

ONE BEDROOM CAPITOL HILL MARKET STUDY
PREPARED FOR: CASRiegler
November 27, 2012

Address	Property Name	List Price	Sold Price	Concessions	Net Sold Price	Sold Date	Baths	Half Baths	Square Feet	Condo Fee	PPSF
One Bedrooms: 400-800 SQFT											
626 INDEPENDENCE AVE SE #202	THE EVELYN	\$334,900	\$364,900	\$2,000	\$362,900	2/27/2012	1	0	550	\$174	\$660
626 INDEPENDENCE AVE SE #205	THE EVELYN	\$334,900	\$349,900	\$2,000	\$347,900	4/16/2012	1	0	550	\$174	\$633
626 INDEPENDENCE AVE SE #302	THE EVELYN	\$344,900	\$344,900	\$5,000	\$339,900	4/13/2012	1	0	550	\$174	\$618
626 INDEPENDENCE AVE SE #105	THE EVELYN	\$334,900	\$334,900	\$2,000	\$332,900	2/29/2012	1	0	550	\$174	\$605
626 INDEPENDENCE AVE SE #305	THE EVELYN	\$344,900	\$374,900	\$2,000	\$372,900	2/29/2012	1	0	550	\$174	\$678
326 8TH ST NE #202	STANTON HOUSE	\$344,999	\$348,500	\$9,500	\$339,000	7/27/2012	1	0	604	\$275	\$561
626 INDEPENDENCE AVE SE #206	THE EVELYN	\$384,900	\$414,900	\$2,000	\$412,900	4/23/2012	1	0	654	\$206	\$631
1391 PENNSYLVANIA AVE SE #439	JENKINS ROW	\$339,900	\$330,000	\$0	\$330,000	8/31/2012	1	0	680	\$350	\$485
1391 PENNSYLVANIA AVE SE #246	JENKINS ROW	\$333,000	\$326,500	\$0	\$326,500	10/31/2012	1	0	680	\$350	\$480
1391 PENNSYLVANIA AVE SE #330	JENKINS ROW	\$349,900	\$340,000	\$0	\$340,000	4/4/2012	1	0	684	\$365	\$497
1391 PENNSYLVANIA AVE SE #466	JENKINS ROW	\$369,900	\$350,000	\$300	\$349,700	2/6/2012	1	0	728	\$390	\$480
1391 PENNSYLVANIA AVE SE #340	CAPITOL HILL	\$349,999	\$340,999	\$0	\$340,999	5/8/2012	1	0	732	\$379	\$466
1025 1ST ST SE #1302	CAPITOL HILL	\$398,900	\$398,900	\$1,000	\$397,900	8/14/2012	1	0	787	\$368	\$506
One Bedrooms: 800-1100 SQFT											
1025 1ST ST SE #1304	CAPITOL HILL	\$399,900	\$399,900	\$0	\$399,900	3/5/2012	1	0	821	\$409	\$487
401 13TH ST NE #203	LINCOLN PARK TERRACE	\$349,950	\$345,000	\$0	\$345,000	6/27/2012	1	0	825	\$264	\$418
245 15TH ST SE #202	AXIS	\$399,900	\$399,999	\$5,000	\$394,999	4/30/2012	2	0	832	\$320	\$475
1391 PENNSYLVANIA AVE SE #525	JENKINS ROW	\$399,900	\$396,000	\$8,000	\$388,000	11/5/2012	2	0	832	\$443	\$466
1391 PENNSYLVANIA AVE SE #424	CAPITOL HILL	\$389,000	\$389,000	\$0	\$389,000	8/7/2012	1	0	896	\$473	\$434
1391 PENNSYLVANIA AVE SE #224	JENKINS ROW	\$409,000	\$404,500	\$0	\$404,500	11/21/2012	1	0	896	\$473	\$451
1391 PENNSYLVANIA AVE SE #324	CAPITOL HILL	\$389,000	\$389,000	\$9,725	\$379,275	4/27/2012	1	0	937	\$473	\$405
1391 PENNSYLVANIA AVE SE #363	CAPITOL HILL	\$429,000	\$422,000	\$0	\$422,000	12/30/2011	2	0	1029	\$525	\$410
1025 1ST ST SE #610	CAPITOL HILL	\$483,900	\$475,000	\$16,500	\$458,500	6/20/2012	1	0	1065	\$498	\$431
1025 1ST ST SE #810	CAPITOL HILL	\$491,900	\$507,900	\$1,000	\$506,900	10/6/2012	2	0	1065	\$498	\$476
1025 1ST ST SE #912	CAPITOL HILL	\$478,000	\$478,000	\$11,000	\$467,000	1/10/2012	1	0	1067	\$450	\$438

ONE BEDROOMS 400-800 SQFT (IDEAL)	
Average List Price	\$351,231
Average Net Sold Price	\$353,346
Average Concessions*	\$2,867
Average PPSF	\$562

ONE BEDROOMS 800-1100 SQFT (WITHOUT BZA VARIANCE)	
Average List Price	\$419,950
Average Net Sold Price	\$414,098
Average Concessions*	\$8,538
Average PPSF**	\$445

*Average based on properties with concessions.

** Not viable given all cost premiums associated with the Historic Renovation.

Criteria: Based on one bedroom condominium listings sold within the last 360 days in Capitol Hill built after 2002.

Version 2 (11-27-12)

Board of Zoning Adjustment
District of Columbia
CASE NO.18463
EXHIBIT NO.25C