

Pricing Recommendation

625 Park Rd NW, Washington DC

Researched and prepared for:

BZA

Price Comparables for 625 Park Rd NW - 1 BR Units

Prepared on July 21, 2014

The following analysis of potential list and sale price of your home has been carefully calculated based on the specific and unique characteristics of your home. This analysis has been calibrated with homes which are most comparable to yours, including 10 that were recently sold. Other current market trends have also been included in this analysis of list price.

Suggested List Price:

Suggested List Price for 1 BR Units : From \$200,000 to \$265,000.

The median price is around \$234,990 and average price is \$237,500

Pricing Notes: All Comparable are Sold within last 120 Days



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Board of Zoning Adjustment
District of Columbia
CASE NO.18800
EXHIBIT NO.400

Prepared on July 21, 2014

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	\$200,000	\$0	\$200,000	\$190,000	80.00	\$200,000	\$0	\$200,000	\$190,000	86.96	4	4	47
High	\$265,000	\$9,807	\$265,000	\$279,900	110.53	\$265,000	\$9,807	\$265,000	\$265,000	110.53	253	253	108
Median	\$237,500	\$0	\$235,000	\$252,500	93.63	\$237,500	\$0	\$235,000	\$249,450	96.70	34	34	75
Average	\$234,990	\$2,196	\$232,794	\$250,370	93.78	\$234,990	\$2,196	\$232,794	\$239,570	97.44	60	60	75

Report Totals Properties: 10

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$190,000	\$190,000	80.00	\$200,000	\$0	\$200,000	4	4	47
High	\$265,000	\$279,900	110.53	\$265,000	\$9,807	\$265,000	253	253	108
Median	\$249,450	\$252,500	93.63	\$237,500	\$0	\$235,000	34	34	75
Average	\$239,570	\$250,370	93.78	\$234,990	\$2,196	\$232,794	60	60	75



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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
1457 Park Rd Nw #408	\$210,000	\$0	\$210,000	\$190,000	110.53	\$210,000	\$0	\$210,000	\$190,000	110.53	6	6	86
1451 Park Rd Nw #107	214,900	\$0	\$214,900	\$209,900	102.38	\$214,900	\$0	\$214,900	\$214,900	100.00	14	14	71
1458 Columbia Rd Nw #101	200,000	\$0	\$200,000	\$250,000	80.00	\$200,000	\$0	\$200,000	\$230,000	86.96	253	253	88
2608 Sherman Ave Nw #03	235,000	\$0	\$235,000	\$274,999	85.45	\$235,000	\$0	\$235,000	\$242,000	97.11	91	91	47
1451 Park Rd Nw #217	225,000	\$0	\$225,000	\$275,000	81.82	\$225,000	\$0	\$225,000	\$249,000	90.36	54	54	71
1441 Euclid St Nw #B2	240,000	\$5,000	\$235,000	\$269,000	87.36	\$240,000	\$5,000	\$235,000	\$249,900	94.04	88	88	75
1451 Park Rd Nw #507	245,000	\$4,900	\$240,100	\$249,900	96.08	\$245,000	\$4,900	\$240,100	\$249,900	96.08	14	14	84
2600 Sherman Ave Nw #301	250,000	\$2,250	\$247,750	\$250,000	99.10	\$250,000	\$2,250	\$247,750	\$250,000	99.10	11	11	47
610 Irving St Nw #T-03	265,000	\$0	\$265,000	\$255,000	103.92	\$265,000	\$0	\$265,000	\$255,000	103.92	4	4	108
1439 Euclid St Nw #B1	265,000	\$9,807	\$255,193	\$279,900	91.17	\$265,000	\$9,807	\$255,193	\$265,000	96.30	60	60	75
Low	\$200,000	\$0	\$200,000	\$190,000	80.00	\$200,000	\$0	\$200,000	\$190,000	86.96	4	4	47
High	\$265,000	\$9,807	\$265,000	\$279,900	110.53	\$265,000	\$9,807	\$265,000	\$265,000	110.53	253	253	108
Median	\$237,500	\$0	\$235,000	\$252,500	93.63	\$237,500	\$0	\$235,000	\$249,450	96.70	34	34	75
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COMPARATIVE MARKET ANALYSIS

CMA Statistics Detail



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CMA Pricing Analysis

Subject



625 PARK RD NW
WASHINGTON, DC
Columbia Heights

MLS: N/A

Comparable 1



1457 PARK RD NW #408
WASHINGTON
COLUMBIA HEIGHTS
DC8253983

Adj

Comparable 2



1451 PARK RD NW #107
WASHINGTON
COLUMBIA HEIGHTS
DC8228695

Adj

Comparable 3



1458 COLUMBIA RD NW #101
WASHINGTON
COLUMBIA HEIGHTS
DC8102034

Adj

Status	Not Built	SOLD		SOLD		SOLD	
DOMM	N/A	6		14		253	
Seller Subsidy	7350	0		0		0	
Transaction Type		Standard		Standard		Potential Short Sale	
Property Cond	Renovated / New			Under Construction			
List Date	2016	01/15/2014		11/21/2013		06/07/2013	
Settled Date	Unknown	28-March-2014		01-April-2014		16-May-2014	
Contract Date	N/A	20-Jan-2014		05-Dec-2013		28-Feb-2014	
List Price	\$225K - \$265K	\$190,000		\$214,900		\$230,000	
Close Price	Unknow	\$210,000		\$214,900		\$200,000	
Style		Other		Contemporary		Contemporary	
Type		Mid-Rise 5-8 Floors		Mid-Rise 5-8 Floors		Detached	
Levels		1		1		1	
Year Built	2015 - 2016	1928		1943		1926	
Total Bedrooms	1	1		1		1	
Baths Full/Half	1 / 0	1 / 0		1 / 0		1 / 0	
# of Fireplaces	0	0		0		0	
# Gar/Car/ParkSp	0/-/0	-/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick		Brick		Brick	
Basement Type							
Cooling System	Central	Window Unit(s)		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System	Central	Radiant		Hot Water		Central	
Heat Fuel		Natural Gas		Electric		Central	
Living Area		450		409		489	
Price PER SQFT		422.22		525.43		470.35	
Tax Total Liv Ar	500 - 700	597				489	
TLA Prc PER SQF		\$318.26		\$0.00		\$470.35	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$225K - \$265K	\$210,000		\$214,900		\$200,000	



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CMA Pricing Analysis

Subject

Comparable 4

Comparable 5

Comparable 6



625 PARK RD NW
WASHINGTON, DC
Columbia Heights

MLS: N/A



2608 SHERMAN AVE NW #03
WASHINGTON
COLUMBIA HEIGHTS
DC8253881



1451 PARK RD NW #217
WASHINGTON
COLUMBIA HEIGHTS
DC8260610



1441 EUCLID ST NW #B2
WASHINGTON
COLUMBIA HEIGHTS
DC8275571

Status	Not Built	SOLD	Adj	SOLD	Adj	SOLD	Adj
DOMM	N/A	91		54		88	
Seller Subsidy	7350	0		0		5,000	
Transaction Type		Standard		Standard		Standard	
Property Cond	Renovated / New			Renov/Remod, Shows Well			
List Date	2016	01/15/2014		01/27/2014		02/20/2014	
Settled Date	Unknown	30-April-2014		01-May-2014		13-June-2014	
Contract Date	N/A	11-Apr-2014		01-Apr-2014		19-May-2014	
List Price	\$225K - \$265K	\$242,000		\$249,000		\$249,900	
Close Price	Unknow	\$235,000		\$225,000		\$240,000	
Style		Contemporary		Beaux Arts		Traditional	
Type		Garden 1-4 Floors		Mid-Rise 5-8 Floors		Garden 1-4 Floors	
Levels		1		1		1	
Year Built	2015 - 2016	1967		1943		1939	
Total Bedrooms	1	1		1		1	
Baths Full/Half	1 / 0	1 / 0		1 / 0		1 / 0	
# of Fireplaces	0	0		0		0	
# Gar/Car/ParkSp	0/-/0	-/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick		Brick		Brick	
Basement Type							
Cooling System	Central	Central A/C		Central A/C		Window Unit(s)	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System	Central	Forced Air		Central		Forced Air	
Heat Fuel		Electric		Electric		Electric	
Living Area		596		487		439	
Price PER SQFT		406.04		511.29		569.25	
Tax Total Liv Ar	500 - 700	596				439	
TLA Prc PER SQF		\$406.04		\$0.00		\$569.25	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$225K - \$265K	\$235,000		\$225,000		\$240,000	



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CMA Pricing Analysis

Subject

Comparable 7

Comparable 8

Comparable 9



625 PARK RD NW
WASHINGTON, DC
Columbia Heights

MLS: N/A

1451 PARK RD NW #507
WASHINGTON
COLUMBIA HEIGHTS
DC8274876

Adj

2600 SHERMAN AVE NW #301
WASHINGTON
COLUMBIA HEIGHTS
DC8264634

Adj

610 IRVING ST NW #T-03
WASHINGTON
COLUMBIA HEIGHTS
DC8285635

Adj

Status	Not Built	SOLD		SOLD		SOLD	
DOMM	N/A	14		11		4	
Seller Subsidy	7350	4,900		2,250		0	
Transaction Type		Standard		Standard		Standard	
Property Cond	Renovated / New	Renov/Remod		Shows Well		Renov/Remod, Shows Well	
List Date	2016	02/19/2014		02/02/2014		03/06/2014	
Settled Date	Unknown	04-April-2014		31-March-2014		09-April-2014	
Contract Date	N/A	03-Mar-2014		05-Feb-2014		10-Mar-2014	
List Price	\$225K - \$265K	\$249,900		\$250,000		\$255,000	
Close Price	Unknow	\$245,000		\$250,000		\$265,000	
Style		Traditional		Colonial		Colonial	
Type		Mid-Rise 5-8 Floors		Garden 1-4 Floors		Garden 1-4 Floors	
Levels		1		1		1	
Year Built	2015 - 2016	1930		1967		1906	
Total Bedrooms	1	1		1		1	
Baths Full/Half	1 / 0	1 / 0		1 / 0		1 / 0	
# of Fireplaces	0	0		0		0	
# Gar/Car/ParkSp	0/-/0	-/-/-		-/-/-		-/-/-	
Exterior Features						d - Rear, Patio, Privacy Fence	
Exterior Constr		Brick and Siding		Brick		Brick	
Basement Type							
Cooling System	Central	em, Programmable Thermostat		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System	Central	em, Programmable Thermostat		Other		Forced Air, Heat Pump(s)	
Heat Fuel		Electric		Electric		Electric	
Living Area		400		521		573	
Price PER SQFT		624.75		479.85		445.03	
Tax Total Liv Ar	500 - 700	356		521		573	
TLA Prc PER SQF		\$701.97		\$479.85		\$445.03	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$225K - \$265K	\$245,000		\$250,000		\$265,000	



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CMA Pricing Analysis

Subject

Comparable 10



625 PARK RD NW
WASHINGTON, DC
Columbia Heights

MLS: N/A



1439 EUCLID ST NW #B1
WASHINGTON
COLUMBIA HEIGHTS
DC8284792

Adj

Status	Not Built	SOLD	
DOMM	N/A	60	
Seller Subsidy	7350	9,807	
Transaction Type		Standard	
Property Cond	Renovated / New	Shows Well, Renov/Remod	
List Date	2016	03/06/2014	
Settled Date	Unknown	23-May-2014	
Contract Date	N/A	04-May-2014	
List Price	\$225K - \$265K	\$265,000	
Close Price	Unknow	\$265,000	
Style		Art Deco	
Type		Garden 1-4 Floors	
Levels		1	
Year Built	2015 - 2016	1939	
Total Bedrooms	1	1	
Baths Full/Half	1 / 0	1 / 0	
# of Fireplaces	0	0	
# Gar/Car/ParkSp	0/-/0	-/-/-	
Exterior Features			
Exterior Constr		Brick Front	
Basement Type			
Cooling System	Central	Window Unit(s)	
Cooling Fuel Sys		Electric	
Heat System	Central	Hot Water, Radiator	
Heat Fuel		Natural Gas	
Living Area		622	
Price PER SQFT		426.05	
Tax Total Liv Ar	500 - 700	622	
TLA Prc PER SQF		\$426.05	
Lot Size (Sqft/Ac)	-/-	-/-	
Total Adj			
Total Adj. Value	\$225K - \$265K	\$265,000	



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

SOLD

10 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
1457 Park Rd Nw #408	\$190,000	\$210,000	10.53	6	Other	450	1	1	0	1	0		No	1928		20-Jan-14	28-Mar-14	\$0
1451 Park Rd Nw #107	\$214,900	\$214,900	.00	14	Contemporary	409	1	1	0	1	0		No	1943		5-Dec-13	1-Apr-14	\$0
1458 Columbia Rd Nw #101	\$230,000	\$200,000	-13.04	253	Contemporary	489	1	1	0	1	0		No	1926		28-Feb-14	16-May-14	\$0
2608 Sherman Ave Nw #03	\$242,000	\$235,000	-2.89	91	Contemporary	596	1	1	0	1	0		No	1967		11-Apr-14	30-Apr-14	\$0
1451 Park Rd Nw #217	\$249,000	\$225,000	-9.64	54	Beaux Arts	487	1	1	0	1	0		No	1943		1-Apr-14	1-May-14	\$0
1441 Euclid St Nw #B2	\$249,900	\$240,000	-3.96	88	Traditional	439	1	1	0	1	0		No	1939		19-May-14	13-Jun-14	\$5,000
1451 Park Rd Nw #507	\$249,900	\$245,000	-1.96	14	Traditional	400	1	1	0	1	0		No	1930		3-Mar-14	4-Apr-14	\$4,900
2600 Sherman Ave Nw #301	\$250,000	\$250,000	.00	11	Colonial	521	1	1	0	1	0		No	1967		5-Feb-14	31-Mar-14	\$2,250
610 Irving St Nw #T-03	\$255,000	\$265,000	3.92	4	Colonial	573	1	1	0	1	0		No	1906		10-Mar-14	9-Apr-14	\$0
1439 Euclid St Nw #B1	\$265,000	\$265,000	.00	60	Art Deco	622	1	1	0	1	0		No	1939		4-May-14	23-May-14	\$9,807
Average	\$239,570	\$234,990	-1.70	60			1	1	0	1	0			1939				
Median	\$249,450	\$237,500	0.98	34														

Report Totals

Properties: 10

Avg List Price	\$239,570	Avg Sold Price	\$234,990	Avg DOM-P	60
Median List Price	\$249,450	Median Sold Price	\$237,500	Median DOM-P	34
Low List Price:	\$190,000	Low Sale Price:	\$200,000		
High List Price:	\$265,000	High Sale Price:	\$265,000		



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BZA

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Suggested List Price:

Suggested List Price for 2 BR Units : From \$275,000 to \$404,900

The median price is around \$350,000 and average price is \$343,580

Pricing Notes: All Comparable are Sold within last 120 Days



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Low	\$275,000	\$0	\$275,000	\$275,000	89.46	\$275,000	\$0	\$275,000	\$275,000	90.85	3	3	47
High	\$404,900	\$6,389	\$404,900	\$410,000	119.26	\$404,900	\$6,389	\$404,900	\$410,000	119.26	127	127	108
Median	\$350,000	\$0	\$347,000	\$348,450	99.24	\$350,000	\$0	\$347,000	\$339,100	99.24	8	8	98
Average	\$343,580	\$1,309	\$342,271	\$339,650	101.04	\$343,580	\$1,309	\$342,271	\$336,650	101.88	23	23	92

Report Totals Properties: 10

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$275,000	\$275,000	89.46	\$275,000	\$0	\$275,000	3	3	47
High	\$410,000	\$410,000	119.26	\$404,900	\$6,389	\$404,900	127	127	108
Median	\$339,100	\$348,450	99.24	\$350,000	\$0	\$347,000	8	8	98
Average	\$336,650	\$339,650	101.04	\$343,580	\$1,309	\$342,271	23	23	92



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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
610 Irving St Nw #T-04	\$305,000	\$700	\$304,300	\$289,000	105.29	\$305,000	\$700	\$304,300	\$289,000	105.29	4	4	108
1421 Columbia Rd Nw #B4	319,400	\$6,389	\$313,011	\$349,900	89.46	\$319,400	\$6,389	\$313,011	\$319,900	97.85	127	127	104
1420 Harvard St Nw #303	372,500	\$0	\$372,500	\$410,000	90.85	\$372,500	\$0	\$372,500	\$410,000	90.85	6	6	97
3318 Sherman Ave Nw #202	395,000	\$0	\$395,000	\$331,200	119.26	\$395,000	\$0	\$395,000	\$331,200	119.26	14	14	99
1451 Park Rd Nw #313	404,900	\$0	\$404,900	\$369,900	109.46	\$404,900	\$0	\$404,900	\$369,900	109.46	3	3	71
610 Irving St Nw #T-05	275,000	\$0	\$275,000	\$275,000	100.00	\$275,000	\$0	\$275,000	\$275,000	100.00	7	7	108
2600 Sherman Ave Nw #204	354,000	\$0	\$354,000	\$359,500	98.47	\$354,000	\$0	\$354,000	\$359,500	98.47	37	37	47
1300 Taylor St Nw #3	350,000	\$5,500	\$344,500	\$350,000	98.43	\$350,000	\$5,500	\$344,500	\$350,000	98.43	14	14	89
4120 14Th St Nw #7	310,000	\$0	\$310,000	\$315,000	98.41	\$310,000	\$0	\$310,000	\$315,000	98.41	9	9	94
1237 Kenyon St Nw #1	350,000	\$500	\$349,500	\$347,000	100.72	\$350,000	\$500	\$349,500	\$347,000	100.72	5	5	107
Low	\$275,000	\$0	\$275,000	\$275,000	89.46	\$275,000	\$0	\$275,000	\$275,000	90.85	3	3	47
High	\$404,900	\$6,389	\$404,900	\$410,000	119.26	\$404,900	\$6,389	\$404,900	\$410,000	119.26	127	127	108
Median	\$350,000	\$0	\$347,000	\$348,450	99.24	\$350,000	\$0	\$347,000	\$339,100	99.24	8	8	98
Average	\$343,580	\$1,309	\$342,271	\$339,650	101.04	\$343,580	\$1,309	\$342,271	\$336,650	101.88	23	23	92

Report Totals Properties: 10

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$275,000	\$275,000	89.46	\$275,000	\$0	\$275,000	3	3	47
High	\$410,000	\$410,000	119.26	\$404,900	\$6,389	\$404,900	127	127	108
Median	\$339,100	\$348,450	99.24	\$350,000	\$0	\$347,000	8	8	98
Average	\$336,650	\$339,650	101.04	\$343,580	\$1,309	\$342,271	23	23	92



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COMPARATIVE MARKET ANALYSIS

CMA Statistics Detail



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CMA Pricing Comparables

Subject



625 PARK RD NW
WASHINGTON, DC
Columbia Heights
MLS: N/A

Comparable 1



610 IRVING ST NW #T-04
WASHINGTON
COLUMBIA HEIGHTS
DC8370794

Comparable 2



1421 COLUMBIA RD NW #B4
WASHINGTON
COLUMBIA HEIGHTS
DC8265514

Comparable 3



1420 HARVARD ST NW #303
WASHINGTON
COLUMBIA HEIGHTS
DC8367787

Status	Not Built	SOLD	SOLD	SOLD
DOMM	N/A	4	127	6
Seller Subsidy		700	6,389	0
Transaction Type	Standard	Standard	Standard	Standard
Property Cond	Renovated / New	Shows Well	Shows Well	As-is condition
List Date	2016	06/06/2014	02/04/2014	06/04/2014
Settled Date	Unknown	02-July-2014	02-July-2014	30-June-2014
Contract Date	N/A	09-Jun-2014	10-Jun-2014	09-Jun-2014
List Price	345000	\$289,000	\$319,900	\$410,000
Close Price	Unknow	\$305,000	\$319,400	\$372,500
Style		Colonial	Victorian	Contemporary
Type		Garden 1-4 Floors	Mid-Rise 5-8 Floors	Garden 1-4 Floors
Levels		1	1	1
Year Built	2015 - 2016	1906	1910	1917
Total Bedrooms	2	2	2	2
Baths Full/Half	1 / 0	1 / 0	1 / 0	1 / 0
# of Fireplaces	0	0	0	0
# Gar/Car/ParkSp	-/-/0	-/-/-	-/-/-	-/-/-
Exterior Features				
Exterior Constr		Brick	Stone	Brick
Basement Type				
Cooling System	Central	Central A/C	Central A/C	Window Unit(s)
Cooling Fuel Sys		Electric	Electric	Electric
Heat System	Central	Forced Air, Heat Pump(s)	Forced Air	Heat Pump(s)
Heat Fuel		Electric	Electric	Electric
Living Area		638	867	912
Price PER SQFT		452.98	368.97	449.56
Tax Total Liv Ar	800 - 1050	638	867	912
TLA Prc PER SQF		\$452.98	\$368.97	\$449.56
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$345000	\$305,000	\$319,400	\$372,500



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CMA Pricing Comparables

Subject



625 PARK RD NW
WASHINGTON, DC
Columbia Heights

MLS: N/A

Comparable 4



3318 SHERMAN AVE NW #202
WASHINGTON
COLUMBIA HEIGHTS
DC8335255

Comparable 5



1451 PARK ROAD, NW, WASHINGTON, DC
WASHINGTON
COLUMBIA HEIGHTS
DC8274491

Comparable 6



610 IRVING ST NW #T-05
WASHINGTON
COLUMBIA HEIGHTS
DC8335708

Status	Not Built	SOLD	SOLD	SOLD
DOMM	N/A	14	3	7
Seller Subsidy		0	0	0
Transaction Type	Standard	Other/Undisclosed	Standard	Standard
Property Cond	Renovated / New	Renov/Remod, Shows Well	Under Construction	Shows Well
List Date	2016	05/01/2014	02/19/2014	05/01/2014
Settled Date	Unknown	27-June-2014	27-June-2014	20-June-2014
Contract Date	N/A	14-May-2014	25-Feb-2014	08-May-2014
List Price	345000	\$331,200	\$369,900	\$275,000
Close Price	Unknow	\$395,000	\$404,900	\$275,000
Style		Traditional	Contemporary	Colonial
Type		Garden 1-4 Floors	Mid-Rise 5-8 Floors	Garden 1-4 Floors
Levels		1	1	1
Year Built	2015 - 2016	1915	1943	1906
Total Bedrooms	2	2	2	2
Baths Full/Half	1 / 0	2 / 0	1 / 0	1 / 0
# of Fireplaces	0	0	0	0
# Gar/Car/ParkSp	-/-/0	-/-/-	-/-/-	-/-/-
Exterior Features				Fenced - Rear, Patio
Exterior Constr		Brick	Brick	Brick
Basement Type				
Cooling System	Central	Central A/C	Central A/C	Central A/C
Cooling Fuel Sys		Electric	Electric	Electric
Heat System	Central	Forced Air	Hot Water	Forced Air
Heat Fuel		Natural Gas	Electric	Electric
Living Area		732	716	565
Price PER SQFT		452.46	516.62	486.73
Tax Total Liv Ar	800 - 1050			565
TLA Prc PER SQF		\$0.00	\$0.00	\$486.73
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$345000	\$395,000	\$404,900	\$275,000



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CMA Pricing Comparables

Subject



625 PARK RD NW
WASHINGTON, DC
Columbia Heights
MLS: N/A

Comparable 7



2600 SHERMAN AVE NW #204
WASHINGTON
COLUMBIA HEIGHTS
DC8306644

Comparable 8



1300 TAYLOR ST NW #3
WASHINGTON
COLUMBIA HEIGHTS
DC8296499

Comparable 9



4120 14TH ST NW #7
WASHINGTON
COLUMBIA HEIGHTS
DC8297081

Status	Not Built	SOLD	SOLD	SOLD
DOMM	N/A	37	14	9
Seller Subsidy		0	5,500	0
Transaction Type	Standard	Standard	Standard	Standard
Property Cond	Renovated / New	Shows Well	Renov/Remod, Shows Well	Renov/Remod, Shows Well
List Date	2016	04/01/2014	03/20/2014	03/20/2014
Settled Date	Unknown	06-June-2014	02-May-2014	29-April-2014
Contract Date	N/A	08-May-2014	03-Apr-2014	29-Mar-2014
List Price	345000	\$359,500	\$350,000	\$315,000
Close Price	Unknow	\$354,000	\$350,000	\$310,000
Style		Contemporary	Contemporary	Other
Type		Garden 1-4 Floors	Garden 1-4 Floors	Mid-Rise 5-8 Floors
Levels		1	1	1
Year Built	2015 - 2016	1967	1925	1920
Total Bedrooms	2	2	2	2
Baths Full/Half	1 / 0	1 / 0	2 / 0	1 / 0
# of Fireplaces	0	0	1	0
# Gar/Car/ParkSp	-/-/0	-/-/-	-/-/-	-/-/-
Exterior Features		Fenced - Fully		
Exterior Constr		Brick	Brick and Siding	Brick
Basement Type				
Cooling System	Central	Central A/C	Central A/C	Central A/C
Cooling Fuel Sys		Electric	Electric	Electric
Heat System	Central	Central, Heat Pump(s)	Forced Air	Central
Heat Fuel		Electric	Natural Gas	Electric
Living Area		696	1,192	897
Price PER SQFT		516.52	293.62	351.17
Tax Total Liv Ar	800 - 1050	696	1,192	897
TLA Prc PER SQF		\$516.52	\$293.62	\$351.17
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$345000	\$354,000	\$350,000	\$310,000



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CMA Pricing Comparables

Subject

Comparable 10



625 PARK RD NW
WASHINGTON, DC
Columbia Heights

MLS: N/A



1237 KENYON ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8285702

Status	Not Built	SOLD
DOMM	N/A	5
Seller Subsidy		500
Transaction Type	Standard	Standard
Property Cond	Renovated / New	Shows Well
List Date	2016	03/06/2014
Settled Date	Unknown	10-April-2014
Contract Date	N/A	11-Mar-2014
List Price	345000	\$347,000
Close Price	Unknow	\$350,000
Style		Federal
Type		Townhouse
Levels		1
Year Built	2015 - 2016	1907
Total Bedrooms	2	2
Baths Full/Half	1 / 0	1 / 0
# of Fireplaces	0	0
# Gar/Car/ParkSp	-/-/0	-/-/-
Exterior Features		
Exterior Constr		Brick
Basement Type		
Cooling System	Central	Central A/C
Cooling Fuel Sys		Electric
Heat System	Central	Central
Heat Fuel		Electric
Living Area		712
Price PER SQFT		487.36
Tax Total Liv Ar	800 - 1050	708
TLA Prc PER SQF		\$490.11
Lot Size (Sqft/Ac)	-/-	-/-
Total Value	\$345000	\$350,000



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

SOLD

10 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
610 Irving St Nw #T-04	\$289,000	\$305,000	5.54	4	Colonial	638	2	1	0	1	0		No	1906		9-Jun-14	2-Jul-14	\$700
1421 Columbia Rd Nw #B4	\$319,900	\$319,400	-.16	127	Victorian	867	2	1	0	1	0		No	1910		10-Jun-14	2-Jul-14	\$6,389
1420 Harvard St Nw #303	\$410,000	\$372,500	-9.15	6	Contemporary	912	2	1	0	1	0		No	1917		9-Jun-14	30-Jun-14	\$0
3318 Sherman Ave Nw #202	\$331,200	\$395,000	19.26	14	Traditional	732	2	2	0	1	0		No	1915		14-May-14	27-Jun-14	\$0
1451 Park Rd Nw #313	\$369,900	\$404,900	9.46	3	Contemporary	716	2	1	0	1	0		No	1943		25-Feb-14	27-Jun-14	\$0
610 Irving St Nw #T-05	\$275,000	\$275,000	.00	7	Colonial	565	2	1	0	1	0		No	1906		8-May-14	20-Jun-14	\$0
2600 Sherman Ave Nw #204	\$359,500	\$354,000	-1.53	37	Contemporary	696	2	1	0	1	0		No	1967		8-May-14	6-Jun-14	\$0
1300 Taylor St Nw #3	\$350,000	\$350,000	.00	14	Contemporary	1,192	2	2	0	1	1		No	1925		3-Apr-14	2-May-14	\$5,500
4120 14Th St Nw #7	\$315,000	\$310,000	-1.59	9	Other	897	2	1	0	1	0		No	1920		29-Mar-14	29-Apr-14	\$0
1237 Kenyon St Nw #1	\$347,000	\$350,000	.86	5	TH-Federal / Interior	712	2	1	0	1	0		No	1907		11-Mar-14	10-Apr-14	\$500
Average	\$336,650	\$343,580	2.27	23			2	1	0	1	0			1922				
Median	\$339,100	\$350,000	0.00	8														

Report Totals

Properties: 10

Avg List Price	\$336,650	Avg Sold Price	\$343,580	Avg DOM-P	23
Median List Price	\$339,100	Median Sold Price	\$350,000	Median DOM-P	8
Low List Price:	\$275,000	Low Sale Price:	\$275,000		
High List Price:	\$410,000	High Sale Price:	\$404,900		



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