

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$37,117,499	\$45,600,900	-18.60%
Avg Sold Price	\$2,409,666	\$2,878,000	-16.27%
Median Sold Price	\$2,500,000	\$2,450,000	2.04%
Units Sold	15	15	0.00%
Avg Days on Market	52	52	0.00%
Avg List Price for Solds	\$2,474,499	\$3,040,060	-18.60%
Avg SP to OLP Ratio	95.5%	96.0%	-0.61%
Ratio of Avg SP to Avg OLP	95.7%	92.3%	3.66%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,720,423	\$2,878,000	-5.48%
Attached Units Sold	2	0	0%
Detached Units Sold	13	15	-13.33%

- 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	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

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	1	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	1	0	12	0	2
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	\$2,960,357	\$0	\$0
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-4.32%	0.00%	0.00%
Prev Year - # of Solds	0	0	1	0	14	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	1
0	0	0
0	0	0
0	0	0
0	0	0
3	0	0
2	0	0
1	0	0
6	0	1

August 2025

Berkley, Washington, DC

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2**↔ 0.0%**from Aug 2024:
1

YTD	2025	2024	+/-
	20	20	0.0%

5-year Aug average: **1****New Pendings****0****↓ -100.0%**from Jul 2025:
2**↓ -100.0%**from Aug 2024:
1

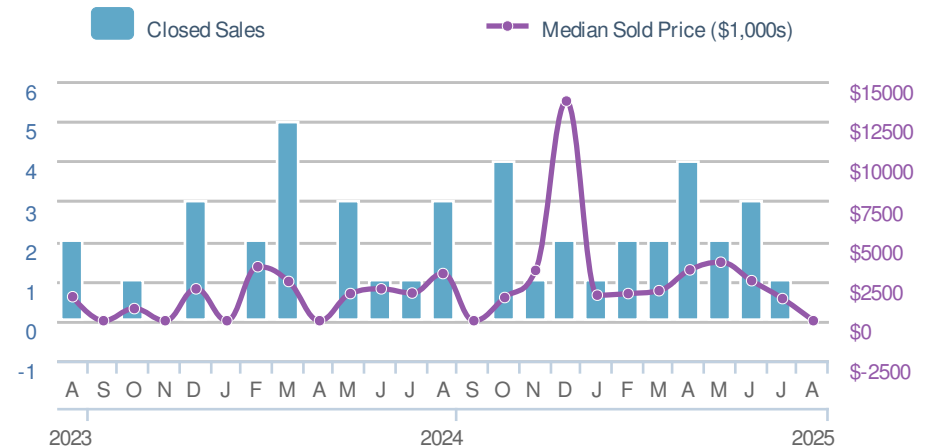
YTD	2025	2024	+/-
	15	14	7.1%

5-year Aug average: **1****Closed Sales****0****↓ -100.0%**from Jul 2025:
1**↓ -100.0%**from Aug 2024:
3

YTD	2025	2024	+/-
	15	15	0.0%

5-year Aug average: **2****Median Sold Price****\$0****↓ -100.0%**from Jul 2025:
\$1,375,000**↓ -100.0%**from Aug 2024:
\$2,950,000

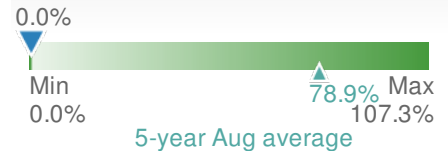
YTD	2025	2024	+/-
	\$2,500,000	\$2,450,000	2.0%

5-year Aug average: **\$1,772,850****Active Listings****7**

Jul 2025	Aug 2024
5	8

Avg DOM**0**

Jul 2025	Aug 2024	YTD
1	84	52

Avg Sold to OLP Ratio**0.0%**

Jul 2025	Aug 2024	YTD
100.0%	92.4%	95.5%