

January thru November 2025 YTD
Berkley, Washington, DC (Advertised)202.262.1261
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$42,096,499	\$54,925,800	-23.36%
Avg Sold Price	\$2,273,055	\$2,605,250	-12.75%
Median Sold Price	\$2,050,000	\$2,217,500	-7.55%
Units Sold	18	20	-10.00%
Avg Days on Market	51	61	-16.39%
Avg List Price for Solds	\$2,338,694	\$2,746,290	-14.84%
Avg SP to OLP Ratio	95.4%	94.8%	0.61%
Ratio of Avg SP to Avg OLP	95.6%	91.1%	4.95%
Attached Avg Sold Price	\$389,749	\$395,000	-1.33%
Detached Avg Sold Price	\$2,508,468	\$2,721,578	-7.83%
Attached Units Sold	2	1	100.00%
Detached Units Sold	16	19	-15.79%

Financing (Sold)

Assumption	0
Cash	9
Conventional	9
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	7
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

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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	7	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	15	0	2	8	0	1
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,584,033	\$0	\$389,749			
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,776,944	\$0	\$395,000			
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-6.95%	0.00%	-1.33%			
Prev Year - # of Solds	0	0	1	0	18	0	1			

November 2025

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New Listings		2
↔ 0.0%	↑ 100.0%	
from Oct 2025: 2	from Nov 2024: 1	
YTD 2025 2024 +/-		
31	28	+/- 10.7%
5-year Nov average: 1		

New Pensions		2
↔ 0.0%	↑ 100.0%	
from Oct 2025: 2	from Nov 2024: 1	
YTD 2025 2024 +/-		
19	20	+/- -5.0%
5-year Nov average: 1		

Closed Sales		1
↔ 0.0%	↔ 0.0%	
from Oct 2025: 1	from Nov 2024: 1	
YTD 2025 2024 +/-		
18	20	+/- -10.0%
5-year Nov average: 1		

Median Sold Price		\$1,445,000
⬇ -8.3%	⬇ -54.1%	
from Oct 2025: \$1,575,000	from Nov 2024: \$3,150,000	
YTD 2025 2024 +/-		
\$2,050,000	\$2,217,500	-7.6%
5-year Nov average: \$1,283,000		



Active Listings		9
Min 3	6	Max 9
5-year Nov average		
Oct 2025 9	Nov 2024 7	

Avg DOM		7
7	45	Max 212
5-year Nov average		
Oct 2025 140	Nov 2024 212	YTD 51

Avg Sold to OLP Ratio		97.7%
Min 0.0%	58.4%	Max 110.4%
5-year Nov average		
Oct 2025 87.5%	Nov 2024 84.0%	YTD 95.4%