

January thru March 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$9,086,999	\$22,531,900	-59.67%
Avg Sold Price	\$1,745,999	\$2,976,428	-41.34%
Median Sold Price	\$1,600,000	\$2,700,000	-40.74%
Units Sold	5	7	-28.57%
Avg Days on Market	45	65	-30.77%
Avg List Price for Solds	\$1,817,399	\$3,218,842	-43.54%
Avg SP to OLP Ratio	94.9%	93.8%	1.22%
Ratio of Avg SP to Avg OLP	93.5%	88.3%	5.94%
Attached Avg Sold Price	\$399,999	\$0	0%
Detached Avg Sold Price	\$2,082,500	\$2,976,428	-30.03%
Attached Units Sold	1	0	0%
Detached Units Sold	4	7	-42.86%

Financing (Sold)

Assumption	0
Cash	2
Conventional	3
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

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.

Sold Detail

Active 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	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	4	0	1	6	0	1
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,082,500	\$0	\$399,999			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,976,428	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-30.03%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	7	0	0			

March 2025

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