

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$27,958,499	\$27,721,900	0.85%
Avg Sold Price	\$2,456,363	\$2,606,000	-5.74%
Median Sold Price	\$2,850,000	\$2,150,000	32.56%
Units Sold	11	10	10.00%
Avg Days on Market	70	51	37.25%
Avg List Price for Solds	\$2,541,681	\$2,772,190	-8.32%
Avg SP to OLP Ratio	94.0%	95.9%	-1.94%
Ratio of Avg SP to Avg OLP	94.4%	90.5%	4.32%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,915,611	\$2,606,000	11.88%
Attached Units Sold	2	0	0%
Detached Units Sold	9	10	-10.00%

- 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	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	3
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	6	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	9	0	2
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,915,611	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,606,000	\$0	\$0
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	11.88%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	10	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
4	0	0
2	0	0
1	0	0
7	0	0

**May 2025**

Berkley, Washington, DC

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**100.0%**  
 from Apr 2025: **1**  
**-33.3%**  
 from May 2024: **3**

YTD	2025	2024	+/-
	<b>13</b>	<b>14</b>	-7.1%

5-year May average: **3****New Pendings****1**

**-75.0%**  
 from Apr 2025: **4**  
**0.0%**  
 from May 2024: **1**

YTD	2025	2024	+/-
	<b>11</b>	<b>9</b>	22.2%

5-year May average: **2****Closed Sales****2**

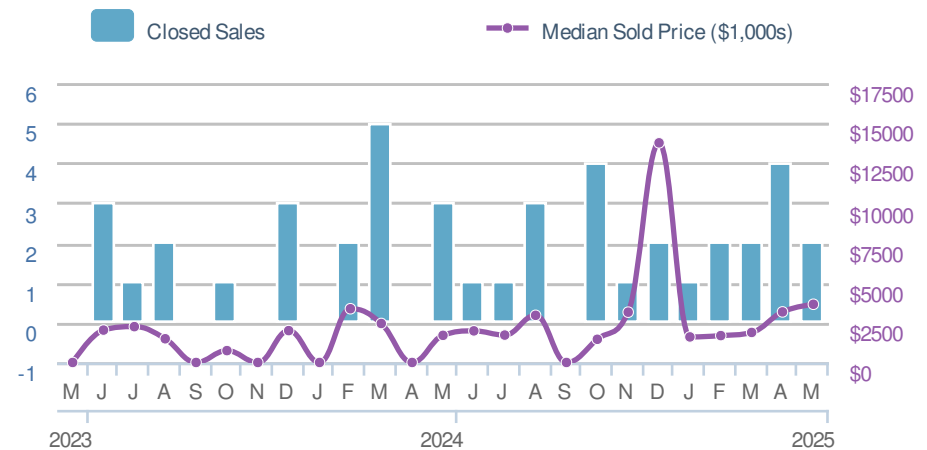
**-50.0%**  
 from Apr 2025: **4**  
**-33.3%**  
 from May 2024: **3**

YTD	2025	2024	+/-
	<b>11</b>	<b>10</b>	10.0%

5-year May average: **2****Median Sold Price****\$3,650,000**

**15.0%**  
 from Apr 2025: **\$3,174,000**  
**115.3%**  
 from May 2024: **\$1,695,000**

YTD	2025	2024	+/-
	<b>\$2,850,000</b>	<b>\$2,150,000</b>	32.6%

5-year May average: **\$1,696,500****Active Listings****7**

Min 1  
 5-year May average 5  
 Max 8

Apr 2025	May 2024
<b>6</b>	<b>8</b>

**Avg DOM****38**

Min 0  
 5-year May average 17  
 Max 38

Apr 2025	May 2024	YTD
<b>116</b>	<b>20</b>	<b>70</b>

**Avg Sold to OLP Ratio****97.5%**

Min 0.0%  
 5-year May average 80.4%  
 Max 106.1%

Apr 2025	May 2024	YTD
<b>91.2%</b>	<b>100.9%</b>	<b>94.0%</b>