

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$35,742,499	\$29,706,900	20.32%
Avg Sold Price	\$2,483,571	\$2,549,545	-2.59%
Median Sold Price	\$2,675,000	\$1,985,000	34.76%
Units Sold	14	11	27.27%
Avg Days on Market	56	48	16.67%
Avg List Price for Solds	\$2,553,035	\$2,700,627	-5.47%
Avg SP to OLP Ratio	95.1%	96.3%	-1.18%
Ratio of Avg SP to Avg OLP	95.5%	91.1%	4.83%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,832,541	\$2,549,545	11.10%
Attached Units Sold	2	0	0%
Detached Units Sold	12	11	9.09%

- 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	7
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	4
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	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	12	0	2
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,832,541	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,549,545	\$0	\$0
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	11.10%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	11	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
3	0	0
2	0	0
1	0	0
6	0	0

June 2025

Berkley, Washington, DC

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↔ 0.0% ↑ 100.0%

from May 2025: from Jun 2024:

2 1

YTD	2025	2024	+/-
	16	15	6.7%

5-year Jun average: 4

New Pendings**1**

↔ 0.0% ↓ -50.0%

from May 2025: from Jun 2024:

1 2

YTD	2025	2024	+/-
	13	11	18.2%

5-year Jun average: 3

Closed Sales**3**

↑ 50.0% ↑ 200.0%

from May 2025: from Jun 2024:

2 1

YTD	2025	2024	+/-
	14	11	27.3%

5-year Jun average: 3

Median Sold Price**\$2,500,000**

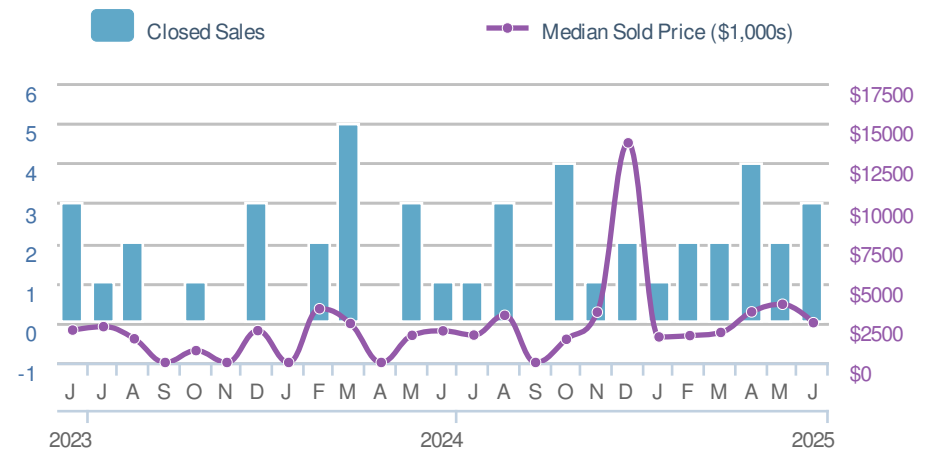
↓ -31.5% ↑ 25.9%

from May 2025: from Jun 2024:

\$3,650,000 **\$1,985,000**

YTD	2025	2024	+/-
	\$2,675,000	\$1,985,000	34.8%

5-year Jun average: \$2,111,800

**Active Listings****6**

Min 1 5 Max 7

5-year Jun average

May 2025	Jun 2024
7	7

Avg DOM**4**

Min 4 8 Max 13

5-year Jun average

May 2025	Jun 2024	YTD
38	13	56

Avg Sold to OLP Ratio**99.1%**

Min 99.1% 103.0% Max 113.2%

5-year Jun average

May 2025	Jun 2024	YTD
97.5%	100.0%	95.1%