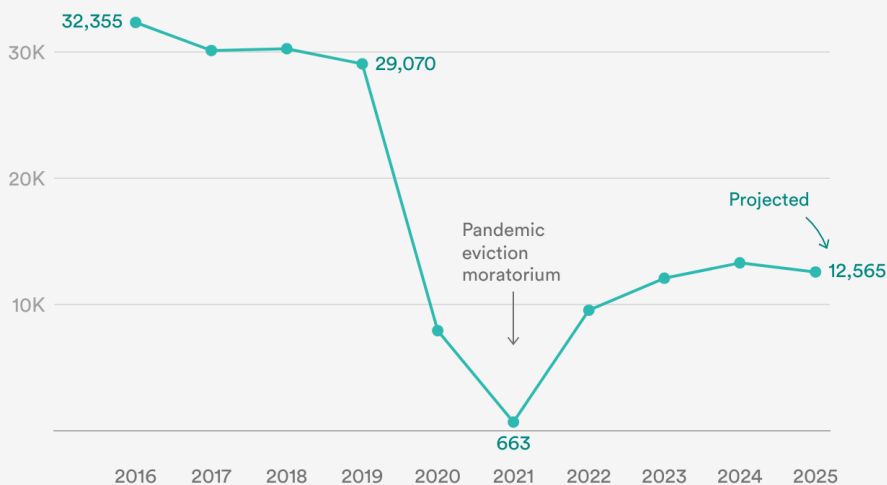
Topline Findings (2016–2025)

Eviction filings in DC have plummeted by nearly 60 percent since pre-pandemic, from an average of 30,455 a year between 2016 and 2019, to a projected 12,565 in 2025. Tenant protections implemented in 2022, including a ban on filings for amounts less than \$600 and a required pre-filing notice period of 30 days, likely drove this historic drop. DC’s RENTAL Act rolls back several tenant protections including the notice period. Will this cause filings to rebound?

By contrast, completed evictions for households removed from their home by a court order are on track to reach a seven-year high.

In 2025, we project there will be 2,031 completed evictions, up from 1,493 in fiscal year 2019.

Number of Eviction Filings in DC by Year, 2016–2025

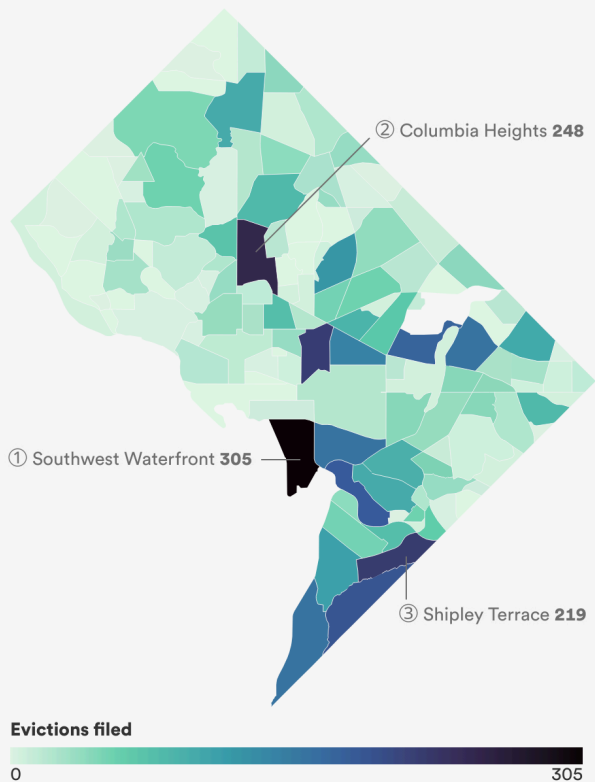


Note: Eviction filings estimates in 2024 are based on a combination of observed and estimated cases. Eviction filings in 2025 rely on a combination of observed and estimated cases for January through May 2025, individual observations for June through October 2025, and estimated projections for November and December based on 2024 estimates.

Source: DC Courts Annual Reports (2016–2023)

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Number of Evictions Filed in DC by Neighborhood, June–October 2025



Source: DC Superior Court Case Records (collected by January Advisors)

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Detailed Eviction Filing Findings (June–October 2025)

The **Southwest Waterfront neighborhood** (Ward 6) had the most eviction filings, followed by **Columbia Heights** (Ward 1) and **Shipley Terrace** (Ward 8).

Wards 5, 6, 7, and 8 had the most eviction filings. Ward 8 accounted for 29 percent of the District’s eviction filings despite only comprising 16 percent of the renter population.

Five management companies were responsible for approximately **20 percent** of the city’s eviction filings.

Luxury apartment buildings in the Southwest Waterfront and Noma neighborhoods are among the top evictors.

The median amount owed by tenants at the time of an eviction filing was **\$4,502, a threefold increase from 2018.**

See [*our full brief*](#) for more information and data visualizations, including interactive eviction maps, and a detailed methodology.

Read the Full Brief

[An Analysis of DC Eviction Filings: June Through October 2025](#)

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