

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$20,468,499	\$22,531,900	-9.16%
Avg Sold Price	\$2,191,111	\$2,976,428	-26.38%
Median Sold Price	\$1,950,000	\$2,700,000	-27.78%
Units Sold	9	7	28.57%
Avg Days on Market	77	65	18.46%
Avg List Price for Solds	\$2,274,277	\$3,218,842	-29.34%
Avg SP to OLP Ratio	93.3%	93.8%	-0.52%
Ratio of Avg SP to Avg OLP	93.3%	88.3%	5.73%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,705,785	\$2,976,428	-9.09%
Attached Units Sold	2	0	0%
Detached Units Sold	7	7	0.00%

- 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.

Financing (Sold)

Assumption	0
Cash	4
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
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	2
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	7	0	2
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,705,785	\$0	\$389,749
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%	-9.09%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	7	0	0



Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
2	0	0
3	0	0
1	0	0
6	0	0

April 2025



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 **-66.7%**
 from Mar 2025: **3**
 **-50.0%**
 from Apr 2024: **2**



YTD	2025	2024	+/-
	11	11	0.0%

5-year Apr average: **3****New Pendings****4**

 **33.3%**
 from Mar 2025: **3**
 **300.0%**
 from Apr 2024: **1**



YTD	2025	2024	+/-
	10	8	25.0%

5-year Apr average: **2****Closed Sales****4**

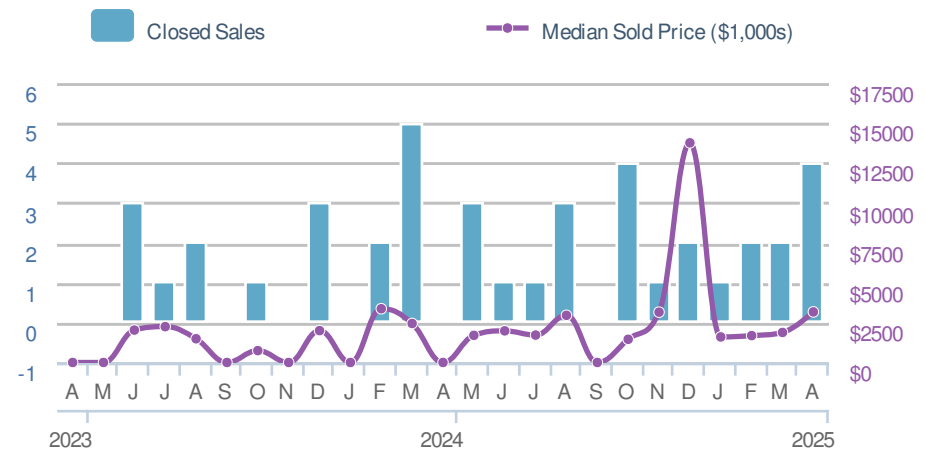
 **100.0%**
 from Mar 2025: **2**
 **0.0%**
 from Apr 2024: **0**

YTD	2025	2024	+/-
	9	7	28.6%

5-year Apr average: **2****Median Sold Price****\$3,174,000**

 **69.3%**
 from Mar 2025: **\$1,874,999**
 **0.0%**
 from Apr 2024: **\$0**

YTD	2025	2024	+/-
	\$1,950,000	\$2,700,000	-27.8%

5-year Apr average: **\$969,800****Active Listings****6**

Min 2
 5-year Apr average 5
 Max 7

Mar 2025	Apr 2024
7	7

Avg DOM**116**

Min 0
 5-year Apr average 26
 Max 116

Mar 2025	Apr 2024	YTD
65	0	77

Avg Sold to OLP Ratio**91.2%**

Min 0.0%
 5-year Apr average 38.4%
 Max 100.8%

Mar 2025	Apr 2024	YTD
96.7%	0.0%	93.3%