



Prepared exclusively for  
Jason C. Lallis, Esq.

Prepared on  
July 07, 2015



Researched and prepared by  
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## The Benefits of Using a Professional Realtor

This page outlines the benefits of using a professional Realtor to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and Realtors have the experience, resources and contacts to complete your sale quickly and smoothly.

### Pricing

A Realtor will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

### Marketing

A Realtor will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a Realtor. In addition to using flyers and organizing open house days, a Realtor's extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A Realtor will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a Realtor can play an important role. A Realtor's experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

### Security

Security is a major consideration when showing your home. By using a Realtor, you can rest assured that all showings will be pre-screened and supervised.

### Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a Realtor than with the owner when they want to raise issues that need resolving before making an offer.

### Monitoring, Renegotiating, Closing or Settling

A Realtor will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs or other issues that need to be completed before closing.



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## Comparables Variance Report

The following displays the range of property characteristics of the comparables.



### The listings in this CMA are:

Selling Price between \$550,000 and \$5,700,000

Bedrooms between 2 to 7

Bathrooms between 1 to 8

Tax Living Area between 624 to 6,598 Square Feet

Lot Size between 0.01 to 0.26 acres

Sold Price between \$0.00 and \$902.78 per Living Area Square Foot

Built between 1790 and 2014



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary

**SOLD**

**63 Listings**

	List Price	Sold Price	% Dif	DOMP	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Built	Lot SF
Average	\$1,873,228	\$1,793,307	-3.05	90	752	3	3	1	3	2	1	1901	2,206
Median	\$1,650,000	\$1,625,000	2.79	11	0								

## Report Totals

**Properties: 63**

Avg List Price	\$1,873,228	Avg Sold Price	\$1,793,307	Avg DOM-P	90
Median List Price	\$1,650,000	Median Sold Price	\$1,625,000	Median DOM-P	11
Low List Price:	\$550,000	Low Sale Price:	\$550,000		
High List Price:	\$6,980,000	High Sale Price:	\$5,700,000		



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail

**SOLD**

**63 LISTINGS**

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
1427 34Th St Nw	\$1,250,000	\$1,250,000	.00	7	TH-Victorian / Interior	0	3	2	0	3	1		Yes	1900	0.03	22-May-15	2-Jul-15	\$0
3329 Reservoir Rd Nw	\$2,199,000	\$2,100,000	-4.50	33	TH-Federal / Interior	3,363	4	4	1	4	1		Yes	1951	0.04	23-May-15	2-Jul-15	\$0
1411 36Th St Nw	\$1,195,000	\$1,175,000	-1.67	13	TH-Federal / Interior	0	3	2	0	3	1		Yes	1900	0.03	23-May-15	30-Jun-15	\$0
3309 P St Nw	\$1,375,000	\$1,375,000	.00	11	Federal	0	3	2	1	2	2		No	1902	0.03	18-Jun-15	30-Jun-15	\$0
3344 Prospect St Nw	\$1,495,000	\$1,495,000	.00	0	TH-Victorian / Interior	0	4	3	0	3	4		No	1900	0.03	29-Jun-15	29-Jun-15	\$50,000
3013 P St Nw	\$3,200,000	\$3,000,000	-6.25	23	Federal	3,804	3	3	1	3	5	2	Yes	1810	0.06	28-Apr-15	24-Jun-15	\$0
3033 O St Nw	\$2,595,000	\$2,549,000	-1.77	8	Federal	0	5	3	1	3	3		Yes	1790	0.06	17-Feb-15	23-Jun-15	\$0
1023 Cecil Pl Nw	\$768,000	\$731,500	-4.75	315	TH-Federal / Interior	894	2	2	0	3	2		No	1900	0.01	12-May-15	17-Jun-15	\$0
2721 Poplar St Nw	\$1,050,000	\$1,025,000	-2.38	47	Federal	1,350	3	2	0	3	1		Yes	1900	0.02	3-Jun-15	15-Jun-15	\$0
2817 Q St Nw	\$1,695,000	\$1,625,000	-4.13	51	TH-Federal / Interior	0	2	3	1	3	4		Yes	1910	0.07	1-May-15	3-Jun-15	\$0
3043 P St Nw	\$3,675,000	\$3,400,000	-7.48	164	Federal	0	6	4	1	4	3		Yes	1959	0.05	17-May-15	1-Jun-15	\$0
3273 P St Nw	\$899,000	\$899,000	.00	4	Federal	0	3	2	0	2	0		No	1900	0.02	5-May-15	29-May-15	\$0
2816 Olive St Nw	\$899,000	\$900,000	.11	7	TH-Federal / Interior	1,110	2	1	1	2	1		No	1900	0.03	16-Apr-15	29-May-15	\$0
1242 29Th St Nw	\$1,199,000	\$1,199,000	.00	22	Federal	0	3	2	1	4	2		No	1900	0.02	12-Apr-15	29-May-15	\$0
3032 Dent Pl Nw	\$1,475,000	\$1,470,000	-.34	17	TH-Federal / Interior	0	4	2	0	3	1		Yes	1910	0.04	17-May-15	29-May-15	\$3,000
1687 32Nd St Nw	\$2,200,000	\$2,140,000	-2.73	25	Colonial	2,905	3	4	1	3	2		Yes	1900	0.06	3-Apr-15	29-May-15	\$0
3264 S St Nw	\$2,999,000	\$2,775,000	-7.47	163	Colonial	0	7	4	2	3	1		Yes	1932	0.26	29-Nov-14	29-May-15	\$0
3106 P St Nw	\$2,995,000	\$2,900,000	-3.17	20	TH-Victorian / Interior	0	4	4	1	4	3		No	1900	0.04	23-Apr-15	29-May-15	\$0
3249 O St Nw	\$2,195,000	\$2,025,000	-7.74	7	Federal	0	2	2	0	3	1	2	Yes	1900	0.08	13-May-15	28-May-15	\$0
3331 N St Nw	\$6,980,000	\$5,700,000	-18.34	820	TH-Federal / Interior	9,474	7	5	3	5	7		Yes	1817	0.11	10-Apr-15	26-May-15	\$0
3247 P St Nw	\$1,725,000	\$1,777,000	3.01	5	Federal	0	4	2	0	3	1		Yes	1900	0.06	21-Apr-15	20-May-15	\$0
3424 P St Nw	\$995,000	\$925,000	-7.04	5	Victorian	0	3	2	0	3	0		Yes	1900	0.02	6-May-15	18-May-15	\$0
1525 29Th St Nw	\$3,795,000	\$3,800,000	.13	2	Federal	0	6	5	1	4	1		Yes	1964	0.11	25-Apr-15	5-May-15	\$0
1511 34Th St Nw	\$1,095,000	\$1,055,000	-3.65	23	TH-Federal / Interior	0	3	3	1	4	1		Yes	1900	0.04	19-Feb-15	1-May-15	\$0
2709 Olive St Nw	\$2,350,000	\$2,275,000	-3.19	112	TH-Colonial / Interior	3,300	5	4	1	4	1		Yes	2000	0.05	4-Mar-15	1-May-15	\$0
3317 Prospect St Nw	\$4,375,000	\$4,100,000	-6.29	1,979	Victorian / End	0	5	4	2	4	3	2	Yes	2014	0.05	26-Feb-15	1-May-15	\$0
2523 P St Nw	\$1,595,000	\$1,515,000	-5.02	11	Federal	0	3	3	1	3	1		Yes	1870	0.09	24-Feb-15	30-Apr-15	\$0
2803 Olive St Nw	\$725,000	\$733,500	1.17	4	TH-Federal / End	0	2	1	1	2	2		No	1900	0.01	14-Apr-15	28-Apr-15	\$0



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail

**SOLD**

**63 LISTINGS**

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
3626 Prospect St Nw	\$1,995,000	\$1,751,000	-12.23	20	TH-Art Deco / Interior	0	4	2	2	4	1	1	Yes	1937	0.06	13-Apr-15	28-Apr-15	\$0
1528 26Th St Nw	\$699,500	\$692,000	-1.07	7	TH-Federal / Interior	0	2	1	0	2	1		No	1900	0.01	3-Apr-15	24-Apr-15	\$0
3424 Reservoir Rd Nw	\$849,000	\$800,000	-5.77	13	Colonial	1,260	2	1	1	3	1		Yes	1900	0.03	24-Mar-15	23-Apr-15	\$3,000
3058 R St Nw	\$3,495,000	\$3,250,000	-7.01	0	Victorian	3,600	4	4	1	3	3	2	Yes	1865	0.10	20-Apr-15	20-Apr-15	\$0
3419 O St Nw	\$875,000	\$865,000	-1.14	7	TH-Federal / Interior	1,300	2	1	0	2	1		No	1900	0.02	13-Mar-15	17-Apr-15	\$0
1609 Suter Ln Nw	\$1,495,000	\$1,495,000	.00	7	TH-Federal / Interior	0	4	2	1	3	2	1	Yes	1961	0.05	14-Jan-15	15-Apr-15	\$0
1561 33Rd St Nw	\$950,000	\$920,000	-3.16	148	TH-Federal / Interior	1,570	2	2	1	3	2		Yes	1900	0.02	20-Feb-15	2-Apr-15	\$0
2807 O St Nw	\$1,150,000	\$1,225,000	6.52	8	Traditional	0	3	2	1	4	2		No	1900	0.04	20-Feb-15	30-Mar-15	\$0
1217 35Th St Nw	\$550,000	\$550,000	.00	0	TH-Federal / Interior	0	2	1	0	2	1		No	1900	0.02	27-Mar-15	27-Mar-15	\$0
1509 33Rd St Nw	\$1,749,000	\$1,693,000	-3.20	11	TH-Federal / Interior	0	3	3	1	3	2		Yes	1900	0.04	24-Feb-15	26-Mar-15	\$0
3234 Reservoir Rd Nw	\$1,650,000	\$1,750,000	6.06	10	TH-Federal / Interior	0	3	3	1	3	2	1	Yes	1952	0.07	20-Feb-15	24-Mar-15	\$0
2712 N St Nw	\$1,295,000	\$1,275,000	-1.54	0	TH-Federal / Interior	0	3	2	0	3	1		No	1900	0.02	11-Mar-15	20-Mar-15	\$0
3136 Q St Nw	\$1,650,000	\$1,650,000	.00	8	TH-Victorian / Interior	0	3	3	1	3	2		Yes	1900	0.03	14-Feb-15	18-Mar-15	\$0
3310 N St Nw	\$3,175,000	\$2,925,000	-7.87	82	TH-Federal / Interior	3,248	4	3	1	4	4		Yes	1820	0.05	16-Dec-14	16-Mar-15	\$0
3414 N St Nw	\$2,450,000	\$2,385,000	-2.65	0	TH-Federal / Interior	0	4	3	2	4	3	2	Yes	1900	0.07	19-Feb-15	2-Mar-15	\$0
3247 P St Nw	\$1,595,000	\$1,656,350	3.85	0	TH-Federal / End	0	4	2	0	3	0		Yes	1900	0.06	7-Jan-15	25-Feb-15	\$0
1517 34Th St Nw	\$895,000	\$870,000	-2.79	122	TH-Federal / Interior	0	2	1	1	3	1		Yes	1900	0.03	18-Jan-15	24-Feb-15	\$0
1215 33Rd St Nw	\$999,000	\$957,500	-4.15	0	TH-Colonial / Interior	0	4	2	1	3	1		Yes	1900	0.03	20-Feb-15	20-Feb-15	\$0
3128 N St Nw	\$1,650,000	\$1,600,000	-3.03	130	TH-Federal / End	0	3	2	1	3	1		Yes	1900	0.04	8-Dec-14	19-Feb-15	\$0
2810 R St Nw	\$1,795,000	\$1,715,000	-4.46	260	TH-Colonial / Interior	0	3	3	1	3	1	1	Yes	1957	0.05	28-Dec-14	13-Feb-15	\$0
3417 R St Nw	\$1,249,000	\$1,257,000	.64	4	Colonial	0	5	3	1	4	2		Yes	1900	0.10	16-Jan-15	12-Feb-15	\$0
1239 30Th St Nw	\$1,185,000	\$1,135,000	-4.22	34	TH-Traditional / Interio	1,680	2	1	1	3	2		No	1905	0.02	4-Nov-14	9-Feb-15	\$0
1528 32Nd St Nw	\$999,850	\$950,000	-4.99	179	TH-Federal / Interior	0	2	2	0	3	1		Yes	1900	0.03	24-Dec-14	6-Feb-15	\$0
3021 P St Nw	\$2,995,000	\$2,925,000	-2.34	6	Federal	0	4	3	1	4	4	1	Yes	1813	0.08	24-Sep-14	4-Feb-15	\$0
1679 35Th St Nw	\$1,550,000	\$1,400,000	-9.68	117	Federal	3,000	4	4	0	3	2	2	Yes	1859	0.11	22-Jan-15	30-Jan-15	\$0
3633 Winfield Ln Nw	\$1,695,000	\$1,562,500	-7.82	27	TH-Colonial / Interior	0	4	4	1	4	2	1	Yes	1985	0.05	27-Dec-14	30-Jan-15	\$0
1667 35Th St Nw	\$1,425,000	\$1,460,000	2.46	3	Victorian / Detached	0	4	3	0	4	4		Yes	1900	0.07	17-Jan-15	28-Jan-15	\$0
3002 R St Nw	\$1,695,000	\$1,695,000	.00	26	TH-Federal / Interior	0	4	3	0	3	1		Yes	1916	0.04	3-Dec-14	23-Jan-15	\$0



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail

**SOLD**

**63 LISTINGS**

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
1511 33Rd St Nw	\$1,850,000	\$1,700,000	-8.11	121	TH-Colonial / Interior	0	4	3	2	4	5	2	Yes	1900	0.04	17-Jan-15	23-Jan-15	\$0
1316 33Rd St Nw	\$2,000,000	\$2,000,000	.00	0	Cottage	0	3	2	0	2	2		No	1865	0.03	23-Jan-15	23-Jan-15	\$3
1510 26Th St Nw	\$1,995,000	\$1,800,000	-9.77	209	Federal	2,038	3	2	1	3	1		Yes	1900	0.08	23-Dec-14	21-Jan-15	\$4,000
3028 O St Nw	\$1,875,000	\$1,805,000	-3.73	2	TH-Victorian / Interior	3,469	4	3	1	3	1		Yes	1900	0.05	11-Oct-14	16-Jan-15	\$0
1318 33Rd St Nw	\$1,850,000	\$1,850,000	.00	0	Cottage	0	3	2	0	2	2		No	1900	0.05	16-Jan-15	16-Jan-15	\$0
3257 O St Nw	\$3,200,000	\$3,150,000	-1.56	0	TH-Federal / Interior	0	4	3	1	3	3	1	Yes	1810	0.06	5-Sep-14	16-Jan-15	\$0
3053 Q St Nw	\$2,495,000	\$2,350,000	-5.81	183	TH-Contemporary / En	0	4	4	1	4	1	1	No	1900	0.05	16-Dec-14	5-Jan-15	\$0
<b>Average</b>	<b>\$1,873,228</b>	<b>\$1,793,307</b>	<b>-3.05</b>	<b>90</b>			<b>3</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>		<b>1901</b>	<b>0.05</b>			
<b>Median</b>	<b>\$1,650,000</b>	<b>\$1,625,000</b>	<b>2.79</b>	<b>11</b>														

## Report Totals

**Properties: 63**

<b>Avg List Price</b>	<b>\$1,873,228</b>	<b>Avg Sold Price</b>	<b>\$1,793,307</b>	<b>Avg DOM-P</b>	<b>90</b>
<b>Median List Price</b>	<b>\$1,650,000</b>	<b>Median Sold Price</b>	<b>\$1,625,000</b>	<b>Median DOM-P</b>	<b>11</b>
<b>Low List Price:</b>	<b>\$550,000</b>	<b>Low Sale Price:</b>	<b>\$550,000</b>		
<b>High List Price:</b>	<b>\$6,980,000</b>	<b>High Sale Price:</b>	<b>\$5,700,000</b>		



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo

**SOLD**

### 63 LISTINGS



**1427 34Th St Nw WASHINGTON, DC 20007**

**DC8637758**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,250,000	\$1,250,000	.00	7	7	3	2	0	3	1			1,411	0	1900
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			02-Jul-2015					
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$1,042,840			Style: Victorian			Bsmt: Yes, Connecting Stairway, Unfinished								
Total Taxes: \$8864.14			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



**3329 Reservoir Rd Nw WASHINGTON, DC 20007**

**DC8608924**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,100,000	\$2,199,000	-4.50	33	33	4	4	1	4	1			1,923	3,363	1951
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			02-Jul-2015					
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$1,348,270			Style: Federal			Bsmt: Yes, Fully Finished								
Total Taxes: \$11460.30			Type: Townhouse			Water Oriented/Front/Access: No//								



**1411 36Th St Nw WASHINGTON, DC 20007**

**DC8632551**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,175,000	\$1,195,000	-1.67	13	13	3	2	0	3	1			1,280	0	1900
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			30-Jun-2015					
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$729,920			Style: Federal			Bsmt: Yes, Fully Finished, Front Entrance, Outside Entra								
Total Taxes: \$6204.32			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



**3309 P St Nw WASHINGTON, DC 20007**

**DC8660267**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,375,000	\$1,375,000	.00	11	11	3	2	1	2	2			1,232	0	1902
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			30-Jun-2015					
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$803,770			Style: Federal			Bsmt: No,								
Total Taxes: \$6832.05			Type: Semi-Detached			Water Oriented/Front/Access: No//								



**3344 Prospect St Nw WASHINGTON, DC 20007**

**DC8680572**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,495,000	\$1,495,000	.00	0	0	4	3	0	3	4			1,234	0	1900
Transaction Type: Standard			Seller Subsidy			\$50,000	Sold Date			29-Jun-2015				
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$1,268,670			Style: Victorian			Bsmt: No,								
Total Taxes: \$10783.70			Type: Townhouse			Water Oriented/Front/Access: No//								



**3013 P St Nw WASHINGTON, DC 20007**

**DC8590964**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$3,000,000	\$3,200,000	-6.25	23	23	3	3	1	3	5	2		2,760	3,804	1810
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			24-Jun-2015					
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$2,003,610			Style: Federal			Bsmt: Yes, Fully Finished								
Total Taxes: \$17030.69			Type: Semi-Detached			Water Oriented/Front/Access: No//								



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Prepared on July 07, 2015



# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



**3033 O St NW WASHINGTON, DC 20007**

**DC8552088**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$2,549,000	\$2,595,000	-1.77	8	8	5	3	1	3	3			2,736	0	1790
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			23-Jun-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,563,210			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Improved, Daylight, Partial, Partially Finished								
<b>Total Taxes:</b> \$13287.29			<b>Type:</b> Semi-Detached			<b>Water Oriented/Front/Access:</b> No//								



**1023 Cecil Pl NW WASHINGTON, DC 20007**

**DC8461165**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$731,500	\$768,000	-4.75	228	315	2	2	0	3	2			554	894	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			17-Jun-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$564,620			<b>Style:</b> Federal			<b>Bsmt:</b> No,								
<b>Total Taxes:</b> \$4799.27			<b>Type:</b> Attach/Row Hse			<b>Water Oriented/Front/Access:</b> No//								



**2721 Poplar St NW WASHINGTON, DC 20007**

**DC8607031**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,025,000	\$1,050,000	-2.38	47	47	3	2	0	3	1			750	1,350	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			15-Jun-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$738,760			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Fully Finished								
<b>Total Taxes:</b> \$6279.46			<b>Type:</b> Semi-Detached			<b>Water Oriented/Front/Access:</b> No//								



**2817 Q St NW WASHINGTON, DC 20007**

**DC8571086**

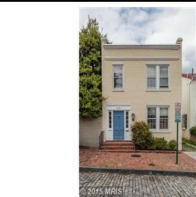
<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,625,000	\$1,695,000	-4.13	51	51	2	3	1	3	4			2,870	0	1910
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			03-Jun-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,629,980			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Connecting Stairway, Daylight, Partial, Other,								
<b>Total Taxes:</b> \$13854.83			<b>Type:</b> Attach/Row Hse			<b>Water Oriented/Front/Access:</b> No//								



**3043 P St NW WASHINGTON, DC 20007**

**DC8498832**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$3,400,000	\$3,675,000	-7.48	164	164	6	4	1	4	3			2,349	0	1959
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			01-Jun-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$2,718,100			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Fully Finished								
<b>Total Taxes:</b> \$23103.85			<b>Type:</b> Semi-Detached			<b>Water Oriented/Front/Access:</b> No//								



**3273 P St NW WASHINGTON, DC 20007**

**DC8622379**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$899,000	\$899,000	.00	4	4	3	2	0	2	0			999	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			29-May-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$781,700			<b>Style:</b> Federal			<b>Bsmt:</b> No,								
<b>Total Taxes:</b> \$6644.45			<b>Type:</b> Detached			<b>Water Oriented/Front/Access:</b> No//								



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



2816 Olive St Nw WASHINGTON, DC 20007														DC8598764	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$900,000	\$899,000	.11	7	7	2	1	1	2	1			1,172	1,110	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date		29-May-2015							
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$779,640			Style: Federal			Bsmt: No,									
Total Taxes: \$6626.94			Type: Townhouse			Water Oriented/Front/Access: No//									



1242 29Th St Nw WASHINGTON, DC 20007														DC8581146	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,199,000	\$1,199,000	.00	22	22	3	2	1	4	2			1,015	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			29-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$790,530			Style: Federal			Bsmnt: No,									
Total Taxes: \$6719.51			Type: Semi-Detached			Water Oriented/Front/Access: No//									



3032 Dent Pl Nw WASHINGTON, DC 20007														DC8621266	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,470,000	\$1,475,000	-.34	17	17	4	2	0	3	1			1,641	0	1910	
Transaction Type: Standard			Seller Subsidy \$3,000			Sold Date			29-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,100,300			Style: Federal			Bsmt: Yes, Full, Fully Finished, Improved									
Total Taxes: \$9352.55			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									



1687 32Nd St Nw WASHINGTON, DC 20007														DC8565731	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,140,000	\$2,200,000	-2.73	25	25	3	4	1	3	2			2,812	2,905	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			29-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,829,630			Style: Colonial			Bsmt: Yes, Fully Finished									
Total Taxes: \$15551.86			Type: Detached			Water Oriented/Front/Access: No//									



3264 S St Nw WASHINGTON, DC 20007														DC8456891	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,775,000	\$2,999,000	-7.47	81	163	7	4	2	3	1			11,456	0	1932	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			29-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,913,960			Style: Colonial			Bsmt: Yes, Connecting Stairway, Daylight, Partial, Partial									
Total Taxes: \$16268.66			Type: Detached			Water Oriented/Front/Access: No//									



3106 P St Nw WASHINGTON, DC 20007														DC8593600	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,900,000	\$2,995,000	-3.17	20	20	4	4	1	4	3			1,800	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			29-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,320,730			Style: Victorian			Bsmt: No,									
Total Taxes: \$11226.21			Type: Townhouse			Water Oriented/Front/Access: No//									



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



3249 O St Nw WASHINGTON, DC 20007														DC8628961	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,025,000	\$2,195,000	-7.74	7	7	2	2	0	3	1	2		3,300	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			28-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,375,520			Style: Federal			Bsmt: Yes, Space For Rooms									
Total Taxes: \$11691.92			Type: Semi-Detached			Water Oriented/Front/Access: No//									



3331 N St Nw WASHINGTON, DC 20007														DC7988905	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$5,700,000	\$6,980,000	-18.34	820	820	7	5	3	5	7			4,651	9,474	1817	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			26-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$4,826,560			Style: Federal			Bsmt: Yes, Unfinished									
Total Taxes: \$41025.76			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									



3247 P St Nw WASHINGTON, DC 20007														DC8607706	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,777,000	\$1,725,000	3.01	5	5	4	2	0	3	1			2,514	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			20-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,295,430			Style: Federal			Bsmt: Yes, Unfinished									
Total Taxes: \$11011.16			Type: Detached			Water Oriented/Front/Access: No//									



3424 P St Nw WASHINGTON, DC 20007														DC8621828	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$925,000	\$995,000	-7.04	5	5	3	2	0	3	0			960	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			18-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$644,760			Style: Victorian			Bsmt: Yes, Daylight, Partial									
Total Taxes: \$5480.46			Type: Semi-Detached			Water Oriented/Front/Access: No//									



1525 29Th St Nw WASHINGTON, DC 20007														DC8613841	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$3,800,000	\$3,795,000	.13	2	2	6	5	1	4	1			4,680	0	1964	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			05-May-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$2,743,010			Style: Federal			Bsmt: Yes, Partially Finished									
Total Taxes: \$23315.59			Type: Detached			Water Oriented/Front/Access: No//									



1511 34Th St Nw WASHINGTON, DC 20007														DC8541843	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,055,000	\$1,095,000	-3.65	23	23	3	3	1	4	1			1,637	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date		01-May-2015							
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,090,000			Style: Federal			Bsmt: Yes, Fully Finished									
Total Taxes: \$9265.00			Type: Townhouse			Water Oriented/Front/Access: No//									



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



<b>2709 Olive St Nw WASHINGTON, DC 20007</b>														<b>DC8548527</b>
<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$2,275,000	\$2,350,000	-3.19	27	112	5	4	1	4	1			2,000	3,300	2000
<b>Transaction Type:</b> Standard														
<b>Adv Sub:</b> GEORGETOWN														
<b>Total Assessed:</b> \$2,017,490														
<b>Total Taxes:</b> \$17148.67														
<b>Style:</b> Colonial														
<b>Type:</b> Attach/Row Hse														
<b>Seller Subsidy</b> \$0														
<b>Sold Date</b> 01-May-2015														
<b>Model:</b>														
<b>Bsmt:</b> Yes, Fully Finished														
<b>Water Oriented/Front/Access:</b> No//														



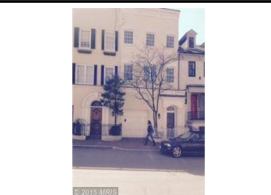
<b>3317 Prospect St Nw WASHINGTON, DC 20007</b>														<b>DC8207906</b>
<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$4,100,000	\$4,375,000	-6.29	493	1,979	5	4	2	4	3	2		2,271	0	2014
<b>Transaction Type:</b> Standard														
<b>Adv Sub:</b> GEORGETOWN														
<b>Total Assessed:</b> \$535,160														
<b>Total Taxes:</b> \$4548.86														
<b>Style:</b> Victorian														
<b>Type:</b> Semi-Detached														
<b>Seller Subsidy</b> \$0														
<b>Sold Date</b> 01-May-2015														
<b>Model:</b> TO BE DESIGNED BY BU														
<b>Bsmt:</b> Yes, Full, Fully Finished, Outside Entrance														
<b>Water Oriented/Front/Access:</b> No//														



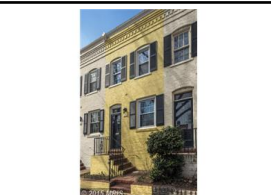
<b>2523 P St Nw WASHINGTON, DC 20007</b>														<b>DC8554706</b>
<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,515,000	\$1,595,000	-5.02	11	11	3	3	1	3	1			4,000	0	1870
<b>Transaction Type:</b> Standard														
<b>Adv Sub:</b> GEORGETOWN														
<b>Total Assessed:</b> \$1,319,000														
<b>Total Taxes:</b> \$11211.50														
<b>Style:</b> Federal														
<b>Type:</b> Semi-Detached														
<b>Seller Subsidy</b> \$0														
<b>Sold Date</b> 30-Apr-2015														
<b>Model:</b>														
<b>Bsmt:</b> Yes, Improved														
<b>Water Oriented/Front/Access:</b> No//														



<b>2803 Olive St Nw WASHINGTON, DC 20007</b>														<b>DC8596971</b>
<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$733,500	\$725,000	1.17	4	4	2	1	1	2	2			539	0	1900
<b>Transaction Type:</b> Standard														
<b>Adv Sub:</b> GEORGETOWN														
<b>Total Assessed:</b> \$592,060														
<b>Total Taxes:</b> \$5032.51														
<b>Style:</b> Federal														
<b>Type:</b> Attach/Row Hse														
<b>Seller Subsidy</b> \$0														
<b>Sold Date</b> 28-Apr-2015														
<b>Model:</b>														
<b>Bsmt:</b> No,														
<b>Water Oriented/Front/Access:</b> No//														



<b>3626 Prospect St Nw WASHINGTON, DC 20007</b>														<b>DC8582656</b>
<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,751,000	\$1,995,000	-12.23	20	20	4	2	2	4	1	1		2,480	0	1937
<b>Transaction Type:</b> Standard														
<b>Adv Sub:</b> GEORGETOWN														
<b>Total Assessed:</b> \$2,129,280														
<b>Total Taxes:</b> \$106464.00														
<b>Style:</b> Art Deco														
<b>Type:</b> Attach/Row Hse														
<b>Seller Subsidy</b> \$0														
<b>Sold Date</b> 28-Apr-2015														
<b>Model:</b>														
<b>Bsmt:</b> Yes, Other														
<b>Water Oriented/Front/Access:</b> No//														



1528 26Th St Nw WASHINGTON, DC 20007														DC8586364	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$692,000	\$699,500	-1.07	7	7	2	1	0	2	1			504	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date		24-Apr-2015							
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$588,060			Style: Federal			Bsmt: No,									
Total Taxes: \$4998.51			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									

# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



3424 Reservoir Rd Nw WASHINGTON, DC 20007														DC8572427	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$800,000	\$849,000	-5.77	13	13	2	1	1	3	1			1,307	1,260	1900	
Transaction Type: Standard			Seller Subsidy \$3,000			Sold Date			23-Apr-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$601,150			Style: Colonial			Bsmt: Yes, Daylight, Full, Fully Finished, Rear Entrance,									
Total Taxes: \$5109.78			Type: Semi-Detached			Water Oriented/Front/Access: No//									



3058 R St Nw WASHINGTON, DC 20007														DC8609629	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$3,250,000	\$3,495,000	-7.01	0	0	4	4	1	3	3	2		4,280	3,600	1865	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			20-Apr-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,862,510			Style: Victorian			Bsmt: Yes, Fully Finished, Daylight, Partial, Connecting S									
Total Taxes: \$15831.34			Type: Detached			Water Oriented/Front/Access: No//									



3419 O St Nw WASHINGTON, DC 20007														DC8539299	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$865,000	\$875,000	-1.14	7	7	2	1	0	2	1			892	1,300	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			17-Apr-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$659,660			Style: Federal			Bsmt: No,									
Total Taxes: \$5607.11			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									



1609 Suter Ln Nw WASHINGTON, DC 20007														DC8529466	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,495,000	\$1,495,000	.00	7	7	4	2	1	3	2	1		2,001	0	1961	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			15-Apr-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,615,880			Style: Federal			Bsmt: Yes, Fully Finished									
Total Taxes: \$13734.98			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									



1561 33Rd St Nw WASHINGTON, DC 20007														DC8465866	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$920,000	\$950,000	-3.16	148	148	2	2	1	3	2			1,004	1,570	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			02-Apr-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$769,280			Style: Federal			Bsmt: Yes, Walkout Level, Partially Finished									
Total Taxes: \$6538.88			Type: Townhouse			Water Oriented/Front/Access: No//									



2807 O St Nw WASHINGTON, DC 20007														DC8555019	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,225,000	\$1,150,000	6.52	8	8	3	2	1	4	2			1,692	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			30-Mar-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,042,130			Style: Traditional			Bsmt: No,									
Total Taxes: \$8858.11			Type: Semi-Detached			Water Oriented/Front/Access: No//									



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Prepared on July 07, 2015

# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



1217 35Th St Nw WASHINGTON, DC 20007													DC8586541	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$550,000	\$550,000	.00	0	0	2	1	0	2	1			1,077	0	1900
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			27-Mar-2015					
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$553,650			Style: Federal			Bsmt: No,								
Total Taxes: \$4706.03			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



1509 33Rd St Nw WASHINGTON, DC 20007													DC8554650	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,693,000	\$1,749,000	-3.20	11	11	3	3	1	3	2			1,851	0	1900
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			26-Mar-2015					
Adv Sub: GEORGETOWN						Model:								
Total Assessed: \$1,589,710			Style: Federal			Bsmt: Yes, Fully Finished, Connecting Stairway, Daylight								
Total Taxes: \$13512.54			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



3234 Reservoir Rd Nw WASHINGTON, DC 20007													DC8552258		
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,750,000	\$1,650,000	6.06	10	10	3	3	1	3	2	1		2,928	0	1952	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			24-Mar-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,454,290			Style: Federal			Bsmt: Yes, Fully Finished									
Total Taxes: \$12361.47			Type: Townhouse			Water Oriented/Front/Access: No//									



2712 N St Nw WASHINGTON, DC 20007														DC8581819	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,275,000	\$1,295,000	-1.54	0	0	3	2	0	3	1			810	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			20-Mar-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$883,740			Style: Federal			Bsmt: No,									
Total Taxes: \$7511.79			Type: Townhouse			Water Oriented/Front/Access: No//									



3136 Q St Nw WASHINGTON, DC 20007													DC8549552		
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,650,000	\$1,650,000	.00	8	8	3	3	1	3	2			1,280	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			18-Mar-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,262,710			Style: Victorian			Bsmt: Yes, Fully Finished									
Total Taxes: \$10733.04			Type: Townhouse			Water Oriented/Front/Access: No//									



3310 N St Nw WASHINGTON, DC 20007														DC8466911	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,925,000	\$3,175,000	-7.87	82	82	4	3	1	4	4			2,141	3,248	1820	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			16-Mar-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,558,100			Style: Federal			Bsmt: Yes, Fully Finished, Daylight, Full									
Total Taxes: \$13243.85			Type: Townhouse			Water Oriented/Front/Access: No//									



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Prepared on July 07, 2015



# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



**3414 N St NW WASHINGTON, DC 20007**

**DC8558140**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$2,385,000	\$2,450,000	-2.65	0	0	4	3	2	4	3	2		3,055	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			02-Mar-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,587,370			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Partial								
<b>Total Taxes:</b> \$13492.65			<b>Type:</b> Attach/Row Hse			<b>Water Oriented/Front/Access:</b> No//								



**3247 P St NW WASHINGTON, DC 20007**

**DC8528670**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,656,350	\$1,595,000	3.85	0	0	4	2	0	3	0			2,514	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			25-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,310,960			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Unfinished								
<b>Total Taxes:</b> \$11143.16			<b>Type:</b> Attach/Row Hse			<b>Water Oriented/Front/Access:</b> No//								



**1517 34Th St NW WASHINGTON, DC 20007**

**DC8459788**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$870,000	\$895,000	-2.79	122	122	2	1	1	3	1			1,304	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			24-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$792,480			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Fully Finished								
<b>Total Taxes:</b> \$6736.08			<b>Type:</b> Townhouse			<b>Water Oriented/Front/Access:</b> No//								



**1215 33Rd St NW WASHINGTON, DC 20007**

**DC8558511**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$957,500	\$999,000	-4.15	0	0	4	2	1	3	1			1,137	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			20-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$0			<b>Style:</b> Colonial			<b>Bsmt:</b> Yes, Fully Finished								
<b>Total Taxes:</b>			<b>Type:</b> Townhouse			<b>Water Oriented/Front/Access:</b> No//								



**3128 N St NW WASHINGTON, DC 20007**

**DC8419743**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,600,000	\$1,650,000	-3.03	130	130	3	2	1	3	1			1,752	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			19-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,592,800			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Fully Finished								
<b>Total Taxes:</b> \$13538.80			<b>Type:</b> Townhouse			<b>Water Oriented/Front/Access:</b> No//								



**2810 R St NW WASHINGTON, DC 20007**

**DC8425367**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,715,000	\$1,795,000	-4.46	128	260	3	3	1	3	1	1		2,057	0	1957
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			13-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,705,440			<b>Style:</b> Colonial			<b>Bsmt:</b> Yes, Fully Finished								
<b>Total Taxes:</b> \$14496.24			<b>Type:</b> Townhouse			<b>Water Oriented/Front/Access:</b> No//								



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Prepared on July 07, 2015

# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



**3417 R St NW WASHINGTON, DC 20007**

**DC8531712**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,257,000	\$1,249,000	.64	4	4	5	3	1	4	2			4,332	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			12-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,166,150			<b>Style:</b> Colonial			<b>Bsmt:</b> Yes, Full, Fully Finished, English								
<b>Total Taxes:</b> \$9912.28			<b>Type:</b> Semi-Detached			<b>Water Oriented/Front/Access:</b> No//								



**1239 30Th St NW WASHINGTON, DC 20007**

**DC8471323**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,135,000	\$1,185,000	-4.22	34	34	2	1	1	3	2			995	1,680	1905
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			09-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$759,870			<b>Style:</b> Traditional			<b>Bsmt:</b> No,								
<b>Total Taxes:</b> \$6458.90			<b>Type:</b> Townhouse			<b>Water Oriented/Front/Access:</b> No//								



**1528 32Nd St NW WASHINGTON, DC 20007**

**DC8449812**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$950,000	\$999,850	-4.99	112	179	2	2	0	3	1			1,194	0	1900
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			06-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$658,500			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Improved								
<b>Total Taxes:</b> \$5597.25			<b>Type:</b> Attach/Row Hse			<b>Water Oriented/Front/Access:</b> No//								



**3021 P St NW WASHINGTON, DC 20007**

**DC8459847**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$2,925,000	\$2,995,000	-2.34	6	6	4	3	1	4	4	1		3,420	0	1813
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			04-Feb-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$2,042,180			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Full, Space For Rooms								
<b>Total Taxes:</b> \$17358.53			<b>Type:</b> Semi-Detached			<b>Water Oriented/Front/Access:</b> No//								



**1679 35Th St NW WASHINGTON, DC 20007**

**DC8467091**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,400,000	\$1,550,000	-9.68	117	117	4	4	0	3	2	2		4,635	3,000	1859
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			30-Jan-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b>								
<b>Total Assessed:</b> \$1,230,020			<b>Style:</b> Federal			<b>Bsmt:</b> Yes, Daylight, Partial								
<b>Total Taxes:</b> \$10455.17			<b>Type:</b> Semi-Detached			<b>Water Oriented/Front/Access:</b> No//								



**3633 Winfield Ln NW WASHINGTON, DC 20007**

**DC8511059**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,562,500	\$1,695,000	-7.82	27	27	4	4	1	4	2	1		2,086	0	1985
<b>Transaction Type:</b> Standard			<b>Seller Subsidy</b> \$0			<b>Sold Date</b>			30-Jan-2015					
<b>Adv Sub:</b> GEORGETOWN						<b>Model:</b> 4 FLOORS								
<b>Total Assessed:</b> \$0			<b>Style:</b> Colonial			<b>Bsmt:</b> Yes, Connecting Stairway, Daylight, Full, Fully Finis								
<b>Total Taxes:</b>			<b>Type:</b> Attach/Row Hse			<b>Water Oriented/Front/Access:</b> No//								



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Prepared on July 07, 2015

# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



**1667 35Th St Nw WASHINGTON, DC 20007**

**DC8533602**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,460,000	\$1,425,000	2.46	3	3	4	3	0	4	4			3,000	0	1900

**Transaction Type:** Standard  
**Adv Sub:** GEORGETOWN  
**Total Assessed:** \$1,910,220  
**Total Taxes:** \$16236.87

**Seller Subsidy** \$0  
**Style:** Victorian  
**Type:** Detached

**Sold Date** 28-Jan-2015  
**Model:**  
**Bsmt:** Yes, Daylight, Partial  
**Water Oriented/Front/Access:** No//



**3002 R St Nw WASHINGTON, DC 20007**

**DC8491242**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,695,000	\$1,695,000	.00	26	26	4	3	0	3	1			1,635	0	1916

**Transaction Type:** Standard  
**Adv Sub:** GEORGETOWN  
**Total Assessed:** \$1,289,820  
**Total Taxes:** \$10963.47

**Seller Subsidy** \$0  
**Style:** Federal  
**Type:** Attach/Row Hse

**Sold Date** 23-Jan-2015  
**Model:**  
**Bsmt:** Yes, Daylight, Full, English, Fully Finished, Heated  
**Water Oriented/Front/Access:** No//



**1511 33Rd St Nw WASHINGTON, DC 20007**

**DC8506285**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,700,000	\$1,850,000	-8.11	59	121	4	3	2	4	5	2		1,633	0	1900

**Transaction Type:** Standard  
**Adv Sub:** GEORGETOWN  
**Total Assessed:** \$1,031,440  
**Total Taxes:** \$8767.24

**Seller Subsidy** \$0  
**Style:** Colonial  
**Type:** Attach/Row Hse

**Sold Date** 23-Jan-2015  
**Model:**  
**Bsmt:** Yes, Fully Finished  
**Water Oriented/Front/Access:** No//



**1316 33Rd St Nw WASHINGTON, DC 20007**

**DC8539867**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$2,000,000	\$2,000,000	.00	0	0	3	2	0	2	2			1,220	0	1865

**Transaction Type:** Standard  
**Adv Sub:** GEORGETOWN  
**Total Assessed:** \$922,720  
**Total Taxes:** \$7843.12

**Seller Subsidy** \$3  
**Style:** Cottage  
**Type:** Semi-Detached

**Sold Date** 23-Jan-2015  
**Model:**  
**Bsmt:** No,  
**Water Oriented/Front/Access:** No//



**1510 26Th St Nw WASHINGTON, DC 20007**

**DC8501076**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,800,000	\$1,995,000	-9.77	22	209	3	2	1	3	1			3,548	2,038	1900

**Transaction Type:** Standard  
**Adv Sub:** GEORGETOWN  
**Total Assessed:** \$1,564,540  
**Total Taxes:** \$13298.59

**Seller Subsidy** \$4,000  
**Style:** Federal  
**Type:** Detached

**Sold Date** 21-Jan-2015  
**Model:**  
**Bsmt:** Yes, Fully Finished  
**Water Oriented/Front/Access:** No//



**3028 O St Nw WASHINGTON, DC 20007**

**DC8477351**

<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$1,805,000	\$1,875,000	-3.73	2	2	4	3	1	3	1			2,100	3,469	1900

**Transaction Type:** Standard  
**Adv Sub:** GEORGETOWN  
**Total Assessed:** \$1,333,710  
**Total Taxes:** \$11336.54

**Seller Subsidy** \$0  
**Style:** Victorian  
**Type:** Townhouse

**Sold Date** 16-Jan-2015  
**Model:**  
**Bsmt:** Yes, Partially Finished  
**Water Oriented/Front/Access:** No//



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Prepared on July 07, 2015



# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail - Photo



1318 33Rd St Nw WASHINGTON, DC 20007														DC8534812	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$1,850,000	\$1,850,000	.00	0	0	3	2	0	2	2			2,120	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			16-Jan-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,160,940			Style: Cottage			Bsmt: No,									
Total Taxes: \$9867.99			Type: Detached			Water Oriented/Front/Access: No//									

No Photo Available

3257 O St Nw WASHINGTON, DC 20007														DC8536391	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$3,150,000	\$3,200,000	-1.56	0	0	4	3	1	3	3	1		2,415	0	1810	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			16-Jan-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$2,475,220			Style: Federal			Bsmt: Yes, Fully Finished									
Total Taxes: \$21039.37			Type: Townhouse			Water Oriented/Front/Access: No//									



3053 Q St Nw WASHINGTON, DC 20007														DC8374089	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,350,000	\$2,495,000	-5.81	183	183	4	4	1	4	1	1		2,045	0	1900	
Transaction Type: Standard			Seller Subsidy \$0			Sold Date			05-Jan-2015						
Adv Sub: GEORGETOWN						Model:									
Total Assessed: \$1,328,310			Style: Contemporary			Bsmt: No,									
Total Taxes: \$11290.64			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									

**SOLD**

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$1,873,228	\$1,793,307	-3.05	90	2,206
Median	\$1,650,000	\$1,625,000	2.79	11	

### Report Totals

Properties: 63

Avg List Price	\$1,873,228	Avg Sold Price	\$1,793,307	Avg DOM-P	90
Median List	\$1,650,000	Median Sold Price	\$1,625,000	Median DOM-P	11
Low List Price:	\$550,000	Low Sale Price:	\$550,000		
High List Price:	\$6,980,000	High Sale Price:	\$5,700,000		



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