

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$40,617,499	\$51,575,800	-21.25%
Avg Sold Price	\$2,321,764	\$2,576,578	-9.89%
Median Sold Price	\$2,150,000	\$1,985,000	8.31%
Units Sold	17	19	-10.53%
Avg Days on Market	54	53	1.89%
Avg List Price for Solds	\$2,389,264	\$2,714,515	-11.98%
Avg SP to OLP Ratio	95.3%	95.4%	-0.12%
Ratio of Avg SP to Avg OLP	95.5%	91.6%	4.31%
Attached Avg Sold Price	\$389,749	\$395,000	-1.33%
Detached Avg Sold Price	\$2,579,366	\$2,697,777	-4.39%
Attached Units Sold	2	1	100.00%
Detached Units Sold	15	18	-16.67%

- 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	9
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	4
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	6	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	14	0	2
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,665,392	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,755,000	\$0	\$395,000
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-3.25%	0.00%	-1.33%
Prev Year - # of Solds	0	0	1	0	17	0	1

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
4	0	0
1	0	0
8	0	1

October 2025

Berkley, Washington, DC

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↓ -60.0% ↔ 0.0%
from Sep 2025: from Oct 2024:
5 2

YTD	2025	2024	+/-
	28	27	3.7%

5-year Oct average: 2

New Pendings**2**

↔ 0.0% ↓ -33.3%
from Sep 2025: from Oct 2024:
0 3

YTD	2025	2024	+/-
	17	19	-10.5%

5-year Oct average: 2

Closed Sales**1**

↔ 0.0% ↓ -75.0%
from Sep 2025: from Oct 2024:
1 4

YTD	2025	2024	+/-
	17	19	-10.5%

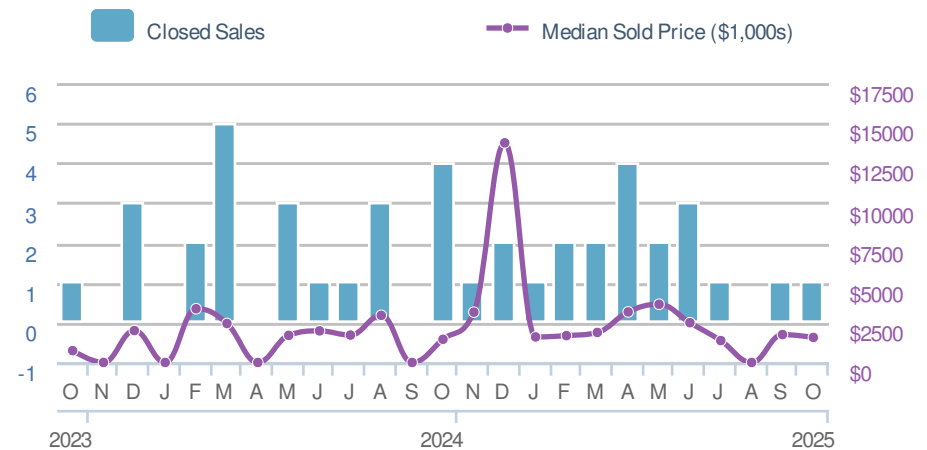
5-year Oct average: 2

Median Sold Price**\$1,575,000**

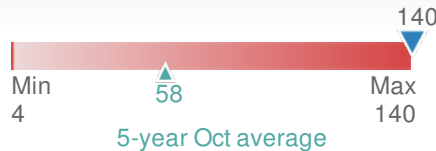
↓ -10.0% ↑ 9.0%
from Sep 2025: from Oct 2024:
\$1,750,000 **\$1,445,000**

YTD	2025	2024	+/-
	\$2,150,000	\$1,985,000	8.3%

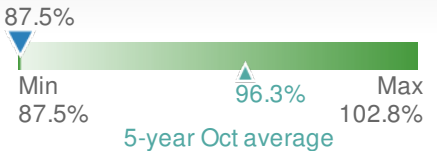
5-year Oct average: \$1,481,800

**Active Listings****9**

Sep 2025	Oct 2024
11	7

Avg DOM**140**

Sep 2025	Oct 2024	YTD
3	57	54

Avg Sold to OLP Ratio**87.5%**

Sep 2025	Oct 2024	YTD
100.0%	92.8%	95.3%