

COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

SOLD

6 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
2026 North Capitol St Nw #2	\$795,000	\$825,000	3.77	7	Victorian	2,082	3	3	0	2	0	1	No	1909		6-Apr-15	10-Apr-15	\$0
1129 Columbia Rd Nw #3	\$850,000	\$850,000	.00	7	TH-Traditional / Interio	2,007	3	3	0	2	0		No	1912		12-Mar-15	31-Mar-15	\$0
151 V St Nw #4	\$750,000	\$780,000	4.00	103	Contemporary	2,079	2	2	1	2	0		No	1935		17-Feb-15	19-Mar-15	\$5,000
151 V St Nw #2	\$775,000	\$770,000	-.65	78	Contemporary	2,079	2	2	1	2	0		No	1935		22-Jan-15	19-Feb-15	\$0
2532 11Th St Nw #1	\$799,900	\$837,500	4.70	24	Transitional	2,130	3	2	1	2	1		Yes	1910		31-Oct-14	12-Nov-14	\$0
2200 17Th St Nw #210	\$995,000	\$950,000	-4.52	21	Contemporary	2,100	2	2	1	2	0	1	No	2005		23-Oct-14	10-Nov-14	\$0
Average	\$827,483	\$835,417	1.22	40			3	2	1	2	0	1		1934				
Median	\$797,450	\$831,250	-1.89	23														

Report Totals

Properties: 6

Avg List Price	\$827,483	Avg Sold Price	\$835,417	Avg DOM-P	40
Median List Price	\$797,450	Median Sold Price	\$831,250	Median DOM-P	23
Low List Price:	\$750,000	Low Sale Price:	\$770,000		
High List Price:	\$995,000	High Sale Price:	\$950,000		



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Prepared on May 02, 2015

Board of Zoning Adjustment
District of Columbia
CASE NO.18974
EXHIBIT NO.39

CMA Pricing Analysis

Subject

No Photo
Available

Comparable 1



2026 NORTH CAPITOL ST NW #2
WASHINGTON

DC8524784

Adj

Comparable 2



1129 COLUMBIA RD NW #3
WASHINGTON
COLUMBIA HEIGHTS

DC8567356

Adj

Comparable 3



151 V ST NW #4
WASHINGTON
LEDROIT PARK

DC8498377

Adj

Status		SOLD		SOLD		SOLD	
DOMM		7		7		103	
Seller Subsidy		0		0		5,000	
Transaction Type		Standard		Standard		Standard	
Property Cond		Renov/Remod		Renov/Remod, Shows Well		Shows Well	
List Date		01/02/2015		03/05/2015		11/07/2014	
Settled Date		10-April-2015		31-March-2015		19-March-2015	
Contract Date		06-Apr-2015		12-Mar-2015		17-Feb-2015	
List Price		\$795,000		\$850,000		\$750,000	
Close Price		\$825,000		\$850,000		\$780,000	
Style		Victorian		Traditional		Contemporary	
Type		Garden 1-4 Floors		Attach/Row Hse		Duplex	
Levels		2		2		2	
Year Built		1909		1912		1935	
Total Bedrooms		3		3		2	
Baths Full/Half	/	3 / 0		3 / 0		2 / 1	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	1/-/-		-/-/1		-/-/-	
Exterior Features		Balcony, Deck					
Exterior Constr		Brick, Vinyl Siding		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Forced Air		Forced Air	
Heat Fuel		Electric		Natural Gas		Natural Gas	
Living Area		2,082		2,007		2,079	
Price PER SQFT		396.25		423.52		375.18	
Tax Total Liv Ar				2,007			
TLA Prc PER SQF		\$0.00		\$423.52		\$0.00	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$825,000		\$850,000		\$780,000	



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CMA Pricing Analysis

Subject

No Photo Available

Comparable 4



151 V ST NW #2
WASHINGTON
LEDROIT PARK
DC8497625

Adj

Comparable 5



2532 11TH ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8475696

Adj

Comparable 6



2200 17TH ST NW #210
WASHINGTON
MOUNT PLEASANT
DC8471172

Adj

Status		SOLD		SOLD		SOLD	
DOMM		78		24		21	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond						Shows Well	
List Date		11/06/2014		10/07/2014		10/02/2014	
Settled Date		19-February-2015		12-November-2014		10-November-2014	
Contract Date		22-Jan-2015		31-Oct-2014		23-Oct-2014	
List Price		\$775,000		\$799,900		\$995,000	
Close Price		\$770,000		\$837,500		\$950,000	
Style		Contemporary		Transitional		Contemporary	
Type		Duplex		Garden 1-4 Floors		Penthouse	
Levels		2		2		2	
Year Built		1935		1910		2005	
Total Bedrooms		2		3		2	
Baths Full/Half	/	2 / 1		2 / 1		2 / 1	
# of Fireplaces		0		1		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/1		1/-/-	
Exterior Features						Balconies - Multiple	
Exterior Constr		Brick		Brick and Siding		Brick and Siding	
Basement Type				ull, Sump Pump, Daylight, Full			
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Forced Air		Forced Air	
Heat Fuel		Natural Gas		Electric		Natural Gas	
Living Area		2,079		2,130		2,100	
Price PER SQFT		370.37		393.19		452.38	
Tax Total Liv Ar				1,292		2,170	
TLA Prc PER SQF		\$0.00		\$648.22		\$437.79	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$770,000		\$837,500		\$950,000	



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

SOLD

23 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
1423 Columbia Rd Nw #4	\$699,900	\$699,900	.00	23	Other	1,325	2	2	0	2	0		No	1900		7-Apr-15	29-Apr-15	\$10,000
1320 Park Rd Nw #2	\$619,000	\$632,500	2.18	9	TH-Contemporary / Inte	1,378	2	2	0	1	1		No	1905		26-Mar-15	21-Apr-15	\$0
3320 New Hampshire Ave Nw #2	\$829,900	\$804,950	-3.01	5	TH-Contemporary / Inte	1,425	2	2	1	4	0		No	1914		3-Mar-15	20-Apr-15	\$0
1241 Shepherd St Nw #1	\$549,900	\$553,000	.56	5	TH-Traditional / Interio	1,450	3	2	0	3	0		No	1921		4-Mar-15	10-Apr-15	\$0
1241 Shepherd St Nw #2	\$574,900	\$575,000	.02	0	TH-Traditional / Interio	1,450	3	2	0	3	0		No	1921		3-Mar-15	3-Apr-15	\$0
1241 Shepherd St Nw #3	\$649,900	\$649,900	.00	1	TH-Traditional / Interio	1,450	3	2	0	3	0		No	1921		28-Feb-15	1-Apr-15	\$0
1466 Harvard St Nw #A2	\$739,000	\$725,000	-1.89	12	Contemporary	1,626	2	2	1	2	0		No	2009		10-Mar-15	27-Mar-15	\$3,000
1305 Irving St Nw #2	\$674,555	\$740,000	9.70	6	Victorian	1,900	2	2	1	2	1		No	1899		25-Feb-15	26-Mar-15	\$0
3605 10Th St Nw #2	\$719,000	\$715,000	-.56	25	TH-Traditional / Upper	1,585	3	3	0	2	2		No	1909		9-Feb-15	20-Mar-15	\$0
1354 Meridian Pl Nw #2	\$850,000	\$845,000	-.59	41	TH-Federal / Interior	1,885	3	3	0	3	0		No	1908		23-Jan-15	25-Feb-15	\$0
1107 Kenyon St Nw #1	\$749,900	\$725,000	-3.32	71	TH-Traditional / Interio	1,723	3	2	1	4	0		No	1917		24-Jan-15	23-Feb-15	\$0
1107 Kenyon St Nw #2	\$849,000	\$825,000	-2.83	78	TH-Traditional / Interio	1,545	3	2	1	4	0		No	1917		19-Jan-15	17-Feb-15	\$0
1322 Monroe St Nw #2	\$819,900	\$825,000	.62	15	Federal	1,771	3	2	1	3	0		No	1913		4-Nov-14	5-Feb-15	\$0
1428 Monroe St Nw #B	\$674,555	\$650,000	-3.64	32	Contemporary	1,403	3	2	1	2	0		No	1925		13-Dec-14	16-Jan-15	\$0
1230 Fairmont St Nw #1	\$659,900	\$640,000	-3.02	46	Contemporary	1,455	2	2	1	1	0		No	1913		18-Dec-14	15-Jan-15	\$0
1230 Fairmont St Nw #2	\$659,900	\$680,000	3.05	20	Contemporary	1,457	2	2	1	1	0		No	1913		4-Dec-14	15-Jan-15	\$0
1309 Fairmont St Nw #B	\$759,000	\$740,000	-2.50	111	TH-Victorian / Interior	1,641	3	2	1	2	1		No	1910		5-Dec-14	12-Jan-15	\$0
2543 13Th St Nw #2	\$775,000	\$765,000	-1.29	89	TH-Art Deco / Detache	1,680	2	3	0	4	1		No	1910		2-Dec-14	6-Jan-15	\$0
1360 Monroe St Nw #B	\$650,000	\$650,000	.00	19	TH-Contemporary / Inte	1,600	2	2	1	2	0	2	No	2005		24-Nov-14	29-Dec-14	\$0
1230 Fairmont St Nw #3	\$759,900	\$815,000	7.25	11	Contemporary	1,618	2	2	1	2	0		No	1913		24-Nov-14	15-Dec-14	\$0
1118 Monroe St Nw #1	\$619,000	\$628,710	1.57	53	TH-Victorian / Interior	1,527	3	2	1	2	0		No	1916		8-Nov-14	12-Dec-14	\$0
1451 Belmont St Nw #104	\$769,000	\$795,018	3.38	6	Contemporary	1,318	2	2	0	1	0	2	No	2006		21-Oct-14	5-Dec-14	\$0
3004 13Th St Nw #2	\$725,000	\$720,000	-.69	7	Contemporary	1,502	2	2	0	2	0		No	1910		8-Oct-14	21-Nov-14	\$0
Average	\$712,005	\$712,999	0.22	30			2	2	1	2	0	2		1925				
Median	\$719,000	\$720,000	0.00	19														



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COMPARATIVE MARKET ANALYSIS

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Report Totals	Properties: 23				
Avg List Price	\$712,005	Avg Sold Price	\$712,999	Avg DOM-P	30
Median List Price	\$719,000	Median Sold Price	\$720,000	Median DOM-P	19
Low List Price:	\$549,900	Low Sale Price:	\$553,000		
High List Price:	\$850,000	High Sale Price:	\$845,000		



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 1



1423 COLUMBIA RD NW #4
WASHINGTON
COLUMBIA HEIGHTS
DC8574781

Adj

Comparable 2



1320 PARK RD NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8575048

Adj

Comparable 3



3320 NEW HAMPSHIRE AVE NW #
WASHINGTON
COLUMBIA HEIGHTS
DC8562980

Adj

Status		SOLD		SOLD		SOLD	
DOMM		23		9		5	
Seller Subsidy		10,000		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond				Renov/Remod, Shows Well			
List Date		03/15/2015		03/16/2015		02/27/2015	
Settled Date		29-April-2015		21-April-2015		20-April-2015	
Contract Date		07-Apr-2015		26-Mar-2015		03-Mar-2015	
List Price		\$699,900		\$619,000		\$829,900	
Close Price		\$699,900		\$632,500		\$804,950	
Style		Other		Contemporary		Contemporary	
Type		Garden 1-4 Floors		Attach/Row Hse		Attach/Row Hse	
Levels		2		1		4	
Year Built		1900		1905		1914	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		2 / 0		2 / 1	
# of Fireplaces		0		1		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-	
Exterior Features				Deck, Patio, Fenced - Rear			
Exterior Constr		Other		Brick		Brick and Siding	
Basement Type							
Cooling System		Central A/C		Central A/C, Ceiling Fan(s)		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Forced Air, Baseboard		Forced Air	
Heat Fuel		Electric		Other		Natural Gas	
Living Area		1,325		1,378		1,425	
Price PER SQFT		528.23		459.00		564.88	
Tax Total Liv Ar		1,325		1,378		1,738	
TLA Prc PER SQF		\$528.23		\$459.00		\$463.15	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$699,900		\$632,500		\$804,950	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 4



1241 SHEPHERD ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8563707

Adj

Comparable 5



1241 SHEPHERD ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8566035

Adj

Comparable 6



1241 SHEPHERD ST NW #3
WASHINGTON
COLUMBIA HEIGHTS
DC8562886

Adj

Status		SOLD		SOLD		SOLD	
DOMM		5		0		1	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Renov/Remod		Renov/Remod		Renov/Remod	
List Date		02/27/2015		03/03/2015		02/27/2015	
Settled Date		10-April-2015		03-April-2015		01-April-2015	
Contract Date		04-Mar-2015		03-Mar-2015		28-Feb-2015	
List Price		\$549,900		\$574,900		\$649,900	
Close Price		\$553,000		\$575,000		\$649,900	
Style		Traditional		Traditional		Traditional	
Type		Attach/Row Hse		Attach/Row Hse		Attach/Row Hse	
Levels		3		3		3	
Year Built		1921		1921		1921	
Total Bedrooms		3		3		3	
Baths Full/Half	/	2 / 0		2 / 0		2 / 0	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick and Siding		Brick and Siding		Brick and Siding	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Heat Pump(s)		Heat Pump(s)		Heat Pump(s)	
Heat Fuel		Electric		Electric		Electric	
Living Area		1,450		1,450		1,450	
Price PER SQFT		381.38		396.55		448.21	
Tax Total Liv Ar		1,708		1,708		1,708	
TLA Prc PER SQF		\$323.77		\$336.65		\$380.50	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$553,000		\$575,000		\$649,900	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 7



1466 HARVARD ST NW #A2
WASHINGTON
COLUMBIA HEIGHTS
DC8562127

Adj

Comparable 8



1305 IRVING ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8557885

Adj

Comparable 9



3605 10TH ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8531705

Adj

Status		SOLD		SOLD		SOLD	
DOMM		12		6		25	
Seller Subsidy		3,000		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond				Shows Well		Shows Well	
List Date		02/26/2015		02/19/2015		01/15/2015	
Settled Date		27-March-2015		26-March-2015		20-March-2015	
Contract Date		10-Mar-2015		25-Feb-2015		09-Feb-2015	
List Price		\$739,000		\$674,555		\$719,000	
Close Price		\$725,000		\$740,000		\$715,000	
Style		Contemporary		Victorian		Traditional	
Type		Garden 1-4 Floors		Garden 1-4 Floors		Attach/Row Hse	
Levels		2		2		2	
Year Built		2009		1899		1909	
Total Bedrooms		2		2		3	
Baths Full/Half	/	2 / 1		2 / 1		3 / 0	
# of Fireplaces		0		1		2	
# Gar/Car/ParkSp	-/-/-	-/-/2		-/-/-		-/-/1	
Exterior Features							
Exterior Constr		Concrete/Block, Metal, Stucco		Brick		Brick and Siding	
Basement Type							
Cooling System		Central A/C		Heat Pump(s)		Central A/C, Heat Pump(s)	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Heat Pump(s)		Heat Pump(s)		Forced Air, Heat Pump(s)	
Heat Fuel		Electric		Natural Gas		Electric	
Living Area		1,626		1,900		1,585	
Price PER SQFT		445.88		389.47		451.10	
Tax Total Liv Ar		1,815		1,727		1,585	
TLA Prc PER SQF		\$399.45		\$428.49		\$451.10	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$725,000		\$740,000		\$715,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 10



1354 MERIDIAN PL NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8518508

Adj

Comparable 11



1107 KENYON ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8502941

Adj

Comparable 12



1107 KENYON ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8507208

Adj

Status		SOLD		SOLD		SOLD	
DOMM		41		71		60	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Renov/Remod		Renov/Remod		Renov/Remod	
List Date		12/13/2014		11/14/2014		11/20/2014	
Settled Date		25-February-2015		23-February-2015		17-February-2015	
Contract Date		23-Jan-2015		24-Jan-2015		19-Jan-2015	
List Price		\$850,000		\$749,900		\$849,000	
Close Price		\$845,000		\$725,000		\$825,000	
Style		Federal		Traditional		Traditional	
Type		Attach/Row Hse		Attach/Row Hse		Attach/Row Hse	
Levels		3		4		4	
Year Built		1908		1917		1917	
Total Bedrooms		3		3		3	
Baths Full/Half	/	3 / 0		2 / 1		2 / 1	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick and Siding		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Heat Pump(s)		Heat Pump(s)	
Heat Fuel		Electric		Electric		Electric	
Living Area		1,885		1,723		1,545	
Price PER SQFT		448.28		420.78		533.98	
Tax Total Liv Ar		1,760		1,440		1,440	
TLA Prc PER SQF		\$480.11		\$503.47		\$572.92	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$845,000		\$725,000		\$825,000	



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Prepared on May 02, 2015

CMA Pricing Analysis

Subject

No Photo
Available

Comparable 13



1322 MONROE ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC9004928

Adj

Comparable 14



1428 MONROE ST NW #B
WASHINGTON
COLUMBIA HEIGHTS
DC8502031

Adj

Comparable 15



1230 FAIRMONT ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8503112

Adj

Status		SOLD		SOLD		SOLD	
DOMM		15		32		46	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Shows Well		Shows Well		Shows Well	
List Date		10/20/2014		11/13/2014		11/14/2014	
Settled Date		05-February-2015		16-January-2015		15-January-2015	
Contract Date		04-Nov-2014		13-Dec-2014		18-Dec-2014	
List Price		\$819,900		\$674,555		\$659,900	
Close Price		\$825,000		\$650,000		\$640,000	
Style		Federal		Contemporary		Contemporary	
Type		Garden 1-4 Floors		Garden 1-4 Floors		Garden 1-4 Floors	
Levels		3		2		1	
Year Built		1913		1925		1913	
Total Bedrooms		3		3		2	
Baths Full/Half	/	2 / 1		2 / 1		2 / 1	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-	
Exterior Features						Balcony	
Exterior Constr		Brick		Brick		Brick	
Basement Type							
Cooling System		ble Thermostat, Heat Pump(s)		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		System, Central, Heat Pump(s)		Forced Air		Forced Air	
Heat Fuel		Electric		Natural Gas		Natural Gas	
Living Area		1,771		1,403		1,455	
Price PER SQFT		465.84		463.29		439.86	
Tax Total Liv Ar		1,674		1,403		1,802	
TLA Prc PER SQF		\$492.83		\$463.29		\$355.16	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$825,000		\$650,000		\$640,000	



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Prepared on May 02, 2015

CMA Pricing Analysis

Subject

No Photo
Available

Comparable 16



1230 FAIRMONT ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8503129

Adj

Comparable 17



1309 FAIRMONT ST NW #B
WASHINGTON
COLUMBIA HEIGHTS
DC8425740

Adj

Comparable 18



2543 13TH ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8450118

Adj

Status		SOLD		SOLD		SOLD	
DOMM		20		111		89	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Shows Well		Remod, Restored, Shows Well		Renov/Remod	
List Date		11/14/2014		08/07/2014		09/06/2014	
Settled Date		15-January-2015		12-January-2015		06-January-2015	
Contract Date		04-Dec-2014		05-Dec-2014		02-Dec-2014	
List Price		\$659,900		\$759,000		\$775,000	
Close Price		\$680,000		\$740,000		\$765,000	
Style		Contemporary		Victorian		Art Deco	
Type		Garden 1-4 Floors		Attach/Row Hse		Attach/Row Hse	
Levels		1		2		4	
Year Built		1913		1910		1910	
Total Bedrooms		2		3		2	
Baths Full/Half	/	2 / 1		2 / 1		3 / 0	
# of Fireplaces		0		1		1	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/1		-/-/-	
Exterior Features		Balcony		ny, Secure Storage, Sidewalks			
Exterior Constr		Brick		Brick, Stone		Concrete/Block	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Forced Air		Forced Air	
Heat Fuel		Natural Gas		Natural Gas		Natural Gas	
Living Area		1,457		1,641		1,680	
Price PER SQFT		466.71		450.94		455.36	
Tax Total Liv Ar		1,802		1,641		1,607	
TLA Prc PER SQF		\$377.36		\$450.94		\$476.04	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$680,000		\$740,000		\$765,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 19



1360 MONROE ST NW #B
WASHINGTON
COLUMBIA HEIGHTS
DC8496688

Adj

Comparable 20



1230 FAIRMONT ST NW #3
WASHINGTON
COLUMBIA HEIGHTS

DC8503182

Adj

Comparable 21



1118 MONROE ST NW #1
WASHINGTON
COLUMBIA HEIGHTS

DC8493287

Adj

Status		SOLD		SOLD		SOLD	
DOMM		19		11		9	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond				Shows Well		Renov/Remod, Shows Well	
List Date		11/05/2014		11/14/2014		10/31/2014	
Settled Date		29-December-2014		15-December-2014		12-December-2014	
Contract Date		24-Nov-2014		24-Nov-2014		08-Nov-2014	
List Price		\$650,000		\$759,900		\$619,000	
Close Price		\$650,000		\$815,000		\$628,710	
Style		Contemporary		Contemporary		Victorian	
Type		Attach/Row Hse		Garden 1-4 Floors		Attach/Row Hse	
Levels		2		2		2	
Year Built		2005		1913		1916	
Total Bedrooms		2		2		3	
Baths Full/Half	/	2 / 1		2 / 1		2 / 1	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	2/-/-		-/-/-		-/-/2	
Exterior Features						Patio	
Exterior Constr		Brick		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Forced Air		Forced Air	
Heat Fuel		Electric		Natural Gas		Natural Gas	
Living Area		1,600		1,618		1,527	
Price PER SQFT		406.25		503.71		411.73	
Tax Total Liv Ar		1,572		1,802		1,527	
TLA Prc PER SQF		\$413.49		\$452.28		\$411.73	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$650,000		\$815,000		\$628,710	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 22



1451 BELMONT ST NW #104
WASHINGTON
COLUMBIA HEIGHTS
DC8481393

Adj

Comparable 23



3004 13TH ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8471812

Adj

Status		SOLD		SOLD	
DOMM		6		7	
Seller Subsidy		0		0	
Transaction Type		Standard		Standard	
Property Cond		Shows Well		Shows Well	
List Date		10/15/2014		10/02/2014	
Settled Date		05-December-2014		21-November-2014	
Contract Date		21-Oct-2014		08-Oct-2014	
List Price		\$769,000		\$725,000	
Close Price		\$795,018		\$720,000	
Style		Contemporary		Contemporary	
Type		Mid-Rise 5-8 Floors		Garden 1-4 Floors	
Levels		1		2	
Year Built		2006		1910	
Total Bedrooms		2		2	
Baths Full/Half	/	2 / 0		2 / 0	
# of Fireplaces		0		0	
# Gar/Car/ParkSp	-/-/-	2/-/-		-/-/1	
Exterior Features		Patio, Roof Deck		Decks - Multiple	
Exterior Constr		Brick		Siding, Brick Front, Vinyl Siding	
Basement Type					
Cooling System		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric	
Heat System		Forced Air		Heat Pump(s)	
Heat Fuel		Natural Gas		Natural Gas	
Living Area		1,318		1,502	
Price PER SQFT		603.20		479.36	
Tax Total Liv Ar		1,318		1,502	
TLA Prc PER SQF		\$603.20		\$479.36	
Lot Size (Sqft/Ac)	-/-	-/-		-/-	
Total Adj					
Total Adj. Value	\$	\$795,018		\$720,000	



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

SOLD

34 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
2535 13Th St Nw #405	\$550,000	\$575,000	4.55	17	Federal	915	2	1	1	2	1	1	No	1925		19-Feb-15	30-Apr-15	\$0
3900 14Th St Nw #518	\$399,900	\$385,000	-3.73	151	Contemporary	917	2	1	0	1	0		No	1964		27-Mar-15	24-Apr-15	\$0
1401 Columbia Rd Nw #305	\$439,000	\$450,000	2.51	7	Contemporary	812	2	1	0	1	0		No	1913		2-Apr-15	21-Apr-15	\$0
1372 Monroe St Nw #A	\$599,900	\$601,900	.33	9	Other / End	1,200	2	2	0	2	0	1	No	2005		13-Mar-15	14-Apr-15	\$0
1308 Belmont St Nw #2	\$620,000	\$635,000	2.42	4	TH-Contemporary / Inte	1,156	2	2	0	2	0		No	1910		24-Mar-15	10-Apr-15	\$0
1427 Clifton St Nw #4	\$614,495	\$642,000	4.48	4	Victorian / Interior	1,279	2	2	0	1	1		No	1906		10-Mar-15	10-Apr-15	\$0
2656 15Th St Nw #C1	\$375,000	\$391,500	4.40	5	Contemporary	891	2	1	0	1	0		No	1937		18-Mar-15	9-Apr-15	\$0
1390 Kenyon St Nw #414	\$558,000	\$555,770	-.40	10	Contemporary	1,048	2	2	0	1	0	1	No	2007		2-Jul-14	6-Apr-15	\$16,673
2920 Sherman Ave Nw #1	\$489,000	\$500,000	2.25	3	TH-Colonial / Interior	1,200	2	2	0	1	1		No	1908		24-Feb-15	2-Apr-15	\$0
1354 Monroe St Nw #A	\$549,900	\$570,000	3.66	5	Transitional / Lower	1,020	2	2	0	2	0	1	No	2005		3-Mar-15	1-Apr-15	\$0
1120 Euclid St Nw #1	\$569,900	\$565,000	-.86	4	TH-Contemporary / En	1,050	2	2	0	1	0		No	1910		3-Mar-15	30-Mar-15	\$0
1444 Fairmont St Nw #2	\$599,000	\$582,500	-2.75	22	Other	1,025	2	2	0	1	0		No	1907		30-Jan-15	5-Mar-15	\$5,000
1390 Kenyon St Nw #714	\$564,900	\$561,000	-.69	105	Contemporary	1,050	2	2	0	1	0	1	No	2007		16-Jan-15	24-Feb-15	\$5,000
1440 Columbia Rd Nw #202	\$435,600	\$435,600	.00	4	Beaux Arts	828	2	1	1	1	0		No	1915		21-Jan-15	19-Feb-15	\$0
1465 Columbia Rd Nw #201	\$519,999	\$525,000	.96	4	Traditional	1,000	2	2	0	1	0		No	1921		24-Jan-15	13-Feb-15	\$0
1459 Harvard St Nw #3	\$649,900	\$649,900	.00	48	Contemporary / Interio	1,100	2	2	0	1	1		No	1900		18-Dec-14	11-Feb-15	\$0
1447 Chapin St Nw #205	\$459,000	\$455,000	-.87	84	Beaux Arts	825	2	1	0	1	0		No	1920		1-Jan-15	30-Jan-15	\$0
1435 Chapin St Nw #109	\$599,000	\$575,000	-4.01	26	Other	1,022	2	2	0	1	0		No	2006		31-Dec-14	27-Jan-15	\$0
1320 Park Rd Nw #1	\$499,000	\$495,000	-.80	206	TH-Federal / Lower	1,295	2	2	0	1	0		No	1905		24-Nov-14	22-Jan-15	\$500
1354 Kenyon St Nw #1	\$469,900	\$460,000	-2.11	128	Victorian	846	2	1	1	1	0		No	1890		19-Nov-14	19-Dec-14	\$0
1443 Oak St Nw #202	\$449,900	\$449,900	.00	41	Contemporary	1,088	2	2	0	1	1		No	1924		1-Nov-14	18-Dec-14	\$2,000
1401 Columbia Rd Nw #402	\$416,000	\$416,000	.00	62	Beaux Arts	943	2	1	0	1	0		No	1913		12-Nov-14	16-Dec-14	\$3
1419 Girard St Nw #2	\$539,000	\$539,000	.00	7	TH-Victorian / Interior	960	2	2	0	1	0		No	1910		26-Sep-14	12-Dec-14	\$500
751 Fairmont St Nw #1	\$449,000	\$445,000	-.89	45	TH-Traditional / Interio	860	2	2	0	1	0		No	1910		11-Nov-14	3-Dec-14	\$0
1317 Harvard St Nw #4	\$454,566	\$454,566	.00	0	Other	0	2	2	0	1	0		No	1907		1-Dec-14	1-Dec-14	\$0
1361 Irving St Nw #11	\$479,000	\$505,500	5.53	3	Federal	820	2	2	0	1	0		No	1918		25-Oct-14	24-Nov-14	\$0
1417 Chapin St Nw #408	\$459,000	\$476,000	3.70	39	Contemporary	0	2	2	0	1	1		No	1905		27-Sep-14	19-Nov-14	\$16,000
754 Park Rd Nw #6	\$429,900	\$440,000	2.35	6	Colonial	862	2	1	1	1	0		No	1960		23-Oct-14	18-Nov-14	\$0



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Prepared on May 02, 2015

COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

SOLD

34 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
1441 Florida Ave Nw #4A	\$725,000	\$710,000	-2.07	29	Contemporary	1,023	2	2	0	1	1	1	No	2003		14-Oct-14	14-Nov-14	\$0
3221 11Th St Nw #100	\$439,000	\$435,000	-.91	104	TH-Colonial / Interior	0	2	2	0	1	1		No	1910		1-Oct-14	13-Nov-14	\$4,000
3517 13Th St Nw #101	\$569,000	\$569,000	.00	65	Spanish	1,036	2	2	0	1	0		No	1925		27-Sep-14	12-Nov-14	\$16,000
1390 Kenyon St Nw #814	\$575,000	\$566,000	-1.57	25	Contemporary	1,048	2	2	0	1	0	1	No	2007		13-Oct-14	10-Nov-14	\$0
3226 13Th St Nw #C	\$675,000	\$675,000	.00	15	TH-Traditional / Interio	1,251	2	2	1	2	0		No	1908		7-Oct-14	7-Nov-14	\$0
1437 Spring Rd Nw #15	\$368,000	\$358,000	-2.72	62	Other	851	2	1	0	1	1		No	1923		23-Sep-14	4-Nov-14	\$0
Average	\$517,316	\$519,092	0.38	40			2	2	0	1	0	1		1935				
Median	\$509,500	\$515,250	0.00	20														

Report Totals

Properties: 34

Avg List Price	\$517,316	Avg Sold Price	\$519,092	Avg DOM-P	40
Median List Price	\$509,500	Median Sold Price	\$515,250	Median DOM-P	20
Low List Price:	\$368,000	Low Sale Price:	\$358,000		
High List Price:	\$725,000	High Sale Price:	\$710,000		



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Prepared on May 02, 2015

CMA Pricing Analysis

Subject

No Photo
Available

Comparable 1



2535 13TH ST NW #405
WASHINGTON
COLUMBIA HEIGHTS
DC8548624

Adj

Comparable 2



3900 14TH ST NW #518
WASHINGTON
COLUMBIA HEIGHTS
DC8492733

Adj

Comparable 3



1401 COLUMBIA RD NW #305
WASHINGTON
COLUMBIA HEIGHTS
DC8579727

Adj

Status		SOLD		SOLD		SOLD	
DOMM		17		151		7	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Renov/Remod, Shows Well				Shows Well, Renov/Remod	
List Date		02/05/2015		10/30/2014		03/27/2015	
Settled Date		30-April-2015		24-April-2015		21-April-2015	
Contract Date		19-Feb-2015		27-Mar-2015		02-Apr-2015	
List Price		\$550,000		\$399,900		\$439,000	
Close Price		\$575,000		\$385,000		\$450,000	
Style		Federal		Contemporary		Contemporary	
Type		Garden 1-4 Floors		Mid-Rise 5-8 Floors		Mid-Rise 5-8 Floors	
Levels		2		1		1	
Year Built		1925		1964		1913	
Total Bedrooms		2		2		2	
Baths Full/Half	/	1 / 1		1 / 0		1 / 0	
# of Fireplaces		1		0		0	
# Gar/Car/ParkSp	-/-/-	1/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Central		Forced Air	
Heat Fuel		Electric		Electric		Electric	
Living Area		915		917		812	
Price PER SQFT		628.42		419.85		554.19	
Tax Total Liv Ar		911		918		812	
TLA Prc PER SQF		\$631.17		\$419.39		\$554.19	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$575,000		\$385,000		\$450,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 4



1372 MONROE ST NW #A
WASHINGTON
COLUMBIA HEIGHTS
DC8566523

Adj

Comparable 5



1308 BELMONT ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8572623

Adj

Comparable 6



1427 CLIFTON ST NW #4
WASHINGTON
COLUMBIA HEIGHTS
DC8568000

Adj

Status		SOLD		SOLD		SOLD	
DOMM		9		4		4	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Renov/Remod, Shows Well		Shows Well		Shows Well	
List Date		03/04/2015		03/20/2015		03/06/2015	
Settled Date		14-April-2015		10-April-2015		10-April-2015	
Contract Date		13-Mar-2015		24-Mar-2015		10-Mar-2015	
List Price		\$599,900		\$620,000		\$614,495	
Close Price		\$601,900		\$635,000		\$642,000	
Style		Other		Contemporary		Victorian	
Type		Garden 1-4 Floors		Attach/Row Hse		Penthouse	
Levels		2		2		1	
Year Built		2005		1910		1906	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		2 / 0		2 / 0	
# of Fireplaces		0		0		1	
# Gar/Car/ParkSp	-/-/-	1/-/-		-/-/1		-/-/1	
Exterior Features				Balconies - Multiple		Balcony, Deck	
Exterior Constr		Brick		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C, Ceiling Fan(s)	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Central		Forced Air		Forced Air	
Heat Fuel		Natural Gas		Natural Gas		Natural Gas	
Living Area		1,200		1,156		1,279	
Price PER SQFT		501.58		549.31		501.95	
Tax Total Liv Ar		1,191		1,056		1,180	
TLA Prc PER SQF		\$505.37		\$601.33		\$544.07	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$601,900		\$635,000		\$642,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 7



2656 15TH ST NW #C1
WASHINGTON
COLUMBIA HEIGHTS
DC8573163

Adj

Comparable 8



1390 KENYON ST NW #414
WASHINGTON
COLUMBIA HEIGHTS
DC8385548

Adj

Comparable 9



2920 SHERMAN AVE NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8559616

Adj

Status		SOLD		SOLD		SOLD	
DOMM		5		10		3	
Seller Subsidy		0		16,673		0	
Transaction Type		Standard		Standard		Standard	
Property Cond				Shows Well		Shows Well	
List Date		03/13/2015		06/23/2014		02/21/2015	
Settled Date		09-April-2015		06-April-2015		02-April-2015	
Contract Date		18-Mar-2015		02-Jul-2014		24-Feb-2015	
List Price		\$375,000		\$558,000		\$489,000	
Close Price		\$391,500		\$555,770		\$500,000	
Style		Contemporary		Contemporary		Colonial	
Type		Garden 1-4 Floors		Hi-Rise 9+ Floors		Attach/Row Hse	
Levels		1		1		1	
Year Built		1937		2007		1908	
Total Bedrooms		2		2		2	
Baths Full/Half	/	1 / 0		2 / 0		2 / 0	
# of Fireplaces		0		0		1	
# Gar/Car/ParkSp	-/-/-	-/-/-		1/-/-		-/-/-	
Exterior Features				Deck, Sidewalks, Street Lights			
Exterior Constr		Brick		Brick, Concrete/Block, Other		Brick Front, Brick	
Basement Type							
Cooling System		Central A/C, Heat Pump(s)		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air, Heat Pump(s)		Forced Air		Heat Pump(s)	
Heat Fuel		Electric		Electric		Natural Gas	
Living Area		891		1,048		1,200	
Price PER SQFT		439.39		530.31		416.67	
Tax Total Liv Ar		891		1,048		1,209	
TLA Prc PER SQF		\$439.39		\$530.31		\$413.56	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$391,500		\$555,770		\$500,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 10



1354 MONROE ST NW #A
WASHINGTON
COLUMBIA HEIGHTS
DC8556716

Adj

Comparable 11



1120 EUCLID ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8563415

Adj

Comparable 12



1444 FAIRMONT ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8523745

Adj

Status		SOLD		SOLD		SOLD	
DOMM		5		4		22	
Seller Subsidy		0		0		5,000	
Transaction Type		Standard		Standard		Standard	
Property Cond				Shows Well		Renov/Remod, Shows Well	
List Date		02/26/2015		02/27/2015		01/08/2015	
Settled Date		01-April-2015		30-March-2015		05-March-2015	
Contract Date		03-Mar-2015		03-Mar-2015		30-Jan-2015	
List Price		\$549,900		\$569,900		\$599,000	
Close Price		\$570,000		\$565,000		\$582,500	
Style		Transitional		Contemporary		Other	
Type		Duplex		Attach/Row Hse		Other	
Levels		2		1		1	
Year Built		2005		1910		1907	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		2 / 0		2 / 0	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	1/-/-		-/-/1		-/-/-	
Exterior Features				Patio, Other			
Exterior Constr		Brick		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Heat Pump(s)		Central	
Heat Fuel		Natural Gas		Electric		Natural Gas	
Living Area		1,020		1,050		1,025	
Price PER SQFT		558.82		538.10		568.29	
Tax Total Liv Ar		1,020		971		925	
TLA Prc PER SQF		\$558.82		\$581.87		\$629.73	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$570,000		\$565,000		\$582,500	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 13



1390 KENYON ST NW #714
WASHINGTON
COLUMBIA HEIGHTS
DC8472759

Adj

Comparable 14



1440 COLUMBIA RD NW #202
WASHINGTON
COLUMBIA HEIGHTS
DC8536155

Adj

Comparable 15



1465 COLUMBIA RD NW #201
WASHINGTON
COLUMBIA HEIGHTS
DC8534922

Adj

Status		SOLD		SOLD		SOLD	
DOMM		105		4		4	
Seller Subsidy		5,000		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Shows Well, Renov/Remod					
List Date		10/03/2014		01/18/2015		01/20/2015	
Settled Date		24-February-2015		19-February-2015		13-February-2015	
Contract Date		16-Jan-2015		21-Jan-2015		24-Jan-2015	
List Price		\$564,900		\$435,600		\$519,999	
Close Price		\$561,000		\$435,600		\$525,000	
Style		Contemporary		Beaux Arts		Traditional	
Type		Hi-Rise 9+ Floors		Garden 1-4 Floors		Garden 1-4 Floors	
Levels		1		1		1	
Year Built		2007		1915		1921	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		1 / 1		2 / 0	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	1/-/1		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick, Concrete/Block, Other		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Forced Air		Forced Air	
Heat Fuel		Electric		Electric		Electric	
Living Area		1,050		828		1,000	
Price PER SQFT		534.29		526.09		525.00	
Tax Total Liv Ar		1,048		828		921	
TLA Prc PER SQF		\$535.31		\$526.09		\$570.03	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$561,000		\$435,600		\$525,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 16



1459 HARVARD ST NW #3
WASHINGTON
COLUMBIA HEIGHTS
DC8519148

Adj

Comparable 17



1447 CHAPIN ST NW #205
WASHINGTON
COLUMBIA HEIGHTS
DC8472281

Adj

Comparable 18



1435 CHAPIN ST NW #109
WASHINGTON
COLUMBIA HEIGHTS
DC8513854

Adj

Status		SOLD		SOLD		SOLD	
DOMM		3		84		26	
Seller Subsidy		0		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond		Renov/Remod, Shows Well		Renov/Remod		Shows Well	
List Date		12/15/2014		10/03/2014		12/05/2014	
Settled Date		11-February-2015		30-January-2015		27-January-2015	
Contract Date		18-Dec-2014		01-Jan-2015		31-Dec-2014	
List Price		\$649,900		\$459,000		\$599,000	
Close Price		\$649,900		\$455,000		\$575,000	
Style		Contemporary		Beaux Arts		Other	
Type		Garden 1-4 Floors		Garden 1-4 Floors		Garden 1-4 Floors	
Levels		1		1		1	
Year Built		1900		1920		2006	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		1 / 0		2 / 0	
# of Fireplaces		1		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/1		-/-/-		-/-/-	
Exterior Features						Fenced - Rear	
Exterior Constr		Brick		Brick		Brick Front	
Basement Type							
Cooling System		Central A/C, Ceiling Fan(s)		Heat Pump(s)		Heat Pump(s)	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Heat Pump(s)		Heat Pump(s)		Heat Pump(s)	
Heat Fuel		Electric		Electric		Electric	
Living Area		1,100		825		1,022	
Price PER SQFT		590.82		551.52		562.62	
Tax Total Liv Ar		1,079		829		1,022	
TLA Prc PER SQF		\$602.32		\$548.85		\$562.62	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$649,900		\$455,000		\$575,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 19



1320 PARK RD NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8508067

Adj

Comparable 20



1354 KENYON ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8498099

Adj

Comparable 21



1443 OAK ST NW #202
WASHINGTON
COLUMBIA HEIGHTS
DC8455536

Adj

Status		SOLD		SOLD		SOLD	
DOMM		3		12		41	
Seller Subsidy		500		0		2,000	
Transaction Type		Standard		Standard		Standard	
Property Cond		Renov/Remod, Shows Well		Shows Well			
List Date		11/21/2014		11/07/2014		09/12/2014	
Settled Date		22-January-2015		19-December-2014		18-December-2014	
Contract Date		24-Nov-2014		19-Nov-2014		01-Nov-2014	
List Price		\$499,000		\$469,900		\$449,900	
Close Price		\$495,000		\$460,000		\$449,900	
Style		Federal		Victorian		Contemporary	
Type		Townhouse		Garden 1-4 Floors		Garden 1-4 Floors	
Levels		1		1		1	
Year Built		1905		1890		1924	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		1 / 1		2 / 0	
# of Fireplaces		0		0		1	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick, Synthetic Stucco		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Forced Air		Forced Air		Forced Air	
Heat Fuel		Electric		Electric		Electric	
Living Area		1,295		846		1,088	
Price PER SQFT		382.24		543.74		413.51	
Tax Total Liv Ar		1,295		846		1,088	
TLA Prc PER SQF		\$382.24		\$543.74		\$413.51	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$495,000		\$460,000		\$449,900	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 22



1401 COLUMBIA RD NW #402
WASHINGTON
COLUMBIA HEIGHTS
DC8455715

Adj

Comparable 23



1419 GIRARD ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8460750

Adj

Comparable 24



751 FAIRMONT ST NW #1
WASHINGTON
COLUMBIA HEIGHTS
DC8459292

Adj

Status		SOLD		SOLD		SOLD	
DOMM		62		7		45	
Seller Subsidy		3		500		0	
Transaction Type		Standard		Standard		Standard	
Property Cond				Renov/Remod, Shows Well		Shows Well	
List Date		09/12/2014		09/19/2014		09/17/2014	
Settled Date		16-December-2014		12-December-2014		03-December-2014	
Contract Date		12-Nov-2014		26-Sep-2014		11-Nov-2014	
List Price		\$416,000		\$539,000		\$449,000	
Close Price		\$416,000		\$539,000		\$445,000	
Style		Beaux Arts		Victorian		Traditional	
Type		Mid-Rise 5-8 Floors		Attach/Row Hse		Attach/Row Hse	
Levels		1		1		1	
Year Built		1913		1910		1910	
Total Bedrooms		2		2		2	
Baths Full/Half	/	1 / 0		2 / 0		2 / 0	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/1		-/-/1	
Exterior Features							
Exterior Constr		Brick Front		Brick, Concrete/Block		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Heat Pump(s)		Central, Forced Air		Central	
Heat Fuel		Electric		Natural Gas		Electric	
Living Area		943		960		860	
Price PER SQFT		441.15		561.46		517.44	
Tax Total Liv Ar		943		940		860	
TLA Prc PER SQF		\$441.15		\$573.40		\$517.44	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$416,000		\$539,000		\$445,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 25



1317 HARVARD ST NW #4
WASHINGTON
COLUMBIA HEIGHTS
DC8511227

Adj

Comparable 26



1361 IRVING ST NW #11
WASHINGTON
COLUMBIA HEIGHTS
DC8486740

Adj

Comparable 27



1417 CHAPIN ST NW #408
WASHINGTON
COLUMBIA HEIGHTS
DC8436329

Adj

Status		SOLD		SOLD		SOLD	
DOMM		0		3		39	
Seller Subsidy		0		0		16,000	
Transaction Type		Standard		Standard		Standard	
Property Cond							
List Date		12/01/2014		10/22/2014		08/20/2014	
Settled Date		01-December-2014		24-November-2014		19-November-2014	
Contract Date		01-Dec-2014		25-Oct-2014		27-Sep-2014	
List Price		\$454,566		\$479,000		\$459,000	
Close Price		\$454,566		\$505,500		\$476,000	
Style		Other		Federal		Contemporary	
Type		Other		Garden 1-4 Floors		Mid-Rise 5-8 Floors	
Levels		1		1		1	
Year Built		1907		1918		1905	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		2 / 0		2 / 0	
# of Fireplaces		0		0		1	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Other		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Heat Pump(s)		Forced Air		Forced Air	
Heat Fuel		Electric		Electric		Electric	
Living Area		0		820		0	
Price PER SQFT		0.00		616.46		0.00	
Tax Total Liv Ar		807		820		923	
TLA Prc PER SQF		\$563.28		\$616.46		\$515.71	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$454,566		\$505,500		\$476,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 28



754 PARK RD NW #6
WASHINGTON
COLUMBIA HEIGHTS
DC8482914

Adj

Comparable 29



1441 FLORIDA AVE NW #4A
WASHINGTON
COLUMBIA HEIGHTS
DC8457430

Adj

Comparable 30



3221 11TH ST NW #100
WASHINGTON
COLUMBIA HEIGHTS
DC8430450

Adj

Status		SOLD		SOLD		SOLD	
DOMM		6		29		50	
Seller Subsidy		0		0		4,000	
Transaction Type		Standard		Standard		Standard	
Property Cond				Renov/Remod			
List Date		10/17/2014		09/15/2014		08/13/2014	
Settled Date		18-November-2014		14-November-2014		13-November-2014	
Contract Date		23-Oct-2014		14-Oct-2014		01-Oct-2014	
List Price		\$429,900		\$725,000		\$439,000	
Close Price		\$440,000		\$710,000		\$435,000	
Style		Colonial		Contemporary		Colonial	
Type		Garden 1-4 Floors		Garden 1-4 Floors		Attach/Row Hse	
Levels		1		1		1	
Year Built		1960		2003		1910	
Total Bedrooms		2		2		2	
Baths Full/Half	/	1 / 1		2 / 0		2 / 0	
# of Fireplaces		0		1		1	
# Gar/Car/ParkSp	-/-/-	-/-/1		1/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick and Siding		Combination		Brick	
Basement Type							
Cooling System		Central A/C, Ceiling Fan(s)		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Central		Forced Air		Forced Air	
Heat Fuel		Electric		Natural Gas		Natural Gas	
Living Area		862		1,023		0	
Price PER SQFT		510.44		694.04		0.00	
Tax Total Liv Ar		862		1,023		808	
TLA Prc PER SQF		\$510.44		\$694.04		\$538.37	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$440,000		\$710,000		\$435,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 31



3517 13TH ST NW #101
WASHINGTON
COLUMBIA HEIGHTS
DC8420142

Adj

Comparable 32



1390 KENYON ST NW #814
WASHINGTON
COLUMBIA HEIGHTS
DC8460701

Adj

Comparable 33



3226 13TH ST NW #C
WASHINGTON
COLUMBIA HEIGHTS
DC8446442

Adj

Status		SOLD		SOLD		SOLD	
DOMM		65		25		15	
Seller Subsidy		16,000		0		0	
Transaction Type		Standard		Standard		Standard	
Property Cond				Shows Well		Renov/Remod, Shows Well	
List Date		08/01/2014		09/19/2014		09/03/2014	
Settled Date		12-November-2014		10-November-2014		07-November-2014	
Contract Date		27-Sep-2014		13-Oct-2014		07-Oct-2014	
List Price		\$569,000		\$575,000		\$675,000	
Close Price		\$569,000		\$566,000		\$675,000	
Style		Spanish		Contemporary		Traditional	
Type		Garden 1-4 Floors		Hi-Rise 9+ Floors		Attach/Row Hse	
Levels		1		1		2	
Year Built		1925		2007		1908	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 0		2 / 0		2 / 1	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		1/-/-		-/-/-	
Exterior Features				Balcony		Balcony	
Exterior Constr		Stucco		Brick		Brick	
Basement Type							
Cooling System		Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Heat Pump(s)		Forced Air		Forced Air	
Heat Fuel		Electric		Natural Gas		Natural Gas	
Living Area		1,036		1,048		1,251	
Price PER SQFT		549.23		540.08		539.57	
Tax Total Liv Ar		1,036		1,048		1,191	
TLA Prc PER SQF		\$549.23		\$540.08		\$566.75	
Lot Size (Sqft/Ac)	-/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$569,000		\$566,000		\$675,000	



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CMA Pricing Analysis

Subject

No Photo
Available

Comparable 34



1437 SPRING RD NW #15
WASHINGTON
COLUMBIA HEIGHTS
DC8413279

Adj

Status		SOLD	
DOMM		62	
Seller Subsidy		0	
Transaction Type		Standard	
Property Cond			
List Date		07/24/2014	
Settled Date		04-November-2014	
Contract Date		23-Sep-2014	
List Price		\$368,000	
Close Price		\$358,000	
Style		Other	
Type		Garden 1-4 Floors	
Levels		1	
Year Built		1923	
Total Bedrooms		2	
Baths Full/Half	/	1 / 0	
# of Fireplaces		1	
# Gar/Car/ParkSp	-/-/-	-/-/-	
Exterior Features			
Exterior Constr		Brick	
Basement Type			
Cooling System		Central A/C, Dehumidifier	
Cooling Fuel Sys		Electric	
Heat System		Central	
Heat Fuel		Natural Gas	
Living Area		851	
Price PER SQFT		420.68	
Tax Total Liv Ar		819	
TLA Prc PER SQF		\$437.12	
Lot Size (Sqft/Ac)	-/-	-/-	
Total Adj			
Total Adj. Value	\$	\$358,000	



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

RENTED 21 LISTINGS																
	List Price	Rented Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Rented Date
3422 Georgia Ave Nw #4B	\$1,500	\$1,450	-3.33	213	Other	0	1	1	0	1	0	0	No	2009		4-Feb-15
2608 Sherman Ave Nw #103	\$1,625	\$1,625	.00	145	Traditional	571	1	1	0	1	0		No	1967		1-Jan-15
3422 Georgia Ave Nw #2A	\$1,400	\$1,350	-3.57	162	Other	0	1	1	0	1	0		No	2009		28-Feb-15
1390 Kenyon St Nw #709	\$2,750	\$2,650	-3.64	80	Contemporary	0	2	2	0	1	0	1	No	2007		26-Dec-14
1330 Park Rd Nw #B	\$2,950	\$2,975	.85	112	TH-Contemporary / Inte	1,475	2	2	1	2	1		No	1970		31-Mar-15
746 Park Rd Nw #2	\$2,295	\$2,292	-.13	45	Contemporary	0	2	1	0	2	0		No	1912		12-Dec-14
511 Columbia Rd Nw	\$3,200	\$3,200	.00	17	TH-Colonial / Interior	0	3	2	0	3	0		Yes	1914		1-Dec-14
1417 Newton St Nw #205	\$1,800	\$1,800	.00	42	Other	680	1	1	0	0	0		No	1927		20-Dec-14
1436 Meridian Pl Nw #305	\$2,400	\$2,400	.00	71	Other	700	2	2	0	1	0		No	1910		17-Feb-15
3616 14Th St Nw #5	\$1,550	\$1,550	.00	24	Contemporary	0	1	1	0	1	0		No	1921		2-Jan-15
2917 13Th St Nw #2	\$2,400	\$2,400	.00	38	TH-Other / End	1,200	2	1	0	1	1		No	1911		29-Jan-15
749 Park Rd Nw #4	\$1,890	\$1,890	.00	37	Contemporary	0	2	1	1	2	0		No	1912		28-Jan-15
744 Harvard St Nw	\$1,300	\$1,300	.00	50	TH-Traditional / Interio	0	1	1	0	1	0		Yes	1908		1-Mar-15
1451 Belmont St Nw #309	\$2,500	\$2,450	-2.00	23	Contemporary	716	1	1	0	1	0	1	No	2006		11-Feb-15
749 Park Rd Nw #1	\$1,995	\$1,995	.00	13	Contemporary	0	2	1	1	1	0		No	1912		16-Feb-15
749 Park Rd Nw #3	\$1,560	\$1,560	.00	12	Contemporary	0	1	1	1	1	0		No	1912		18-Feb-15
1414 Belmont St Nw #209	\$2,150	\$2,150	.00	45	Contemporary	700	1	1	0	1	0		No	2009		1-Apr-15
1440 Columbia Rd Nw #405	\$1,600	\$1,600	.00	57	Colonial	494	1	1	0	1	0		No	1915		23-Apr-15
529 Lamont St Nw #302	\$2,000	\$2,000	.00	1	Other	848	2	1	0	0	0		No	1926		6-Apr-15
1458 Columbia Rd Nw #402	\$2,146	\$2,146	.00	9	Traditional	893	3	1	0	1	0		No	1926		22-Apr-15
39003901 14Th St Nw #401	\$1,950	\$1,950	.00	13	Contemporary	899	1	1	0	1	0	1	No	1931		29-Apr-15
Average	\$2,046	\$2,035	-0.56	58			2	1	0	1	0	1		1944		
Median	\$1,995	\$1,995	0.00	42												



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Prepared on May 02, 2015

COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

Report Totals	Properties: 21				
Avg List Price	\$2,046	Avg Sold Price	\$2,035	Avg DOM-P	58
Median List Price	\$1,995	Median Sold Price	\$1,995	Median DOM-P	42
Low List Price:	\$1,300	Low Sale Price:	\$1,300		
High List Price:	\$3,200	High Sale Price:	\$3,200		



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CMA Pricing Comparables

Subject		Comparable 1	Comparable 2	Comparable 3
No Photo Available				
		3422 GEORGIA AVE NW #4B WASHINGTON COLUMBIA HEIGHTS DC8396676	2608 SHERMAN AVE NW #103 WASHINGTON COLUMBIA HEIGHTS DC8431003	3422 GEORGIA AVE NW #2A WASHINGTON COLUMBIA HEIGHTS DC8447553
Status		RENTED	RENTED	RENTED
DOMM		213	145	162
Seller Subsidy				
Transaction Type		Standard	Standard	Standard
Property Cond			Shows Well	
List Date		07/06/2014	08/13/2014	09/04/2014
Settled Date		04-February-2015	01-January-2015	28-February-2015
Contract Date		03-Feb-2015	31-Dec-2014	12-Feb-2015
List Price		\$1,500	\$1,625	\$1,400
Close Price		\$1,450	\$1,625	\$1,350
Style		Other	Traditional	Other
Type		Garden 1-4 Floors	Garden 1-4 Floors	Garden 1-4 Floors
Levels		1	1	1
Year Built		2009	1967	2009
Total Bedrooms		1	1	1
Baths Full/Half	/	1 / 0	1 / 0	1 / 0
# of Fireplaces		0	0	0
# Gar/Car/ParkSp	-/-/-	0/0/-	-/-/-	-/-/-
Exterior Features				
Exterior Constr		Other	Brick	Other
Basement Type				
Cooling System		Central A/C, Energy Star Cooling System	Central A/C	Central A/C, Energy Star Cooling System
Cooling Fuel Sys		Electric	Electric	Electric
Heat System		Forced Air, Heat Pump(s)	Forced Air	Forced Air, Heat Pump(s)
Heat Fuel		Electric	Central	Electric
Living Area		0	571	0
Price PER SQFT		0.00	2.85	0.00
Tax Total Liv Ar			571	
TLA Prc PER SQF		\$0.00	\$2.85	\$0.00
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$	\$1,450	\$1,625	\$1,350



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CMA Pricing Comparables

Subject

No Photo
Available

Comparable 4



1390 KENYON ST NW #709
WASHINGTON
COLUMBIA HEIGHTS
DC8468674

Comparable 5



1330 PARK RD NW #B
WASHINGTON
COLUMBIA HEIGHTS
DC8486390

Comparable 6



746 PARK RD NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8491014

Status		RENTED	RENTED	RENTED
DOMM		80	112	45
Seller Subsidy				
Transaction Type		Standard	Standard	Standard
Property Cond				
List Date		09/29/2014	10/22/2014	10/28/2014
Settled Date		26-December-2014	31-March-2015	12-December-2014
Contract Date		23-Dec-2014	11-Feb-2015	12-Dec-2014
List Price		\$2,750	\$2,950	\$2,295
Close Price		\$2,650	\$2,975	\$2,292
Style		Contemporary	Contemporary	Contemporary
Type		Mid-Rise 5-8 Floors	Attach/Row Hse	Multi-Family
Levels		1	2	2
Year Built		2007	1970	1912
Total Bedrooms		2	2	2
Baths Full/Half	/	2 / 0	2 / 1	1 / 0
# of Fireplaces		0	1	0
# Gar/Car/ParkSp	-/-/-	1/-/-	-/-/-	-/-/-
Exterior Features				
Exterior Constr		Brick, Concrete/Block, Other	Brick	Brick and Siding
Basement Type				
Cooling System		Central A/C	Central A/C	Central A/C
Cooling Fuel Sys		Electric	Electric	Electric
Heat System		Forced Air	Forced Air	Forced Air
Heat Fuel		Electric	Electric	Electric
Living Area		0	1,475	0
Price PER SQFT		0.00	2.00	0.00
Tax Total Liv Ar		982	1,473	1,838
TLA Prc PER SQF		\$2.80	\$2.00	\$1.25
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$	\$2,650	\$2,975	\$2,292



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CMA Pricing Comparables

Subject

No Photo
Available

Comparable 7



511 COLUMBIA RD NW
WASHINGTON
COLUMBIA HEIGHTS
DC8494660

Comparable 8



1417 NEWTON ST NW #205
WASHINGTON
COLUMBIA HEIGHTS
DC8504704

Comparable 9



1436 MERIDIAN PL NW #305
WASHINGTON
COLUMBIA HEIGHTS
DC8511704

Status		RENTED	RENTED	RENTED
DOMM		17	42	71
Seller Subsidy				
Transaction Type		Standard	Standard	Standard
Property Cond				
List Date		11/03/2014	11/17/2014	12/01/2014
Settled Date		01-December-2014	20-December-2014	17-February-2015
Contract Date		01-Dec-2014	20-Dec-2014	17-Feb-2015
List Price		\$3,200	\$1,800	\$2,400
Close Price		\$3,200	\$1,800	\$2,400
Style		Colonial	Other	Other
Type		Attach/Row Hse	Mid-Rise 5-8 Floors	Garden 1-4 Floors
Levels		3	0	1
Year Built		1914	1927	1910
Total Bedrooms		3	1	2
Baths Full/Half	/	2 / 0	1 / 0	2 / 0
# of Fireplaces		0	0	0
# Gar/Car/ParkSp	-/-/-	-/-/-	-/-/-	-/-/1
Exterior Features				
Exterior Constr		Brick	Brick	Brick
Basement Type		English		
Cooling System		Central A/C	Central A/C	Central A/C
Cooling Fuel Sys		Electric	Electric	Electric
Heat System		Radiator	Other	Forced Air
Heat Fuel		Natural Gas	Natural Gas	Electric
Living Area		0	680	700
Price PER SQFT		0.00	2.65	3.43
Tax Total Liv Ar		1,080	610	624
TLA Prc PER SQF		\$2.96	\$2.95	\$3.85
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$	\$3,200	\$1,800	\$2,400



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CMA Pricing Comparables

Subject

No Photo
Available

Comparable 10



3616 14TH ST NW #5
WASHINGTON
COLUMBIA HEIGHTS
DC8516172

Comparable 11



2917 13TH ST NW #2
WASHINGTON
COLUMBIA HEIGHTS
DC8520176

Comparable 12



749 PARK RD NW #4
WASHINGTON
DC8522386

Status		RENTED	RENTED	RENTED
DOMM		24	38	37
Seller Subsidy				
Transaction Type		Standard	Standard	Standard
Property Cond		Renov/Remod, Shows Well		
List Date		12/09/2014	12/17/2014	12/22/2014
Settled Date		02-January-2015	29-January-2015	28-January-2015
Contract Date		20-Dec-2014	28-Jan-2015	28-Jan-2015
List Price		\$1,550	\$2,400	\$1,890
Close Price		\$1,550	\$2,400	\$1,890
Style		Contemporary	Other	Contemporary
Type		Garden 1-4 Floors	Attach/Row Hse	Multi-Family
Levels		1	1	2
Year Built		1921	1911	1912
Total Bedrooms		1	2	2
Baths Full/Half	/	1 / 0	1 / 0	1 / 1
# of Fireplaces		0	1	0
# Gar/Car/ParkSp	-/-/-	-/-/-	-/-/-	-/-/-
Exterior Features				
Exterior Constr		Brick	Brick	Brick and Siding
Basement Type				
Cooling System		Other	Window Unit(s)	Central A/C
Cooling Fuel Sys		Other	Electric	Electric
Heat System		Other	Radiator	Forced Air
Heat Fuel		Other	Natural Gas	Electric
Living Area		0	1,200	0
Price PER SQFT		0.00	2.00	0.00
Tax Total Liv Ar			4,002	
TLA Prc PER SQF		\$0.00	\$0.60	\$0.00
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$	\$1,550	\$2,400	\$1,890



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CMA Pricing Comparables

Subject

No Photo
Available

Comparable 13



744 HARVARD ST NW
WASHINGTON
COLUMBIA HEIGHTS
DC8524277

Comparable 14



1451 BELMONT ST NW #309
WASHINGTON
COLUMBIA HEIGHTS
DC8533596

Comparable 15



749 PARK RD NW #1
WASHINGTON
DC8546789

Status		RENTED	RENTED	RENTED
DOMM		50	23	13
Seller Subsidy				
Transaction Type		Standard	Standard	Standard
Property Cond			Shows Well	
List Date		12/29/2014	01/14/2015	02/03/2015
Settled Date		01-March-2015	11-February-2015	16-February-2015
Contract Date		23-Feb-2015	11-Feb-2015	16-Feb-2015
List Price		\$1,300	\$2,500	\$1,995
Close Price		\$1,300	\$2,450	\$1,995
Style		Traditional	Contemporary	Contemporary
Type		Attach/Row Hse	Mid-Rise 5-8 Floors	Multi-Family
Levels		1	1	1
Year Built		1908	2006	1912
Total Bedrooms		1	1	2
Baths Full/Half	/	1 / 0	1 / 0	1 / 1
# of Fireplaces		0	0	0
# Gar/Car/ParkSp	-/-/-	-/-/-	1/-/-	-/-/-
Exterior Features				
Exterior Constr		Brick	Brick	Brick and Siding
Basement Type		English		
Cooling System		Central A/C	Central A/C	Central A/C
Cooling Fuel Sys		Electric	Electric	Electric
Heat System		Heat Pump(s)	Forced Air	Forced Air
Heat Fuel		Electric	Natural Gas	Electric
Living Area		0	716	0
Price PER SQFT		0.00	3.49	0.00
Tax Total Liv Ar		1,374	716	
TLA Prc PER SQF		\$0.95	\$3.49	\$0.00
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$	\$1,300	\$2,450	\$1,995



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CMA Pricing Comparables

Subject

No Photo
Available

Comparable 16



749 PARK RD NW #3
WASHINGTON
DC8549449

Comparable 17



1414 BELMONT ST NW #209
WASHINGTON
COLUMBIA HEIGHTS
DC8553791

Comparable 18



1440 COLUMBIA RD NW #405
WASHINGTON
COLUMBIA HEIGHTS
DC8560102

Status		RENTED	RENTED	RENTED
DOMM		12	45	57
Seller Subsidy				
Transaction Type		Standard	Standard	Standard
Property Cond				
List Date		02/06/2015	02/12/2015	02/23/2015
Settled Date		18-February-2015	01-April-2015	23-April-2015
Contract Date		18-Feb-2015	29-Mar-2015	23-Apr-2015
List Price		\$1,560	\$2,150	\$1,600
Close Price		\$1,560	\$2,150	\$1,600
Style		Contemporary	Contemporary	Colonial
Type		Multi-Family	Garden 1-4 Floors	Garden 1-4 Floors
Levels		1	1	1
Year Built		1912	2009	1915
Total Bedrooms		1	1	1
Baths Full/Half	/	1 / 1	1 / 0	1 / 0
# of Fireplaces		0	0	0
# Gar/Car/ParkSp	-/-/-	-/-/-	-/-/-	-/-/-
Exterior Features				
Exterior Constr		Brick and Siding	Brick	Brick
Basement Type				
Cooling System		Central A/C	Central A/C	Central A/C
Cooling Fuel Sys		Electric	Electric	Electric
Heat System		Forced Air	Central	Forced Air
Heat Fuel		Electric	Electric	Natural Gas
Living Area		0	700	494
Price PER SQFT		0.00	3.07	3.24
Tax Total Liv Ar			637	494
TLA Prc PER SQF		\$0.00	\$3.38	\$3.24
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$	\$1,560	\$2,150	\$1,600



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Accuracy of square footage, lot size, schools, and other information is not guaranteed.

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Prepared on May 02, 2015

CMA Pricing Comparables

Subject

No Photo
Available

Comparable 19



529 LAMONT ST NW #302
WASHINGTON
COLUMBIA HEIGHTS
DC8591226

Comparable 20



1458 COLUMBIA RD NW #402
WASHINGTON
COLUMBIA HEIGHTS
DC8596164

Comparable 21



39003901 14TH ST NW #401
WASHINGTON
COLUMBIA HEIGHTS
DC8605588

Status		RENTED	RENTED	RENTED
DOMM		1	9	13
Seller Subsidy				
Transaction Type		Standard	Other/Undisclosed	Standard
Property Cond			Renov/Remod, Shows Well	
List Date		04/01/2015	04/07/2015	04/16/2015
Settled Date		06-April-2015	22-April-2015	29-April-2015
Contract Date		03-Apr-2015	22-Apr-2015	27-Apr-2015
List Price		\$2,000	\$2,146	\$1,950
Close Price		\$2,000	\$2,146	\$1,950
Style		Other	Traditional	Contemporary
Type		Garden 1-4 Floors	Mid-Rise 5-8 Floors	Mid-Rise 5-8 Floors
Levels		0	1	1
Year Built		1926	1926	1931
Total Bedrooms		2	3	1
Baths Full/Half	/	1 / 0	1 / 0	1 / 0
# of Fireplaces		0	0	0
# Gar/Car/ParkSp	-/-/-	-/-/-	-/-/-	1/-/-
Exterior Features				
Exterior Constr		Brick	Brick	Brick
Basement Type				
Cooling System		Central A/C, Ceiling Fan(s)	Central A/C	Central A/C
Cooling Fuel Sys		Electric	Other	Electric
Heat System		Central	Radiator	Forced Air
Heat Fuel		Natural Gas	Central	Electric
Living Area		848	893	899
Price PER SQFT		2.36	2.40	2.17
Tax Total Liv Ar		848	893	899
TLA Prc PER SQF		\$2.36	\$2.40	\$2.17
Lot Size (Sqft/Ac)	-/-	-/-	-/-	-/-
Total Value	\$	\$2,000	\$2,146	\$1,950



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