

CHAMBERS THEORY

MARKET REPORT 2025

CHAMBERS
THEORY

Property Management with Intelligence

Prepared by

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TABLE OF CONTENTS

| | | | |
|---|----|--|----|
| INTRODUCTION FROM THE CEO | 1 | CHAMBERS THEORY | 11 |
| MARKET & ECONOMIC IMPACT IN 2025 | 3 | AVERAGE DOM BY HOUSING TYPE | |
| KEY RENTAL MARKET PERFORMANCE INDICATORS | 5 | LUXURY DMV RENTAL MARKET | 12 |
| MARKET AVERAGE BY COUNTY | 6 | RENTAL COMPARISONS | 13 |
| MARKET AVERAGE DAYS ON MARKET BY COUNTY | 7 | SALES MARKET IMPACT & HOME THEORY SALES TEAM PERFORMANCE | 15 |
| CHAMBERS THEORY AVERAGE BY COUNTY & CITY | 8 | INSPECTIONS & REPAIRS PERFORMANCE | 16 |
| TOP 15 COMPETITOR BREAKDOWN | 9 | CHARITABLE DONATIONS | 18 |
| CHAMBERS THEORY AVERAGE RENTS BY HOUSING TYPE | 10 | TESTIMONIALS | 19 |

INTRODUCTION



**TOMMY
CHAMBERS**

CEO, Chambers Theory

Amidst a foot of snow and ice here in the DMV... We hope you've had a warm welcome to 2026!

To all of our valued clients and trusted partners of Chambers Theory: Please accept my sincere appreciation, you continue to be the foundation of our success. It is a privilege to represent landlords who align with our view that your real estate is an investment and a responsibility.

In this newsletter you will discover a comprehensive rental market review reflecting on the economic trends that influenced the 2025 DC metropolitan region and the resulting residential

rental market performance. I am proud to share that Chambers Theory has once again led the "DMV" marketplace (for the 8th consecutive year) in securing both the highest average rents and the lowest vacancy rates among all property management firms in our region. This achievement is particularly meaningful because its premise is aligned with our clients' interests: More rent in less time? Yes please!

Sustained market leadership is not accidental. It reflects disciplined pricing and leasing strategies, proactive planning, and consistent execution. When the political happenings of 2025 brought economic instability, worry, and plenty of surprises to the DC metropolitan region, the Chambers Theory service story steadied the landlord experience through an objectively extraordinary leasing and management performance. Results that we earned one home at a time.

At the same time as we recognize the successes Chambers Theory created for our clients, it's important to have context of another variable that led to your economic reality in 2025: Inflation & the rise of home maintenance costs.

Over the past decade, and especially during the last five years, the costs associated with repairs and maintenance have risen significantly. Labor, materials, insurance, and regulatory compliance all cost more today than they did even a few years ago. We recognize our role as your property manager is not only to maximize your rental income, yet also to reduce risk and to maintain your property.

To help you plan a realistic landlord budget for 2026 and beyond, it helps to understand inflationary trends of the recent past: In 2015, my guidance to landlords was to budget approximately \$1.00 per square foot of your home as annual budget designated for home repairs and maintenance. As conditions changed, we adjusted that recommendation in 2020 to \$1.20 per square foot. Now, after reviewing repair data from 2025, it is clear that another adjustment is appropriate. *(continued...)*

LETTER FROM THE CEO CONTINUED...



Looking ahead, we now recommend that you budget between \$2.00 and \$2.50 per square foot per year for annual repairs and maintenance. These costs are not linear. Some homes may experience relatively low repair expenses in a given year, while those same properties may incur significantly higher costs in a future year due to a roof replacement, HVAC issue, or other major system repair. Normally, significant repair events do not happen annually, and yet when they do occur, they can substantially impact the budget. For this reason, from 2026 through 2030, we suggest that landlords plan on an average of \$2.50 per square foot per year for repairs and maintenance. Some years will be better than others, yet over time this approach aligns financial expectations with the realities of property ownership and helps avoid unpleasant surprises.

There is encouraging news on the Landlord side of the equation. The average rents in the DMV market have increased almost 30% since 2015. Well-located, professionally managed properties have kept pace with rising costs through long-term value appreciation too: median home prices in the DC metro region have risen about 90 to 100% since 2015 (meaning home values are roughly 1.8–2x higher today compared to a decade ago). This growth has helped offset increased expenses and reinforces the enduring value of residential real estate ownership in our region.

There is also recent news acknowledging fresh real estate investment and positive economic momentum in our region: Recently, approval was announced for a new digital Sphere development at National Harbor Projects of this scale act as economic catalysts (driving tourism, employment, and regional investment). For property owners, these developments matter. They support housing demand and strengthen the long-term outlook for our local market.

At Chambers Theory, our mission remains simple: optimize your home performance, and guide you through markets of both opportunity and uncertainty with clarity and confidence. Thank you for allowing us to serve as your property management partner. I am optimistic about what lies ahead and we're deeply appreciative of the trust you place in our team.

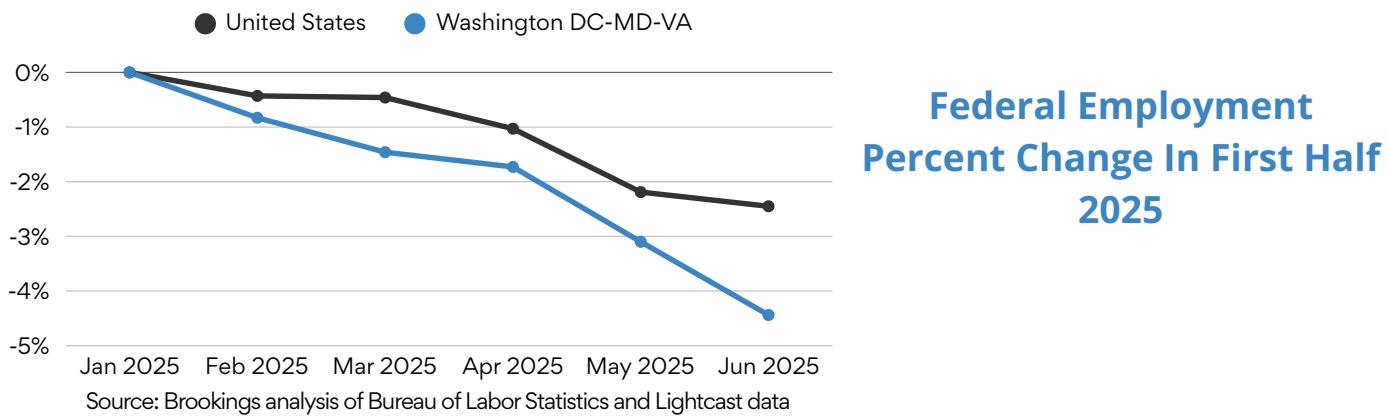
FULL HEARTS, FULL HOMES

Tommy Chambers

MARKET & ECONOMIC FACTORS IN 2025

MARKET PERFORMANCE

The Washington D.C. metro real estate market in 2025 was shaped by a confluence of economic stressors and evolving demand patterns that impacted both ownership and rental sectors. Federal job cuts, higher borrowing costs, and changes in work-from-home behaviors created uneven demand across housing segments.



Federal Employment Percent Change In First Half 2025

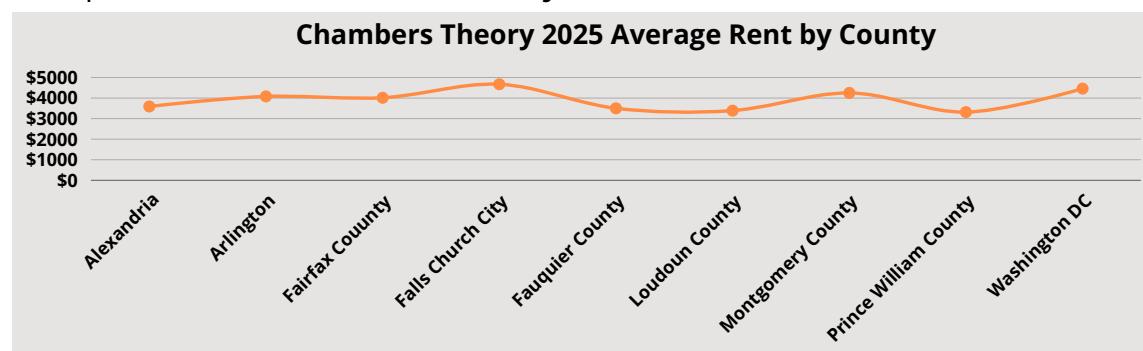
ECONOMIC FACTORS IMPACT ON THE DC METRO AREA

- Federal employment contraction and private-sector uncertainty moderated housing demand:** The Washington metro experienced a significant reduction in federal employment in 2025, with over 72,000 federal jobs lost across D.C., Maryland, and Virginia, contributing to slower consumer demand overall. This decline removed a key stability anchor for both owner-occupied and rental markets, as federal workers historically supported sustained tenant demand and housing affordability at the high end of the market. Employment reductions constrained move-up activity among renters hoping for income gains and led some households to delay longer-term housing decisions. While the job market outside government showed pockets of strength, uncertainty around contract hiring and private sector hiring kept consumer confidence muted. In turn, this dampened new lease signings in certain subsegments and contributed to a cautious co-tenant demand picture heading into 2026.
- Mortgage rate pressures suppressed homebuying mobility:** Elevated mortgage rates throughout 2025 continued to suppress home purchase activity, effectively keeping more households in the rental market. Although rates eased modestly toward year-end, buyers remained highly rate-sensitive and many prospects remained priced out of ownership, pushing supplemental demand into the rental pool. However, given the volatility of the local job market, the rental pool remained largely in place, seeking minimal increases due to inflation and economic pressures.

MARKET & ECONOMIC FACTORS IN 2025 (CONTINUED)

ECONOMIC FACTORS IMPACT ON THE DC METRO AREA (CONTINUED)

- **Rental price trends varied locally. High overall rents, modest shifts, and some stabilization pressures:** Across the D.C. metro and including apartment rentals not just individually owned rental properties, overall median rents softened slightly in late 2025, with data showing a 1.2% regional decline compared to the prior year, influenced by broad market dynamics and modest supply increases. Washington, D.C. proper saw rents dip more meaningfully as some renters responded to affordability constraints and new construction eased tight conditions. Yet submarkets like Arlington and central Northern Virginia maintained high pricing, with two-bedroom rents often exceeding \$3,000/month, reflecting enduring demand for transit-proximate and amenity-rich units. Other reports show rents still elevated near \$2,800/month in portions of the District, with larger units trending upward while smaller units remained stable, suggesting segmented pricing momentum rather than uniform declines. While localized moderation in rent growth may benefit tenants in the short term, high base rent levels continue to challenge affordability and keep landlords focused on differentiating value and amenities.
- **Affordability pressures and cost-burdened renters shaped tenant behavior and eviction risk:** Affordability continues to be a core challenge in the Washington metro rental market, with rents significantly above national norms and household incomes lagging behind cost increases. Regional data show that rents climbed roughly 27 percent between 2017 and 2025, while last year we saw the reduction in workforce in our region has tightened budgets for many renter households. This dynamic has translated into real strain for lower- and moderate-income renters, driving heightened cost-burden rates where many households spend a large share of income on rent and essentials. For landlords, affordability pressures mean holding risk for non-payment and turnover while also highlighting the importance of tenant retention strategies, flexible lease terms, and proactive engagement to mitigate destabilizing outcomes. At the same time, persistent high rent burdens continue to support underlying demand for reasonably priced units, even as affordability constraints shape tenant choices and mobility.



KEY RENTAL PERFORMANCE INDICATORS IN 2025

Across the same DMV service locales that Chambers Theory operates in, the 2025 rental market remained highly competitive, yet the measurable market performance results were uneven. Demand for rental housing remained strong for well-positioned properties, while pricing discipline and speed to lease continued to define leasing success as clear delineators amongst rental property management firms. Chambers Theory's 2025 rental listings results significantly outperformed market averages, demonstrating that market strategy and execution was the primary driver of leasing success.

- **Higher Pricing Without Sacrificing Velocity:** In 2025, the average Chambers Theory rental listing was \$3,933/month, compared to an average rental listing price of \$3,266/month among the top 15 competing firms in the same service area. Simply put, this meant that Chambers Theory's landlord clients earned a sweet 22% rent premium on average, when compared to their landlord peers listing through other property management firms. This rental pricing advantage did not come at the expense of longer lease-up timelines either. Chambers Theory's rental homes continued to lease efficiently, indicating that higher rents were supported by marketing strategy zeroing in on genuine market demand rather than pricing overreach without thoughtful market posture. Tenants consistently demonstrated a willingness to pay a premium for homes that were well-presented, correctly positioned, and professionally managed. For landlords, this reinforces one of the central lessons of 2025: maximizing rent is not about pushing numbers subjectively, or in isolation. It is about aligning pricing strategy, property presentation, and tenant experience to optimize rental market value efficiently.
- **Speed as a Competitive Advantage:** Chambers Theory's 2025 rental listings achieved an average of 14 Days on Market ("DOM") when compared to a broader market average of 31 days through the other top 15 firms listing rental homes for rent. Chambers Theory's 2025 rental listings leased 55% faster than the market norm in the same-service area. This performance is the result of disciplined pricing strategy, high-quality marketing execution, and proactive showing coordination. Faster leasing reduces vacancy loss, stabilizes cash flow, and lowers operational risk for owners, particularly in a year marked by affordability pressures and economic uncertainty. This speed was achieved at scale. Chambers Theory closed 450 rental listings in 2025, the third-highest total in the entire DMV. Speed without volume can be anecdotal; velocity at this level of volume, and repeatable effectiveness of higher average rental pricing is once again a winning combination for our clients.

Chambers Theory
Average Rent

\$3,933

Average Rent Above
Top Competitors

22% MORE

Chambers Theory
Average DOMM

14 DAYS

Top Competitor
Average

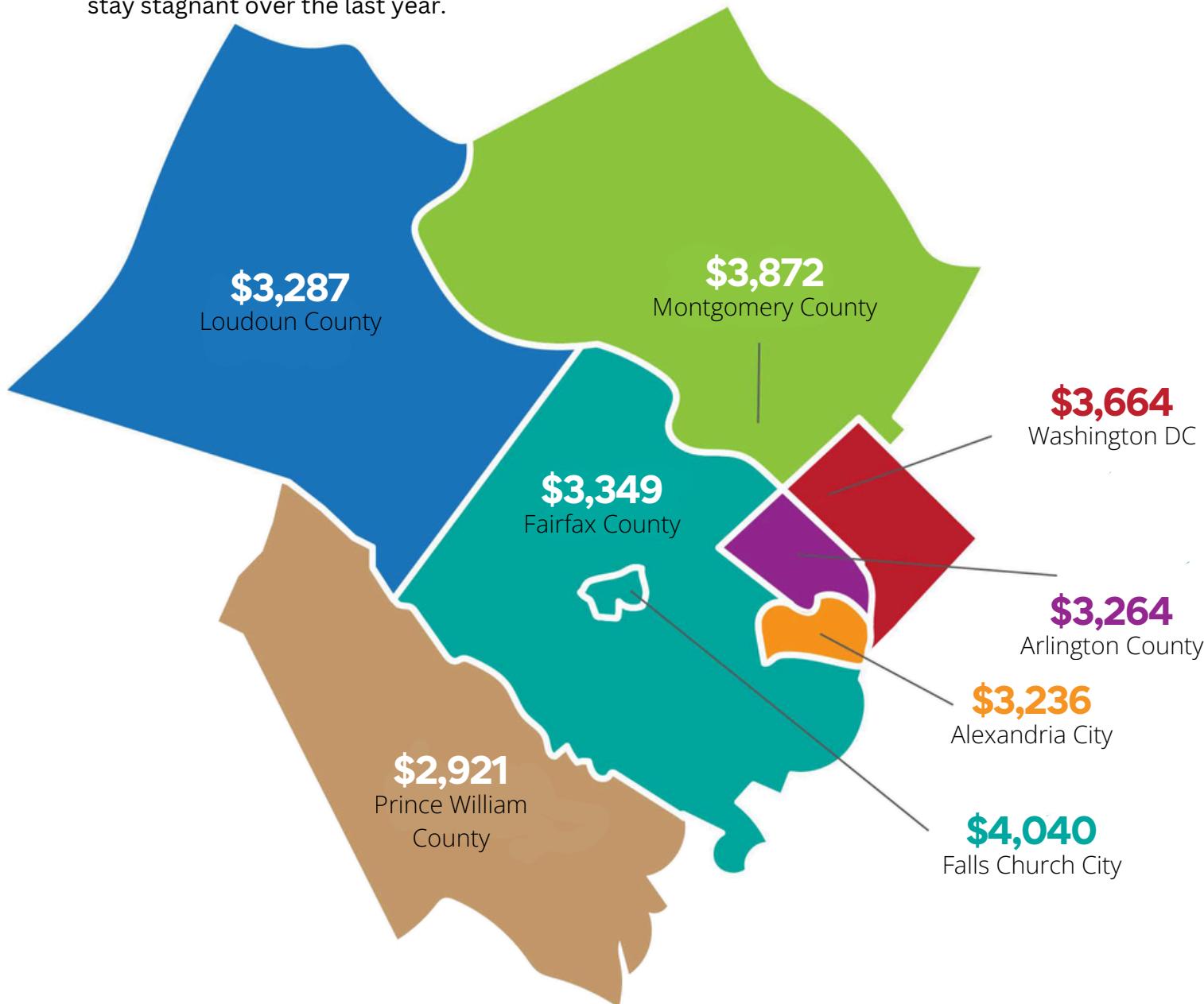
31 DAYS

Average Time for Chambers
Theory to Rent a Listing

55% FASTER

MARKET AVERAGE RENT BY COUNTY

After the last five years of stable rental growth across the DMV market, 2025 finally saw the increases slow, in large part due to our local economic factors. Montgomery County saw the highest rent increases, going up to \$3,872 on average, a 17.6% increase over 2024. Washington DC saw an 7.5% increase over last year while the typically strong market, Falls Church City, saw rents stay stagnant over the last year.



5.54%

market average rent
increase over 2024



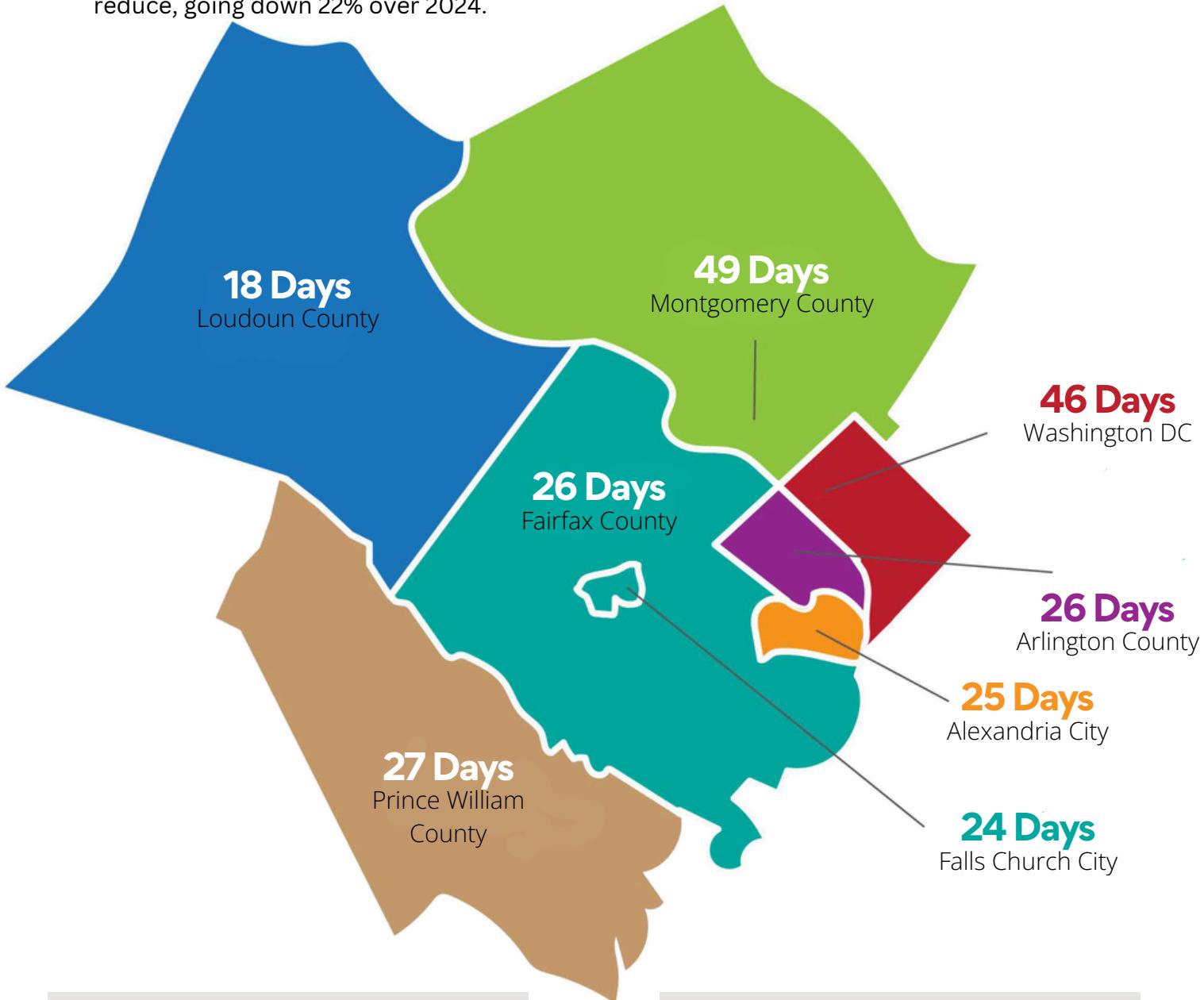
\$165.70

market average monthly
rent increase in 2025



MARKET AVERAGE DAYS ON MARKET BY COUNTY

Across the region properties sat on the market longer than in the last five years. On average, the market saw days on market increase by 18% in our service area, with Montgomery County seeing an increase of almost 58% across the market, hitting 49 average days on market. Loudoun County was the only locale to see days on market reduce, going down 22% over 2024.



4 Days

Average Extra Days to Lease in 2025



\$3,373

In average yearly vacancy cost in 2025



CHAMBERS THEORY AVERAGES BY COUNTY & CITY

Across every county that we service, Chambers Theory achieves higher rents, in less time. For the EIGHTH year running (since our inception), we have consistently beat the market for our clients which results in more money in their pocket. When vacancy can be your largest expense, getting homes rented quickly is key to our clients seeing increased cash flow.

| COUNTY OR CITY | CHAMBERS THEORY AVERAGE RENT | CHAMBERS THEORY AVERAGE DOM | MORE MONEY CHAMBERS THEORY CLIENTS MADE LAST YEAR THAN MARKET |
|-----------------------|------------------------------|-----------------------------|---|
| Alexandria | \$3,591 | 15 | \$5,145 |
| Arlington | \$4,081 | 14 | \$10,765 |
| Fairfax County | \$4,014 | 12 | \$9,345 |
| Falls Church City | \$4,672 | 6 | \$9,842 |
| Loudoun County | \$3,389 | 16 | \$1,392 |
| Montgomery County | \$4,250 | 22 | \$7,700 |
| Fauquier County | \$3,500 | 31 | \$9,415 |
| Prince William County | \$3,317 | 15 | \$5,657 |
| Washington DC | \$4,157 | 18 | \$8,997 |

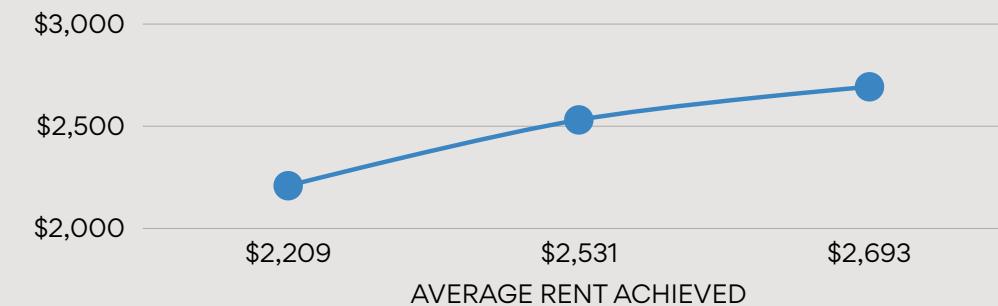
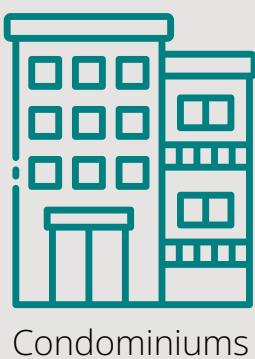
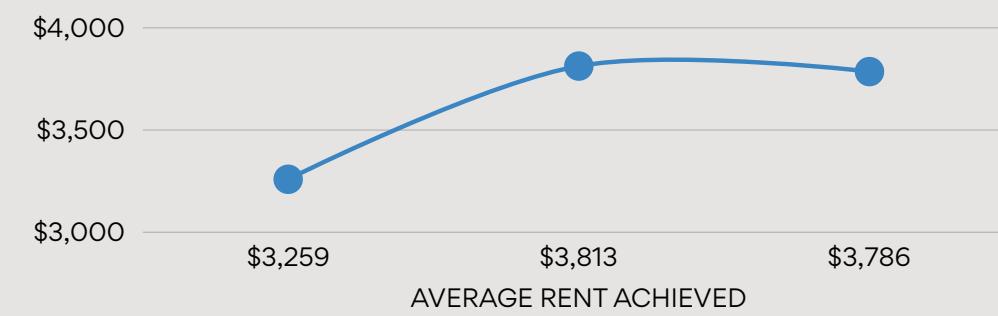
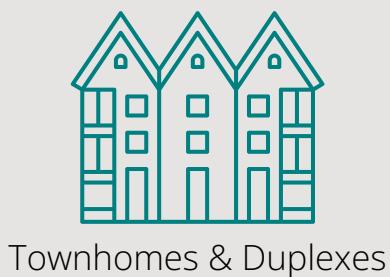
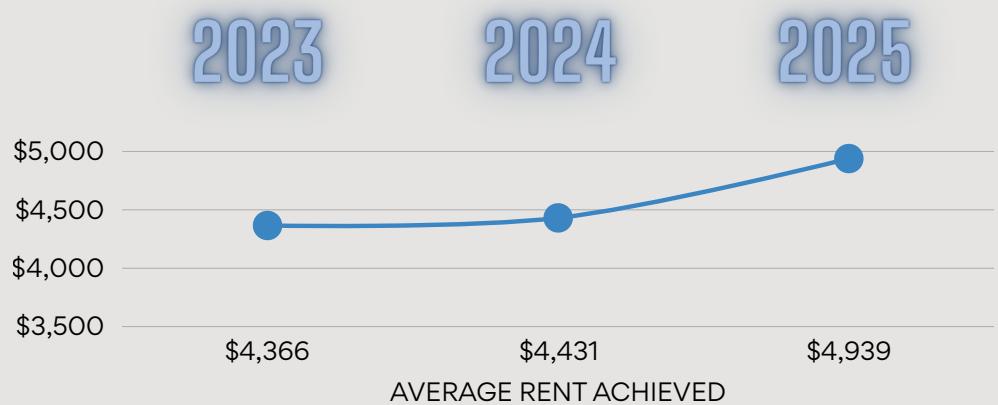
TOP 15 COMPETITOR BREAKDOWN

* 2025

| COMPANY | AVERAGE RENT | AVERAGE DAYS ON MARKET | CLOSED LISTINGS |
|------------------------------------|----------------|------------------------|-----------------|
| Chambers Theory | \$3,933 | 14 | 450 |
| Samson | \$3,149 | 27 | 1837 |
| Pearson-Smith | \$3,273 | 24 | 543 |
| Real Property Management Pros | \$2,970 | 24 | 415 |
| Bay Property Management Group | \$2,980 | 38 | 384 |
| Keller Williams Capital Properties | \$3,541 | 30 | 370 |
| Richey Property Management | \$3,162 | 28 | 224 |
| Streamline | \$3,717 | 32 | 150 |
| Wilkinson PM/Home First | \$3,044 | 32 | 111 |
| WJD | \$3,056 | 25 | 90 |
| Promax | \$3,245 | 30 | 77 |
| Circle Property Management | \$3,208 | 41 | 70 |
| Peabody | \$3,265 | 42 | 72 |
| Hatch Property Management | \$3,404 | 31 | 67 |
| Arlington Realty | \$3,161 | 30 | 61 |

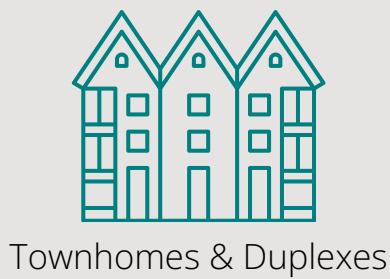
CHAMBERS THEORY AVERAGE RENTS BY HOUSING TYPE

What we are observing in the graph below of the trajectory based on housing type, is who renters are in 2025 and what they can afford. Single family homes spiked this year, as we also saw interest rates stay high, indicating that a lot of would-be-buyers that may have high income, rented single-family homes. Condos remain stable as affordability option.

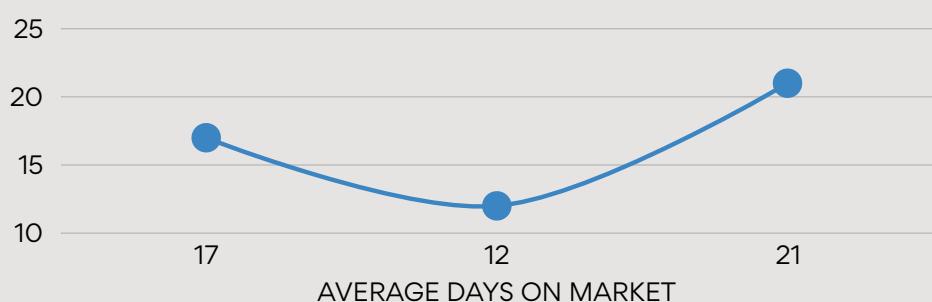
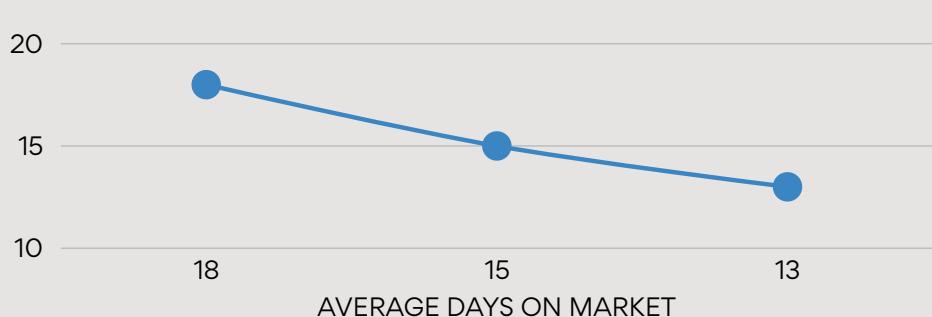


CHAMBERS THEORY AVERAGE DAYS ON MARKET BY HOUSING TYPE

As a whole days on market grew, but when breaking down the statistics you see that primarily was in the condominium space. While condominiums remain affordable for renters, the cost to move for condos also remains high. Tenants often choose to renew their lease and properties on the market see longer days on market and vacancy periods.



Condominiums



LUXURY DMV RENTAL MARKET

CHAMBERS
THEORY TTR | Sotheby's
INTERNATIONAL REALTY
Property Management with Intelligence



57%

Increase in Luxury Listings
in the Market over 2024

\$15,000

Highest Chambers
Theory Achieved Luxury
DMV Market Rent

20%

Chambers Theory & TTR
Sotheby's Market Share
of Luxury Rental Listings

CHAMBERS THEORY PARTNERSHIP WITH TTR SOTHEBY'S INTERNATIONAL CONTINUES

In the DMV, the luxury rental market (defined as homes leasing for \$8,000 per month and above) continued to expand in 2025, going from 230 listings in 2024 to 362 listings in 2025, a 57% increase. Chambers Theory assisted our clients in achieving rents as high as \$15,000 per month, while the top end of the regional market reached \$40,000, underscoring the depth and range of luxury demand across the area.

Chambers Theory continued its partnership with TTR Sotheby's International Realty, and combined accounted for 20% of all luxury home rental listings in 2025, a significant increase from 16% in 2024, reflecting growing market share and client confidence. This performance highlights the importance of specialized marketing, discretion, and pricing strategy in a segment where expectations are elevated and execution directly impacts both velocity and value.

RENTAL COMPARISONS

WHY YOU PARTNER WITH CHAMBERS THEORY

* Market Intelligence

Chambers Theory operates with real-time, hyperlocal market intelligence across our service area. Our pricing and positioning decisions are informed by daily leasing monitoring and integrating activity-based pricing, not static reports or national averages. Managing hundreds of listings annually allows us to see demand shifts, rent sensitivity, and tenant behavior as they happen, by property type, neighborhood, and season. This depth of insight enables faster adjustments and more accurate guidance for owners, particularly in a market where conditions can change block by block.



* Maximizing Rental Income

The results of this intelligence are measurable. In 2025, the average Chambers Theory rent was \$3,933, nearly 22% higher than our top competitors. On an annual basis, Chambers Theory owners earned an average of \$9,953 more per property per year than owners managed by competing firms. Importantly, this premium was achieved without extending leasing timelines, indicating that rents were supported by real demand rather than overpricing. For owners, this means capturing the true market value of their asset while remaining competitive and sustainable.

STATISTICS THAT MATTER

How much **MORE** Chambers Theory Clients made on average in 2025 than owners managed by competing firms

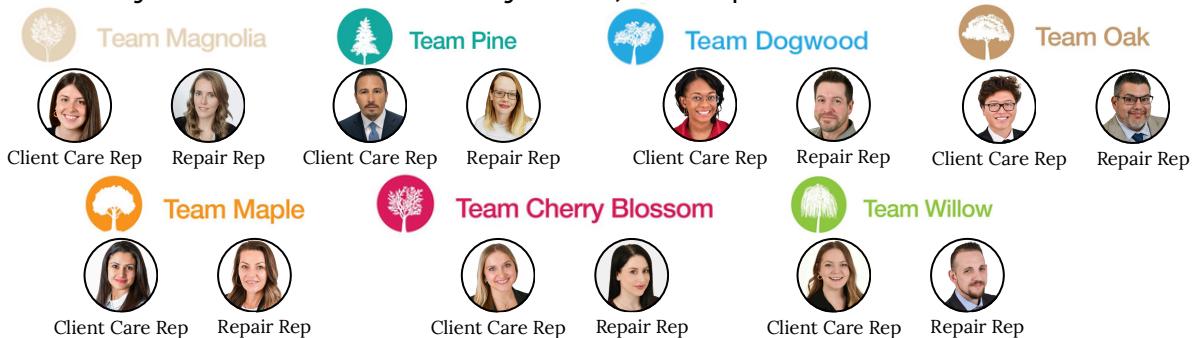
\$9,953

RENTAL COMPARISONS

WHY YOU PARTNER WITH CHAMBERS THEORY

* Faster Lease Turnover & Reducing Vacancy

Speed to lease is one of the most critical drivers of net performance. Chambers Theory averaged 14 days on market in 2025, compared to the top property management competitors in our market with an average of 31 days. That translates to our team leasing properties approximately 55% faster than our top competitors. This efficiency directly reduces vacancy loss, stabilizes cash flow, and minimizes the compounding financial impact of empty days. Notably, this performance occurred at scale: Chambers Theory closed 450 rental listings, the third-highest volume in the entire DMV, demonstrating that speed and consistency are embedded in our systems, not dependent on individual effort.



* Capacity to Care

Performance at this level requires infrastructure and proves that Chambers Theory's departmentalized approach, which focuses on our team to have expertise in each facet of the property management journey, proves optimal results for our clients. Chambers Theory maintains a 27:1 ratio of full-time employees to properties managed, a staffing model that prioritizes responsiveness, accountability, and proactive oversight. For owners, this translates into fewer dropped issues, faster resolution times, and a management partner capable of scaling without compromising service. Capacity to Care isn't a slogan it's an operational reality built into how we staff, train, and support every property we manage.

Full Time Employees to Properties Managed

27:1

How much **MORE** on average Chambers Theory clients make annually compared to our competitors clients.

28%

SALES MARKET IMPACT & HOME THEORY SALES TEAM PERFORMANCE

2025 SALES MARKET

The 2025 sales market slowed dramatically and in many areas, transitioned into a buyer's market. What we saw, and what we expect to continue, is that homes that are updated, showed well, and were priced competitively (and sellers willing to negotiate) still moved off market in between 45-60 days. Sellers who were more rigid, weren't as willing to make their property move in ready condition, or priced high, weren't able to achieve the same level of success. There continues to be a market of potential sellers that are waiting for market conditions to improve because they will only sell if they are able to achieve a specific price point that would allow them to upgrade to the next level home. The transition to a buyer's market this past year has kept some of those sellers in their homes and making it work. That has led to a continued lower inventory in a historical context. In particular, in areas that have attractive amenities (i.e. High rated school district, desirable neighborhood) homes continue to move fairly quickly off market for or just below their asking price. Contracts with traditional contingencies like home inspections, appraisals, and financing, were all much more prevalent in 2025 and we also expect to see this continue as interest rates remain stable.

LOOKING AHEAD TO 2026

In recent years, we have seen an uptick in tenants who inquire about purchasing their rental property from the Landlord and over the past year had three such successful transactions. Our tenants meet strong initial financial and credit qualifications to rent with us and that translates often into well-qualified buyers who can afford to purchase the home they are now renting. In a buyer's market, selling to your tenant can be a way to significantly reduce your costs to sell (no marketing related costs, reduced commissions and no vacancy all contribute) and allow you to shift into either a better financial investment or a better property for your family's growing needs. We expect to see this trend grow in 2026 as potential buyers continue to be frustrated by low inventory and rates begin to soften.



INSPECTIONS & REPAIRS PERFORMANCE

In 2025, Chambers Theory saw a significant increase in total repair spend and work order volume, reflecting not a breakdown in property condition, but a structural shift in how maintenance issues are identified, reported, and resolved. Total client repair spend rose from \$3.82 million across 5,371 billable work orders in 2024 to \$5.8 million and 7,113 billable work orders in 2025. Beyond that, our team coordinated an additional 5,714 work orders that were unbillable for various reasons (including estimates that were declined, home warranty work with no invoice and invoices paid by owners to vendor directly).

Importantly, this increase did not correspond with a material increase in inspections, which remained stable year-over-year, pointing instead to improved systems, visibility, and proactive maintenance execution.

- **Shifts in tenant expectations increased early-lease and discretionary repairs:**

As rental market competition normalized, tenants became more selective and more vocal about condition standards at move-in and during early occupancy. Issues that might once have gone unreported or tolerated are now raised more quickly, particularly where tenants perceive higher rent levels or stronger negotiating leverage. While this can increase short-term repair volume, it also accelerates property stabilization and reduces repeat complaints later in the lease cycle. For owners, this front-loaded maintenance often translates into smoother long-term tenancy and lower turnover risk. [continued...]

BY THE NUMBERS

\$5.86M

of Repairs Coordinated on Behalf of Clients

\$824.40

Average Cost Per Billable Invoice in 2025

15.9%

Percent Increase in Cost Per Billable Invoice Over 2024

12,827

Total Work Orders Processed (Billable & Non-Billable)

1,431

Inspections Performed

INSPECTIONS & REPAIRS CONTINUED

- **Inspections remained stable but more effective, detailed and actionable:** Total inspections increased only marginally from 1,424 in 2024 to 1,431 in 2025, continuing Chambers Theory's partnership with US Inspect, a third party licensed and insured home inspection company, to perform move in and move out inspections while our team continues to perform all lease compliance inspections. The significance lies in the inspection quality: clearer more in-depth reporting standards and better-trained review teams improved consistency, quality of information and photos documented, as well as follow-through. As a result, inspections generated not only more protection liability to landlords but also more actionable findings, allowing issues to be addressed proactively rather than reactively. This approach increases short-term maintenance activity while strengthening asset condition and compliance over time and in many situations made for preventable emergency repairs from occurring.
- **Tenant access and reporting pathways expanded and so did legitimate requests:** In 2025, Chambers Theory intentionally lowered barriers to maintenance reporting by expanding multilingual access, AI-assisted phone intake and trouble shooting, and QR-based request tools placed directly in homes. This enabled tenants who previously struggled with language, technology, or process friction to report issues promptly and clearly. The outcome was a higher number of valid maintenance requests entering the system. From an asset-protection standpoint, better reporting reduces long-term damage risk and improves habitability and tenant satisfaction.
- **Tenant access to AI and improved repair visibility, accountability, increased volume:** The transition to Property Meld in late 2024 materially changed how maintenance data is captured, tracked, and resolved, creating true end-to-end accountability for every request. At the same time, broader access to AI tools has changed how tenants report maintenance issues. Tenants increasingly use AI to research landlord obligations, draft more formal or legal-sounding repair requests, and reference what a repair should involve—often without full context or technical accuracy. This has led to an increase in reported issues and heightened urgency around items that may not ultimately require repair, or may be less serious than initially presented. Rather than allowing this added noise to overwhelm the process, Chambers Theory's systems and repair expertise enable our team to triage requests appropriately, verify true obligations, and respond with consistency and documentation.

WHY THIS MATTERS

Greater Transparency, Not Greater Risk
When maintenance concerns are identified sooner, whether through inspections or tenant reporting, repairs are typically smaller, less expensive, and less disruptive than delayed, emergency-driven work

Earlier Intervention Protects Long-Term Value
The increase in repair activity reflects improved systems, reporting, and follow-through. Issues are being reported, documented, and resolved rather than missed or deferred.

Stronger Tenant Satisfaction & Retention
Clear reporting pathways and timely responses improve tenant trust and habitability, reducing frustration-driven turnover and supporting longer, more stable tenancies.

A Healthier Asset Over Time
Consistent inspections paired with more complete maintenance data give owners a clearer, more accurate picture of their property's condition allowing for smarter planning and fewer surprises.

Charitable Donations & Causes

Beyond market performance, Chambers Theory remains deeply committed to making a meaningful impact in the communities we serve. In 2025, our team supported numerous local charities through both financial contributions and hands-on volunteer efforts, reinforcing our belief that strong communities and strong housing markets go hand in hand. This commitment to service reflects the same care, responsibility, and long-term mindset we bring to managing our clients' homes and investments.



\$68,900+

Donated to Charity

Chambers Theory strives everyday to make a financial impact in the communities we serve and the causes close to our heart.

100+

Staff Hours Donated

Chambers Theory supports locally charities directly through volunteering at many organizations throughout the DMV.

CLIENT TESTIMONIALS



ZS

We have been customers with Chambers for many years and can't praise them highly enough -- up and down their team, they're both really good at what they do, and they are wonderful to work with.

As a property owner, Chambers has been very diligent in giving us advice on market conditions/appropriate rental price and finding great tenants; and later on as we tried to purchase a new home, they were very thorough in their guidance and walking us through the purchasing process.

Even in the rare times we've had a concern, the Chambers team has been very responsive and professional, and helped us get to a fair resolution.

In short, we've been thrilled with Chambers and frequently recommend them to all our friends who are looking for real estate/property management services.



Michael B.

The entire Chambers Theory team (especially Aly) have been nothing short of amazing. They are, by far, the best and most professional property management company I have worked with in my 20 years of owning rental properties.

CLIENT TESTIMONIALS



Katherine H.

Brian was fantastic to work with throughout the entire leasing process, and our experience with the management team has been excellent so far. Everyone has been quick to respond, helpful, and professional. We are very glad we chose Chambers Theory to manage our property. Highly recommended!



Frank

Recently had the garage door breakdown at my rented home in Bethesda with no access and causing a safety risk. Kim, a repair coordinator for Chambers, was fantastic in quickly assessing the urgent nature of the repair needed and taking proper action to resolve it. A qualified repair tech showed up the next day. After inspection by the tech the garage work was authorized and fixed on the spot, all coordinated by Kim. Just one example of the super professional staff at Chambers Theory. I am a real Chambers Theory client and tenant



Karina M.

Always friendly, solution-driven, efficient, and helpful!

CLIENT TESTIMONIALS



Jerry B.

The team at Chambers Theory is comprised of top notch professionals who do an excellent job on a daily basis. I have had the tremendous pleasure to work closely with Andrew Harrison at Chambers Theory, as well as the rest of the team over there. No matter how big or small an issue was the professionals at Chambers Theory were there to assist. They are extremely responsive and the experience was first rate at all times. I would strongly recommend Andrew and the rest of the team at Chambers Theory to both family and friends.



Mark N.

Chambers Theory has been great. Their attentiveness to detail is really helpful. Especially, Jorge Suarez who runs the repairs team has been a huge help. Things come up when getting a place ready for a tenant to move in, and he's been particularly great in helping navigate those issues and offering to go beyond.



Sandhya K.

Chambers did a wonderful job renting out our house. Brian and the team were professional and thorough. The team was very responsive to our needs and timeframe, and the house was listed, viewed, and rented within a week! We look forward to working with Chambers for our property management needs.