

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported) NOVEMBER 5, 2001

WASHINGTON REAL ESTATE INVESTMENT TRUST

(Exact name of registrant as specified in its charter)

Maryland	1-6622	53-0261100
-----	-----	-----
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification Number)
6110 Executive Boulevard, Suite 800, Rockville, Maryland		20852
-----		-----
(Address of principal executive offices)		(Zip Code)

Registrant's telephone number, including area code (301) 984- 9400

Item 5: OTHER EVENTS

Attached hereto as Exhibit 99.1 is a copy of certain Supplemental Data included in the Trust's press release, dated November 5, 2001.

Item 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) Exhibits

Exhibit
Number

99.1 Press Release, November 5, 2001, entitled "Supplemental Data"

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

WASHINGTON REAL ESTATE INVESTMENT TRUST

(Registrant)

By: /s/ Laura M. Franklin

(Signature)

Laura M. Franklin
Managing Director Accounting,
Administration and Corporate Secretary

November 5, 2001

(Date)

Exhibit
Number

99.1 Press Release, November 5, 2001, entitled "Supplemental Data"

[LETTERHEAD OF WASHINGTON REAL ESTATE INVESTMENT TRUST]

FOR IMMEDIATE RELEASE
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November 5, 2001

WASHINGTON REAL ESTATE INVESTMENT TRUST
3/RD/ QUARTER 2001 EPS Up 19%, FFO Per Share Up 9%

Washington Real Estate Investment Trust (WRIT) reported the following results today:

<TABLE>
<CAPTION>

	Q3 2001	Q3 2000	% Change
	-----	-----	-----
<S>	<C>	<C>	<C>
Earnings Per Share	\$0.43	\$0.36	19.4%
Funds From Operations Per Share	\$0.50	\$0.46	8.7%
Funds Available for Distribution Per Share	\$0.43	\$0.31	38.7%

</TABLE>

(Details regarding the above amounts are contained in the following pages. All amounts are diluted per share amounts.)

Edmund B. Cronin, Jr. Chairman, President and CEO, stated that, "WRIT's earnings growth is due to the excellent performance of recent acquisitions, combined with the strong core portfolio net operating income increase of 6.5%." WRIT's core portfolio excludes properties not owned for the entirety of both periods being compared.

WRIT is a self-administered, self-managed, equity real estate investment trust investing in income-producing properties in the greater Washington-Baltimore region. The Trust owns a diversified portfolio of 58 properties consisting of 10 retail centers, 23 office properties, 16 industrial properties and 9 multifamily properties.

WRIT's streak of 35 consecutive years of increased earnings per share and 28 consecutive years of increased FFO per share growth spans 4 recessions. WRIT's dividends have increased every year for 30 consecutive years. During these 30 years, WRIT's dividends have increased 36 times, a record unmatched by any other publicly traded real estate investment trust. WRIT shares are publicly traded on the New York Stock Exchange (symbol: WRE).

Certain statements in this press release and the supplemental disclosures attached hereto are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such statements involve known and unknown risks, uncertainties and other factors that may cause actual results to differ materially. Such risks, uncertainties and other factors include, but are not limited to, fluctuations in interest rates, availability of raw materials and labor costs, levels of competition, the effect of government regulation, the availability of capital, weather conditions, the timing and pricing of lease transactions and changes in general and local economic and real estate market conditions.

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November 5, 2001

WASHINGTON REAL ESTATE INVESTMENT TRUST
FINANCIAL HIGHLIGHTS
(In thousands, except per share data)<TABLE>
<CAPTION>

September 30, OPERATING RESULTS 2000	Quarter Ended September 30,		Nine Months Ended
	2001	2000	2001
-----	-----	-----	-----
<S>	<C>	<C>	<C>
<C>			
Real estate rental revenue	\$ 37,873	\$ 34,230	\$ 110,618
99,520			
Real estate expenses	(10,813)	(9,676)	(31,805)
(28,679)			

70,841	27,060	24,554	78,813
Real estate depreciation and amortization	(6,800)	(5,810)	(19,694)
(16,889)			

Income from real estate		\$ 20,260	\$ 18,744	\$ 59,119	
\$ 53,952					
Other income		302	288	1,251	
679					
Interest expense		(6,731)	(6,394)	(20,178)	
(18,796)					
General and administrative		(1,303)	(1,914)	(4,541)	
(5,757)					

Income before gain on sale of real estate		\$ 12,528	\$ 10,724	\$ 35,651	\$
30,078					
Gain on sale of real estate		4,296	2,069	4,296	
3,567					

Net Income		\$ 16,824	\$ 12,793	\$ 39,947	
\$ 33,645					
=====					
Gain on Sale of Real Estate		(4,296)	(2,069)	(4,296)	
(3,567)					
Divestiture Sharing Distribution		(22)	-	(537)	
-					
Real estate depreciation and amortization		6,800	5,810	19,694	
16,889					

Funds From Operations		\$ 19,306	\$ 16,534	\$ 54,808	
\$ 46,967					
=====					
Tenant Improvements		(820)	(2,579)	(2,609)	
(5,019)					
Recurring Capital Improvements		(1,554)	(1,603)	(4,335)	
(5,246)					
Leasing Commissions Capitalized		(182)	(758)	(695)	
(1,757)					
Straight Line Rents, Net of Reserve		(526)	(851)	(1,802)	
(1,973)					
Non Real Estate Depreciation & Amortization		430	421	1,340	
1,287					
Divestiture Sharing Distribution		22	-	537	
-					

Funds Available for Distribution		\$ 16,676	\$ 11,164	\$ 47,244	\$
34,259					
=====					
Per Share Data					

Income before gain on real estate	(Basic)	\$ 0.33	\$ 0.30	\$ 0.96	\$
0.84	(Diluted)	\$ 0.32	\$ 0.30	\$ 0.95	
\$ 0.84					
Net Income	(Basic)	\$ 0.44	\$ 0.36	\$ 1.07	
\$ 0.94	(Diluted)	\$ 0.43	\$ 0.36	\$ 1.06	
\$ 0.94					
Funds From Operations	(Basic)	\$ 0.50	\$ 0.46	\$ 1.47	\$
1.31	(Diluted)	\$ 0.50	\$ 0.46	\$ 1.46	
\$ 1.31					
Funds Available for Distribution	(Basic)	\$ 0.43	\$ 0.31	\$ 1.27	\$
0.85	(Diluted)	\$ 0.43	\$ 0.31	\$ 1.26	
\$ 0.85					
Dividends paid		\$ 0.3325	\$ 0.3125	\$ 0.9775	
\$ 0.9175					
Weighted average shares outstanding		38,460,018	35,733,793	37,311,583	
35,733,793					
Fully diluted weighted average shares		38,795,143	35,931,956	37,618,006	
outstanding					
35,829,173					

</TABLE>

Washington Real Estate Investment Trust
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WASHINGTON REAL ESTATE INVESTMENT TRUST
CONSOLIDATED BALANCE SHEETS
(In thousands, except per share amounts)

<TABLE>
<CAPTION>

	(Unaudited) September 30, 2001	December 31, 2000
	----- <C>	----- <C>
Assets		
Real estate, at cost	\$ 746,858	\$ 698,513
Accumulated depreciation	(116,463)	(100,906)
	-----	-----
Total investment in real estate, net	630,395	597,607
Cash and cash equivalents	32,953	6,426
Rents and other receivables, net of allowance for doubtful accounts of \$1,902 and \$1,743, respectively	10,705	9,796
Prepaid expenses and other assets	20,748	19,587
	-----	-----
Total Assets	\$ 694,801	\$ 633,416
	=====	=====
Liabilities		
Accounts payable and other liabilities	\$ 11,776	\$ 13,048
Advance rents	2,791	3,270
Tenant security deposits	6,071	5,624
Mortgage notes payable	85,641	86,260
Notes payable	265,000	265,000
	-----	-----
Total Liabilities	371,279	373,202
	-----	-----
Minority interest	1,594	1,558
	-----	-----
Shareholders' Equity		
Shares of beneficial interest, \$.01 par value; 100,000 shares authorized: 38,693 and 35,740 shares issued and outstanding, respectively	387	357
Additional paid-in capital	321,541	258,299
	-----	-----
Total Shareholders' Equity	321,928	258,656
	-----	-----
Total Liabilities and Shareholders' Equity	\$ 694,801	\$ 633,416
	=====	=====

</TABLE>

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WRIT's FFO Per Share Growth has averaged 560 basis points greater than the REIT

Industry average over the last 6 quarters

As reflected in the following graph WRIT's FFO per share growth, as compared to the corresponding quarter in the preceding calendar year, continues to significantly outperform the industry.

WRIT vs. REIT Industry FFO Share Growth Over Last 6 Quarters

[GRAPH]

<TABLE>
<CAPTION>

	WRIT ----	REIT INDUSTRY -----
<S>	<C>	<C>
Q2 2000	10.6%	8.5%
Q3 2000	15.8%	7.9%
Q4 2000	15.0%	7.5%
Q1 2001	12.5%	6.9%
Q2 2001	14.6%	5.7%
Q3 2001	9.1%	N/A

Average 12.9% 7.3%

</TABLE>

* WRIT growth is shown excluding straight-line rents. Were straight-line rents to be included, WRIT's average growth would be higher.

** REIT industry data for Q2 2000 - Q2 2001 is actual FFO per share growth per Credit Suisse First Boston Equity REIT Research. Q3 2001 industry data is not yet available and, therefore, the industry average is the average over Q2 2000 - Q2 2001.

Core Portfolio Operating Income (NOI) Growth and Rental Rate Growth - Q3 2001

vs. Q3 2000

<TABLE>
<CAPTION>

Sector	Including Straight Line Rents		Excluding Straight Line Rents	
	NOI Growth	Rental Rate Growth	NOI Growth	Rental Rate Growth
Multifamily	9.6%	7.7%	9.4%	7.7%
Office Buildings	5.3%	3.5%	7.4%	5.4%
Retail Centers	4.1%	4.8%	0.4%	5.4%
Industrial Centers	9.5%	3.9%	14.8%	6.6%
Overall Core Portfolio	6.5%	4.6%	7.8%	6.0%

Core portfolio operating expenses increased 2.0% in Q3 2001 vs. Q3 2000.

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Core Portfolio & Overall Occupancy Levels by Sector

Sector	Core Portfolio		All Properties	
	3rd QTR 2001	3rd QTR 2000	3rd QTR 2001	3rd QTR 2000
Multifamily	96.4%	97.5%	96.4%	97.5%
Office Buildings	96.9%	97.1%	97.1%	97.1%
Retail Centers	95.3%	95.0%	95.3%	94.9%
Industrial Centers	98.9%	96.5%	98.9%	96.5%
Overall Portfolio	96.9%	96.8%	96.9%	96.8%

WRIT's Core Portfolio NOI Growth has averaged 190 basis points greater than the REIT Industry average over the last 6 quarters

As reflected in the following graph WRIT's core portfolio NOI growth, as compared to the corresponding quarter in the preceding calendar year, continues to significantly outperform the industry.

WRIT vs. REIT Industry
Core Portfolio NOI Growth
Over Last 6 Quarters

[GRAPH]

<TABLE>
<CAPTION>

	WRIT	REIT INDUSTRY
Q2 2000	7.4%	6.3%
Q3 2000	10.4%	6.8%
Q4 2000	8.2%	6.8%

Q1 2001	7.5%	6.1%
Q2 2001	8.7%	5.9%
Q3 2001	7.8%	N/A
Average	8.3%	6.4%

</TABLE>

* WRIT growth is shown excluding straight-line rents. Were straight-line rents to be included, WRIT's average growth would be higher.

** REIT Industry Same Store NOI growth data is per Salomon Smith Barney Equity REIT Research. Q3 2001 industry data is not yet available and, therefore, the industry average is the average over Q2 2000-Q2 2001.

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Straight-line Rents

The following disclosure is provided to improve comparability between Q3 2001 and prior quarters (all amounts except per share amounts are in \$000's):

<TABLE>
<CAPTION>

	Including Straight Line Rents		Excluding Straight Line Rents	
	3rd QTR 2001 ----	3rd QTR 2000 ----	3rd QTR 2001 ----	3rd QTR 2000 ----
<S>	<C>	<C>	<C>	<C>
Straight Line Rent, Net	\$ 526	\$ 851	N/A	N/A
FFO	\$ 19,306	\$ 16,534	\$ 18,780	\$ 15,683
FFO Per Share	\$ 0.498	\$ 0.460	\$ 0.484	\$ 0.436
FFO Per Share Growth - Nominal	8.15%		10.90%	
FFO Per Share Growth - Rounded	8.70%		9.09%	
Core Portfolio Operating Income (NOI) Growth	6.5%		7.8%	

</TABLE>

Q3 2001 Commercial Leasing Activity

In Q3 2001, WRIT executed leases for 297,000 square feet of commercial space at a weighted average increase over the prior rent in place of 17.1% on a cash basis and 25.9% on a straight-line basis. Details by sector are as follows:

<TABLE>
<CAPTION>

Sector	Square Feet	Cash Basis Previous Face Rent	Cash Basis New Face Rent	Cash Basis % Increase	Straight-Line % Increase
<S>	<C>	<C>	<C>	<C>	<C>
Office	153,530	\$ 23.93	\$ 28.02	17.1%	27.0%
Retail	51,936	11.24	13.15	17.1%	24.4%
Industrial	91,500	6.49	7.57	16.7%	20.4%
Overall	296,966	\$ 16.33	\$ 19.12	17.1%	25.9%

</TABLE>

Sector	Avg Term Years	Avg Tenant Imp/SF
Office	4.0	\$ 2.24
Retail	7.0	-
Industrial	2.2	0.29
Overall	2.8	\$ 1.32

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Acquisitions

There were no acquisitions for the quarter ended September 30, 2001. On November 1, 2001 WRIT acquired Sullyfield Commerce Center, a two building industrial complex in Chantilly, VA for \$21.6 million. Sullyfield Commerce Center contains

248,000 rentable square feet and is 100% leased.

Dispositions

On September 28, 2001 WRIT sold its 10400 Connecticut Avenue office building in Kensington, Maryland for \$8.4 million, resulting in a \$4.3 million gain.

Built in 1965, the property contained approximately 65,356 square feet of office space and had been in the WRIT portfolio since 1979.

Capital Improvements Summary

During Q3 2001, WRIT invested \$3.5 million in real estate capital improvements. A breakdown of these improvements is as follows (in \$000's):

Accretive Capital Improvements	
Acquisition Related	\$ 1,111
Tenant Improvements	820

Total Accretive Capital Improvements	1,931
Recurring Capital Improvements	1,554

Total Capital Improvements	\$ 3,485
Leasing Commissions Capitalized	\$ 182

September 30, 2001 Debt Summary

At September 30, 2001, WRIT's debt was as follows (in \$millions):

<TABLE>
<CAPTION>

	Amount	Weighted Avg Maturity (Yrs)	Weighted Avg Interest Rate
	-----		-----
<S>	<C>	<C>	<C>
Secured	\$ 85.6	6.1	7.5%
Senior Notes & MTN's	\$ 265.0	8.4	7.4%
	-----	-----	-----
Subtotal	\$ 350.6	8.4	7.4%
Line of Credit*	\$ -	-	
	-----	-----	-----
Total Debt	\$ 350.6	7.8	7.4%

* WRIT's Lines of Credit total \$75 million of capacity at LIBOR +70bp. No more than \$60 million of debt matures in any one year and less than \$1 million matures in each year until 2003.

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Supplemental Debt Information at September 30, 2001

Debt to Total Market Capitalization: 27.6%

Earnings to Fixed Charges Ratio: 3.73x

Debt Service Coverage Ratio: 3.73x

REIT Industry Issues

In light of recent issues raised in the REIT industry, WRIT makes the following disclosures:

1. WRIT has no non-income producing land held for development and no construction in process.
2. WRIT has only one theatre lease in its portfolio. This lease runs through 6/30/02 at rent that WRIT estimates to be less than 1/3 of current market rent.
3. WRIT has no capital investments in technology ventures or companies.

Conference Call Information

WRIT will conduct a Conference Call to discuss 3/rd/ Quarter Earnings on

Tuesday, November 6, 2001 at 11:00 A.M. Eastern Time. Conference Call access information is as follows:

USA Toll Free Number: 888-577-8990
International Toll Number: 712-257-2273
Pass Code: Washington REIT
Leader: Ms. Laura Franklin

The replay of the Conference Call will be available for two weeks, commencing one hour after the Conference Call and concluding on November 20, 2001 at 5:00 PM Eastern Time. Instant Replay access information is as follows:

USA Toll Free Number: 800-964-3296
International Toll Number: 402-998-0966

The live on-demand webcast of the Conference Call will also be available on WRIT's website at www.writ.com. The on-line playback of the webcast will be

available at www.writ.com for 30 days following the Conference Call.
