

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) JULY 22, 2002

WASHINGTON REAL ESTATE INVESTMENT TRUST

(Exact name of registrant as specified in its charter)

Maryland 1-6622 53-0261100

(State or other jurisdiction of (Commission File (IRS Employer
incorporation) Number) 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 July 22, 2002.

Item 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) Exhibits

Exhibit
Number

99.1 Press Release, July 22, 2002, 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
Senior Vice President Accounting,
Administration and Corporate Secretary

July 22, 2002

(Date)

Exhibit
Number

99.1 Press Release, July 22, 2002, entitled "Supplemental Data"

[LETTERHEAD OF WASHINGTON REAL ESTATE INVESTMENT TRUST]

FOR IMMEDIATE RELEASE
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July 22, 2002

WASHINGTON REAL ESTATE INVESTMENT TRUST
2nd QUARTER TOTAL FUNDS FROM OPERATIONS UP 1.7%
FUNDS FROM OPERATIONS PER SHARE DECREASED 2.0%

Washington Real Estate Investment Trust (WRIT) reported today that Funds From Operations (FFO) increased 1.7% to \$18,866,000 for the quarter ended June 30, 2002 from \$18,559,000 for the quarter ended June 30, 2001. The following are reported amounts on a per share basis:

	Q2 2002	Q2 2001	% Change
	-----	-----	-----
Earnings Per Share ("EPS")	\$0.30	\$0.33	(9.1%)
Funds from Operations ("FFO") Per Share	\$0.48	\$0.49	(2.0%)

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

Edmund B. Cronin, Jr., Chairman, President and CEO, stated, "Two of the primary components leading to only a slight increase in total FFO this quarter were caused by current economic conditions limiting net operating income increases and the acquisition of fewer properties than anticipated during the first half of the year. WRIT did acquire The Centre at Hagerstown late in the quarter on June 21, 2002 for \$41.7 million. The Centre is a 326,846 square foot, 98% leased power center. Concurrently, as a result of a greater number of average shares outstanding, FFO on a per share basis was \$0.01 less. In spite of market conditions, Washington Real Estate Investment Trust is performing well."

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 11 retail centers, 23 office properties, 15 industrial and 9 multifamily properties.

WRIT has achieved 36 consecutive years of increased earnings per share and 29 consecutive years of FFO per share growth. WRIT's dividends have increased every year for 32 consecutive years. During these 32 years, WRIT's dividends have increased 37 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).

Note: WRIT's press releases and supplemental financial information are available on the company website at www.writ.com or by contacting Investor Relations at 301-984-9400.

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 included, 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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July 22, 2002

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

Ended June 30, OPERATING RESULTS 2001	Three Months Ended June 30,		Six Months
	2002	2001	2002
-----	-----	-----	-----
<S>	<C>	<C>	<C>
<C>			
Real estate rental revenue	\$ 37,556	\$ 37,055	\$ 75,578
\$ 72,016			

Real estate expenses (20,742)	(10,803)	(10,661)	(21,325)
-----	-----	-----	-----
51,274	26,753	26,394	54,253
Real estate depreciation and amortization (12,847)	(7,053)	(6,657)	(14,002)
-----	-----	-----	-----
Income from real estate 38,427	19,700	19,737	40,251
Other income 949	228	750	375
Interest expense (13,447)	(6,888)	(6,771)	(13,771)
General and administrative (3,238)	(1,227)	(1,567)	(2,470)
-----	-----	-----	-----
Income from continuing operations 22,691	11,813	12,149	24,385
Gain from operations of disposed property (including gain on disposal of \$3,838)	-	245	3,756
430	-----	-----	-----
-----	-----	-----	-----
Net Income 23,121	11,813	12,394	28,141
=====	=====	=====	=====
Gain on disposal -	-	-	(3,838)
Divestiture Sharing Distribution (515)	-	(515)	-
Real estate depreciation and amortization, including discontinued operations 12,894	7,053	6,680	14,014
-----	-----	-----	-----
Funds From Operations 35,500	18,866	18,559	38,317
=====	=====	=====	=====
Accretive:			
Tenant Improvements (1,789)	(1,280)	(851)	(2,294)
Leasing Commissions Capitalized (513)	(381)	(223)	(664)
Major Renovations, Expansions and Development (172)	(3,090)	(75)	(5,011)
Acquisition - Related (870)	(441)	(326)	(838)
Non-Accretive:			
Recurring Capital Improvements (2,608)	(1,647)	(1,000)	(3,461)
Straight Line Rents, Net of Reserve (1,276)	(487)	(641)	(1,026)
Non Real Estate Depreciation & Amortization 910	488	453	1,003
Divestiture Sharing Distribution 515	-	515	-
-----	-----	-----	-----
Funds Available for Distribution * \$ 29,697	\$ 12,028	\$ 16,411	\$ 26,026
=====	=====	=====	=====
Per Share Data			
Income from continuing operations \$ 0.62	(Basic)	\$ 0.30	\$ 0.32
\$ 0.61	(Diluted)	\$ 0.30	\$ 0.32
Gain from operations of disposed property \$ 0.01	(Basic)	\$ 0.00	\$ 0.01
	(Diluted)	\$ 0.00	\$ 0.01

\$ 0.01				
Net Income	(Basic)	\$ 0.30	\$ 0.33	\$ 0.72
\$ 0.63				
	(Diluted)	\$ 0.30	\$ 0.33	\$ 0.72
\$ 0.62				
Funds From Operations	(Basic)	\$ 0.48	\$ 0.49	\$ 0.98
\$ 0.97				
	(Diluted)	\$ 0.48	\$ 0.49	\$ 0.98
\$ 0.96				
Funds Available for Distribution	(Basic)	\$ 0.31	\$ 0.44	\$ 0.67
\$ 0.81				
	(Diluted)	\$ 0.31	\$ 0.43	\$ 0.66
\$ 0.80				
Dividends paid		\$ 0.3525	\$ 0.3325	\$ 0.6850
\$ 0.6450				
Weighted average shares outstanding		39,055,523	37,667,843	38,977,688
36,727,848				
Fully diluted weighted average shares outstanding		39,348,732	38,071,916	39,236,561
37,118,178				

* FAD for the three and six months ended June 30, 2001 was changed to include Acquisition - Related capital improvements in Accretive Capital expenditures.

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WASHINGTON REAL ESTATE INVESTMENT TRUST
CONSOLIDATED BALANCE SHEETS
(In thousands, except per share amounts)

<TABLE>
<CAPTION>

	June 30, 2002	December 31, 2001
	-----	-----
<S>	<C>	<C>
Assets		
Land	\$ 165,863	\$ 151,782
Building	660,314	622,804
	-----	-----
Total real estate, at cost	826,177	774,586
Accumulated depreciation	(133,219)	(122,625)
	-----	-----
Total investment in real estate, net	692,958	651,961
Cash and cash equivalents	24,129	26,441
Rents and other receivables, net of allowance for doubtful accounts of \$1,870 and \$1,993, respectively	12,481	10,523
Prepaid expenses and other assets	16,604	19,010
	-----	-----
Total Assets	\$ 746,172	\$ 707,935
	=====	=====
Liabilities		
Accounts payable and other liabilities	\$ 14,522	\$ 13,239
Advance rents	3,006	3,604
Tenant security deposits	6,302	6,148
Mortgage notes payable	94,159	94,726
Line of credit payable	32,000	-
Notes payable	265,000	265,000
	-----	-----
Total Liabilities	414,989	382,717
	-----	-----
Minority interest	1,542	1,611
	-----	-----
Shareholders' Equity		
Shares of beneficial interest, \$.01 par value; 100,000 shares authorized; 39,114 and 38,829 shares issued and outstanding, respectively	391	388
Additional paid-in capital	327,893	323,257
Retained earnings (deficit)	1,357	(38)
	-----	-----
Total Shareholders' Equity	329,641	323,607

Total Liabilities and Shareholders' Equity	\$ 746,172	\$ 707,935
	=====	=====

</TABLE>

Debt Information as of 6/30/02

Debt to total Market Capitalization	25.7%
Earnings to Fixed Charges	3.59
Debt Service Coverage Ratio	3.59

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Core Portfolio & Overall Occupancy Levels by Sector

Sector	Core Portfolio		All Properties	
	2nd QTR 2002	2nd QTR 2001	2nd QTR 2002	2nd QTR 2001
Multifamily	95.3%	94.6%	95.3%	94.6%
Office Buildings	88.6%	98.3%	89.3%	98.2%
Retail Centers	94.8%	95.1%	94.9%	95.1%
Industrial/Flex Centers	92.1%	99.0%	93.2%	99.1%
Overall Portfolio	91.3%	97.2%	91.7%	97.2%

Acquisitions

On June 21, 2002 WRIT acquired the Centre at Hagerstown, a power center in Hagerstown, MD for \$41.7 million. The Centre at Hagerstown contains 326,846 rentable square feet and is 98% leased. The Centre is anchored by national retailers Borders Books Music & Cafe, Marshalls, A.C. Moore, Office Max, Bed Bath & Beyond, Petsmart, Circuit City and Dick's Sporting Goods. Wal-Mart and Home Depot are also major anchors at the Centre, but each own its own building and are not included in the WRIT transaction.

REIT Industry Issues

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

- WRIT has only nominal non-income producing land held for development and no speculative construction in process.
- WRIT has no capital investments in technology ventures or companies, nor any other off balance sheet activities.

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Conference Call Information

WRIT will conduct a Conference Call to discuss 2nd Quarter Earnings on Tuesday, July 23, 2002 at 11:00 AM, Eastern Time. Conference call access information is as follows:

USA Toll Free Number: 888-810-3138
 International Toll Number: 630-395-0034

Pass Code: Washington REIT
 Leader: Sara Grootwassink

The replay of the Conference Call will be available for two weeks, commencing one hour after the Conference Call and concluding on August 6, 2002 at 5:00 PM Eastern Time. Instant Replay access information is as follows:

USA Toll Free Number: 800-778-9714
 International Toll Number: 402-220-2072

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.

