

Comparative Market Analysis

1906 W Virginia Ave NE, Washington, DC 20002

APN: 4045 0817

District Of Columbia County Data as of: 05/21/2021



Bedrooms: 4 **Year Built:** 1941
Bathrooms: 4 **Square Feet:** 2,024
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Multi Family (MFR)
Owner Name: REEVES TIMOTHY
Mailing Address: 1906 W VIRGINIA AVE NE
WASHINGTON, DC 20002

Comparables
Properties: 9
Avg. Sale Price: \$595,826
Days on Market: 52

Opportunity
Estimated Value: \$781,631
Estimated Equity: \$764,181
Mortgage Balance: \$17,450
Monthly Rent: \$3,301
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF DC, COUNTY OF DISTRICT OF COLUMBIA, WITH A SITUS ADDRESS OF 1906 W VIRGINIA AVE NE, WASHINGTON, DC 20002-1840 C009 CURRENTLY OWNED BY REEVES TIMOTHY HAVING A TAX ASSESSOR NUMBER OF 4045 0817 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 4045 LOT: 817 AND DESCRIBED IN DOCUMENT NUMBER 58568 RECORDED 09/03/1997.

Last Market Sale

Seller: 21457 SECRETARY HUD
Buyer: REEVES TIMOTHY A
Rec. Date: 09/03/1997
Sale Date:
Sale Price: \$27,500

Current Listing Status

Status: FAIL
Listing Date: 10/03/2018
List Price: \$795,000
Sale Date:
Sale Price:

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Multi-Family Dwellings **Lot Size:** 1,671 SqFt. **Stories:** 2 **Parking Spaces:**
Zoning: RF-1 **Living Area:** 2,024 SqFt. **Pool:**
Year Built: 1941 **Bedrooms:** 4 **Fireplace:**
Style: **Bathrooms:** 4 **Heating:** Other **Interior Wall:**
Basement: **Total Rooms:** 12 **Cooling:** None **Exterior Wall:** Brick
Price / Sq.Ft. \$14

Open Liens

Owner 1: REEVES TIMOTHY **Combined Loan To Value:** 2.23 %
Owner 2: **Estimated Equity:** \$764,181

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
09/03/1997	1st / Trust Deed/Mortgage	\$50,000	Valley Pine Mtg Inc	Reeves Timothy A	Fixed Rate	360 Unknown

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
04/05/1995	1st / Trust Deed/Mortgage	\$97,600	First Washington Mtg	Green Kevin	Conventional	
09/03/1997	1st / Trust Deed/Mortgage	\$50,000	Valley Pine Mtg Inc		Fixed Rate	

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
04/10/1996	Deed		Green Kevin	Sec Of Hud	\$97,400
04/10/1996	Deed		Green Kevin	Sec Of Hud	\$97,400
09/03/1997	Deed		21457 Secretary Hud	Reeves Timothy A	\$27,500
04/05/1995			Stevens Gordon M	Green Kevin	\$98,000
09/03/1997					

Tax Status

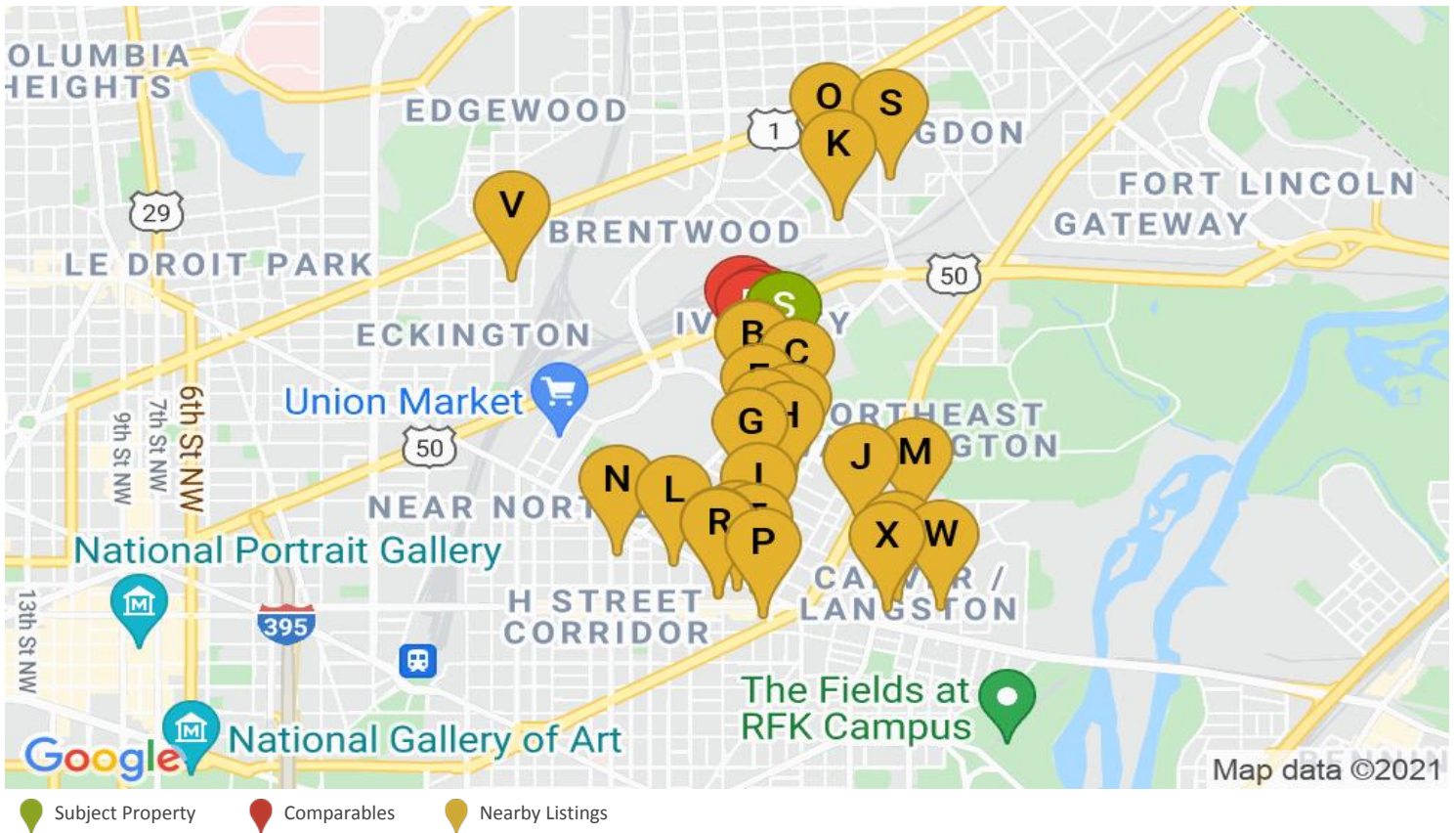
Assessor Parcel #:	4045 0817	Land Value:	\$248,430	Total Taxable Value:	\$416,620
Tax Year:	2020	Improvement Value:	\$168,190	Property Tax:	\$1,965

Listing History

Date	Status	Sub Status	Listed At	Sold	Sold For	\$/Sq. Ft.	Days On Market
01/19/2017	Fail		\$795,000			\$536	19
12/08/2014	Fail	Cancel/withdrawn	\$1,500,000				144

Comparables & Nearby Listings

Subject Property: 1906 W Virginia Ave NE, Washington, DC 20002-1840



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.1		1827 Kendall St Ne, Washington, Dc 20002	3/27/21	\$979,900			2,128	\$460	4	4	3,600	79
B	0.1		1824 Kendall St Ne, Washington, Dc 20002	8/28/20	\$212,530			2,060	\$103	4	4	3,369	79
C	0.1		1859 Corcoran St Ne, Washington, Dc 20002	10/08/20	\$745,000			2,192	\$340	8	4	2,085	79
D	0.1		1859 Corcoran St Ne, Washington, Dc 20002	10/07/20	\$745,000			2,192	\$340	8	4	2,085	79

L: Listed **F:** Foreclosure **P:** Pre-Foreclosure **A:** Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.1	A	1716 W Virginia Ave Ne #102, Washington, Dc	1/14/11	\$119,900	5/15/21	\$1,995	644	\$3	2	2	680	90
B	0.1	A	1714 W Virginia Ave Ne #3, Washington, Dc 20002	4/10/17	\$310,000	5/15/21	\$398,000	723	\$550	2	2	639	90
C	0.2	A	1240 Simms Pl Ne, Washington, Dc 20002	11/13/18	\$365,000	5/17/21	\$640,000	1,120	\$571	2	2	1,600	72
D	0.3	C	1636 Trinidad Ave Ne #3, Washington, Dc 20002	3/29/19	\$520,000	5/15/21	\$550,000	984	\$559	2	2	1,108	116
E	0.3	A	1639 Montello Ave Ne, Washington, Dc 20002		\$68,522	5/14/21	\$900,000	2,652	\$339	4	4	1,627	80
F	0.3	A	1238 Queen St Ne #2, Washington, Dc 20002	4/28/17	\$249,990	5/12/21	\$315,000	779	\$404	2	1	676	84
G	0.4	P	1230 Owen Pl Ne, Washington, Dc 20002	4/15/15	\$530,000	5/17/21	\$3,000	1,368	\$2	4	3	1,176	94
H	0.4	A	1600 Trinidad Ave Ne, Washington, Dc 20002	9/30/20	\$630,000	5/11/21	\$1,200,000	2,380	\$504	6	6	1,870	94
I	0.6	C	1221 Trinidad Ave Ne, Washington, Dc 20002	2/03/17	\$705,000	5/17/21	\$824,900	1,300	\$635	4	3.5	1,246	96
J	0.6	A	1648 L St Ne, Washington, Dc 20002	9/23/20		5/15/21	\$2,400	912	\$3	2	1.5	1,274	96
K	0.6	A	2232 16th St Ne, Washington, Dc 20018	4/13/17	\$480,000	5/12/21	\$3,100	1,088	\$3	3	2	1,280	71
L	0.7	P	929 11th St Ne, Washington, Dc 20002	9/16/16	\$897,000	5/16/21	\$1,174,900	1,418	\$829	4	3.5	1,378	106
M	0.7	C	1767 Lang Pl Ne, Washington, Dc 20002	10/25/17	\$330,000	5/13/21	\$650,000	1,024	\$635	3	2	1,213	81
N	0.8	A	804 K St Ne, Washington, Dc 20002	4/18/00	\$46,000	5/14/21	\$949,000	1,384	\$686	3	2.5	1,321	113
O	0.8	A	1520 Montana Ave Ne, Washington, Dc 20018			5/14/21	\$974,900	2,158	\$452	7	3.5	4,151	81
P	0.8	A	1350 Maryland Ave Ne #101, Washington, Dc			5/13/21	\$2,500	819	\$3	2	1	244	6
Q	0.8	A	810 13th St Ne, Washington, Dc 20002	2/19/21	\$729,900	5/13/21	\$629,900			2	3	825	0
R	0.8	A	808 13th St Ne, Washington, Dc 20002	2/26/21	\$747,400	5/13/21	\$659,900			2	3	825	0
S	0.8	A	1817 Channing St Ne, Washington, Dc 20018		\$89,000	5/12/21	\$2,600	1,010	\$3	3	1.5	1,429	39
T	0.8	A	1371 Florida Ave Ne, Washington, Dc 20002	12/24/20	\$475,000	5/12/21	\$980,000	772	\$1,269	2	1	1,353	95
U	0.8	A	1307 I St Ne, Washington, Dc 20002			5/12/21	\$675,000	1,535	\$440	2	1.5	1,882	56
V	0.9	P	1936 4th St Ne, Washington, Dc 20002	3/06/14	\$590,000	5/17/21	\$849,900	1,440	\$590	3	3.5	1,430	94
W	0.9	A	1925 H St Ne, Washington, Dc 20002	3/04/19	\$449,000	5/14/21	\$579,900	1,392	\$417	3	2	1,600	98
X	0.9	A	1709 H St Ne #2, Washington, Dc 20002	4/12/19	\$449,900	5/13/21	\$499,000	855	\$584	2	2	581	81
Y	0.9	A	615 15th St Ne #1, Washington, Dc 20002	9/12/19	\$574,999	5/13/21	\$625,000	1,276	\$490	2	2	456	121

A: Active P: Pending C: Contingent

Property Images (1)



Statistics for Washington, D. C., DC

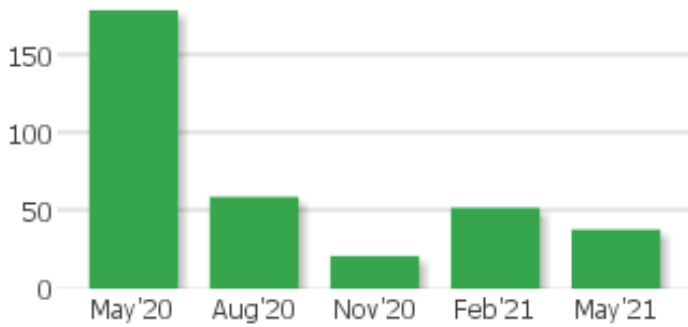


0.82 % Last 30 Days Price Change

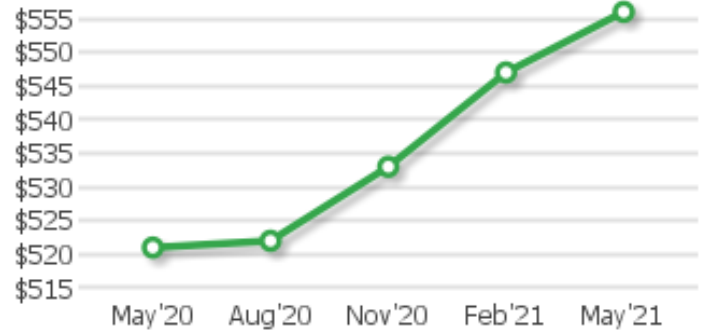


1.06 % Last 30 Days Rent Change

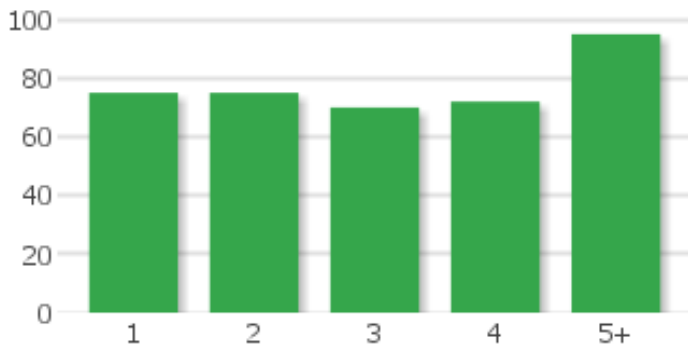
New Pre-Foreclosures



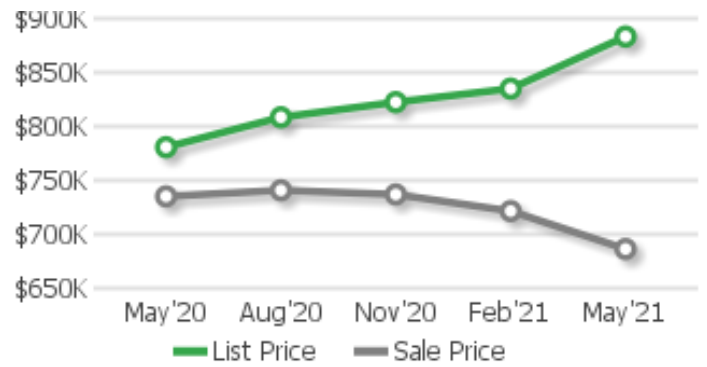
\$ / SqFt



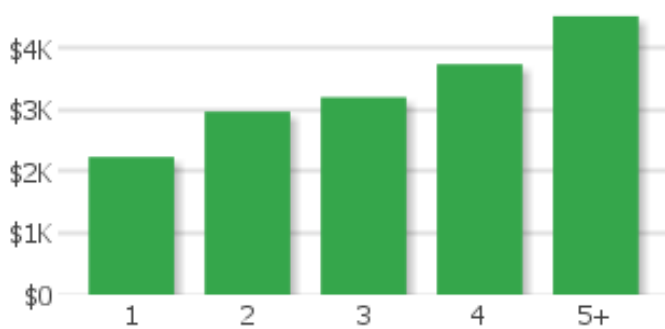
Average Days on Market



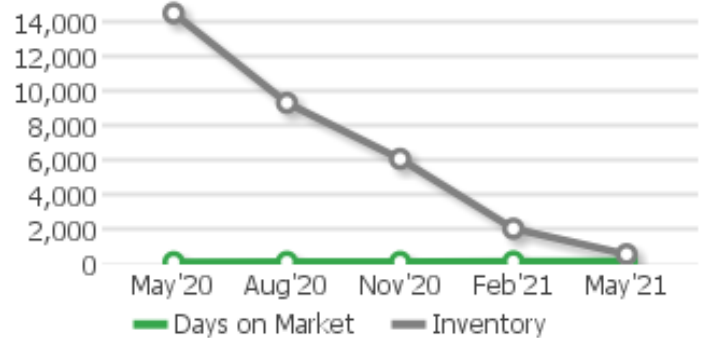
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Washington, D. C., DC


Market Trend

 0 %
905
New Listings


Last 30 Days

 0 %
217
Closed Sales


Market Trend

 0 %
5,640
New Listings


Last 6 Months

 0 %
3,405
Closed Sales


Listing Trend

 0 %
591
Homes for Sale


Last 30 Days


 5.26 %
\$883,349
Average List Price


Listing Trend


 0 %
6,110
Homes for Sale


Last 6 Months

 3.73 %
\$822,525
Average List Price


 -41.01 %
\$513
Average List \$ / SqFt

 22.17 %
189
Average DOM


 -1.82 %
\$868
Average List \$ / SqFt

 10.98 %
148
Average DOM


Sales Trend

 0 %
256
Homes Sold


Last 30 Days


 -7.58 %
\$686,418
Average Sale Price


Sales Trend


 0 %
2,920
Homes Sold


Last 6 Months

 0.45 %
\$736,974
Average Sale Price

 1.84 %
\$584
Average Sale \$ / SqFt

 10.32 %
87
Average DOM

 3.16 %
\$563
Average Sale \$ / SqFt

 -6.56 %
81
Average DOM