

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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$38,867,499	\$45,600,900	-14.77%
Avg Sold Price	\$2,368,437	\$2,878,000	-17.71%
Median Sold Price	\$2,325,000	\$2,450,000	-5.10%
Units Sold	16	15	6.67%
Avg Days on Market	49	52	-5.77%
Avg List Price for Solds	\$2,429,218	\$3,040,060	-20.09%
Avg SP to OLP Ratio	95.7%	96.0%	-0.32%
Ratio of Avg SP to Avg OLP	95.9%	92.3%	3.87%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,651,107	\$2,878,000	-7.88%
Attached Units Sold	2	0	0%
Detached Units Sold	14	15	-6.67%

Financing (Sold)

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

Days on Market (Sold)

0	2
1 to 10	6
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

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	1
\$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	5	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	13	0	2	10	0	1
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,749,269	\$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%	-7.13%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	14	0	0			

Active Detail

September 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****5****↑ 400.0%**from Aug 2025:
1**↑ 66.7%**from Sep 2024:
3

YTD	2025	2024	+/-
	26	24	8.3%

5-year Sep average: **4****New Pendings****0****↔ 0.0%**from Aug 2025:
0**↓ -100.0%**from Sep 2024:
2

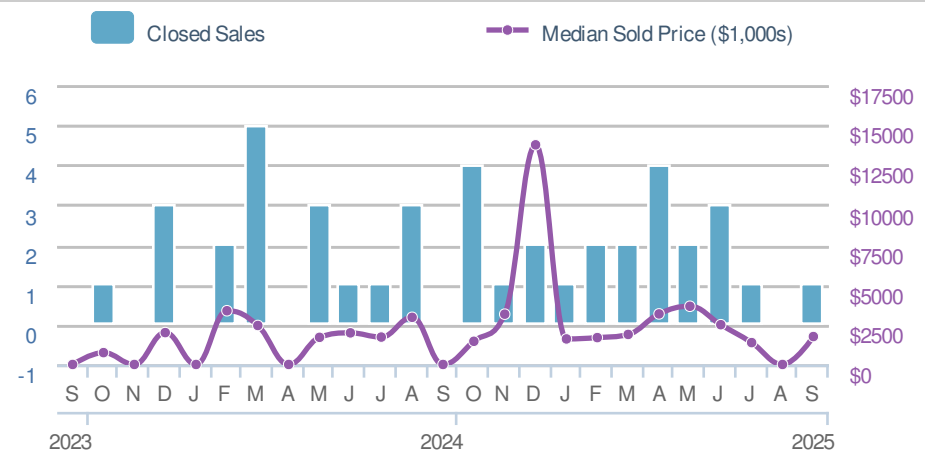
YTD	2025	2024	+/-
	15	16	-6.3%

5-year Sep average: **1****Closed Sales****1****↔ 0.0%**from Aug 2025:
0**↔ 0.0%**from Sep 2024:
0

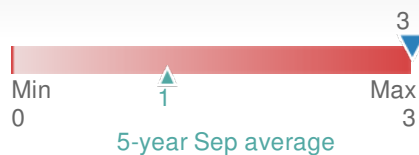
YTD	2025	2024	+/-
	16	15	6.7%

5-year Sep average: **0****Median Sold Price****\$1,750,000****↔ 0.0%**from Aug 2025:
\$0**↔ 0.0%**from Sep 2024:
\$0

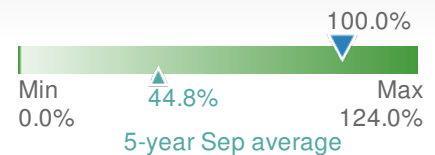
YTD	2025	2024	+/-
	\$2,325,000	\$2,450,000	-5.1%

5-year Sep average: **\$795,000****Active Listings****11**

Aug 2025	Sep 2024
7	9

Avg DOM**3**

Aug 2025	Sep 2024	YTD
0	0	49

Avg Sold to OLP Ratio**100.0%**

Aug 2025	Sep 2024	YTD
0.0%	0.0%	95.7%