



Tuesday, May 14, 2024

## Comparables Overview

This page summarizes key fields of the listings in this analysis.

### **The listings in this analysis can be summarized as follows:**

Listing Price between \$549,900 and \$999,000

3 to 4 Bedrooms

1 to 3 Full Bathrooms

0 to 2 Half Bathrooms

1,010 to 1,516 Square Feet

\$415.56 to \$747.43 per Square Foot

\$415.57 to \$717.82 per Sold Square Foot

Board of Zoning Adjustment  
District of Columbia

Researched and prepared by **Jenay Doganay**

EXHIBIT NO.29d

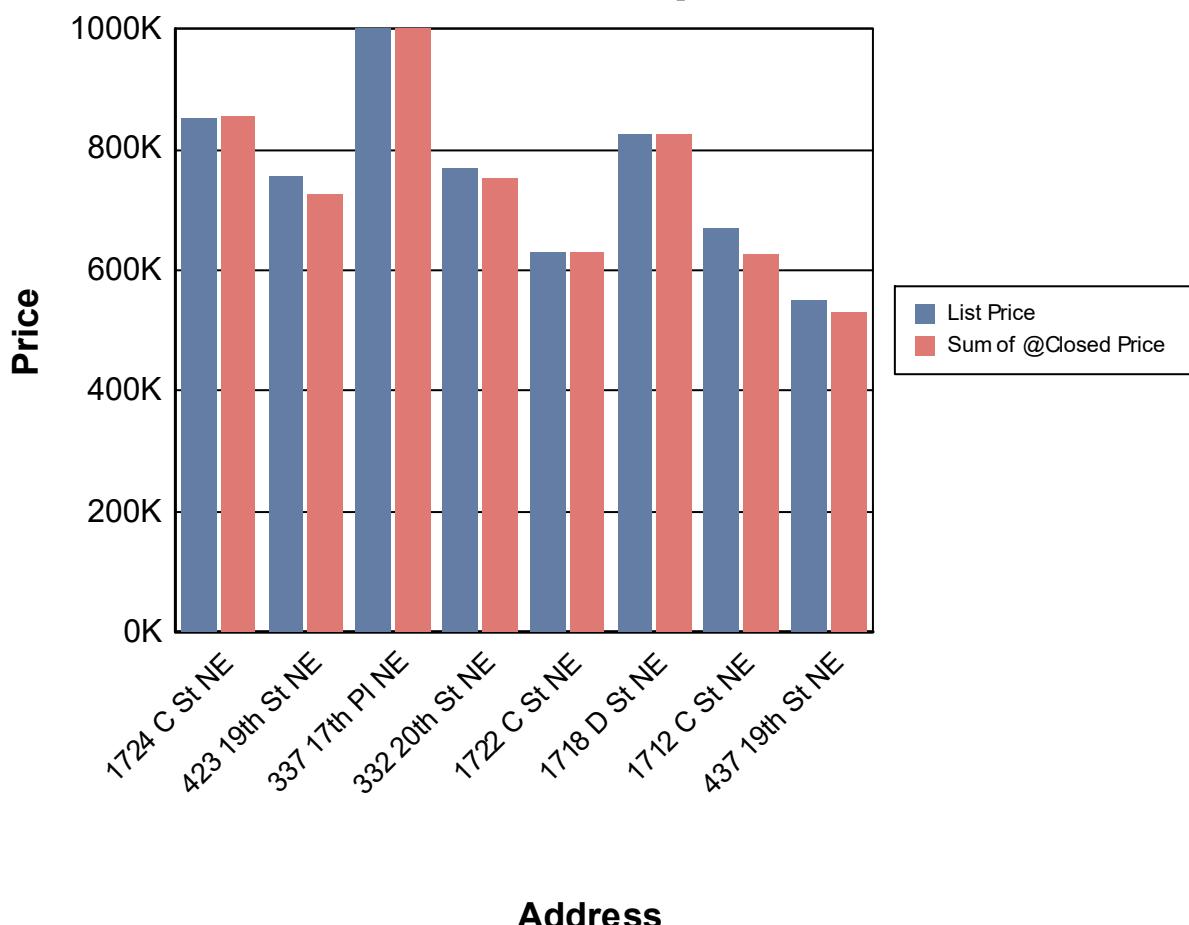




## List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.

### Price Graph



### Address





Tuesday, May 14, 2024

## CMA Pro Report

These pages give a general overview of the selected properties.

1724 C St NE, Washington, DC		Closed	\$850,000	
	<b>MLS #ID:</b> DCDC2131708	<b>Beds:</b> 3	<b>Cl Price:</b>	\$855,000
	<b>Prop Type:</b> Residential	<b>Baths:</b> 2 / 1	<b>Cl Date:</b>	4/11/2024
	<b>Structure Type:</b> Interior Row/Townhouse		<b>Concessions:</b>	\$0
<b>County:</b> Washington, DC		<b>AbvGrdFinSF:</b>	1,396 / Assessor	
<b>Municipality:</b>		<b>Lot Size:</b>	0a / 1,283.00sf	
<b>MLS Area:</b>		<b>Lot Dim:</b>		
	<b>Subdiv/Ngh:</b> OLD CITY #1	<b>Condo/HOA:</b>	\$0	
<b>Sale Type:</b> Standard	<b>School Dist:</b> District Of Columbia Public Schools	<b>New Constr:</b>	No	
	<b>Ownership:</b> Fee Simple	<b>Year Built:</b>	1931	
	<b>Garage Spaces:</b> 0	<b>Basement:</b>	Yes / Connecting Stairway, Full,	
	<b>Parking:</b> Brick Driveway, Private	<b>Waterfront:</b>	No	
	<b>Condition:</b> Excellent, Very Good, Good	<b>Dock Type:</b>		

**Remarks:** Welcome to this beautiful 3 bedroom 2.5 bath rowhouse in the Kingman Park neighborhood of NE DC. This home offers a perfect blend of historic charm and modern convenience. Celebrate spring in this home's three outdoor spaces – a covered front porch with skylights, a back deck with pergola or the herringbone brick patio with planting beds. Enjoy the traditional yet open floorplan concept on the main level. The gourmet kitchen features stainless steel appliances (new range hood), granite countertops, a pantry, dining space and ample cabinetry, making it perfect for cooking and entertaining. Relax in the bright and airy living room, complete with hardwood floors, large windows with custom plantation shutters, and elegant crown molding. Enjoy nestling next to the gas fireplace or enjoy the weather while grilling on the rear deck. The upper level consists of 3 spacious bedrooms with 1 large bath. The primary bedroom has been expanded to include its own closet/room which can remain a closet or converted into a home office. The finished lower level encourages another entertainment space/family room along with a gym/den and a full bathroom. Entertain guests or simply unwind in the private fenced patio, offering a serene retreat from the hustle and bustle of city life with the ability to used as a parking pad. Situated in one of DC's most sought-after neighborhoods, this home is just steps away from Capitol Hill and the bustling H Street Corridor, renowned for its eclectic mix of dining, shopping, and entertainment options. With easy access to public transportation and major commuter routes, you'll enjoy all that the nation's capital has to offer right at your doorstep. Don't miss the opportunity to make this meticulously maintained home your own. Schedule a showing today!



## CMA Pro Report

These pages give a general overview of the selected properties.

423 19th St NE, Washington, DC		Closed	\$754,900	
	<b>MLS #ID:</b> DCDC2132196	<b>Beds:</b> 3	<b>Cl Price:</b>	\$725,000
	<b>Prop Type:</b> Residential	<b>Baths:</b> 2	<b>Cl Date:</b>	4/11/2024
	<b>Structure Type:</b> Interior Row/Townhouse		<b>Concessions:</b>	\$0
<b>County:</b> Washington, DC		<b>AbvGrdFinSF:</b>	1,010 / Estimated	
<b>Municipality:</b>		<b>Lot Size:</b>	0a / 1,840.00sf	
<b>MLS Area:</b>		<b>Lot Dim:</b>		
	<b>Subdiv/Ngh:</b> KINGMAN PARK	<b>Condo/HOA:</b>	\$0	
<b>Sale Type:</b> Standard	<b>School Dist:</b> District Of Columbia Public Schools	<b>New Constr:</b>	No	
	<b>Ownership:</b> Fee Simple	<b>Year Built:</b>	1939	
	<b>Garage Spaces:</b> 0	<b>Basement:</b>	Yes / Fully Finished, Walkout Le	
	<b>Parking:</b> Fenced, Paved Driveway	<b>Waterfront:</b>	No	
	<b>Condition:</b>	<b>Dock Type:</b>		

**Remarks:** A truly exceptional offering with meticulous blending of traditional DC Wardman charm with stunning updates and thoughtful green building measures, welcome to 423 19th St NE. Boasting over \$175k in meticulous improvements by the current owners, this is by no means your standard offering at any price let alone at this exceptional value!

As you enter the property via the large front porch with ample seating space, the functionally open concept main level features a large living room and an eat in chef's kitchen (2018) with custom cabinets, quartz counters, Fisher & Paykel and KitchenAid stainless steel appliances (gas range) and access to the updated rear deck! The gleaming hardwood floors shine as does an abundance of light through the updated Pella windows. Upstairs the hardwoods and updated windows continue, and you'll find three bedrooms and a gorgeous spa-like marble bath with rain shower head, skylight, pocket door, and Toto fixtures (2022 renovation). The primary bedroom boasts tremendous size and the two rear bedrooms overlook the beautiful large fully fenced yard and garden. The lower level, completely remodeled in 2021, offers an additional flex living room/den/guest space/office area as well as separate storage for days and another beautifully updated full bath. From here there is direct access (under the deck off the kitchen) to an amazing oasis of a backyard with ample room for play and gardening, additional storage, as well as off street gated parking!

But that's not all this one has to offer.. This home also benefits from owned solar panels which with all the other energy efficient updates (added insulation in attic crawlspace, updated windows, etc..) results in remarkably low utility costs and in some months net zero electricity! Other improvements include a complete roof replacement less than 8 years ago, the replacement of all interior doors and baseboard trim over the last couple years, and an updated front porch roof including downspouts and gutters within the last 5 years. The complete list of updates is so comprehensive it's remarkable, no expense has been spared (truly!!).

All of this within walking distance of metro and other major transit, the restaurants and shopping of both the H St Corridor and Eastern Market, and outdoor venues like the National Arboretum. And census tract financing options exist for this neighborhood as well that allow for 100% FINANCING at this amazing sales price with no MI for qualified buyers! Truly a gem on so many levels, comes see for your self today!!



## CMA Pro Report

These pages give a general overview of the selected properties.

337 17th Pl NE, Washington, DC		Closed	\$999,000	
	<b>MLS #ID:</b> DCDC2131380	<b>Beds:</b> 4	<b>Cls Price:</b>	\$999,000
	<b>Prop Type:</b> Residential	<b>Baths:</b> 3 / 1	<b>Cls Date:</b>	4/19/2024
	<b>Structure Type:</b> Interior Row/Townhouse		<b>Concessions:</b>	\$0
<b>County:</b> Washington, DC		<b>AbvGrdFinSF:</b>	1,404 / Assessor	
<b>Municipality:</b>		<b>Lot Size:</b>	0a / 1,575.00sf	
<b>MLS Area:</b>		<b>Lot Dim:</b>		
<b>Subdiv/Ngh:</b> CAPITOL HILL		<b>Condo/HOA:</b>	\$0	
<b>School Dist:</b> District Of Columbia Public Schools		<b>New Constr:</b>	No	
<b>Sale Type:</b> Standard	<b>Ownership:</b> Fee Simple	<b>Year Built:</b>	1933	
	<b>Garage Spaces:</b> 0	<b>Basement:</b>	Yes / Fully Finished	
	<b>Parking:</b> Fenced	<b>Waterfront:</b>	No	
	<b>Condition:</b>	<b>Dock Type:</b>		

**Remarks:** Welcome in to 337 17th Pl NE! Nestled on a tranquil and picturesque one-way street in the heart of Washington DC's esteemed Capitol Hill neighborhood, this fully renovated modern home presents a unique opportunity for discerning homeowners. Offering an enviable blend of urban convenience and serene residential living, this four-bedroom masterpiece epitomizes contemporary elegance and sophistication. The property is in bounds for Maury Elementary and is a short stroll to Lincoln Park and the Stadium Armory Metro. As you step through the front door, you're greeted by an open-plan living space that effortlessly combines luxury and functionality. Natural light floods in through large windows, highlighting the sleek, high-end finishes that adorn every corner. The living area, with its modern fixtures and refined aesthetic, sets the perfect stage for both relaxation and entertaining. The home features white oak engineered hardwoods and large oversize widows. There is also a brand new deck and secure parking. The heart of this home is undoubtedly the state-of-the-art kitchen. Equipped with top-of-the-line stainless steel appliances, custom cabinetry, and pristine quartz countertops, it's a culinary enthusiast's dream. The expansive island not only provides ample preparation space but also serves as a gathering spot for friends and family. Upstairs, the bedrooms offer personal havens of comfort and style. The master suite, with its generous proportions, includes vaulted ceilings and a spa-like en-suite bathroom, featuring dual vanities, a large shower. Two bedrooms additional bedrooms and a full bathroom with bath tub complete the second floor space. There is also the convenience of having a laundry space with brand new washer and dyer. The finished lower level offers the flexibility to create a rec room or second family room space. In addition, the bedroom and full bathroom provide the opportunity to create an in-law suite for family and guest. George Mason bank has first time home buyer program \$10,000 closing cost credit, 3% down payment, no PMI. Citibank has \$7,500 closing cost credit, 5% down payment and no PMI.





## CMA Pro Report

These pages give a general overview of the selected properties.

332 20th St NE, Washington, DC	Closed	\$769,000
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<b>MLS #ID:</b>	DCDC2124720
<b>Prop Type:</b>	Residential
<b>Structure Type:</b>	End of Row/Townhouse
<b>County:</b>	Washington, DC
<b>Municipality:</b>	
<b>MLS Area:</b>	
<b>Subdiv/Ngh:</b>	KINGMAN PARK
<b>School Dist:</b>	District Of Columbia Public Schools
<b>Sale Type:</b>	Standard
<b>Ownership:</b>	Fee Simple
<b>Garage Spaces:</b>	0
<b>Parking:</b>	
<b>Condition:</b>	

<b>Beds:</b>	3	<b>Cls Price:</b>	\$751,000
<b>Baths:</b>	2 / 1	<b>Cls Date:</b>	3/8/2024
		<b>Concessions:</b>	\$0
		<b>AbvGrdFinSF:</b>	1,364 / Assessor
		<b>Lot Size:</b>	0a / 1,938.00sf
		<b>Lot Dim:</b>	
		<b>Condo/HOA:</b>	\$0
		<b>New Constr:</b>	No
		<b>Year Built:</b>	1941
		<b>Basement:</b>	No
		<b>Waterfront:</b>	No
		<b>Dock Type:</b>	

**Remarks:** Updated 3 bedroom, 2.5 bath end unit home, in-bounds for Maury Elementary. Open Layout, modern finishes, loads of natural light, and 3 real bedrooms! Add to all of this an amazing yard landscaped with native plants, off-street parking, and a storage shed with electricity and this one is a 10!!

1722 C St NE, Washington, DC	Closed	\$629,990
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<b>MLS #ID:</b>	DCDC2122948
<b>Prop Type:</b>	Residential
<b>Structure Type:</b>	Interior Row/Townhouse
<b>County:</b>	Washington, DC
<b>Municipality:</b>	
<b>MLS Area:</b>	
<b>Subdiv/Ngh:</b>	OLD CITY #1
<b>School Dist:</b>	District Of Columbia Public Schools
<b>Sale Type:</b>	Standard
<b>Ownership:</b>	Fee Simple
<b>Garage Spaces:</b>	1
<b>Parking:</b>	
<b>Condition:</b>	

<b>Beds:</b>	3	<b>Cls Price:</b>	\$630,000
<b>Baths:</b>	1 / 2	<b>Cls Date:</b>	1/31/2024
		<b>Concessions:</b>	\$0
		<b>AbvGrdFinSF:</b>	1,516 / Assessor
		<b>Lot Size:</b>	0a / 1,283.00sf
		<b>Lot Dim:</b>	
		<b>Condo/HOA:</b>	\$0
		<b>New Constr:</b>	No
		<b>Year Built:</b>	1931
		<b>Basement:</b>	Yes / Daylight, Partial, Garage A
		<b>Waterfront:</b>	No
		<b>Dock Type:</b>	

**Remarks:** Great opportunity in a great location. Lincoln Park, Eastern Market, and Stadium Armory Metro Station are all within a mile radius. Maury Elementary school district. Sold Strictly "AS-IS". Seller will make no repairs.



## CMA Pro Report

These pages give a general overview of the selected properties.

1718 D St NE, Washington, DC		Closed	\$825,000	
	<b>MLS #ID:</b> DCDC2120332	<b>Beds:</b> 4	<b>Cl Price:</b>	\$825,000
<b>Prop Type:</b> Residential	<b>Baths:</b> 2	<b>Cl Date:</b>	3/6/2024	
<b>Structure Type:</b> Interior Row/Townhouse		<b>Concessions:</b>	\$11,000	
<b>County:</b> Washington, DC		<b>AbvGrdFinSF:</b>	1,440 / Assessor	
<b>Municipality:</b>		<b>Lot Size:</b>	0a / 2,125.00sf	
<b>MLS Area:</b>		<b>Lot Dim:</b>		
<b>Subdiv/Ngh:</b> OLD CITY #1		<b>Condo/HOA:</b>	\$0	
<b>School Dist:</b> District Of Columbia Public Schools		<b>New Constr:</b>	No	
<b>Sale Type:</b> Standard	<b>Ownership:</b> Fee Simple	<b>Year Built:</b>	1932	
	<b>Garage Spaces:</b> 0	<b>Basement:</b>	Yes / Connecting Stairway, Full,	
	<b>Parking:</b> Fenced	<b>Waterfront:</b>	No	
	<b>Condition:</b> Very Good	<b>Dock Type:</b>		
<b>Remarks:</b> Beautiful 4 bedroom, 2 bath row house with off-street parking in Hill East! A covered front porch beckons you inside, where you'll find a formal living room with built-ins, a formal dining room and kitchen. Step from the kitchen to a sunroom overlooking a fenced garden that's perfect for entertaining and playing. Upstairs is a primary suite with custom built-ins offering amazing storage, followed by two more bedrooms sharing a playroom and a hall bath. The updated lower level offers a rec room, a bedroom with rear walkout, a full bath and a laundry room, and can easily be used as a guest suite. Perfectly located just moments to H Street shopping and dining, Lincoln Park, Kingman Island and The Fields at RFK. 0.6 miles to Stadium-Armory Metro! RECENT UPDATES/UPGRADES INCLUDE: Freshly painted main and upper levels, fully owned solar panels, new central air, new rear fence and shed, new rollup garage door, and new customer built-ins.				

1712 C St NE, Washington, DC		Closed	\$669,000	
	<b>MLS #ID:</b> DCDC2120284	<b>Beds:</b> 3	<b>Cl Price:</b>	\$625,000
<b>Prop Type:</b> Residential	<b>Baths:</b> 2 / 1	<b>Cl Date:</b>	2/9/2024	
<b>Structure Type:</b> Interior Row/Townhouse		<b>Concessions:</b>	\$0	
<b>County:</b> Washington, DC		<b>AbvGrdFinSF:</b>	1,396 / Assessor	
<b>Municipality:</b>		<b>Lot Size:</b>	0a / 1,283.00sf	
<b>MLS Area:</b>		<b>Lot Dim:</b>		
<b>Subdiv/Ngh:</b> KINGMAN PARK		<b>Condo/HOA:</b>	\$0	
<b>School Dist:</b> District Of Columbia Public Schools		<b>New Constr:</b>	No	
<b>Sale Type:</b> Standard	<b>Ownership:</b> Fee Simple	<b>Year Built:</b>	1931	
	<b>Garage Spaces:</b> 0	<b>Basement:</b>	Yes / Connecting Stairway, Wall	
	<b>Parking:</b>	<b>Waterfront:</b>	No	
	<b>Condition:</b>	<b>Dock Type:</b>		
<b>Remarks:</b> Located in the Kingman Park/Capitol Hill East neighborhoods, this house provides a great opportunity to live in DC at an affordable price in an up-and-coming area. Conveniently located to Capitol Hill and close to tons of planned development and a short walk to The Fields at RFK, Lincoln Park and the H Street corridor. Features include 3BR's with 2.5BA's, hardwood floors, exposed brick walls, updated kitchen, full/finished walk-out basement and off-street parking. Just a little polish and this jewel will shine amongst the best of them. Some renovated homes in the area have sold for over \$1,000,000. Needless to say, this property has great upside potential. Additionally, this home is situated close to major travel arteries, Metro Bus lines and is within walking distance to the Stadium Armory Metro Train Station. Don't drag your feet on this one... ***PROPERTY BEING SOLD "AS IS" ***				



Tuesday, May 14, 2024

## CMA Pro Report

These pages give a general overview of the selected properties.

437 19th St NE, Washington, DC		Closed	\$549,900	
	<b>MLS #ID:</b> DCDC2110646	<b>Beds:</b> 3	<b>Cl Price:</b>	\$530,000
<b>Prop Type:</b> Residential	<b>Baths:</b> 2	<b>Cl Date:</b>	11/29/2023	
<b>Structure Type:</b> Interior Row/Townhouse		<b>Concessions:</b>	\$0	
<b>County:</b> Washington, DC	<b>AbvGrdFinSF:</b>	1,024 / Assessor		
<b>Municipality:</b>	<b>Lot Size:</b>	0a / 1,840.00sf		
<b>MLS Area:</b>	<b>Lot Dim:</b>			
<b>Subdiv/Ngh:</b> KINGMAN PARK	<b>Condo/HOA:</b>	\$0		
<b>School Dist:</b> District Of Columbia Public Schools	<b>New Constr:</b>	No		
<b>Sale Type:</b> Standard	<b>Ownership:</b> Fee Simple	<b>Year Built:</b>	1940	
	<b>Garage Spaces:</b> 0	<b>Basement:</b>	Yes / Front Entrance, Full, Parti	
	<b>Parking:</b>	<b>Waterfront:</b>	No	
	<b>Condition:</b>	<b>Dock Type:</b>		

**Remarks:** Price Reduced. Located in historic Kingman Park, your next home is just a few blocks to restaurants, shopping (Whole Foods and Giant,) and entertainment located nearby on H Street, Eastern Market, and Barracks Row. Some of DC's best outdoor recreational spots including The Fields at RFK, Kingman and Heritage Islands Park, Lincoln Park, playgrounds, and the bike and walking trails on the Anacostia Riverwalk Trail are also within walking distance. The home is awaiting your personal touch. The kitchen has been opened up and the two full baths have been renovated - the upstairs bath features heated tiles! The charm and character are still intact such as the original hardwood floors and built-in cabinets in the dining room. The front yard features a front porch and the fenced-in backyard is spacious with room for parking. Commuting is a breeze. The Stadium-Armory Metro (Orange, Blue, and Silver Lines with direct service to Downtown, National, and Dulles Airports) and the DC Street Car are less than 1/2 a mile away. Access to I-295 is super easy. Seller will accept cash, conventional, FHA, and VA financing. Sold As-Is.



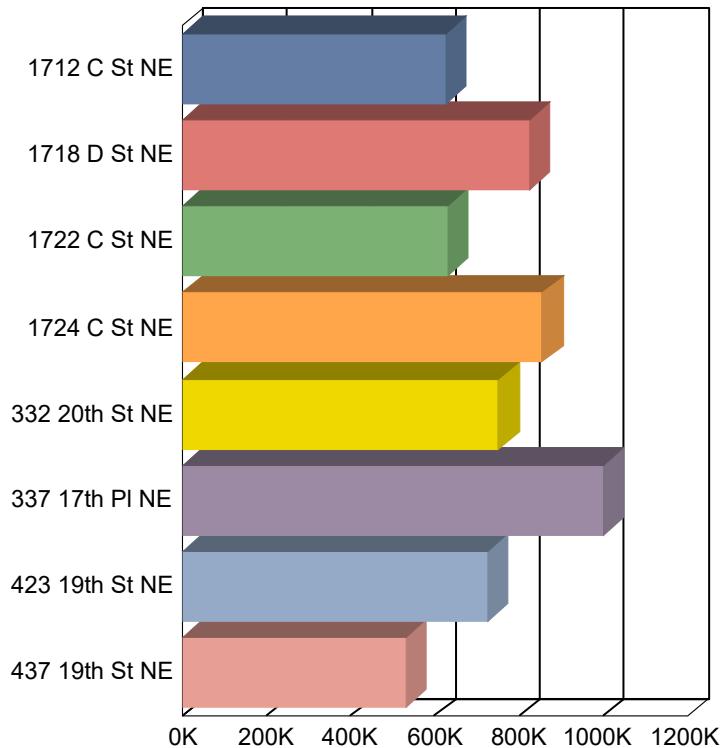
Tuesday, May 14, 2024

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

Total # of Listings	<b>8</b>
Lowest Price	<b>\$530,000</b>
Highest Price	<b>\$999,000</b>
Average Price	<b>\$742,500</b>
Avg. Price/SqFt	<b>\$568.27</b>
Avg DOM	<b>27</b>

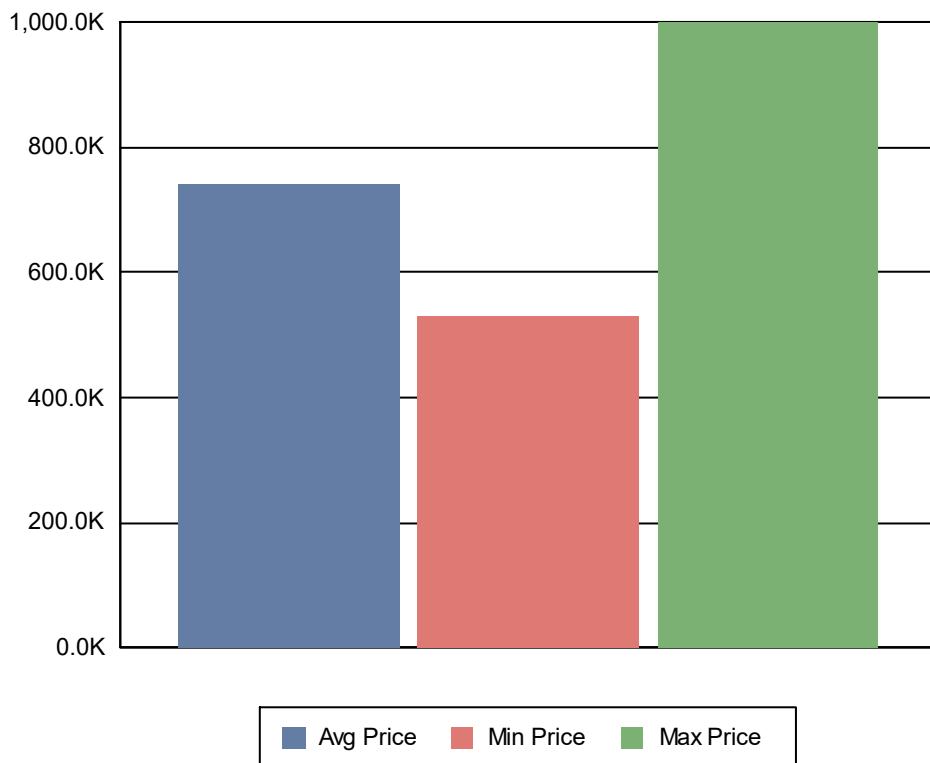




## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$530,000	\$999,000	\$742,500	\$568.27
<b>Totals / Averages</b>	<b>\$530,000</b>	<b>\$999,000</b>	<b>\$742,500</b>	<b>\$568.27</b>

### Closed Property Analysis

Address	List Price	Closed Price	Conc	DOM	%CP/LP	CP/Sqft
1724 C St NE	\$850,000	\$855,000	\$0	5	100.59%	\$612.46
423 19th St NE	\$754,900	\$725,000	\$0	15	96.04%	\$717.82
337 17th Pl NE	\$999,000	\$999,000	\$0	23	100.00%	\$711.54
332 20th St NE	\$769,000	\$751,000	\$0	17	97.66%	\$550.59
1722 C St NE	\$629,990	\$630,000	\$0	6	100.00%	\$415.57
1718 D St NE	\$825,000	\$825,000	\$11,000	54	100.00%	\$572.92
1712 C St NE	\$669,000	\$625,000	\$0	33	93.42%	\$447.71
437 19th St NE	\$549,900	\$530,000	\$0	62	96.38%	\$517.58
<b>Total Averages</b>	<b>\$755,849</b>	<b>\$742,500</b>	<b>\$1,375</b>	<b>26.88</b>	<b>98.01%</b>	<b>\$568.27</b>



Tuesday, May 14, 2024

## CMA Pro Report

These pages give a general overview of the selected properties.

### Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
CLS	1724 C St NE	3	2 / 1	1,396	\$850,000	\$855,000	\$0	04/11/2024	5
CLS	423 19th St NE	3	2	1,010	\$754,900	\$725,000	\$0	04/11/2024	15
CLS	337 17th Pl NE	4	3 / 1	1,404	\$999,000	\$999,000	\$0	04/19/2024	23
CLS	332 20th St NE	3	2 / 1	1,364	\$769,000	\$751,000	\$0	03/08/2024	17
CLS	1722 C St NE	3	1 / 2	1,516	\$629,990	\$630,000	\$0	01/31/2024	6
CLS	1718 D St NE	4	2	1,440	\$825,000	\$825,000	\$11,000	03/06/2024	54
CLS	1712 C St NE	3	2 / 1	1,396	\$669,000	\$625,000	\$0	02/09/2024	33
CLS	437 19th St NE	3	2	1,024	\$549,900	\$530,000	\$0	11/29/2023	62



Tuesday, May 14, 2024

## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Closed

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Closed Dt
DCDC2131708	1724 C St NE	3	2 / 1	1,396	0.03	5	\$850,000	\$855,000		04/11/2024
DCDC2132196	423 19th St NE	3	2	1,010	0.04	15	\$754,900	\$725,000		04/11/2024
DCDC2131380	337 17th Pl NE	4	3 / 1	1,404	0.04	23	\$999,000	\$999,000		04/19/2024
DCDC2124720	332 20th St NE	3	2 / 1	1,364	0.04	17	\$769,000	\$751,000		03/08/2024
DCDC2122948	1722 C St NE	3	1 / 2	1,516	0.03	6	\$629,990	\$630,000		01/31/2024
DCDC2120332	1718 D St NE	4	2	1,440	0.05	54	\$825,000	\$825,000	\$11,000	03/06/2024
DCDC2120284	1712 C St NE	3	2 / 1	1,396	0.03	33	\$669,000	\$625,000		02/09/2024
DCDC2110646	437 19th St NE	3	2	1,024	0.04	62	\$549,900	\$530,000		11/29/2023
<b>Averages:</b>	<b>\$742,500</b>	<b>3</b>	<b>2/1</b>	<b>1,319</b>	<b>0.04</b>	<b>27</b>	<b>\$755,849</b>	<b>\$742,500</b>	<b>\$11,000</b>	

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Closed	8	\$742,500	\$568.27	\$738,000	\$530,000	\$999,000	34
<b>Total</b>	<b>8</b>	<b>\$742,500</b>	<b>\$568.27</b>	<b>\$738,000</b>	<b>\$530,000</b>	<b>\$999,000</b>	<b>34</b>



## Results Statistics

Prepared By: Jenay E Doganay

Listings as of 05/14/24 at 5:02 pm

### Residential Sale

#### Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM	
DCDC2110646	437 19th St NE	Washington	3	2	1940	0.04	1,024	\$517.58	\$549,900	\$530,000		11/29/2023	96.38	62	
DCDC2120284	1712 C St NE	Washington	3	2 / 1	1931	0.03	1,396	\$447.71	\$669,000	\$625,000		02/09/2024	93.42	33	
DCDC2122948	1722 C St NE	Washington	3	1 / 2	1931	0.03	1,516	\$415.57	\$629,990	\$630,000		01/31/2024	100.00	6	
DCDC2132196	423 19th St NE	Washington	3	2	1939	0.04	1,010	\$717.82	\$754,900	\$725,000		04/11/2024	96.04	15	
DCDC2124720	332 20th St NE	Washington	3	2 / 1	1941	0.04	1,364	\$550.59	\$769,000	\$751,000		03/08/2024	97.66	17	
DCDC2120332	1718 D St NE	Washington	4	2	1932	0.05	1,440	\$572.92	\$825,000	\$825,000	\$11,000	03/06/2024	100.00	54	
DCDC2131708	1724 C St NE	Washington	3	2 / 1	1931	0.03	1,396	\$612.46	\$850,000	\$855,000		04/11/2024	100.59	5	
DCDC2131380	337 17th Pl NE	Washington	4	3 / 1	1933	0.04	1,404	\$711.54	\$999,000	\$999,000		04/19/2024	100.00	23	
<b># LISTINGS:</b>		<b>8</b>	<b>Medians:</b>	3	3.0	1933	0.04	1,396	\$561.76	\$761,950	\$738,000	\$11,000		98.83	20
			<b>Minimums:</b>	3	2.0	1931	0.03	1,010	\$415.57	\$549,900	\$530,000	\$11,000		93.42	5
			<b>Maximums:</b>	4	4.0	1941	0.05	1,516	\$717.82	\$999,000	\$999,000	\$11,000		100.59	62
			<b>Averages:</b>	3	2.8	1935	0.04	1,319	\$568.27	\$755,849	\$742,500	\$11,000		98.01	27

#### Quick Statistics ( 8 Listings Total )

	Min	Max	Average	Median
<b>List Price</b>	\$549,900	\$999,000	\$755,849	\$761,950
<b>Closed Price</b>	\$530,000	\$999,000	\$742,500	\$738,000
<b>DOM</b>	5	62	27	20



Residential Stats - Analysis Detail Report

Closed

8 LISTINGS

Price when initially entered						Price at time of sale							
	Closed Price - Concession	= Net Price	/ Orig. Price	= % Of		Closed Price - Concession	= Net Price	/ List Price	= % Of	DOM	CDOM	Age	
1724 C St NE	\$855,000	\$0	\$855,000	\$850,000.00	100.59	\$855,000	\$0	\$855,000	\$850,000	100.59	5	5	93
423 19th St NE	\$725,000	\$0	\$725,000	\$754,900.00	96.04	\$725,000	\$0	\$725,000	\$754,900	96.04	15	34	85
337 17th Pl NE	\$999,000	\$0	\$999,000	\$1,145,000.00	87.25	\$999,000	\$0	\$999,000	\$999,000	100.00	23	63	91
332 20th St NE	\$751,000	\$0	\$751,000	\$769,000.00	97.66	\$751,000	\$0	\$751,000	\$769,000	97.66	17	17	83
1722 C St NE	\$630,000	\$0	\$630,000	\$629,990.00	100.00	\$630,000	\$0	\$630,000	\$629,990	100.00	6	6	93
1718 D St NE	\$825,000	\$11,000	\$814,000	\$835,000.00	97.49	\$825,000	\$11,000	\$814,000	\$825,000	98.67	54	54	92
1712 C St NE	\$625,000	\$0	\$625,000	\$669,000.00	93.42	\$625,000	\$0	\$625,000	\$669,000	93.42	33	33	93
437 19th St NE	\$530,000	\$0	\$530,000	\$594,990.00	89.08	\$530,000	\$0	\$530,000	\$549,900	96.38	62	62	84
Low	\$530,000	\$0	\$530,000	\$594,990	87.25	\$530,000	\$0	\$530,000	\$549,900	93.42	5	5	83
High	\$999,000	\$11,000	\$999,000	\$1,145,000	100.59	\$999,000	\$11,000	\$999,000	\$999,000	100.59	62	5	93
Median	\$738,000	\$0	\$738,000	\$761,950	96.76	\$738,000	\$0	\$738,000	\$761,950	98.16	20	34	92
Average	\$742,500	\$1,375	\$741,125	\$780,985	95.19	\$742,500	\$1,375	\$741,125	\$755,849	97.84	27	34	89

Report Totals

Properties: 8

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$549,900	\$594,990	87.25	\$530,000	\$0	\$530,000	5	5	83
High	\$999,000	\$1,145,000	100.59	\$999,000	\$11,000	\$999,000	62	63	93
Median	\$761,950	\$761,950	96.76	\$738,000	\$0	\$738,000	20	34	92
Average	\$755,849	\$780,985	95.19	\$742,500	\$1,375	\$741,125	27	34	89



## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Closed Price Statistics

Average Price: \$742,500  
High Price: \$999,000  
Median Price: \$738,000  
Low Price: \$530,000

#### Closed Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$568  
High Price/Sq Ft: \$718  
Median Price/Sq Ft: \$562  
Low Price/Sq Ft: \$416

Figures are based on closed price after adjustments, and rounded to the nearest \$100.

### Summary...

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**





Tuesday, May 14, 2024

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address

**437 19th St NE**

**1712 C St NE**

**1722 C St NE**

County

Washington, DC

Washington, DC

Washington, DC

Municipality

Washington DC

Washington DC

Washington DC

Neighborhood

Status

Closed

Closed

Closed

Closed Date

List Price \$0

\$549,900

\$669,000

\$629,990

Closed Price

\$0

\$139,000

\$0

Concessions

No, \$0

No, \$0

No, \$0

Financing

Conventional

Cash

Cash

Property Class

Residential

Residential

Residential

Structure Type

Ownership

Fee Simple

Fee Simple

Fee Simple

Sale Type

Style

Levels/Stories

2.00

2.00

2.00

Year Built

1940

1931

1931

Condition

Annual Tax \$0

\$3,592

\$3,197

\$1,439

Tax Total Asmt \$0

\$629,200

\$634,080

\$637,250

Lot Acres/SqFt a / sf

0a / 1,840.00sf

0a / 1,283.00sf

0a / 1,283.00sf

Lot Dimension

Waterfront

No

No

No

Abv Grd Fin SF 0

1,024

1,396

1,516

Total Bldg SF

1,536

2,242

2,194

Total Units

1

1

1

Bedrooms

3

2

3

Baths /

2

2 / 1

1 / 2

Garage Spaces

0

0

0

Parking Feat

Basement

None

None

None

Cooling

Hot Water/Steam

Hot Water/Steam

Hot Water/Steam

Heat

False

False

False

Pool

62

33

6

DOM

DCDC2110646

DCDC2120284

DCDC2122948





Tuesday, May 14, 2024

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



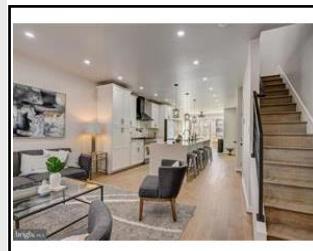
Address	<a href="#">423 19th St NE</a>	<a href="#">332 20th St NE</a>	<a href="#">1718 D St NE</a>
County	Washington, DC	Washington, DC	Washington, DC
Municipality	Washington DC	Washington DC	Washington DC
Neighborhood			
Status	Closed	Closed	Closed
Closed Date			
List Price	\$0	\$754,900	\$825,000
Closed Price		\$490,000	\$0
Concessions	No, \$0	No, \$0	Yes, \$11,000
Financing	Conventional	Conventional	VA
Property Class	Residential	Residential	Residential
Structure Type			
Ownership	Fee Simple	Fee Simple	Fee Simple
Sale Type			
Style			
Levels/Stories	2.00	2.00	2.00
Year Built	1939	1941	1932
Condition			Very Good
Annual Tax	\$0	\$4,320	\$3,820
Tax Total Asmt	\$0	\$637,070	\$688,510
Lot Acres/SqFt	a / sf	0a / 1,840.00sf	0a / 2,125.00sf
Lot Dimension			
Waterfront	No	No	No
Abv Grd Fin SF	0	1,010	1,440
Total Bldg SF		1,536	2,016
Total Units	1	1	1
Bedrooms	3	3	3
Baths	/	2	2
Garage Spaces	0	0	0
Parking Feat			
Basement			
Cooling	Central Air	Central Air	None
Heat	Hot Water/Steam	Hot/Warm Air	Hot Water/Steam
Pool	False	False	False
DOM	15	17	54
MLS#	DCDC2132196	DCDC2124720	DCDC2120332



Tuesday, May 14, 2024

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address

**1724 C St NE**

**337 17th Pl NE**

County

Washington, DC

Washington, DC

Municipality

Washington DC

Washington DC

Neighborhood

Status

Closed

Closed

Closed Date

List Price \$0

\$850,000

\$999,000

Closed Price

\$0

\$615,000

Concessions

No, \$0

No, \$0

Financing

VA

Conventional

Property Class

Residential

Residential

Structure Type

Ownership

Fee Simple

Fee Simple

Sale Type

Style

Levels/Stories

2.00

2.00

Year Built

1931

1933

Condition

Excellent, Very Good, Good

Annual Tax \$0

\$4,379

\$5,137

Tax Total Asmt \$0

\$944,330

\$650,990

Lot Acres/SqFt a / sf

0a / 1,283.00sf

0a / 1,575.00sf

Lot Dimension

Waterfront

No

No

Abv Grd Fin SF 0

1,396

1,404

Total Bldg SF

2,114

2,106

Total Units

1

1

Bedrooms

3

5

Baths /

2 / 1

3 / 1

Garage Spaces

0

0

Parking Feat

Basement

Central Air

None

Cooling

Hot/Warm Air

Hot Water/Steam

Heat

False

False

Pool

5

23

DOM

DCDC2131708

DCDC2131380

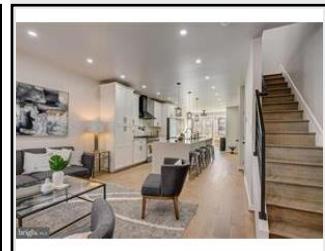




Tuesday, May 14, 2024

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



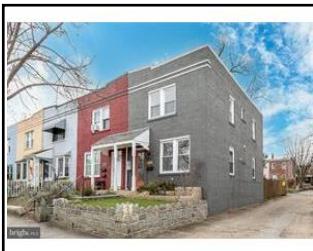
Address	<a href="#">1724 C St NE</a>	<a href="#">423 19th St NE</a>	<a href="#">337 17th Pl NE</a>
County	Washington, DC	Washington, DC	Washington, DC
Municipality			
Neighborhood	OLD CITY #1	KINGMAN PARK	CAPITOL HILL
Status	Closed	Closed	Closed
Closed Date	04/11/2024	04/11/2024	04/19/2024
List Price	\$850,000	\$754,900	\$999,000
Closed Price	\$855,000	\$725,000	\$999,000
Concessions	No, \$0	No, \$0	No, \$0
Financing	VA	Conventional	Conventional
Property Class	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard
Style	Colonial	Federal, Traditional	Traditional
Levels/Stories	3	3	2
Year Built	1931	1939	1933
Condition	Excellent, Very Good, Good		
Annual Tax	\$2,499	\$4,701	\$5,137
Tax Total Asmt	\$0	\$294,040	\$650,990
Lot Acres/SqFt	a / sf	0a / 1,283.00sf	0a / 1,575.00sf
Lot Dimension			
Waterfront	No	No	No
Abv Grd Fin SF	1,396	1,010	1,404
Blw Grd Fin SF	600	517	702
Total Bldg SF	2,114	1,527	2,808
Total Units	0	0	0
Bedrooms	3	3	4
Baths	/ 2 / 1	2	3 / 1
Garage Spaces	0	0	0
Parking Feat	Brick Driveway, Private	Fenced, Paved Driveway	Fenced
Basement	Connecting Stairway, Full, Fl	Fully Finished, Walkout Leve	Fully Finished
Cooling	Central A/C	Central A/C	Central A/C
Heat	Radiator	Hot Water	Hot Water
Pool	No Pool	No Pool	No Pool
DOM	5	15	23
MLS#	DCDC2131708	DCDC2132196	DCDC2131380



Tuesday, May 14, 2024

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	332 20th St NE	1722 C St NE	1718 D St NE
County	Washington, DC	Washington, DC	Washington, DC
Municipality			
Neighborhood	KINGMAN PARK	OLD CITY #1	OLD CITY #1
Status	Closed	Closed	Closed
Closed Date	03/08/2024	01/31/2024	03/06/2024
List Price \$0	\$769,000	\$629,990	\$825,000
Closed Price	\$751,000	\$630,000	\$825,000
Concessions	No, \$0	No, \$0	Yes, \$11,000
Financing	Conventional	Cash	VA
Property Class	Residential	Residential	Residential
Structure Type	End of Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard
Style	Traditional	Colonial	Colonial
Levels/Stories	2	3	3
Year Built	1941	1931	1932
Condition			Very Good
Annual Tax \$0	\$5,351	\$1,439	\$3,820
Tax Total Asmt \$0	\$750,070	\$637,250	\$688,510
Lot Acres/SqFt a / sf	0a / 1,938.00sf	0a / 1,283.00sf	0a / 2,125.00sf
Lot Dimension			
Waterfront	No	No	No
Abv Grd Fin SF	1,364	1,516	1,440
Blw Grd Fin SF	0	578	500
Total Bldg SF	1,364	2,194	2,016
Total Units	0	0	0
Bedrooms	3	3	4
Baths /	2 / 1	1 / 2	2
Garage Spaces	0	1	0
Parking Feat			Fenced
Basement		Daylight, Partial, Garage Acc	Connecting Stairway, Full, Ft
Cooling	Central A/C	No Cooling	Ceiling Fan(s), Central A/C, E
Heat	Forced Air	Hot Water	Radiator
Pool	No Pool	No Pool	No Pool
DOM	17	6	54
MLS#	DCDC2124720	DCDC2122948	DCDC2120332



Tuesday, May 14, 2024

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	<b>1712 C St NE</b>	<b>437 19th St NE</b>
County	Washington, DC	Washington, DC
Municipality		
Neighborhood	KINGMAN PARK	KINGMAN PARK
Status	Closed	Closed
Closed Date	02/09/2024	11/29/2023
List Price	\$0	\$669,000
Closed Price		\$549,900
Concessions	No, \$0	\$530,000
Financing	Cash	Conventional
Property Class	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple
Sale Type	Standard	Standard
Style	Colonial	Colonial
Levels/Stories	3	2
Year Built	1931	1940
Condition		
Annual Tax	\$0	\$3,197
Tax Total Asmt	\$0	\$2,498
Lot Acres/SqFt	a / sf	\$634,080
		\$277,920
Lot Dimension		0a / 1,283.00sf
Waterfront	No	0a / 1,840.00sf
Abv Grd Fin SF	1,396	No
Blw Grd Fin SF	507	1,024
Total Bldg SF	2,242	0
Total Units	0	1,536
Bedrooms	3	0
Baths	/ 2 / 1	3
Garage Spaces	0	2
Parking Feat		0
Basement	Connecting Stairway, Walkout	Front Entrance, Full, Partially
Cooling	No Cooling	Window Unit(s)
Heat	Hot Water	Radiator
Pool	No Pool	No Pool
DOM	33	62
MLS#	DCDC2120284	DCDC2110646