
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 4, 2002

WASHINGTON REAL ESTATE INVESTMENT TRUST

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

1-6622
(Commission File
Number)

53-0261100
(IRS Employer
Identification Number)

6110 Executive Boulevard, Suite 800, Rockville, Maryland
(Address of principal executive offices)

20852
(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 4, 2002.

Item 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) *Exhibits*

**Exhibit
Number**

99.1 Press Release, November 4, 2002, entitled "Supplemental Data"

Exhibit Number

99.1 Press Release, November 4, 2002, entitled "Supplemental Data"

NEWS RELEASE

WRIT Washington Real Estate Investment Trust

CONTACT: 6110 Executive Boulevard Listed: NYSE
 Marie Donohue Suite 800 Trading Symbol: WRE
 Executive Assistant Rockville, MD 20852 Newspaper Quote: WRIT
 Direct Dial: 301-255-0802 Tel 301-984-9400 www.writ.com
 E-Mail: mdonohue@writ.com Fax 301-984-9610

FOR IMMEDIATE RELEASE November 4, 2002
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WASHINGTON REAL ESTATE INVESTMENT TRUST ANNOUNCES
 3rd QUARTER TOTAL FUNDS FROM OPERATIONS OF \$18.9 MILLION (\$0.48 PER SHARE)

Washington Real Estate Investment Trust (WRIT) reported today that Funds From Operations (FFO) decreased to \$18,946,000 for the quarter ended September 30, 2002 from \$19,306,000 for the quarter ended September 30, 2001. The following are reported amounts on a per share basis:

	Q3 2002	Q3 2001
	-----	-----
Funds from Operations ("FFO") Per Share	\$0.48	\$0.50
Funds Available for Distribution ("FAD") Per Share	\$0.40	\$0.44

(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, "In this economy, our geographic focus, diversified real estate portfolio and conservative balance sheet are serving us well. Our office and industrial properties have been more adversely affected by the soft economy while the apartment and retail portfolios are performing well. Furthermore WRIT's dividend remains very secure."

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 59 properties consisting of 11 retail centers, 24 office properties, 15 industrial and 9 multifamily properties.

WRIT's dividends have increased every year for 32 consecutive years. 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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WASHINGTON REAL ESTATE INVESTMENT TRUST
 FINANCIAL HIGHLIGHTS
 (In thousands, except per share data)

<TABLE>
 <CAPTION>

September 30, OPERATING RESULTS 2001	Three Months Ended September 30,		Nine Months Ended
	2002	2001	2002
-----	-----	-----	-----
<S>	<C>	<C>	<C>
<C>			
Real estate rental revenue	\$ 38,324	\$ 37,510	\$ 113,903
\$ 109,528			
Real estate expenses	(11,453)	(10,732)	(32,779)
(31,475)	-----	-----	-----

78,053	26,871	26,778	81,124
Real estate depreciation and amortization (19,624)	(7,303)	(6,777)	(21,305)
-----	-----	-----	-----
Income from real estate 58,429	19,568	20,001	59,819
Other income 1,251	177	302	552
Interest expense (20,178)	(7,068)	(6,731)	(20,838)
General and administrative (4,541)	(1,034)	(1,303)	(3,505)
-----	-----	-----	-----
Income before sale of real estate investment 34,961	11,643	12,269	36,028
Gain on sale of real estate investment 4,296	-	4,296	-
-----	-----	-----	-----
Income from continuing operations 39,257	11,643	16,565	36,028
Discontinued operations:			
Income (loss) from operations of properties disposed 690	-	259	(82)
Gain on property disposed -	-	-	3,838
-----	-----	-----	-----
Net Income 39,947	11,643	16,824	39,784
=====	=====	=====	=====
Real estate depreciation and amortization 19,624	7,303	6,777	21,305
Gain on sale of real estate investment (4,296)	-	(4,296)	-
Divestiture sharing distribution (537)	-	(22)	-
Discontinued operations:			
Gain on property disposed -	-	-	(3,838)
Real estate depreciation and amortization 70	-	23	12
-----	-----	-----	-----
Funds From Operations 54,808	18,946	19,306	57,263
=====	=====	=====	=====
Accretive:			
Tenant Improvements (2,609)	(1,095)	(820)	(3,390)
Leasing Commissions Capitalized (695)	(258)	(182)	(922)
Non-Accretive:			
Recurring Capital Improvements (3,841)	(2,132)	(1,233)	(5,593)
Straight Line Rents, Net of Reserve (1,802)	(338)	(526)	(1,364)
Non Real Estate Depreciation & Amortization 1,340	491	430	1,495
Divestiture Sharing Distribution 537	-	22	-
-----	-----	-----	-----
Funds Available for Distribution 47,738	15,614	16,997	47,489
=====	=====	=====	=====
Accretive:			
Major Renovations and Expansions (494)	(2,592)	(321)	(7,603)
Acquisition - Related Capital Improvements (1,981)	(334)	(1,111)	(1,173)
-----	-----	-----	-----
Net Funds Available for Distribution	\$ 12,688	\$ 15,565	\$ 38,713

	2002	2001
	-----	-----
<S>	<C>	<C>
Assets		
Land	\$ 169,045	\$ 151,782
Building	679,365	622,804
	-----	-----
Total real estate, at cost	848,410	774,586
Accumulated depreciation	(139,965)	(122,625)
	-----	-----
Total investment in real estate, net	708,445	651,961
Cash and cash equivalents	15,818	26,441
Rents and other receivables, net of allowance for doubtful accounts of \$2,400 and respectively \$1,993, respectively	12,617	10,523
Prepaid expenses and other assets	21,083	19,010
	-----	-----
Total Assets	\$ 757,963	\$ 707,935
	=====	=====
Liabilities		
Accounts payable and other liabilities	\$ 11,869	\$ 13,239
Advance rents	4,172	3,604
Tenant security deposits	6,442	6,148
Mortgage notes payable	87,197	94,726
Line of credit payable	53,750	-
Notes payable	265,000	265,000
	-----	-----
Total Liabilities	428,430	382,717
	-----	-----
Minority interest	1,554	1,611
	-----	-----
Shareholders' Equity		
Shares of beneficial interest, \$.01 par value; 100,000 shares authorized: 39,146 and 38,829 shares issued and outstanding, respectively	391	388
Additional paid-in capital	328,387	323,257
Retained earnings (deficit)	(799)	(38)
	-----	-----
Total Shareholders' Equity	327,979	323,607
	-----	-----
Total Liabilities and Shareholders Equity	\$ 757,963	\$ 707,935
	=====	=====

</TABLE>

Debt Information as of 9/30/02

- - - - -

Debt to total Market Capitalization 29.0%

For the Quarter ended 9/30/02

- - - - -

Earnings to Fixed Charges /(1)/ 2.64
Debt Service Coverage Ratio 3.55

(1) (Income before sale of real estate / (interest expense + capitalized
interest + amortized costs of debt issuance))

Washington Real Estate Investment Trust

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Core Portfolio & Overall Occupancy Levels by Sector

Sector	Core Portfolio		All Properties	
	3rd QTR 2002	3rd QTR 2001	3rd QTR 2002	3rd QTR 2001
	----	----	----	----
Multifamily	94.6%	96.3%	94.6%	96.3%
Office Buildings	88.5%	97.2%	87.6%	97.1%
Retail Centers	94.9%	95.3%	95.1%	95.3%
Industrial/Flex Centers	91.9%	98.7%	93.0%	98.8%
	----	----	----	----
Overall Portfolio	90.9%	97.0%	90.7%	96.9%

Acquisitions

On July 24, 2002 WRIT acquired The Atrium Building in Rockville, MD for \$14.2 million. The Atrium is a three-story office building containing 81,390 rentable square feet of office space and on-site surface parking for 264 vehicles. Currently, The Atrium is 46.2% occupied. The National Institute of Health has

leased 37,200 square feet effective October 1, 2002, which brings the building to 94.1% leased.

REIT Industry Issues

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

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

Conference Call Information

WRIT will conduct a Conference Call to discuss 3rd Quarter Earnings on Tuesday, November 5, 2002 at 11:00 AM, Eastern Time. Conference call access information is as follows:

USA Toll Free Number: 888-552-9191
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 November 19, 2002 at 5:00 PM Eastern Time. Instant Replay access information is as follows:

USA Toll Free Number: 800-834-5843
International Toll Number: 402-280-1653

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.