

Metropolitan Regional Information Systems, Inc
CMA Summary Detail

Residential

ACTIVE 7 LISTINGS

	List Price	Orig. Price	% Diff	DOMP Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	List Date
1922 2Nd St Ne	\$259,900	\$279,900	-7.15	242 Colonial / End	0	3	2	0	2	0		Yes	1913	0.04	3-Nov-08
220 V St Ne	\$300,000	\$300,000	.00	8 TH-Colonial / Interior	0	3	2	0	3	0	1	Yes	1915	0.04	1-Feb-09
161 V St Ne	\$305,000	\$305,000	.00	115 TH-Colonial / Interior	0	4	2	0	3	0		Yes	1902	0.02	17-Oct-08
121 U St Ne	\$315,000	\$315,000	.00	318 TH-Colonial / Interior	0	3	2	0	3	0	1	Yes	1913	0.03	3-Feb-09
313 V St Ne	\$339,000	\$429,000	-20.98	121 Victorian	0	4	3	1	3	1		Yes	1905	0.06	11-Oct-08
315 Seaton Pl Ne	\$349,000	\$437,000	-20.14	163 TH-Colonial / End	0	4	2	0	3	0		Yes	1923	0.04	2-Oct-08
2025 2Nd St Ne	\$399,999	\$399,999	.00	44 TH-Colonial / Interior	0	3	2	1	3	0		Yes	1917	0.08	27-Dec-08
Average	\$323,986	\$352,271	-6.89	144		3	2	0	3	0	1		1913	0.04	
Median	\$315,000	\$315,000	0.00	121											

CONTRACT 1 LISTING

	List Price	Orig. Price	% Diff	DOMP Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Contr Date
325 Todd Pl Ne	\$279,900	\$279,900	.00	73 TH-Colonial / End	0	3	2	0	2	0	1	Yes	1928	0.04	15-Aug-08
Average	\$279,900	\$279,900	0.00	73		3	2	0	2	0	1		1928	0.04	
Median	\$279,900	\$279,900	0.00	73											

SOLD 1 LISTING

	List Price	Sold Price	% Diff	DOMP Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
155 V St Ne	\$369,000	\$369,000	.00	53 TH-Other / Interior	0	4	2	0	2	0		Yes	1912	0.02	17-Jul-08	22-Aug-08	\$12,919
Average	\$369,000	\$369,000	0.00	53		4	2	0	2	0			1912	0.02			
Median	\$369,000	\$369,000	0.00	53													

Report Totals Properties: 9

Avg List Price	\$324,089	Avg Sold Price	\$369,000	Avg DOM-P	126
Median List Price	\$315,000	Median Sold Price	\$369,000	Median DOM-P	115
Low List Price:	\$259,900	Low Sale Price:	\$369,000		
High List Price:	\$399,999	High Sale Price:	\$369,000		

Courtesy of: William Lansing
 Home: (703) 286-7932 Office:
 Cell: (703) 965-5773 Email: lansing13@gmail.com
 Company: Long & Foster Real Estate, Inc.
 Office: (703) 313-6500 Fax: (703) 922-8835

Copyright (c) 2009 Metropolitan Regional Information Systems, Inc.
 Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal.
 It is intended only for the purpose of assisting buyers or sellers or prospective buyers or
 sellers in deciding the listing, offering or sale price of the real property.

Residential

Gallery - Agent



1922 2ND ST NE, WASHINGTON, DC 20002-1360
List Price: \$259,900 **Own:** Fee Simple, Sale **Total Taxes:** \$2,917
Close Date: **Close Price:** **Map Coord:** 1006F2
MLS#: DC6913654
Status: ACTIVE
Adv. Sub: ECKINGTON **Style:** Colonial **Gr Rent:** **C/C:**
Type: Semi-Detached **#Lvls:** 2 **#Fpls:** 0 **Area:** **HOA:** **Total Fin SF:** 0
Model: **Basement:** Yes, Full, Fully Finished **Acres:** 0.04 **Yr Bit:** 1913
BR: 3 **FB:** 2 **HB:** 0 **Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street **# Gar/Cpt/Assgn:** //
Const: Brick **List Date:** 03-Nov-2008 **Upd Date:** 02-Feb-2009
Showing Information: Call 1st-Lister, Lockbox-Combo, Show Anytime, Vacant, All Days, -
Showing Contact: Carlyta Smith **SC Home:** (301) 922-4598 **DOMM/DOMP:** 79/242
Company: Real T Properties, Inc., RTP11 **Office:** (240) 455-1349 **Fax:** (301) 702-8205
List Agent: Carlyta Smith **Home:** (301) 922-4598 **Office:** (240) 455-1349

Dock Conveys: **Vacation:** No

Water Front/View/Access: //

Remarks: CONTRACT FELL THRU***Bank foreclosure***Renovated 3BR/2BA/basement prop. on a corner lot sold strictly in as is cond. Per bank: buyers MUST USE

Wells Fargo Financing. Call Ryan Fuhrman 410-384-2779; 800-824-5194x2662 for financing. Owner is "Owner of Record." All earnest money deposits in certified funds made out to Real T Properties, Inc. Bank addenda w/agreed contract terms. Call Ms. Smith for combo.

Directions: North Capitol St NE to right onto T Street to right onto 2nd St.



325 TODD PL NE, WASHINGTON, DC 20002-1419
List Price: \$279,900 **Own:** Fee Simple, Sale **Total Taxes:** \$2,939
Contr Date: 15-Aug-2008 **Close Date:** 30-Nov-2008 **Close Price:** **MLS#:** DC6886859
Adv. Sub: ECKINGTON **Style:** Colonial **Gr Rent:** **Status:** CONTRACT
Type: Attach/Row Hse **#Lvls:** 2 **#Fpls:** 0 **Area:** **HOA:** **C/C:**
Model: **Basement:** Yes, Full, Fully Finished, Walkout Level **Acres:** 0.04 **Yr Bit:** 1928 **Total Fin SF:** 0
BR: 3 **FB:** 2 **HB:** 0 **Heat/Cool/Wtr/Swr:** Hot Water, Radiator/Natural Gas/Ceiling Fan(s)/Natural Gas/Public/Public Sewer
Park: Garage, Street **# Gar/Cpt/Assgn:** 1//
Const: Brick **List Date:** 30-Sep-2008 **Upd Date:** 21-Oct-2008
Showing Information: Call 1st-Lister, Lockbox-Combo, Show Anytime, Vacant, -
Showing Contact: Michele Phillips **SC Home:** (443) 223-1720 **DOMM/DOMP:** 0/73
Company: , **Office:** **Fax:** **Office:**
List Agent: **Home:**

Dock Conveys: **Vacation:** No

Water Front/View/Access: //

Remarks: WOW! Investors price for move in, turn key property!!!! Solid pristine end unit in well sought after Eckington! Fully renovated top to bottom. Hardwood floors throughout main and upper level. 1 car garage, fenced front and back yard! Motivated seller! Needs quick settlement!

Directions: Florida Avenue to left on Rhode Island Avenue, to right on 4th Street, right on Todd Place



220 V ST NE, WASHINGTON, DC 20002-1410
List Price: \$300,000 **Own:** Fee Simple, Sale **Total Taxes:** \$3,075
Close Date: **Close Price:** **Map Coord:** XXX **MLS#:** DC6972475
Adv. Sub: ECKINGTON **Style:** Colonial **Gr Rent:** **Status:** ACTIVE
Type: Attach/Row Hse **#Lvls:** 3 **#Fpls:** 0 **Area:** **HOA:** **C/C:**
Model: **Basement:** Yes, Fully Finished **Acres:** 0.04 **Yr Bit:** 1915 **Total Fin SF:** 0
BR: 3 **FB:** 2 **HB:** 0 **Heat/Cool/Wtr/Swr:** Radiator/Natural Gas/Central A/C/Natural Gas/Public/Public Septic, Public Sewer
Park: Garage **# Gar/Cpt/Assgn:** 1//
Const: Brick **List Date:** 01-Feb-2009 **Upd Date:** 01-Feb-2009
Showing Information: Appt Contact, Lockbox-Combo, All Days, 10 AM - 9 PM
Showing Contact: HERBERTH JOYA **SC Home:** (240) 426-0850 **DOMM/DOMP:** 8/8
Company: Cuzzi Realty, Inc., CUZI3 **Office:** (301) 977-3899 **Fax:** (301) 977-5920
List Agent: Martin Cuzzi **Home:** (703) 577-5600 **Office:** (301) 977-3899

Dock Conveys: **Vacation:** No

Water Front/View/Access: //

Remarks: Brick attach/row/hse with Three bedrooms>two fullbath>unique hardwood floors>warm Kt>Cozy dining room>A/C unit>fulled finished basement>Nice garage with rear entrance>Near metro station (red line/rhode island ave)>bus line>shopping center>SUBJECT TO THIRD PARTY APPROVAL, PLEASE CALL SHOWING CONTACT FOR COMBO& QUESTIONS? 240-426-0850 Herberth Joya.

Directions: GOING SOUTH ON NORTH CAPITOL N.W. ST TOWARD RHODE ISLAND AVE. MAKE (L) ON RHODE ISLAND AVE. AND MAKE RIGTH ON (V S.T)



161 V ST NE, WASHINGTON, DC 20002-1330
List Price: \$305,000 **Own:** Fee Simple, Sale **Total Taxes:** \$1,721
Close Date: **Close Price:** **Map Coord:** 0 **MLS#:** DC6901303
Adv. Sub: ECKINGTON **Style:** Colonial **Gr Rent:** **Status:** ACTIVE
Type: Townhouse **#Lvls:** 3 **#Fpls:** 0 **Area:** **HOA:** **C/C:**
Model: **Basement:** Yes, Full, Fully Finished **Acres:** 0.02 **Yr Bit:** 1902 **Total Fin SF:** 0
BR: 4 **FB:** 2 **HB:** 0 **Heat/Cool/Wtr/Swr:** Forced Air/Central, Natural Gas/Central A/C/Natural Gas, Other/Public/Public Septic
Park: Street **# Gar/Cpt/Assgn:** //
Const: Brick **List Date:** 17-Oct-2008 **Upd Date:** 28-Oct-2008
Showing Information: Appt Contact, Call 1st-Lister, Call 1st-Owner, -
Showing Contact: Mr Shola **SC Home:** (202) 413-1070 **DOMM/DOMP:** 115/115
Company: Klassic Homes Realty, KLHR1 **Office:** (301) 390-3385 **Fax:** (240) 241-5133
List Agent: Olayinka Ayodele **Home:** (301) 343-9258 **Office:** (301) 390-3385

Dock Conveys: **Vacation:** No

Water Front/View/Access: //

Remarks: Beautiful Interior Townhouse in a highly appreciating DC area with recent upgrades and has a Sec.8 Tenent who is willing to stay. House being SOLD-AS-IS. Call L/A for SHOWING APPT. Subject to Third Party approval.

Directions: RHODE ISLAND AVE NE, TO V ST NE



Residential

Gallery - Agent



121 U ST NE, WASHINGTON, DC 20002-1319

List Price: \$315,000

Own: Fee Simple, Sale

Total Taxes: \$2,875

MLS#: DC6973781

Status: ACTIVE

Close Date:

Close Price:

Adv. Sub: ECKINGTON

Style: Colonial

Map Coord: 10-D11

Gr Rent:

Type: Attach/Row Hse

#Lvs: 3 #Fpls: 0

Area:

HOA: C/C:

Model: GOOD CONDITION

BR: 3 FB: 2 HB: 0

Basement: Yes, Full, Fully Finished, Rear Entrance

Acres: 0.03 Yr Blt: 1913

Total Fin SF: 0

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Window Unit(s)/Electric/Public/Public Sewer

Park: Garage, Street

Gar/Cpt/Assgn: //

Const: Brick, Brick and Siding

List Date: 03-Feb-2009

Upd Date: 05-Feb-2009

Showing Information: Call 1st-Showing Service, Restricted Times, All Days, 9 AM - 1 PM

Showing Contact: CALL CSS

SC Home: (866) 891-7469

DOMM/DOMP: 6/318

Company: Fairfax Realty, Inc., FXR3

Office: (301) 439-9500

Fax: (301) 439-8050

List Agent: John Williams

Home: (301) 588-9777

Office: (202) 471-4200

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Renovated 3 level rowhouse with garage and deck. Main level features separate dining and living room; updated kitchen with cooktop and granite countertops. Bathrooms have been updated; luxury full bath with Jacuzzi. Three bedrooms on 2nd floor. Fully finished basement with a 2nd kitchen and a separate rear entrance.

Directions: Going East on Rhode Island Avenue, just past North Capital Street(East) bear Right onto U Street to 121 (house is on the right).



313 V ST NE, WASHINGTON, DC 20002-1411

List Price: \$339,000

Own: Fee Simple, Sale

Total Taxes: \$3,923

MLS#: DC6896382

Status: ACTIVE

Close Date:

Close Price:

Adv. Sub: ECKINGTON

Style: Victorian

Map Coord: 019-B

Gr Rent:

Type: Detached

#Lvs: 3 #Fpls: 1

Area:

HOA: C/C:

Model: VICTORIAN

BR: 4 FB: 3 HB: 1

Basement: Yes, Fully Finished, Space For Rooms

Acres: 0.06 Yr Blt: 1905

Total Fin SF: 0

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer

Park: Drvwy/Off Str

Gar/Cpt/Assgn: //

Const: Vinyl Siding

List Date: 11-Oct-2008

Upd Date: 05-Feb-2009

Showing Information: Call 1st-Alarm Code, Call 1st-Lister, Sign on Property, All Days, 10 AM - 7 PM

Showing Contact: TERRILYNN KELLEY

SC Home: (703) 402-1822

DOMM/DOMP: 121/121

Company: Weichert, REALTORS, WEI63

Office: (703) 759-6300

Fax: (703) 759-5511

List Agent: Terrilynn Kelley

Home: (703) 402-1822

Office: (703) 759-6300

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: **ALARM, CALL FOR SHOWINGS**BEAUTIFUL VICTORIAN IN ECKINGTON, SPACIOUS MSTRBDRM W/FULL BATH,LARGE BRIGHT EAT-IN KITCHEN W/ISLAND & SPACE FOR TABLE, ALL NEW APPLIANCES, FRENCH DOORS LEADING TO BRAND NEW BEAUTIFUL DECK W/CEILING FAN, REAR PARKING SPACE FOR TWO CARS, LARGE SEP DR, LOVELY LIVING ROOM W/BAY WINDOW, FIN'D LL W/BATH, NEW ROOF 07', NEWER A/C, NEAR TWO METROS SOLD "AS IS".

Directions: EAST ON RHODE ISLAND, RIGHT ON 4TH ST, RIGHT ON V ST.



315 SEATON PL NE, WASHINGTON, DC 20002-1505

List Price: \$349,000

Own: Fee Simple, Sale

Total Taxes: \$2,889

MLS#: DC6888270

Status: ACTIVE

Close Date:

Close Price:

Adv. Sub: ECKINGTON

Style: Colonial

Map Coord: SEE MAP

Gr Rent:

Type: Townhouse

#Lvs: 3 #Fpls: 0

Area:

HOA: C/C:

Model:

BR: 4 FB: 2 HB: 0

Basement: Yes, Fully Finished, Rear Entrance, Walkout Level

Acres: 0.04

Yr Blt: 1923

Total Fin SF: 0

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public Sewer

Park: Street

Gar/Cpt/Assgn: //

Const: Brick Front

List Date: 02-Oct-2008

Upd Date: 29-Jan-2009

Showing Information: Call 1st-Lister, Lockbox-Supra, No Sign on Prop, Show Anytime, Vacant, , -

Showing Contact: Raymond Wright

SC Home: (301) 399-0409

DOMM/DOMP: 130/163

Company: Visions Realty International LLC, VISR1

Office: (301) 877-8178

Fax: (240) 691-4333

List Agent: Raymond Wright

Home: (301) 399-0409

Office: (301) 399-0409

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: WOW!!! \$88,000 PRICE DROP - SHOULD SELL THIS PUPPY!! NOT A SHORT SALE! \$10,000 CLOSING HELP!! SHOWS WELL - WHOLE HOUSE REMODELLED! NEW HVAC SYSTEM, NEW FLOOR, CARPET AND HARDWOOD, RARE STONE FLOORS IN KITCHEN, New STAINLESS STEEL APPLIANCES. UPSTAIRS BATHROOM HAS A SKYLIGHT WITH SLATE WALLS AND FLOORS. 10 MINUTES WALKING FROM NY AVE METRO OWNER WILL CONSIDER ALL OFFERS! LOCK BOX ON SIDE RAIL

Directions: North Capitol to Florida turn right, Florida to Eckington Turn Right, Take next immediate Right, Take left at 4th then right on Seaton



155 V ST NE, WASHINGTON, DC 20002-1330

List Price: \$369,000

Own: Fee Simple, Sale

Total Taxes: \$2,512

MLS#: DC6770570

Status: SOLD

Close Date: 22-Aug-2008

Close Price: \$369,000

Subsidy \$12,919

Adv. Sub: ECKINGTON

Style: Other

Map Coord: TBD

Gr Rent:

Type: Attach/Row Hse

#Lvs: 2 #Fpls: 0

Area:

HOA: \$0 C/C:

Model:

BR: 4 FB: 2 HB: 0

Basement: Yes, Connecting Stairway, Fully Finished

Acres: 0.02

Yr Blt: 1912

Total Fin SF: 0

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer

Park: Street

Gar/Cpt/Assgn: //

Const: Brick

List Date: 24-May-2008

Upd Date: 23-Aug-2008

Showing Information: Call 1st-Contact, Lockbox-Supra, Show Anytime, Vacant, , -

Showing Contact: ANDY SINGH

SC Home: (301) 675-7820

DOMM/DOMP: 53/53

Company: Long & Foster Real Estate, Inc., LNG36

Office: (301) 384-8700

Fax: (301) 421-0262

List Agent: Andy Singh

Home: (301) 675-7820

Office: (301) 384-8700

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: AGENTS: \$10,000 CLOSING COST HELP! VACANT, SUPRA LOCKBOX ON FRONT DOOR. SHOWS WELL! WHOLE HOUSE REMODELLED! NEW HVAC SYSTEM, NEW FLOOR, CARPET AND HARDWOOD, FULLY FINISHED BASMENT, RECESS LIGHTLING, GRANITE COUNTERS, UPGRADED CHERRY CABINETRY! NEW APPLIANCES!! UPGRADE FAUSETS!

Directions: Off Rhode Island Ave at 2nd street NE. Easy walk to metro, Home Depot & Giant.



Residential

Gallery - Agent



©Copyright 2005 MPIS ©

2025 2ND ST NE, WASHINGTON, DC 20002-1352**List Price:** \$399,999**Own:** Fee Simple, Sale**Total Taxes:****MLS#:** DC6947448**Status:** ACTIVE**Close Date:****Close Price:****Map Coord:** 123456**Gr Rent:****Adv. Sub:** ECKINGTON**Style:** Colonial**Area:****HOA:****C/C:****Type:** Attach/Row Hse**#Lvs:** 3**#Fpls:** 0**Acres:** 0.08**Yr Blt:** 1917**Total Fin SF:** 0**Model:** TOTALLY RENOV**BR:** 3**FB:** 2**HB:** 1**Basement:** Yes, Connecting Stairway,Front Entrance,Fully Finished,Heated,Improv**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer**Park:** Street**# Gar/Cpt/Assgn:** //**Const:** Brick**List Date:** 27-Dec-2008**Upd Date:** 25-Jan-2009**Showing Information:** Call 1st-Contact,Lockbox-Sentriunlock,Show Anytime,Vacant, All Days, 9 AM - 9 PM**Showing Contact:** tom beach**SC Home:** (202) 253-5192**DOMM/DOMP:** 44/44**Company:** Century 21 New Millennium, CENT2007**Office:** (703) 556-4222**Fax:** (703) 748-0741**List Agent:** Lou Muscarella**Home:** (703) 405-3019**Office:** (703) 556-4222**Dock Conveys:** **Vacation:** No**Water Front/View/Access:** //

Remarks: Alarm Code in Senti-box on front porch. House is vacant go and show! Renovated rowhome, w/ amazingly huge backyard, perfect 4 pets! Granite,SS apps, In-law suite w/ 2nd kitchen & full bathroom in basement, w/ sep entrance. Exposed brick, original hdwds & woodwork thru out! Balcony off master bedroom. Blocks to Rhode Island Ave & NY Ave metro stations, bus routes.

Directions: From downtown: head NE on Rhode Island Ave, turn right on to 2nd Street NE, to house on left. Sign in the yard! On SUPRA, not the new boxes yet!

