

**January thru July 2025 YTD**  
Berkley, Washington, DC (Advertised)

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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$37,117,499	\$31,356,900	18.37%
Avg Sold Price	\$2,409,666	\$2,480,833	-2.87%
Median Sold Price	\$2,500,000	\$1,917,500	30.38%
Units Sold	15	12	25.00%
Avg Days on Market	52	44	18.18%
Avg List Price for Solds	\$2,474,499	\$2,613,075	-5.30%
Avg SP to OLP Ratio	95.5%	97.0%	-1.55%
Ratio of Avg SP to Avg OLP	95.7%	91.8%	4.22%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,720,423	\$2,480,833	9.66%
Attached Units Sold	2	0	0%
Detached Units Sold	13	12	8.33%

**Financing (Sold)**

Assumption	0
Cash	8
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	2
1 to 10	5
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

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	2	0	0	0
\$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	1	0	4	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	1	0	12	0	2	5	0	0
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,832,541	\$0	\$389,749			
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,549,545	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	11.10%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	11	0	0			

**July 2025**

Berkley, Washington, DC

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↔ 0.0%    ↑ 100.0%

from Jun 2025:    from Jul 2024:

2    1

YTD	2025	2024	+/-
	<b>18</b>	<b>19</b>	-5.3%

5-year Jul average: 2

**New Pendings****2**

↑ 100.0%    ↓ -33.3%

from Jun 2025:    from Jul 2024:

1    3

YTD	2025	2024	+/-
	<b>15</b>	<b>13</b>	15.4%

5-year Jul average: 2

**Closed Sales****1**

↓ -66.7%    ↔ 0.0%

from Jun 2025:    from Jul 2024:

3    1

YTD	2025	2024	+/-
	<b>15</b>	<b>12</b>	25.0%

5-year Jul average: 2

**Median Sold Price****\$1,375,000**

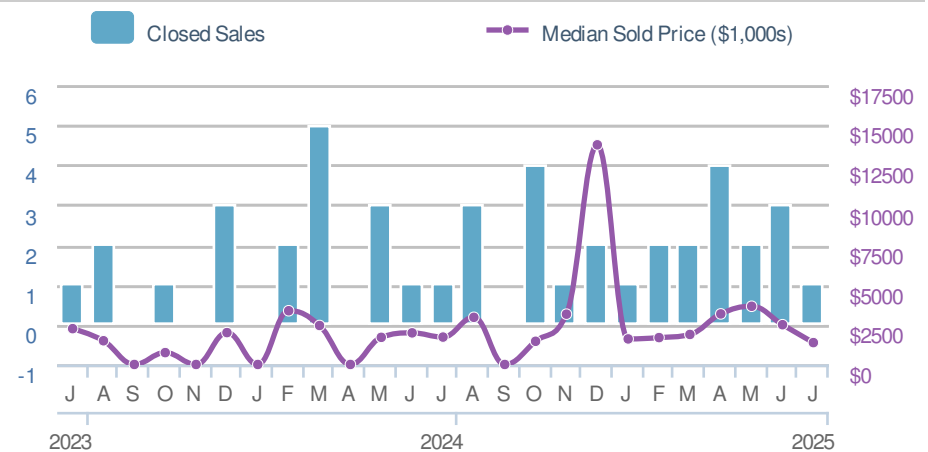
↓ -45.0%    ↓ -20.3%

from Jun 2025:    from Jul 2024:

**\$2,500,000**    **\$1,725,000**

YTD	2025	2024	+/-
	<b>\$2,500,000</b>	<b>\$1,917,500</b>	30.4%

5-year Jul average: \$1,881,500

**Active Listings****5**

Min 2    5    Max 8

5-year Jul average

Jun 2025	Jul 2024
<b>6</b>	<b>8</b>

**Avg DOM****1**

Min 1    6    Max 14

5-year Jul average

Jun 2025	Jul 2024	YTD
<b>4</b>	<b>3</b>	<b>52</b>

**Avg Sold to OLP Ratio****100.0%**

Min 94.0%    100.0%    Max 106.7%

5-year Jul average

Jun 2025	Jul 2024	YTD
<b>99.1%</b>	<b>104.6%</b>	<b>95.5%</b>