

# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail

**SOLD**

**79 LISTINGS**

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlit	Acres	Cont Date	Sold Date	Subsidy
715 6Th St Nw #602	\$649,000	\$645,000	-.62	9	Contemporary	1,280	3	2	0	1	1		No	2005		7-Mar-11	26-Apr-11	\$0
809 6Th St Nw #23	\$349,000	\$332,500	-4.73	34	Contemporary	600	1	1	0	1	0		No	2005		13-Apr-11	23-May-11	\$0
777 7Th St Nw #1006	\$489,000	\$474,000	-3.07	18	Contemporary	1,020	2	2	0	1	0	0	No	2005		2-Sep-11	31-Oct-11	\$0
777 7Th St Nw #1113	\$599,000	\$575,000	-4.01	10	Other	0	2	2	0	1	0		No	2005		27-Feb-11	29-Apr-11	\$0
777 7Th St Nw #322	\$365,000	\$357,000	-2.19	23	Contemporary	827	1	1	0	1	0	1	No	2005		5-Oct-11	14-Oct-11	\$0
777 7Th St Nw #404	\$339,000	\$322,000	-5.01	165	Beaux Arts	0	1	1	0	1	0		No	2005		31-Mar-11	29-Apr-11	\$0
777 7Th St Nw #414	\$410,000	\$410,000	.00	102	Contemporary	974	2	2	0	1	0	0	No	2005		30-May-11	14-Jun-11	\$0
777 7Th St Nw #510	\$349,000	\$349,000	.00	11	Contemporary	686	1	1	0	0	0		No	2005		14-Mar-11	6-May-11	\$1,700
777 7Th St Nw #530	\$367,500	\$376,500	2.45	4	Traditional	670	1	1	0	1	0		No	2005		20-Apr-11	21-Jun-11	\$0
777 7Th St Nw #622	\$387,777	\$335,000	-13.61	68	Other	891	1	1	0	1	0		No	2005		30-Aug-10	15-Apr-11	\$0
777 7Th St Nw #630	\$378,000	\$378,000	.00	0	Contemporary	800	1	1	0	1	0	500	No	2005		7-Apr-11	29-Apr-11	\$0
777 7Th St Nw #736	\$435,000	\$425,000	-2.30	35	Contemporary	1,012	1	1	0	1	0		No	2005		2-Oct-11	14-Oct-11	\$0
777 7Th St Nw #817	\$349,900	\$340,000	-2.83	89	Contemporary	694	1	1	0	1	0		No	2005		7-Aug-11	12-Sep-11	\$12,000
777 7Th St Nw #914	\$499,000	\$490,000	-1.80	235	Contemporary	1,020	2	2	0	1	0	0	No	2005		13-Jan-11	15-Feb-11	\$0
631 D St Nw #1031	\$439,000	\$424,000	-3.42	78	Federal	810	1	1	0	1	0		No	2004		23-Apr-11	12-May-11	\$0
631 D St Nw #1141	\$795,000	\$760,000	-4.40	43	Traditional	1,740	3	3	1	4	0		No	2004		5-Mar-11	29-Apr-11	\$0
631 D St Nw #1227	\$425,000	\$425,000	.00	4	Contemporary	810	1	1	0	1	0		No	2004		19-May-11	17-Jun-11	\$100
631 D St Nw #443	\$559,000	\$552,500	-1.16	20	Contemporary	1,160	2	2	1	2	0		No	2004		7-Jun-11	22-Jul-11	\$0
631 D St Nw #645	\$560,000	\$530,000	-5.36	98	Traditional	1,160	2	2	1	2	0		No	2004		8-Feb-11	31-Mar-11	\$0
631 D St Nw #731	\$414,500	\$403,500	-2.65	0	Contemporary	810	1	1	0	1	0		No	2004		22-Apr-11	10-May-11	\$0
631 D St Nw #844	\$525,000	\$505,000	-3.81	145	Bilevel	1,160	2	2	1	2	0	2	No	2004		20-Dec-10	19-Jan-11	\$0
631 D St Nw #934	\$404,500	\$390,000	-3.58	81	Transitional	680	1	1	0	1	0	1	No	2004		27-Sep-11	20-Oct-11	\$0
520 E St Ne #202	\$424,000	\$415,000	-2.12	9	Federal	911	2	2	0	1	1		No	1908		10-Jun-11	8-Jul-11	\$5,000
721 E St Ne #1	\$429,900	\$420,000	-2.30	14	Victorian	1,100	2	2	0	1	0		No	1900		10-Mar-11	26-Apr-11	\$7,000
616 E St Nw #1006	\$310,000	\$290,000	-6.45	16	Traditional	578	0	1	0	1	0		No	2004		24-May-11	7-Jun-11	\$0
616 E St Nw #315	\$889,900	\$870,000	-2.24	11	Contemporary	1,895	2	2	1	2	0		No	2005		14-Jun-11	8-Jul-11	\$0
616 E St Nw #702	\$425,000	\$430,000	1.18	8	Contemporary	714	1	1	0	1	0		No	2004		27-May-11	15-Jul-11	\$7,500
616 E St Nw #719	\$429,900	\$430,000	.02	4	Contemporary	805	1	1	0	1	0		No	2004		4-Apr-11	16-May-11	\$0



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## CMA Summary Detail

**SOLD**

**79 LISTINGS**

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
616 E St Nw #801	\$429,000	\$420,000	-2.10	4	Other	796	1	1	0	1	0		No	2004		11-Jul-11	18-Aug-11	\$500
616 E St Nw #920	\$425,000	\$427,500	.59	14	Contemporary	796	1	1	0	1	0		No	2004		27-Jul-11	19-Sep-11	\$10,000
915 E St Nw #1006	\$249,900	\$275,000	10.04	146	Contemporary	0	0	1	0	1	0		No	2006		17-Feb-11	18-Mar-11	\$8,250
915 E St Nw #1213	\$485,000	\$470,000	-3.09	21	Contemporary	0	2	1	0	0	0	1	No	2006		5-Aug-11	19-Aug-11	\$0
915 E St Nw #305	\$619,000	\$590,000	-4.68	17	Contemporary	1,193	2	2	0	1	0	112	No	2007		17-Jun-11	29-Jul-11	\$0
915 E St Nw #611	\$370,000	\$363,000	-1.89	53	Contemporary	0	1	1	0	1	0		No	2006		26-Jul-11	6-Sep-11	\$0
915 E St Nw #703	\$355,000	\$357,500	.70	56	Contemporary	678	1	1	0	0	0	1	No	2006		6-Jan-11	28-Jan-11	\$0
915 E St Nw #712	\$359,900	\$349,000	-3.03	31	Contemporary	651	1	1	0	1	0		No	2006		17-Aug-11	28-Sep-11	\$0
912 F St Nw #101	\$449,900	\$449,900	.00	60	Contemporary	900	1	1	0	1	0		No	2006		15-Feb-11	11-Mar-11	\$0
912 F St Nw #1106	\$799,000	\$735,000	-8.01	89	Other	0	2	2	1	2	0		No	2006		27-Jul-11	26-Aug-11	\$3,635
912 F St Nw #303	\$489,900	\$480,000	-2.02	57	Contemporary	895	1	1	1	2	0		No	2006		7-Apr-11	3-Jun-11	\$0
912 F St Nw #506	\$899,000	\$909,000	1.11	3	Contemporary	0	2	2	1	2	0	1	No	2006	0.01	3-Mar-11	31-Mar-11	\$0
912 F St Nw #507	\$699,000	\$685,000	-2.00	134	Contemporary	1,400	2	2	1	2	0	0	No	2006		19-Jan-11	4-Feb-11	\$0
912 F St Nw #906	\$929,900	\$900,000	-3.22	0	Other	1,698	2	2	1	2	0	1	No	2006		19-Sep-11	30-Sep-11	\$0
916 G St Nw #1002	\$750,000	\$725,000	-3.33	2	Contemporary	1,162	1	1	0	2	0	2	No	2002		17-Mar-11	9-May-11	\$0
916 G St Nw #402	\$674,000	\$665,000	-1.34	3	Contemporary	1,280	2	2	0	1	0		No	2002		8-May-11	15-Jul-11	\$0
916 G St Nw #903	\$619,000	\$620,000	.16	78	Other	1,210	2	2	0	0	0	1	No	2002		14-Dec-10	7-Jan-11	\$0
400 Massachusetts Nw #707	\$524,000	\$514,000	-1.91	20	Contemporary	1,280	1	1	1	1	0	1	No	2004		11-Apr-11	26-May-11	\$4,000
301 Massachusetts Ave Nw #206	\$309,000	\$300,000	-2.91	47	Contemporary	452	1	1	0	1	0		No	2006		14-Mar-11	4-May-11	\$6,000
301 Massachusetts Ave Nw #607	\$469,900	\$469,900	.00	3	Contemporary	816	2	2	0	1	0	1	No	2006		31-Jul-11	26-Aug-11	\$0
301 Massachusetts Ave Nw #705	\$499,000	\$500,000	.20	95	Contemporary	953	2	2	0	1	0	1	No	2006		24-Jun-11	22-Jul-11	\$17,300
400 Massachusetts Ave Nw #1114	\$399,000	\$372,500	-6.64	8	Contemporary	950	1	1	0	1	0		No	2004		13-Jul-11	16-Sep-11	\$0
400 Massachusetts Ave Nw #1119	\$749,930	\$720,000	-3.99	154	Contemporary	1,590	2	2	1	1	0	2	No	2004		4-Mar-11	28-Mar-11	\$0
400 Massachusetts Ave Nw #1122	\$429,900	\$429,000	-.21	11	Other	1,036	1	1	0	1	0	1	No	2004		29-Mar-11	20-May-11	\$0
400 Massachusetts Ave Nw #1306	\$439,500	\$439,500	.00	7	Contemporary	924	1	1	0	1	0	1	No	2004		6-Jan-11	4-Feb-11	\$0
400 Massachusetts Ave Nw #501	\$439,752	\$430,000	-2.22	14	Contemporary	1,013	1	1	0	1	0	1	No	2004		3-May-11	20-Jun-11	\$0
400 Massachusetts Ave Nw #510	\$347,500	\$347,500	.00	8	Contemporary	786	1	1	0	1	0		No	2004		11-Jun-11	19-Aug-11	\$5,000
400 Massachusetts Ave Nw #802	\$249,000	\$249,000	.00	15	Contemporary	483	0	1	0	1	0		No	2004		17-Jun-11	22-Jul-11	\$0



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## CMA Summary Detail

**SOLD**

**79 LISTINGS**

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
400 Massachusetts Ave Nw #811	\$599,930	\$595,000	-.82	41	Contemporary	1,450	2	2	1	1	0	2	No	2004		8-Sep-11	30-Sep-11	\$0
400 Massachusetts Ave Nw #820	\$434,500	\$434,000	-.12	45	Contemporary	1,066	1	1	1	1	0	1	No	2004		29-Apr-11	18-Jul-11	\$0
400 Massachusetts Ave Nw #902	\$250,000	\$250,000	.00	5	Contemporary	500	0	1	0	1	0		No	2004		18-Apr-11	31-May-11	\$0
400 Massachusetts Ave Nw #906	\$439,000	\$429,000	-2.28	20	Contemporary	900	1	1	0	1	0	1	No	2004		26-May-11	7-Jul-11	\$0
555 Massachusetts Ave Nw #1011	\$328,600	\$330,000	.43	185	Contemporary	649	1	1	0	1	0		No	2005		5-Mar-11	11-May-11	\$0
555 Massachusetts Ave Nw #1107	\$379,000	\$373,000	-1.58	82	Contemporary	712	1	1	0	1	0	1	No	2005		9-Feb-11	15-Mar-11	\$0
555 Massachusetts Ave Nw #1108	\$340,000	\$350,000	2.94	4	Other	712	1	1	0	1	0	2	No	2005		14-Mar-11	29-Apr-11	\$0
555 Massachusetts Ave Nw #1412	\$332,000	\$325,000	-2.11	11	Contemporary	637	1	1	0	1	0		No	2005		9-Apr-11	4-Oct-11	\$4,000
555 Massachusetts Ave Nw #1416	\$399,000	\$376,000	-5.76	76	Contemporary	782	1	1	0	1	0	1	No	2005		15-Dec-10	31-Jan-11	\$0
555 Massachusetts Ave Nw #405	\$377,000	\$374,000	-.80	12	Contemporary	0	1	1	0	1	0	1	No	2005		4-Jul-11	8-Aug-11	\$0
555 Massachusetts Ave Nw #508	\$335,000	\$335,000	.00	16	Contemporary	715	1	1	0	1	0	1	No	2005		20-Sep-10	1-Jun-11	\$0
555 Massachusetts Ave Nw #910	\$375,000	\$365,000	-2.67	12	Contemporary	658	1	1	0	1	0	1	No	2005		2-Feb-11	25-Feb-11	\$0
601 Pennsylvania Ave Nw #1003	\$425,000	\$420,000	-1.18	0	Contemporary	861	1	1	1	1	0		No	1991		23-Mar-11	20-Apr-11	\$0
601 Pennsylvania Ave Nw #1107	\$424,900	\$424,900	.00	6	Contemporary	796	1	1	1	1	0	150	No	1991		4-Aug-11	15-Sep-11	\$6,000
601 Pennsylvania Ave Nw #1110	\$410,000	\$398,000	-2.93	237	Other	789	1	1	0	1	0		No	1991		10-Jul-11	1-Sep-11	\$0
601 Pennsylvania Ave Nw #709	\$347,500	\$335,000	-3.60	143	Victorian	600	1	1	0	1	0		No	1991		17-Dec-10	31-Jan-11	\$0
701 Pennsylvania Ave Nw #1002	\$329,000	\$327,000	-.61	218	Contemporary	495	1	1	0	1	0		No	1991		17-May-11	5-Aug-11	\$10,000
701 Pennsylvania Ave Nw #1122	\$400,000	\$399,999	.00	5	Beaux Arts	640	1	1	0	1	0		No	1991		26-Mar-11	22-Apr-11	\$0
801 Pennsylvania Ave Nw #1004	\$329,000	\$316,000	-3.95	16	Contemporary	500	1	1	0	1	0	99	No	1990		23-Sep-11	14-Oct-11	\$0
801 Pennsylvania Ave Nw #1126	\$415,000	\$370,000	-10.84	116	Contemporary	680	1	1	0	1	0		No	1990		17-Jun-11	19-Jul-11	\$0
801 Pennsylvania Ave Nw #1202	\$370,000	\$345,000	-6.76	26	Contemporary	524	1	1	0	1	0	99	No	1990		11-Apr-11	1-May-11	\$0
801 Pennsylvania Ave Nw #1219	\$750,000	\$750,000	.00	8	Contemporary	846	1	2	0	1	0	1	No	1990		23-Jul-11	5-Aug-11	\$0
801 Pennsylvania Ave Nw #1224	\$355,000	\$329,000	-7.32	119	Contemporary	537	1	1	0	1	0		No	1990		11-Feb-11	15-Apr-11	\$0
<b>Average</b>	<b>\$463,295</b>	<b>\$453,129</b>	<b>-2.07</b>	<b>49</b>			<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>28</b>		<b>2000</b>	<b>0.01</b>			
<b>Median</b>	<b>\$425,000</b>	<b>\$420,000</b>	<b>2.02</b>	<b>20</b>														



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail

### Report Totals

Properties: 79

Avg List Price	\$463,295	Avg Sold Price	\$453,129	Avg DOM-P	49
Median List Price	\$425,000	Median Sold Price	\$420,000	Median DOM-P	20
Low List Price:	\$249,000	Low Sale Price:	\$249,000		
High List Price:	\$929,900	High Sale Price:	\$909,000		



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# COMPARATIVE MARKET ANALYSIS

## CMA Statistics Detail

**SOLD 79 LISTINGS**

	Price when initially entered					Price at time of sale							
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
715 6Th St Nw #602	\$645,000	\$0	\$645,000	\$649,000	99.38	\$645,000	\$0	\$645,000	\$649,000	99.38	9	9	6
809 6Th St Nw #23	332,500	\$0	\$332,500	\$359,000	92.62	\$332,500	\$0	\$332,500	\$349,000	95.27	34	34	6
777 7Th St Nw #1006	474,000	\$0	\$474,000	\$489,000	96.93	\$474,000	\$0	\$474,000	\$489,000	96.93	18	18	6
777 7Th St Nw #1113	575,000	\$0	\$575,000	\$599,000	95.99	\$575,000	\$0	\$575,000	\$599,000	95.99	10	10	6
777 7Th St Nw #322	357,000	\$0	\$357,000	\$365,000	97.81	\$357,000	\$0	\$357,000	\$365,000	97.81	23	23	6
777 7Th St Nw #404	322,000	\$0	\$322,000	\$339,000	94.99	\$322,000	\$0	\$322,000	\$339,000	94.99	16	165	6
777 7Th St Nw #414	410,000	\$0	\$410,000	\$440,000	93.18	\$410,000	\$0	\$410,000	\$410,000	100.00	102	102	6
777 7Th St Nw #510	349,000	\$1,700	\$347,300	\$349,000	99.51	\$349,000	\$1,700	\$347,300	\$349,000	99.51	11	11	6
777 7Th St Nw #530	376,500	\$0	\$376,500	\$367,500	102.45	\$376,500	\$0	\$376,500	\$367,500	102.45	4	4	6
777 7Th St Nw #622	335,000	\$0	\$335,000	\$387,777	86.39	\$335,000	\$0	\$335,000	\$387,777	86.39	68	68	6
777 7Th St Nw #630	378,000	\$0	\$378,000	\$378,000	100.00	\$378,000	\$0	\$378,000	\$378,000	100.00	0	0	6
777 7Th St Nw #736	425,000	\$0	\$425,000	\$435,000	97.70	\$425,000	\$0	\$425,000	\$435,000	97.70	35	35	6
777 7Th St Nw #817	340,000	\$12,000	\$328,000	\$359,000	91.36	\$340,000	\$12,000	\$328,000	\$349,900	93.74	89	89	6
777 7Th St Nw #914	490,000	\$0	\$490,000	\$499,000	98.20	\$490,000	\$0	\$490,000	\$499,000	98.20	10	235	6
631 D St Nw #1031	424,000	\$0	\$424,000	\$445,000	95.28	\$424,000	\$0	\$424,000	\$439,000	96.58	78	78	7
631 D St Nw #1141	760,000	\$0	\$760,000	\$795,000	95.60	\$760,000	\$0	\$760,000	\$795,000	95.60	43	43	7
631 D St Nw #1227	425,000	\$100	\$424,900	\$425,000	99.98	\$425,000	\$100	\$424,900	\$425,000	99.98	4	4	7
631 D St Nw #443	552,500	\$0	\$552,500	\$559,000	98.84	\$552,500	\$0	\$552,500	\$559,000	98.84	20	20	7
631 D St Nw #645	530,000	\$0	\$530,000	\$560,000	94.64	\$530,000	\$0	\$530,000	\$560,000	94.64	98	98	7
631 D St Nw #731	403,500	\$0	\$403,500	\$414,500	97.35	\$403,500	\$0	\$403,500	\$414,500	97.35	0	0	7
631 D St Nw #844	505,000	\$0	\$505,000	\$525,000	96.19	\$505,000	\$0	\$505,000	\$525,000	96.19	31	145	7
631 D St Nw #934	390,000	\$0	\$390,000	\$419,500	92.97	\$390,000	\$0	\$390,000	\$404,500	96.42	81	81	7
520 E St Ne #202	415,000	\$5,000	\$410,000	\$424,000	96.70	\$415,000	\$5,000	\$410,000	\$424,000	96.70	9	9	103



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**SOLD 79 LISTINGS**

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
721 E St Ne #1	\$420,000	\$7,000	\$413,000	\$429,900	96.07	\$420,000	\$7,000	\$413,000	\$429,900	96.07	14	14	111
616 E St Nw #1006	290,000	\$0	\$290,000	\$310,000	93.55	\$290,000	\$0	\$290,000	\$310,000	93.55	16	16	7
616 E St Nw #315	870,000	\$0	\$870,000	\$889,900	97.76	\$870,000	\$0	\$870,000	\$889,900	97.76	11	11	6
616 E St Nw #702	430,000	\$7,500	\$422,500	\$425,000	99.41	\$430,000	\$7,500	\$422,500	\$425,000	99.41	8	8	7
616 E St Nw #719	430,000	\$0	\$430,000	\$429,900	100.02	\$430,000	\$0	\$430,000	\$429,900	100.02	4	4	7
616 E St Nw #801	420,000	\$500	\$419,500	\$429,000	97.79	\$420,000	\$500	\$419,500	\$429,000	97.79	4	4	7
616 E St Nw #920	427,500	\$10,000	\$417,500	\$425,000	98.24	\$427,500	\$10,000	\$417,500	\$425,000	98.24	14	14	7
915 E St Nw #1006	275,000	\$8,250	\$266,750	\$279,900	95.30	\$275,000	\$8,250	\$266,750	\$249,900	106.74	91	146	5
915 E St Nw #1213	470,000	\$0	\$470,000	\$485,000	96.91	\$470,000	\$0	\$470,000	\$485,000	96.91	21	21	5
915 E St Nw #305	590,000	\$0	\$590,000	\$619,000	95.32	\$590,000	\$0	\$590,000	\$619,000	95.32	17	17	4
915 E St Nw #611	363,000	\$0	\$363,000	\$379,000	95.78	\$363,000	\$0	\$363,000	\$370,000	98.11	53	53	5
915 E St Nw #703	357,500	\$0	\$357,500	\$379,000	94.33	\$357,500	\$0	\$357,500	\$355,000	100.70	56	56	5
915 E St Nw #712	349,000	\$0	\$349,000	\$359,900	96.97	\$349,000	\$0	\$349,000	\$359,900	96.97	31	31	5
912 F St Nw #101	449,900	\$0	\$449,900	\$449,000	100.20	\$449,900	\$0	\$449,900	\$449,900	100.00	60	60	5
912 F St Nw #1106	735,000	\$3,635	\$731,365	\$799,000	91.54	\$735,000	\$3,635	\$731,365	\$799,000	91.54	42	89	5
912 F St Nw #303	480,000	\$0	\$480,000	\$499,900	96.02	\$480,000	\$0	\$480,000	\$489,900	97.98	57	57	5
912 F St Nw #506	909,000	\$0	\$909,000	\$899,000	101.11	\$909,000	\$0	\$909,000	\$899,000	101.11	3	3	5
912 F St Nw #507	685,000	\$0	\$685,000	\$749,000	91.46	\$685,000	\$0	\$685,000	\$699,000	98.00	134	134	5
912 F St Nw #906	900,000	\$0	\$900,000	\$929,900	96.78	\$900,000	\$0	\$900,000	\$929,900	96.78	0	0	5
916 G St Nw #1002	725,000	\$0	\$725,000	\$750,000	96.67	\$725,000	\$0	\$725,000	\$750,000	96.67	2	2	9
916 G St Nw #402	665,000	\$0	\$665,000	\$674,000	98.66	\$665,000	\$0	\$665,000	\$674,000	98.66	3	3	9
916 G St Nw #903	620,000	\$0	\$620,000	\$679,000	91.31	\$620,000	\$0	\$620,000	\$619,000	100.16	78	78	9
400 Massachusetts Nw #707	514,000	\$4,000	\$510,000	\$524,000	97.33	\$514,000	\$4,000	\$510,000	\$524,000	97.33	20	20	7
301 Massachusetts Ave Nw #2	300,000	\$6,000	\$294,000	\$309,000	95.15	\$300,000	\$6,000	\$294,000	\$309,000	95.15	47	47	5



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Prepared on November 30, 2011

# COMPARATIVE MARKET ANALYSIS

## CMA Statistics Detail

**SOLD 79 LISTINGS**

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
301 Massachusetts Ave Nw #6	\$469,900	\$0	\$469,900	\$469,900	100.00	\$469,900	\$0	\$469,900	\$469,900	100.00	3	3	5
301 Massachusetts Ave Nw #7	500,000	\$17,300	\$482,700	\$539,000	89.55	\$500,000	\$17,300	\$482,700	\$499,000	96.73	95	95	5
400 Massachusetts Ave Nw #1	372,500	\$0	\$372,500	\$399,000	93.36	\$372,500	\$0	\$372,500	\$399,000	93.36	8	8	7
400 Massachusetts Ave Nw #1	720,000	\$0	\$720,000	\$799,940	90.01	\$720,000	\$0	\$720,000	\$749,930	96.01	154	154	7
400 Massachusetts Ave Nw #1	429,000	\$0	\$429,000	\$429,900	99.79	\$429,000	\$0	\$429,000	\$429,900	99.79	11	11	7
400 Massachusetts Ave Nw #1	439,500	\$0	\$439,500	\$439,500	100.00	\$439,500	\$0	\$439,500	\$439,500	100.00	3	7	7
400 Massachusetts Ave Nw #5	430,000	\$0	\$430,000	\$439,752	97.78	\$430,000	\$0	\$430,000	\$439,752	97.78	14	14	7
400 Massachusetts Ave Nw #5	347,500	\$5,000	\$342,500	\$347,500	98.56	\$347,500	\$5,000	\$342,500	\$347,500	98.56	8	8	7
400 Massachusetts Ave Nw #8	249,000	\$0	\$249,000	\$249,000	100.00	\$249,000	\$0	\$249,000	\$249,000	100.00	15	15	7
400 Massachusetts Ave Nw #8	595,000	\$0	\$595,000	\$599,930	99.18	\$595,000	\$0	\$595,000	\$599,930	99.18	41	41	7
400 Massachusetts Ave Nw #8	434,000	\$0	\$434,000	\$434,500	99.88	\$434,000	\$0	\$434,000	\$434,500	99.88	0	45	7
400 Massachusetts Ave Nw #9	250,000	\$0	\$250,000	\$250,000	100.00	\$250,000	\$0	\$250,000	\$250,000	100.00	5	5	7
400 Massachusetts Ave Nw #9	429,000	\$0	\$429,000	\$439,000	97.72	\$429,000	\$0	\$429,000	\$439,000	97.72	20	20	7
555 Massachusetts Ave Nw #1	330,000	\$0	\$330,000	\$370,000	89.19	\$330,000	\$0	\$330,000	\$328,600	100.43	185	185	6
555 Massachusetts Ave Nw #1	373,000	\$0	\$373,000	\$379,000	98.42	\$373,000	\$0	\$373,000	\$379,000	98.42	82	82	6
555 Massachusetts Ave Nw #1	350,000	\$0	\$350,000	\$340,000	102.94	\$350,000	\$0	\$350,000	\$340,000	102.94	4	4	6
555 Massachusetts Ave Nw #1	325,000	\$4,000	\$321,000	\$370,000	86.76	\$325,000	\$4,000	\$321,000	\$332,000	96.69	11	11	6
555 Massachusetts Ave Nw #1	376,000	\$0	\$376,000	\$419,000	89.74	\$376,000	\$0	\$376,000	\$399,000	94.24	76	76	6
555 Massachusetts Ave Nw #4	374,000	\$0	\$374,000	\$375,000	99.73	\$374,000	\$0	\$374,000	\$377,000	99.20	12	12	6
555 Massachusetts Ave Nw #5	335,000	\$0	\$335,000	\$335,000	100.00	\$335,000	\$0	\$335,000	\$335,000	100.00	16	16	6
555 Massachusetts Ave Nw #9	365,000	\$0	\$365,000	\$375,000	97.33	\$365,000	\$0	\$365,000	\$375,000	97.33	12	12	6
601 Pennsylvania Ave Nw #10	420,000	\$0	\$420,000	\$425,000	98.82	\$420,000	\$0	\$420,000	\$425,000	98.82	0	0	20
601 Pennsylvania Ave Nw #11	424,900	\$6,000	\$418,900	\$424,900	98.59	\$424,900	\$6,000	\$418,900	\$424,900	98.59	6	6	20
601 Pennsylvania Ave Nw #11	398,000	\$0	\$398,000	\$429,000	92.77	\$398,000	\$0	\$398,000	\$410,000	97.07	105	237	20



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# COMPARATIVE MARKET ANALYSIS

## CMA Statistics Detail

**SOLD 79 LISTINGS**

	Price when initially entered					Price at time of sale							
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
601 Pennsylvania Ave Nw #701	\$335,000	\$0	\$335,000	\$355,000	94.37	\$335,000	\$0	\$335,000	\$347,500	96.40	143	143	20
701 Pennsylvania Ave Nw #101	327,000	\$10,000	\$317,000	\$329,000	96.35	\$327,000	\$10,000	\$317,000	\$329,000	96.35	46	218	20
701 Pennsylvania Ave Nw #111	399,999	\$0	\$399,999	\$400,000	100.00	\$399,999	\$0	\$399,999	\$400,000	100.00	5	5	20
801 Pennsylvania Ave Nw #101	316,000	\$0	\$316,000	\$329,000	96.05	\$316,000	\$0	\$316,000	\$329,000	96.05	16	16	21
801 Pennsylvania Ave Nw #111	370,000	\$0	\$370,000	\$415,000	89.16	\$370,000	\$0	\$370,000	\$415,000	89.16	116	116	21
801 Pennsylvania Ave Nw #121	345,000	\$0	\$345,000	\$370,000	93.24	\$345,000	\$0	\$345,000	\$370,000	93.24	26	26	21
801 Pennsylvania Ave Nw #121	750,000	\$0	\$750,000	\$750,000	100.00	\$750,000	\$0	\$750,000	\$750,000	100.00	8	8	21
801 Pennsylvania Ave Nw #121	329,000	\$0	\$329,000	\$355,000	92.68	\$329,000	\$0	\$329,000	\$355,000	92.68	119	119	21
<b>Low</b>	<b>\$249,000</b>	<b>\$0</b>	<b>\$249,000</b>	<b>\$249,000</b>	<b>86.39</b>	<b>\$249,000</b>	<b>\$0</b>	<b>\$249,000</b>	<b>\$249,000</b>	<b>86.39</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>High</b>	<b>\$909,000</b>	<b>\$17,300</b>	<b>\$909,000</b>	<b>\$929,900</b>	<b>102.94</b>	<b>\$909,000</b>	<b>\$17,300</b>	<b>\$909,000</b>	<b>\$929,900</b>	<b>106.74</b>	<b>185</b>	<b>237</b>	<b>111</b>
<b>Median</b>	<b>\$420,000</b>	<b>\$0</b>	<b>\$417,500</b>	<b>\$425,000</b>	<b>96.93</b>	<b>\$420,000</b>	<b>\$0</b>	<b>\$417,500</b>	<b>\$425,000</b>	<b>97.78</b>	<b>16</b>	<b>20</b>	<b>7</b>
<b>Average</b>	<b>\$453,129</b>	<b>\$1,367</b>	<b>\$451,762</b>	<b>\$469,195</b>	<b>96.33</b>	<b>\$453,129</b>	<b>\$1,367</b>	<b>\$451,762</b>	<b>\$463,295</b>	<b>97.57</b>	<b>37</b>	<b>49</b>	<b>11</b>

**Report Totals Properties: 79**

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
<b>Low</b>	<b>\$249,000</b>	<b>\$249,000</b>	<b>86.39</b>	<b>\$249,000</b>	<b>\$0</b>	<b>\$249,000</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>High</b>	<b>\$929,900</b>	<b>\$929,900</b>	<b>102.94</b>	<b>\$909,000</b>	<b>\$17,300</b>	<b>\$909,000</b>	<b>185</b>	<b>237</b>	<b>111</b>
<b>Median</b>	<b>\$425,000</b>	<b>\$425,000</b>	<b>96.93</b>	<b>\$420,000</b>	<b>\$0</b>	<b>\$417,500</b>	<b>16</b>	<b>20</b>	<b>7</b>
<b>Average</b>	<b>\$463,295</b>	<b>\$469,195</b>	<b>96.33</b>	<b>\$453,129</b>	<b>\$1,367</b>	<b>\$451,762</b>	<b>37</b>	<b>49</b>	<b>11</b>



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