

Single-Level Condominium Comparable Report

Columbia Heights 2013

Prepared exclusively for
Ulysses Glee

Prepared on October 11, 2013



Keller Williams Capital Prop. | (202) 243-7700

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Board of Zoning Adjustment
District of Columbia
Case NO.18711
EXHIBIT NO.29A

COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD

10 LISTINGS



1438 Meridian Pl Nw #106 WASHINGTON, DC 20010

DC9002088

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$325,000	\$329,500	-1.37	63	63	2	1	1	1	0				634	1910
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			14-Aug-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$264,030			Style: Spanish			Bsmt: No,								
Total Taxes: \$2244.26			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



754 Park Rd Nw #02 WASHINGTON, DC 20010

DC7960648

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$349,000	\$359,000	-2.79	73	73	2	1	1	1	0				850	1960
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			28-Feb-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$487,000			Style: Colonial			Bsmt: No,								
Total Taxes: \$4139.50			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



754 Park Rd Nw #06 WASHINGTON, DC 20010

DC7975525

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$386,000	\$389,000	-.77	2	2	2	1	1	1	0				850	1960
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			17-Dec-2012					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$487,000			Style: Colonial			Bsmt: No,								
Total Taxes: \$4139.50			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



754 Park Rd Nw #04 WASHINGTON, DC 20010

DC7976060

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$380,000	\$389,000	-2.31	2	2	2	1	1	1	0				850	1960
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			31-Dec-2012					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$487,000			Style: Colonial			Bsmt: No,								
Total Taxes: \$4139.50			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



2721 13Th St Nw #1 WASHINGTON, DC 20009

DC7921485

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$409,000	\$399,900	2.28	20	20	2	1	1	1	1				903	1917
Transaction Type: Standard Sale			Seller Subsidy \$1,120			Sold Date			26-Oct-2012					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$396,780			Style: Victorian			Bsmt: No,								
Total Taxes: \$3372.63			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



1020 Monroe St Nw #402 WASHINGTON, DC 20010

DC7749266

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$414,900	\$414,900	.00	0	0	2	1	1	4	0				881	1927
Transaction Type: Standard Sale			Seller Subsidy \$5,000			Sold Date			14-Feb-2012					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$4,123,340			Style: Art Deco			Bsmt: No,								
Total Taxes: \$70519.52			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo



1020 Monroe St NW #301 WASHINGTON, DC 20010

DC7749244

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$427,000	\$419,900	1.69	0	0	2	1	1	4	0				898	1927

Transaction Type: Standard Sale

Seller Subsidy \$15,000

Sold Date 24-Feb-2012

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$4,123,340

Style: Art Deco

Bsm: No,

Total Taxes: \$70519.52

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//



1020 Monroe St NW #401 WASHINGTON, DC 20010

DC7769565

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$454,900	\$454,900	.00	29	29	2	1	1	4	0				898	1927

Transaction Type: Standard Sale

Seller Subsidy \$4,500

Sold Date 13-Apr-2012

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$4,123,340

Style: Art Deco

Bsm: No,

Total Taxes: \$70519.52

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//



1020 Monroe St NW #308 WASHINGTON, DC 20010

DC7749215

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$460,500	\$464,900	-.95	0	0	2	1	1	4	0				1,072	1927

Transaction Type: Standard Sale

Seller Subsidy \$2,000

Sold Date 14-Feb-2012

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$4,123,340

Style: Art Deco

Bsm: No,

Total Taxes: \$70519.52

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//



1020 Monroe St NW #208 WASHINGTON, DC 20010

DC7769553

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$476,000	\$479,900	-.81	29	116	2	1	1	4	0				1,072	1927

Transaction Type: Standard Sale

Seller Subsidy \$3,500

Sold Date 11-Apr-2012

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$4,123,340

Style: Art Deco

Bsm: No,

Total Taxes: \$70519.52

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$410,090	\$408,230	-0.50	31	
Median	\$407,400	\$411,950	0.79	11	

Report Totals

Properties: 10

Avg List Price	\$410,090	Avg Sold Price	\$408,230	Avg DOM-P	31
Median List	\$407,400	Median Sold Pri	\$411,950	Median DOM-P	11
Low List Price:	\$329,500	Low Sale Price:	\$325,000		
High List Price:	\$479,900	High Sale Price:	\$476,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

SOLD 10 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$325,000	\$0	\$325,000	\$359,000	90.28	\$325,000	\$0	\$325,000	\$329,500	97.21	0	0	53
High	\$476,000	\$15,000	\$472,500	\$479,900	103.56	\$476,000	\$15,000	\$472,500	\$479,900	102.00	73	116	103
Median	\$411,950	\$1,560	\$408,890	\$407,400	98.54	\$411,950	\$1,560	\$408,890	\$407,400	98.63	11	11	86
Average	\$408,230	\$3,112	\$405,118	\$411,140	98.40	\$408,230	\$3,112	\$405,118	\$410,090	98.78	22	31	79

Report Totals Properties: 10

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$329,500		\$359,000 90.28	\$325,000	\$0	\$325,000	0	0	53
High	\$479,900		\$479,900 103.56	\$476,000	\$15,000	\$472,500	73	116	103
Median	\$407,400		\$407,400 98.54	\$411,950	\$1,560	\$408,890	11	11	86
Average	\$410,090		\$411,140 98.40	\$408,230	\$3,112	\$405,118	22	31	79



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COMPARATIVE MARKET ANALYSIS

CMA Statistics Detail

SOLD 10 LISTINGS

	Price when initially entered					Price at time of sale							
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
1438 Meridian Pl Nw #106	\$325,000	\$0	\$325,000	\$360,000	90.28	\$325,000	\$0	\$325,000	\$329,500	98.63	63	63	103
754 Park Rd Nw #02	349,000	\$0	\$349,000	\$359,000	97.21	\$349,000	\$0	\$349,000	\$359,000	97.21	73	73	53
754 Park Rd Nw #06	386,000	\$0	\$386,000	\$389,000	99.23	\$386,000	\$0	\$386,000	\$389,000	99.23	2	2	53
754 Park Rd Nw #04	380,000	\$0	\$380,000	\$389,000	97.69	\$380,000	\$0	\$380,000	\$389,000	97.69	2	2	53
2721 13Th St Nw #1	409,000	\$1,120	\$407,880	\$399,900	102.00	\$409,000	\$1,120	\$407,880	\$399,900	102.00	20	20	96
1020 Monroe St Nw #402	414,900	\$5,000	\$409,900	\$414,900	98.79	\$414,900	\$5,000	\$409,900	\$414,900	98.79	0	0	86
1020 Monroe St Nw #301	427,000	\$15,000	\$412,000	\$419,900	98.12	\$427,000	\$15,000	\$412,000	\$419,900	98.12	0	0	86
1020 Monroe St Nw #401	454,900	\$4,500	\$450,400	\$434,900	103.56	\$454,900	\$4,500	\$450,400	\$454,900	99.01	29	29	86
1020 Monroe St Nw #308	460,500	\$2,000	\$458,500	\$464,900	98.62	\$460,500	\$2,000	\$458,500	\$464,900	98.62	0	0	86
1020 Monroe St Nw #208	476,000	\$3,500	\$472,500	\$479,900	98.46	\$476,000	\$3,500	\$472,500	\$479,900	98.46	29	116	86
Low	\$325,000	\$0	\$325,000	\$359,000	90.28	\$325,000	\$0	\$325,000	\$329,500	97.21	0	0	53
High	\$476,000	\$15,000	\$472,500	\$479,900	103.56	\$476,000	\$15,000	\$472,500	\$479,900	102.00	73	116	103
Median	\$411,950	\$1,560	\$408,890	\$407,400	98.54	\$411,950	\$1,560	\$408,890	\$407,400	98.63	11	11	86
Average	\$408,230	\$3,112	\$405,118	\$411,140	98.40	\$408,230	\$3,112	\$405,118	\$410,090	98.78	22	31	79

Report Totals Properties: 10

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$329,500	\$359,000	90.28	\$325,000	\$0	\$325,000	0	0	53
High	\$479,900	\$479,900	103.56	\$476,000	\$15,000	\$472,500	73	116	103
Median	\$407,400	\$407,400	98.54	\$411,950	\$1,560	\$408,890	11	11	86
Average	\$410,090	\$411,140	98.40	\$408,230	\$3,112	\$405,118	22	31	79



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CMA Statistics Detail



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Two-Level Condominium Comparable Report

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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD

5 LISTINGS



4024 14Th St Nw #2 WASHINGTON, DC 20011

DC7942123

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$482,000	\$475,000	1.47	46	46	2	2	1	2	2				1,225	1925
Transaction Type: Standard Sale			Seller Subsidy \$12,000			Sold Date			23-Jan-2013					
Adv Sub: COLUMBIA HEIGHTS						Model: 2 BR W/SEPARATE ENT								
Total Assessed: \$0			Style: Federal			Bsmt: No,								
Total Taxes:			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



4024 14Th St Nw #3 WASHINGTON, DC 20011

DC7913451

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$475,000	\$479,000	-0.84	78	78	2	2	1	2	1				1,100	1925
Transaction Type: Standard Sale			Seller Subsidy \$1,500			Sold Date			25-Jan-2013					
Adv Sub: COLUMBIA HEIGHTS						Model: 2 BED W/ FIREPLACE &								
Total Assessed: \$0			Style: Federal			Bsmt: No,								
Total Taxes:			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



1454 Euclid St Nw #4 WASHINGTON, DC 20009

DC8013863

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$465,000	\$479,999	-3.12	65	65	2	1	1	2	1				888	1910
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			17-May-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$349,370			Style: Other			Bsmt: No,								
Total Taxes: \$2969.65			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



4024 14Th St Nw #1 WASHINGTON, DC 20011

DC7913457

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$500,000	\$490,000	2.04	91	91	2	2	1	2	0	2			1,400	1925
Transaction Type: Standard Sale			Seller Subsidy \$15,000			Sold Date			12-Feb-2013					
Adv Sub: COLUMBIA HEIGHTS						Model: 2 BEDROOM WITH 2 CA								
Total Assessed: \$0			Style: Federal			Bsmr: No,								
Total Taxes:			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



1319 Harvard Nw #1 WASHINGTON, DC 20009

DC7843372

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$570,000	\$589,000	-3.23	129	129	2	2	1	2	0				1,511	2012
Transaction Type: Standard Sale			Seller Subsidy \$5,000			Sold Date			18-Jan-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$0			Style: Victorian			Bsmt: Yes, Cellar, Connecting Stairway, Daylight, Full, F								
Total Taxes:			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$502,600	\$498,400	-0.73	82	
Median	\$479,999	\$482,000	0.84	78	



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

Report Totals		Properties: 5			
Avg List Price	\$502,600	Avg Sold Price	\$498,400	Avg DOM-P	82
Median List	\$479,999	Median Sold Pri	\$482,000	Median DOM-P	78
Low List Price:	\$475,000	Low Sale Price:	\$465,000		
High List Price:	\$589,000	High Sale Price:	\$570,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

SOLD 5 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$465,000	\$0	\$465,000	\$479,999	88.28	\$465,000	\$0	\$465,000	\$475,000	95.93	46	46	1
High	\$570,000	\$15,000	\$565,000	\$640,000	97.19	\$570,000	\$15,000	\$565,000	\$589,000	98.98	129	129	103
Median	\$482,000	\$5,000	\$473,500	\$499,000	94.19	\$482,000	\$5,000	\$473,500	\$479,999	98.85	78	78	88
Average	\$498,400	\$6,700	\$491,700	\$530,600	93.01	\$498,400	\$6,700	\$491,700	\$502,600	97.92	82	82	74

Report Totals Properties: 5

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$475,000	\$479,999	88.28	\$465,000	\$0	\$465,000	46	46	1
High	\$589,000	\$640,000	97.19	\$570,000	\$15,000	\$565,000	129	129	103
Median	\$479,999	\$499,000	94.19	\$482,000	\$5,000	\$473,500	78	78	88
Average	\$502,600	\$530,600	93.01	\$498,400	\$6,700	\$491,700	82	82	74



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COMPARATIVE MARKET ANALYSIS

CMA Statistics Detail

SOLD 5 LISTINGS

	Price when initially entered					Price at time of sale							
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
4024 14Th St Nw #2	\$482,000	\$12,000	\$470,000	\$499,000	94.19	\$482,000	\$12,000	\$470,000	\$475,000	98.95	46	46	88
4024 14Th St Nw #3	475,000	\$1,500	\$473,500	\$535,000	88.50	\$475,000	\$1,500	\$473,500	\$479,000	98.85	78	78	88
1454 Euclid St Nw #4	465,000	\$0	\$465,000	\$479,999	96.88	\$465,000	\$0	\$465,000	\$479,999	96.88	65	65	103
4024 14Th St Nw #1	500,000	\$15,000	\$485,000	\$499,000	97.19	\$500,000	\$15,000	\$485,000	\$490,000	98.98	91	91	88
1319 Harvard Nw #1	570,000	\$5,000	\$565,000	\$640,000	88.28	\$570,000	\$5,000	\$565,000	\$589,000	95.93	129	129	1
Low	\$465,000	\$0	\$465,000	\$479,999	88.28	\$465,000	\$0	\$465,000	\$475,000	95.93	46	46	1
High	\$570,000	\$15,000	\$565,000	\$640,000	97.19	\$570,000	\$15,000	\$565,000	\$589,000	98.98	129	129	103
Median	\$482,000	\$5,000	\$473,500	\$499,000	94.19	\$482,000	\$5,000	\$473,500	\$479,999	98.85	78	78	88
Average	\$498,400	\$6,700	\$491,700	\$530,600	93.01	\$498,400	\$6,700	\$491,700	\$502,600	97.92	82	82	74

Report Totals Properties: 5

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$475,000	\$479,999	88.28	\$465,000	\$0	\$465,000	46	46	1
High	\$589,000	\$640,000	97.19	\$570,000	\$15,000	\$565,000	129	129	103
Median	\$479,999	\$499,000	94.19	\$482,000	\$5,000	\$473,500	78	78	88
Average	\$502,600	\$530,600	93.01	\$498,400	\$6,700	\$491,700	82	82	74



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