

3 | 住宅投資市場の現状

(1) ニューヨークの視察物件

① マンハッタン・北東部のコンドミニアム

422 East 72nd Street, Apartment 8D、2 ベッドルーム (2 バスルーム)、1,263 ft²

- 家賃： US\$4,800/月 (参考：市場価値 US\$1,454,000—マンハッタン相場表による)
- 賃貸期間： 12~24 ヶ月
- 築年： 1990 年
- 建て方： コンドミニアム 44 階建て、191 戸

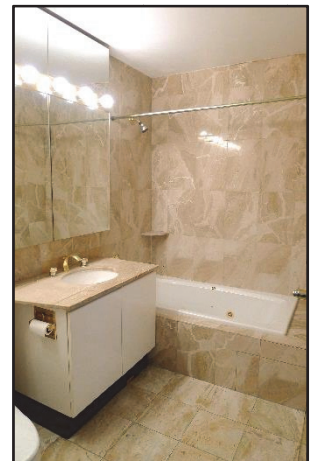
■超高层コンドミニアム



■明るい居間



■バスルーム

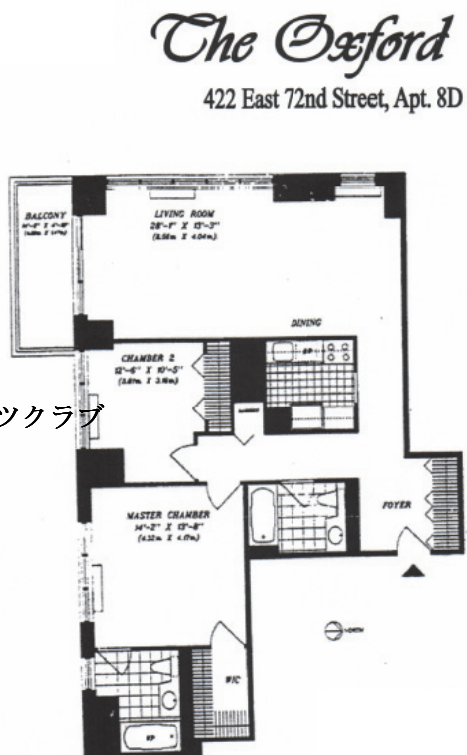


■2 ベッドルーム間取り

■キッチン(やや狭い)



スポーツクラブ



■ジム受付



②ミッドタウンのコンドミニアム(短期滞在用)スタジオタイプ1ベッド



■キッチン(やや狭い)

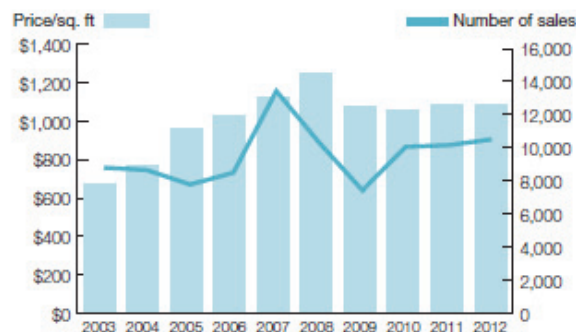


■1 ベッドルーム(家具付き、既に入居予定者による準備中)



2003-2012 MANHATTAN DECADE

Average Price Per Square Foot / Number of Sales



MANHATTAN MANHATTAN CO-OPS & CONDOS

Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,417,080	-0.7%	\$1,426,912	66.6%	\$850,340
Average Price Per Sq. Ft	\$1,086	-0.1%	\$1,087	61.6%	\$672
Median Sales Price	\$835,000	-1.8%	\$850,000	68.7%	\$495,000
Number of Sales	10,508	3.4%	10,161	19.4%	8,802
Average Days on Market	172	35.4%	127	23.7%	139
Average Discount from List Price *	5.6%		4.3%		4.3%
Listing Inventory	4,749	-34.2%	7,221	-21.9%	6,082
30 Year Fixed Mortgage (Freddie Mac) *	3.35%		3.91%		5.85%
1 Year Adjustable Rate Mortgage (Freddie Mac) *	2.56%		2.77%		3.75%

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2012	\$461,343	\$745,308	\$1,494,853	\$2,802,284	\$6,734,196	\$1,417,080
2011	\$419,522	\$686,128	\$1,508,974	\$3,144,406	\$6,685,595	\$1,426,912
2010	\$404,326	\$661,511	\$1,401,865	\$3,003,612	\$6,915,580	\$1,457,255
2009	\$428,948	\$711,736	\$1,535,836	\$2,871,516	\$6,431,198	\$1,393,001
2008	\$500,479	\$814,811	\$1,934,031	\$4,632,348	\$11,940,212	\$1,591,823
2007	\$449,128	\$736,807	\$1,655,185	\$4,261,011	\$8,601,960	\$1,351,621
2006	\$445,607	\$705,439	\$1,571,807	\$3,559,657	\$7,153,295	\$1,295,445
2005	\$389,435	\$648,423	\$1,495,109	\$3,412,859	\$7,734,909	\$1,221,265
2004	\$308,366	\$521,967	\$1,244,488	\$2,868,754	\$5,825,253	\$1,004,232
2003	\$281,854	\$451,632	\$1,034,286	\$2,482,126	\$5,230,774	\$850,340

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2012	\$824	\$938	\$1,151	\$1,398	\$2,056	\$1,086
2011	\$837	\$920	\$1,140	\$1,497	\$1,940	\$1,087
2010	\$815	\$877	\$1,097	\$1,390	\$1,945	\$1,060
2009	\$826	\$940	\$1,144	\$1,374	\$1,924	\$1,073
2008	\$993	\$1,087	\$1,373	\$1,800	\$2,831	\$1,251
2007	\$924	\$989	\$1,215	\$1,568	\$2,328	\$1,120
2006	\$859	\$922	\$1,103	\$1,409	\$1,900	\$1,031
2005	\$800	\$855	\$1,043	\$1,309	\$1,909	\$956
2004	\$632	\$689	\$819	\$1,057	\$1,481	\$767
2003	\$545	\$598	\$717	\$986	\$1,356	\$672

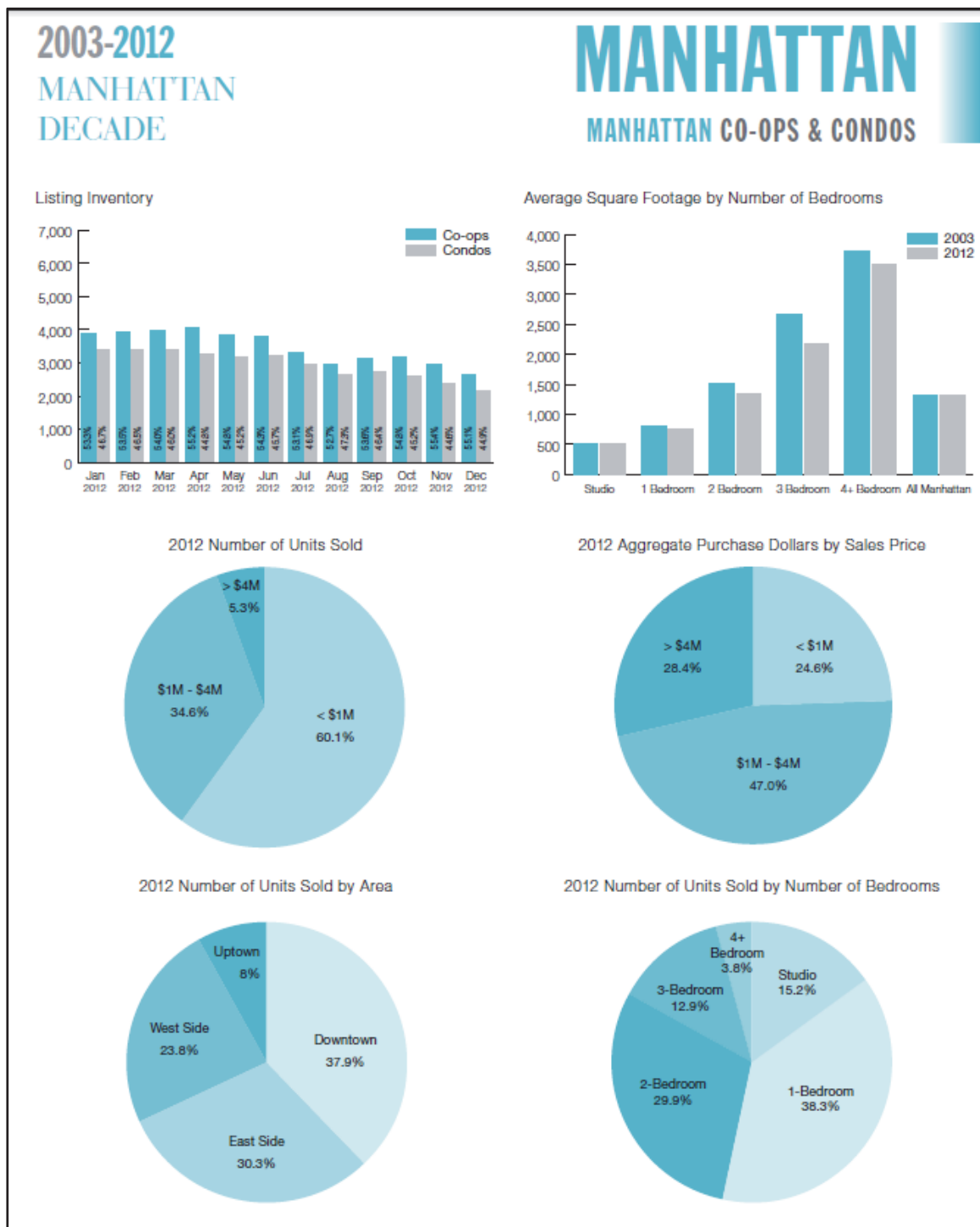
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2012	\$385,000	\$650,000	\$1,260,000	\$2,370,000	\$4,750,000	\$835,000
2011	\$390,000	\$630,000	\$1,285,126	\$2,665,000	\$5,200,000	\$850,000
2010	\$384,800	\$622,647	\$1,235,033	\$2,595,000	\$5,650,000	\$880,000
2009	\$395,460	\$655,000	\$1,272,812	\$2,400,000	\$5,113,562	\$850,000
2008	\$460,000	\$750,000	\$1,600,000	\$3,790,000	\$9,350,000	\$955,000
2007	\$415,000	\$690,000	\$1,387,000	\$3,495,000	\$6,450,000	\$860,000
2006	\$410,000	\$650,000	\$1,355,000	\$3,150,000	\$5,800,000	\$830,000
2005	\$365,000	\$610,000	\$1,272,000	\$2,995,000	\$5,850,000	\$750,000
2004	\$288,000	\$484,000	\$990,000	\$2,345,000	\$5,535,000	\$605,859
2003	\$246,188	\$415,000	\$855,000	\$2,050,000	\$3,700,000	\$495,000

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2012	1,596	4,023	3,137	1,356	396	10,508
2011	1,434	3,591	3,659	1,119	358	10,161
2010	1,144	3,525	3,605	1,416	370	10,060
2009	1,267	2,728	2,216	949	270	7,430
2008	1,903	3,587	4,139	477	193	10,299
2007	2,286	4,591	5,723	661	169	13,430
2006	1,272	3,031	3,631	392	167	8,493
2005	1,261	2,796	3,179	408	136	7,780
2004	1,395	3,016	3,653	437	152	8,653
2003	1,284	3,118	3,862	398	140	8,802

(資料) Askelliman.com

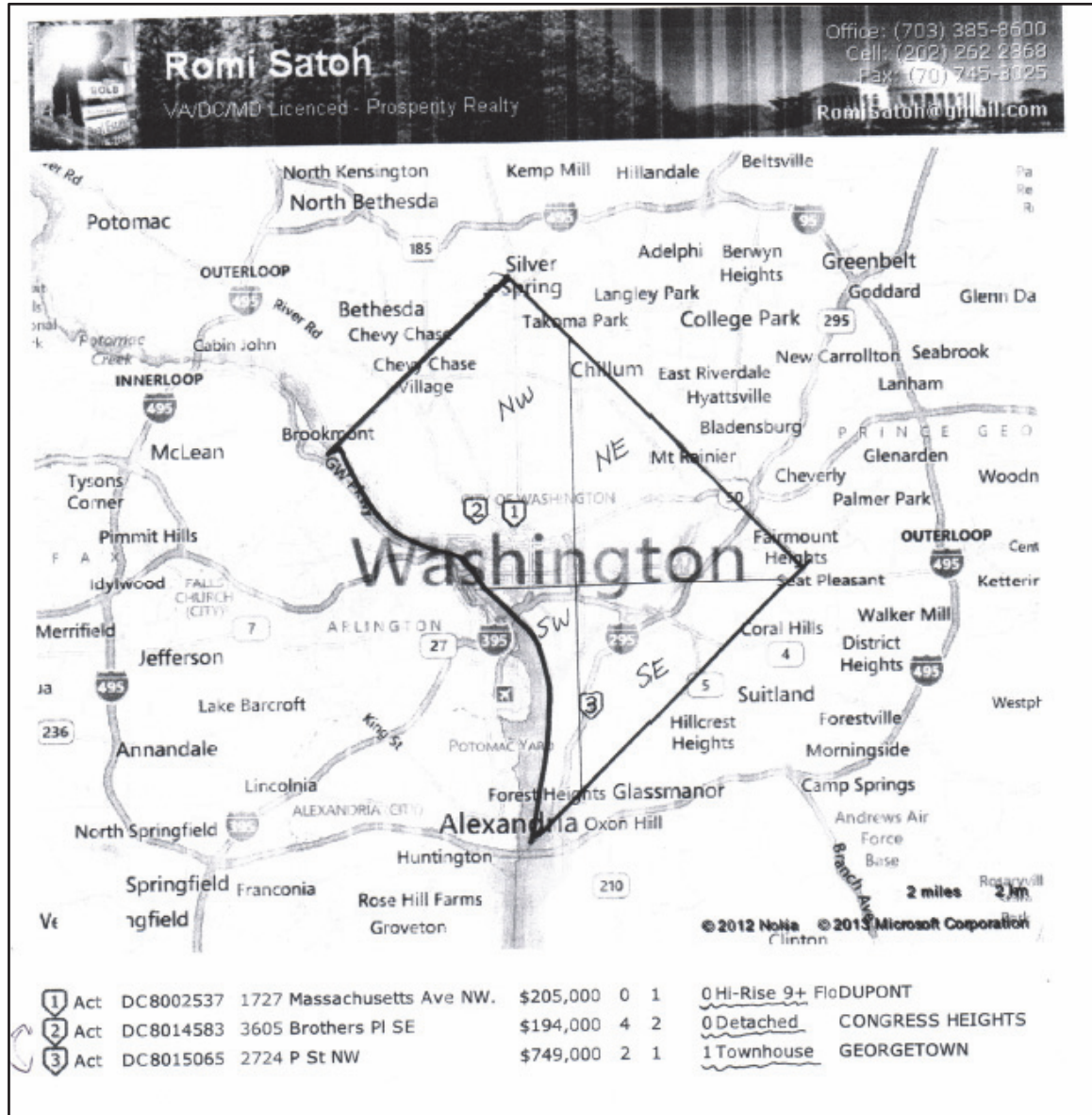


(資料) Askelliman.com

(2) ワシントン DC の視察物件

次の3物件を視察

- ① 1727 Massachusetts Ave NW 208 WDC 20036 -- Dupont Circle
- ② 2724 P St. NW WDC 20007 - Georgetown
- ③ 3605 Brothers Pl SE, WDC 20032 -- Congress Heights



①1727 Massachusetts Ave NW 208 WDC 20036 -- Dupont Circle

(コンドミニアム)

■コンドミニアム正面入り口



■バスルーム



■エントランス・ロビー



■居間



■居間からキッチンを見る(冷蔵庫が入らない)



■ウォークイン・クローゼット



■1727 Massachusetts Ave のコンドミニアム MLS 情報(顧客用シート)

DC8002537 Residential Synopsis - Customer 1727 MASSACHUSETTS AVE NW #208, WASHINGTON, DC 20036-2106		 Real Estate in RealTime™		Page 1 of 1 27-Feb-2013 12:49 pm																													
Status: ACTIVE List Price: \$215,000 Ownership: Condo - Sale BR/FB/HB: 0/1/0 Lot AC/SF: / Lvl/s/Fpls: 1 / 0 Tot Fin SF: 458 Tax Living Area: 458 Year Built: 1965 Total Tax: \$1,619 Tax Yr: 2011 Ground Rent: Style: Art Deco Type: Hi-Rise 9+ Floors																																	
Transaction Type: Standard Sale Legal Sub: Old City #2 Adv. Sub: Dupont Model:		Auction: No HOA Fee: / C/C Fee: \$396.00/ Monthly Other Fee: / Condo/Coop Proj Name: WINTHROP		ADC Map: LOOKUP																													
<table border="1"> <thead> <tr> <th></th> <th>Total</th> <th>Main</th> <th>Upr1</th> <th>Upr2</th> <th>Lwr1</th> <th>Lwr2</th> </tr> </thead> <tbody> <tr> <td>BR:</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>FB:</td> <td>1</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>HB:</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>			Total	Main	Upr1	Upr2	Lwr1	Lwr2	BR:	0	0	0	0	0	0	FB:	1	1	0	0	0	0	HB:	0	0	0	0	0	0	Schools: ES: MS: HS:			
	Total	Main	Upr1	Upr2	Lwr1	Lwr2																											
BR:	0	0	0	0	0	0																											
FB:	1	1	0	0	0	0																											
HB:	0	0	0	0	0	0																											
Exterior: Exterior Const: Brick Other Structures: Above Grade Lot Desc: Basement: No Parking: Street Heating System: Central Water: Public Cooling System: Central A/C Sewer/Septic: Public Sewer Appliances: Amenities: HOA/C/C Fee Includes: Air Conditioning, Electricity, Ext Bldg Maint, Gas, Heat, Management, Master Ins Policy, Reserve Funds, Sewer, Snow Removal, Trash Removal, Water HOA/C/C Amenities: Comm Lndry Rm, Elevator, Extra Storage Remarks: Large studio or junior one bedroom. Wood floors. Huge closet which some use as a bedroom. Wood floors. 24 hour desk service. Roof deck. Utilities are included in the condo fee. Affordable and convenient to all that Dupont has to offer. The last unit his size in the building sold for \$224,900. Directions: Between Scott Circle and 18th Street Listing Co: Margaret S Lambertson Real Estate, MGSL1		Exposure: Roofing: Gar/Crpt/Assgd Spaces: // Heating Fuel: Natural Gas Hot Water: Other Cooling Fuel: Electric Soil Type: Unknown																															
Listing Co: Margaret S Lambertson Real Estate, MGSL1		List Date: 01-Feb-2013		DOM-MLS/Prop: 26/33																													

Courtesy of: Romi Satoh
 Home: (202) 262-9868 Office: (703) 385-8600
 Cell: (202) 262-9868 Email: RomiSatoh@gmail.com
 Company: Prosperity Realty LLC
 Office: (703) 385-8600 Fax: (703) 385-1025

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 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.



(注) MLS は Multiple Listing Service の略語で、共同斡旋情報サービスとも訳すべき、インターネットを活用した、不動産仲介業支援のための総合システムである。1980 年代から全米リアルター協会の支部単位で開発が進み、最終的に全米ネットワークが構築されている。現在では住宅等の不動産の仲介業務や売買業務に必要な多くの情報が掲載され、仲介業者間で売り手と買い手を結びつけるための中核的な機能を果たしている。価格情報や課税情報なども開示されているが、顧客向けと業者用の情報シートがあり、顧客は自らも物件を検索し、さらに仲介業者を経由してより詳細な情報を得られる仕組みとなっている。仲介業者の存在が大きな意義を持つように、顧客が仲介業者に相談したくなるように情報内容がデザインされている。

■ 1727 Massachusetts Ave のコンドミニアム MLS 情報(業者用シート)

Tax ID: 0157//2296		Metropolitan Regional Information Systems, Inc.		Page 1 of 1	
County: WASHINGTON		Full Tax Record		27-Feb-2013	
Property Address: 1727 MASSACHUSETTS AVE NW 208, WASHINGTON DC 20036					
Legal Subdiv/Neighborhood: OLD CITY #2			Condo/Coop Project: OLD CITY #2		
Incorporated City: WASHINGTON DC			Phone #:		
Owner Name: KAZEMI JOHN A			Absent Owner:		
Addtl:			Company Owner:		
MAILING ADDRESS: 1355 IRVING ST NW, WASHINGTON, DC 20010 2313			Care of Name:		
LEGAL DESCRIPTION:					
Mag/Dist #:	Lot: 2296	Block/Square: 0157		Tax Map: 0157 2296	
Election District: 2	Legal Unit #:	Grid:		Map: 040-D	
Section:	Subdiv Ph:	Addl Parcel Flag/#:		Sub-Parcel:	
Map Suffix:	Suffix:	Parcel:		Plat Liber:	
Historic ID:	Agri Dist:	Plat Folio:			
Tax Year	2012				
Total Tax Bill: \$1,678		City Tax: <u>\$1,678</u>		Tax Levy Year: 2012	
State/County Tax:		Refuse:		Tax Rate: 0.85	
Spec Tax Assmt:		Homestd/Exempt Status:			
Front Foot Fee:		Mult. Class: Y			
ASSESSMENT					
<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>	
2012	\$197,400	\$59,220	\$138,180		
2011	\$190,510	\$57,150	\$133,360		
2010	\$190,510	\$57,150	\$133,360		
DEED					
<u>Transfer Date</u>	<u>Deed Liber:</u>	<u>Price</u>	<u>Grantor</u>	<u>Deed Folio:</u>	<u>Grantee</u>
29-Sep-2000		\$43,000			KAZEMI, JOHN A
PROPERTY DESCRIPTION					
Year Built: 1965		Zoning Code:		Census Trct/Block: /	
Irregular Lot:		Square Feet: 93		Acreage: 0.00	
Land Use Code: Residential		Plat Liber/Folio: /		Property Card:	
Property Class: 017		Quality Grade: AVERAGE		Road Description:	
Zoning Desc:		Xfer Devel. Right:		Road Frontage:	
Prop Use: CONDO VERTICAL		Site Influence:		Topography:	
Building Use:				Sidewalk:	
Lot Description:				Pavement:	
STRUCTURE DESCRIPTION					
<u>Section 1</u>		<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:		Roofing:		# of Dormers:	
Story Type:		Style:		Year Remodeled: 1981	
Description:		Units:		Model/Unit Type:	
Dimensions:				Base Sq Ft:	
Area:				Sq Ft:	
Foundation:				Sq Ft:	
Ext Wall:		Living Area: 458			
Stories:		Porch Type:			
Total Building Area: 458		Pool Type:			
Patio/Deck Type:		Roof Type:			
Balcony Type:				Fireplaces:	
Attic Type:		Fireplace Type:		Garage Type: None	
Rooms: 2		Bsmt Type:		Garage Const:	
Bedrooms: 0		Bsmt Tot Sq Ft:		Garage Sq Ft:	
Full Baths: 1		Bsmt Fin Sq Ft:		Garage Spaces:	
Half Baths: 0		Bsmt Unfin Sq Ft:			
Baths: 1.00					
Other Rooms:		Air Conditioning:			
Other Amenities:		Interior Floor:			
Appliances:		Outbuildings:			
Gas:		Sewer:		Fuel:	
Electric:		Underground:		Walls:	
Tax Record Updated : 23-Feb-2013					
Courtesy of: Romi Satoh		Copyright (c) 2013 Metropolitan Regional Information Systems, Inc.			
Home: (202) 262-9868		Information is believed to be accurate, but should not be relied upon without verification.			
Office: (703) 385-8600		Accuracy of square footage, lot size and other information is not guaranteed.			
Cell: (202) 262-9868					
Email: RomiSatoh@gmail.com					
Company: Prosperity Realty LLC					
Office: (703) 385-8600					
Fax: (703) 385-1025					

(注) 前ページの顧客用シートと異なり、この業者用シートには、財産税(固定資産税)の課税状況や物件の評価額の推移、物件の移転情報・移転価格、より詳細な住宅仕様・状態などが記載されており、仲介業者の業務を支援する内容が網羅されている。物件の写真に加え、間取り図などが添付されている場合もある。顧客は仲介業者経由、こうした情報を得ることができる。

②2724 P St. NW WDC 20007 – Georgetown(タウンハウス)

■本物件



■道路反対側のタウンハウス



■居間(来客用)



■ダイニング



■マスターベッドルーム



■ファミリー用居間



■キッチン



DC8015065
Residential Synopsis - Customer
2724 P ST NW, WASHINGTON, DC 20007-3064



Page 1 of 1
 27-Feb-2013
 1:56 pm

Status: ACTIVE
 List Price: \$749,000
 Ownership: Fee Simple - Sale
 BR/FB/HB: 2/1/1
 Lot AC/SF: 0.02/905.00
 Lvlis/Fpls: 3 / 1
 Tot Fin SF: 0
 Tax Living Area: 960
 Year Built: 1900
 Total Tax: \$5,325
 Tax Yr: 2012
 Ground Rent:
 Style: Federal
 Type: Townhouse





Transaction Type: Standard Sale Auction: No
 Legal Sub: Georgetown HOA Fee: /
 Adv. Sub: Georgetown C/C Fee: /
 Model: Other Fee: /
 Condo/Coop Proj Name:

ADC Map: 0000

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	2	0	2	0	0	0	ES:
FB:	1	0	1	0	0	0	MS:
HB:	1	0	0	0	1	0	HS:

Master Bdrm 2:
 First Bdrm:
 Second Bdrm:
 Exterior: Patio
 Exterior Const: Wood
 Other Structures:
 Lot Desc:
 Basement: Yes, Fully Finished
 Parking: Street
 Heating System: Radiator
 Water: Public
 Cooling System: Ceiling Fan(s), Window Unit(s)
 Sewer/Septic: Public Sewer
 Appliances: Dishwasher, Dryer-front loading, Oven/Range-Gas, Refrigerator, Washer-front loading
 Amenities: FP Mantels, Home Warranty, Wood Floors
 HOA/C Amenities:

Living Rm:
 Dining Rm:
 Kitchen:
 Main:
 Main:
 Lower 1

Den:
 Library:
 Sitting:
 Exposure:
 Roofing:
 Foyer:
 Garage:
 Carport:

Gar/Crpt/Assgd Spaces: //
 Heating Fuel: Natural Gas
 Hot Water: Natural Gas
 Cooling Fuel: Electric
 Soil Type: Urban Land-Cristiana-Sunnysider

Remarks: Come see this inviting turn of the century townhome in Georgetown's desirable East Village neighborhood. Stepped back from the street via a spacious brick garden/patio area you'll find three recently refinished levels of sun-drenched urban living. High ceilings, original trims, and an updated lower level w/ 2nd private patio. Blocks to nearly every amenity in Georgetown!

Directions: P St NW between 27th and 28th Streets.

Listing Co: Long & Foster Real Estate, Inc., LNG194 **List Date:** 21-Feb-2013 **DOM-MLS/Prop:** 6/6

Courtesy of: Romi Satoh
 Home: (202) 262-9868 Office: (703) 385-8600
 Cell: (202) 262-9868 Email: RomiSatoh@gmail.com
 Company: Prosperity Realty LLC
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Tax ID: 12611/0808 County: WASHINGTON		Metropolitan Regional Information Systems, Inc. Full Tax Record		Page 1 of 1 27-Feb-2013 1:56 pm	
Property Address: 2724 P ST NW, WASHINGTON DC 20007 3064					
Legal Subdiv/Neighborhood: GEORGETOWN Incorporated City: WASHINGTON DC Owner Name: MELANIE A CLARK Addtl:			Condo/Coop Project: Phone #: Company Owner: Care of Name:		Absent Owner:
MAILING ADDRESS: 3410 WEBSTER ST, BRENTWOOD, MD 20722 1033					
LEGAL DESCRIPTION:					
Mag/Dist #:	Lot: 808	Block/Square: 1261		Tax Map: 1261 0808	
Election District: 2	Legal Unit #:	Gric:	Map: 025-J		
Section:	Subdiv Ph:	Add Parcel Flag/#:	Sub-Parcel:		
Map Suffix:	Suffix:	Parcel:	Plat Liber:		
Historic ID:	Agri Dist:	Plat Folio:			
Tax Year: 2012					
Total Tax Bill: \$5,325 State/County Tax: Spec Tax Assmt Front Foot Fee:		City Tax: \$5,325 Refuse: Homestd/Exempt Status: Mult. Class: Y		Tax Levy Year: 2012 Tax Rate: 0.85	
Exempt Class: Tax Class: 1/TX					
ASSESSMENT					
<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>	
2012	\$626,430	\$280,550	\$345,880		
2011	\$647,420	\$298,730	\$348,690		
2010	\$645,800	\$303,360	\$348,690		
DEED					
Deed Liber: <u>Transfer Date</u> 08-Feb-2012		Price \$0	Grantor CLARK, MELANIE A	Deed Folio: 13C166	
PROPERTY DESCRIPTION					
Year Built: 1900 Irregular Lot: Land Use Code: Residential Property Class: 011 Zoning Desc: Prop Use: RES SINGLE FAMILY ROW Building Use: Lot Description:		Zoning Code: Square Feet: 905 Plat Liber/Folio: / Quality Grade: EXCELLENT Xfer Devel. Right: Site Influence:		Census Tract/Block: 100/2002 Acreage: 0.02 Property Card: Road Description: Road Frontage: Topography: Sidewalk: Pavement:	
STRUCTURE DESCRIPTION					
Section 1 Construction: Story Type: Description: Dimensions: Area: Foundation: Ext Wall: Siding - Wood Stories: 2 Total Building Area: 1,440 Patio/Deck Type: Balcony Type: Attic Type: Rooms: 6 Bedrooms: 2 Full Baths: 1 Half Baths: 1 Baths: 1.50 Other Rooms: 1 KITCHEN(S) Other Amenities: Appliances: Gas: Electric:		Section 2 Roofing: Metal Style: Units: 1 Fireplace Type: Bsmt Type: Bsmt Tot Sq Ft: 480 Bsmt Fin Sq Ft: 360 Bsmt Unfin Sq Ft: 120 Heat: Steam Water:	Section 3 Living Area: 960 Porch Type: Pool Type: Roof Type:	Section 4 # of Dormers: Year Remodeled: 1964 Model/Unit Type: Base Sq Ft: Sq Ft: Sq Ft: Fireplaces: 1 Garage Type: Garage Const.: Garage Sq Ft: Garage Spaces:	Section 5 Fuel: Walls:
Tax Record Updated : 25-Feb-2013					
Courtesy of: Romi Satoh Home: (202) 262-9368 Cell: (202) 262-9868 Company: Prosperity Realty LLC Office: (703) 385-8600		Office: (703) 385-8600 Email: RomiSatoh@gmail.com Fax: (703) 385-1025		Copyright (c) 2013 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.	

③3605 Brothers Pl SE, WDC 20032 -- Congress Heights

(戸建てー2万ドルのリモデリング費用をかけて検討)

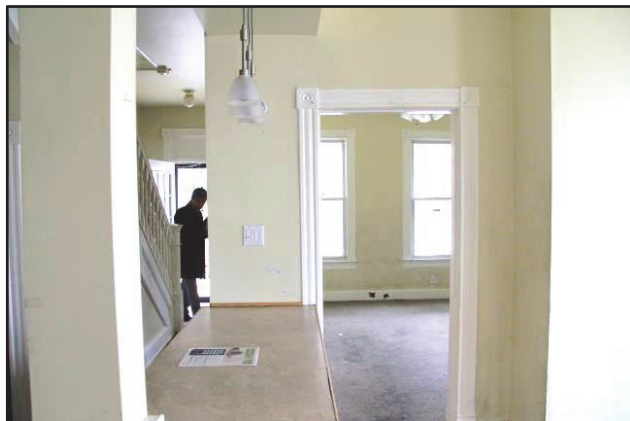
■ 物件外観



■ 物件正面玄関



■ 物件内部(差押え物件)



■ 壁塗装、カーペットのクリーニングが必要



■ 物件前の通り



DC8014583

Residential Synopsis - Customer

3605 BROTHERS PL SE, WASHINGTON, DC 20032-1524

MRIS
Real Estate in Real Time™

Page 1 of 1
27-Feb-2013
3:10 am

Status: ACTIVE
List Price: \$194,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/2/0
Lot AC/SF: 0.05/1,971.00
Lvl/Fpls: 3/0
Tot Fin SF: 0
Tax Living Area: 1,192
Year Built: 1910
Total Tax: \$1,532
Tax Yr: 2012
Ground Rent:
Style: Colonial
Type: Detached



Transaction Type: REO/Bank Owned

Legal Sub: Congress Heights

Adv. Sub: Congress Heights

Model:

Auction: No

HOA Fee: /

C/C Fee: /

Other Fee: /

Condo/Coop Proj Name:

ADC Map: 1234

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	4	0	0	0	0	ES:
FB:	2	2	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exterior Const: Stucco

Other Structures:

Lot Desc:

Basement: No

Parking: Street

Heating System: Heat Pump(s)

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Sewer

Appliances:

Amenities:

HOA/C/C Amenities:

Remarks: EXCELLENT OPPORTUNITY-DETACHED COLONIAL LOCATED IN CONGRESS HEIGHTS. THE PROPERTY NEEDS SOME SPRUCING UP BUT HAS LOADS OF POTENTIAL. THE PROPERTY IS CLOSE TO TRANSPORTATION, SHOPPING AND EASY ACCESS TO RT 295. THE PROPERTY IS APPROVED FOR HOMEPATH RENOVATION FINANCE. PURCHASE THIS PROPERTY FOR AS LITTLE AS 3% DOWN!!!

Directions: MLK TO STERLING STREET, LEFT ON BROTHERS

Listing Co: RE/MAX Excellence Realty, RXER1

Exposure:

Roofing:

Gar/Cmp/Assgd Spaces: //

Heating Fuel: Natural Gas

Hot Water: Natural Gas

Cooling Fuel: Natural Gas

Soil Type: Unknown

List Date: 20-Feb-2013

DOM-MLS/Prop: 6/140

Courtesy of: Romi Satoh

Home: (202) 262-9868 Office: (703) 385-8600

Cell: (202) 262-9868 Email: RomiSatoh@gmail.com

Company: Prosperity Realty LLC

Office: (703) 385-8600 Fax: (703) 385-1025

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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.



Tax ID: 6068//0031		Metropolitan Regional Information Systems, Inc		Page 1 of 1	
County: WASHINGTON		Full Tax Record		27-Feb-2013	
Property Address: 3605 BROTHERS PL SE, WASHINGTON DC 20032 1524				3:10 pm	
Legal Subdiv/Neighborhood: CONGRESS HEIGHTS		Condo/Coop Project:		Absent Owner: No	
Incorporated City: WASHINGTON DC		Phone #:			
Owner Name: CRIC V COATES		Company Owner:			
Addtl:		Care of Name:			
MAILING ADDRESS: 3605 BROTHERS PL SE, WASHINGTON, DC 20032 1524					
LEGAL DESCRIPTION:					
Mag/Dist #:	Lot 31	Block/Square: 6068			
Election District: 8	Legal Unit #:	Grid:	Tax Map: 6068 0031		
Section	Subdiv Ph:	Addl Parcel Flag/#:	Map: 016-B		
Map Suffix:	Suffix:	Parcel:	Sub-Parcel:		
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:		
Tax Year 2012					
Total Tax Bill: \$1,532		City Tax: \$1,532		Tax Levy Year: 2012	
State/County Tax:		Refuse:		Tax Rate: 0.85	
Spec Tax Assmt:		Homestd/Exempt Status:			
Front Foot Fee:		Mult. Class: Y			
Exempt Class:					
Tax Class: 1/TX					
ASSESSMENT					
<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>	
2012	\$180,280	\$95,590	\$84,690		
2011	\$198,020	\$109,610	\$88,410		
2010	\$235,000	\$124,920	\$88,410		
DEED					
<u>Transfer Date</u>	<u>Deed Liber:</u>	<u>Grantor</u>	<u>Deed Folio:</u>	<u>Grantee</u>	
03-Aug-2007	\$250,000			COATES, CRIC V	
PROPERTY DESCRIPTION					
Year Built: 1910		Zoning Code:		Census Trct/Blck: 10,400/1021	
Irregular Lot:		Square Feet: 1,971		Acreage: 0.05	
Land Use Code: Residential		Plat Liber/Folio: /		Property Card:	
Property Class: 012		Quality Grade: ABOVE AVERAGE		Road Description:	
Zoning Desc:		Xfer Devel Right:		Road Frontage:	
Prop Use: RES SINGLE FAMILY DETACHED		Site Influence:		Topography:	
Building Use:				Sidewalk:	
Lot Description:				Pavement:	
STRUCTURE DESCRIPTION					
<u>Section 1</u>		<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:		Roofing: Shingle - Composite		# of Dormers:	
Story Type:		Style:		Year Remodeled:	
Description:		Units: 1		Model/Unit Type: SINGLE	
Dimensions:		Living Area: 1,192		Base Sq Ft:	
Area:		Porch Type:		Sq Ft:	
Foundation:		Pool Type:		Sq Ft:	
Ext Wall: Stucco		Roof Type:			
Stories: 2		Fireplace Type:		Fireplaces: 0	
Total Building Area: 1,192		Bsmt Type:		Garage Type:	
Patio/Deck Type:		Bsmt Tot Sq Ft:		Garage Const:	
Balcony Type:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Attic Type:		Bsmt Unfin Sq Ft:		Garage Spaces:	
Rooms: 5		Air Conditioning: None			
Bedrooms: 3		Interior Floor: WOOD			
Full Baths: 1		Outbuildings:			
Half Baths: 0		Sewer:		Fuel:	
Baths: 1 00		Underground:		Walls:	
Other Rooms: 1 KITCHEN(S)					
Other Amenities:					
Appliances:					
Gas:		Heat: Steam			
Electric:		Water:			
Tax Record Updated : 21-Feb-2013					
Courtesy of: Romi Satoh		Copyright (c) 2013 Metropolitan Regional Information Systems, Inc.			
Home: (202) 262-9868		Information is believed to be accurate, but should not be relied upon without verification.			
Cell: (202) 262-9868		Accuracy of square footage, lot size and other information is not guaranteed.			
Company: Prosperity Realty LLC					
Office: (703) 385-8600					
Fax: (703) 385-1025					

■ワシントン DC の公開市場情報



Washington, D.C. Monthly Market Statistics - Detailed Report March 2013

Sold Summary

	Mar 2013	Mar 2012	% Change
Sold Dollar Volume	\$328,455,398	\$283,823,818	15.73%
Avg Sold Price	\$567,280	\$544,767	4.13%
Median Sold Price	\$460,000	\$405,000	13.58%
Units Sold	579	521	11.13%
Avg Days on Market	61	81	-24.69%
Avg List Price for Solds	\$570,909	\$562,201	1.55%
Avg SP to OLP Ratio	98.6%	95.4%	3.33%
Ratio of Avg SP to Avg OLP	97.8%	93.5%	4.63%
Attached Avg Sold Price	\$515,762	\$475,428	8.48%
Detached Avg Sold Price	\$854,729	\$872,962	-2.09%
Attached Units Sold	491	428	14.72%
Detached Units Sold	88	92	-4.35%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Mar 2013	Mar 2012	% Change
Active Listings	992	1,721	-42.36%
New Listings	829	1,042	-20.44%
New Under Contracts	421	399	5.51%
New Contingents	359	379	-5.28%
New Pending	780	778	0.26%
All Pending	1,226	1,189	3.11%

Financing (Sold)

Assumption	0
Cash	141
Conventional	344
FHA	62
Other	16
Owner	0
VA	16

Days on Market (Sold)

0	40
1 to 10	232
11 to 20	60
21 to 30	34
31 to 60	57
61 to 90	50
91 to 120	22
121 to 180	28
181 to 360	36
361 to 720	17
721+	3

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	3	4	3	12
\$50K to \$99,999	0	4	2	1	0	0	9	1	4	20
\$100K to \$149,999	2	5	2	4	0	0	9	7	15	25
\$150K to \$199,999	2	6	3	6	0	0	9	11	34	30
\$200K to \$299,999	3	6	4	14	4	0	54	26	57	92
\$300K to \$399,999	1	5	1	14	4	3	58	19	25	65
\$400K to \$499,999	2	8	3	11	3	11	47	7	18	59
\$500K to \$599,999	0	5	2	8	8	9	33	7	22	44
\$600K to \$799,999	0	8	4	20	8	20	36	16	37	50
\$800K to \$999,999	0	3	4	12	7	7	3	9	23	14
\$1M to \$2,499,999	0	0	0	12	16	18	10	58	65	35
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	23	14	11
\$5,000,000+	0	0	0	0	1	0	0	17	2	3
Total	10	50	25	102	53	68	271	205	319	460
Avg Sold Price	\$253,640	\$399,762	\$456,029	\$576,207	\$1,156,208	\$837,700	\$433,633			
Prev Year - Avg Sold Price	\$679,505	\$356,650	\$456,083	\$478,201	\$1,203,901	\$732,549	\$419,109			
Avg Sold % Change	-62.67%	12.09%	-0.01%	20.49%	-3.96%	14.35%	3.47%			
Prev Year - # of Solds	11	22	33	97	48	63	246			

Active Detail

Source: Real Estate Business Intelligence, LLC. An MRIS company. Statistics generated on 04/04/2013.
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(資料) <http://www.rbintel.com/statistics/washington-dc>