

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

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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%

- 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	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

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	7	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	15	0	2
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

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
4	0	0
4	0	0
0	0	0
8	0	1

**November 2025**

Berkley, Washington, DC

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↔ 0.0%    ↑ 100.0%  
from Oct 2025:    from Nov 2024:  
2    1

YTD	2025	2024	+/-
	<b>31</b>	<b>28</b>	10.7%

5-year Nov average: 1

**New Pendings****2**

↔ 0.0%    ↑ 100.0%  
from Oct 2025:    from Nov 2024:  
2    1

YTD	2025	2024	+/-
	<b>19</b>	<b>20</b>	-5.0%

5-year Nov average: 1

**Closed Sales****1**

↔ 0.0%    ↔ 0.0%  
from Oct 2025:    from Nov 2024:  
1    1

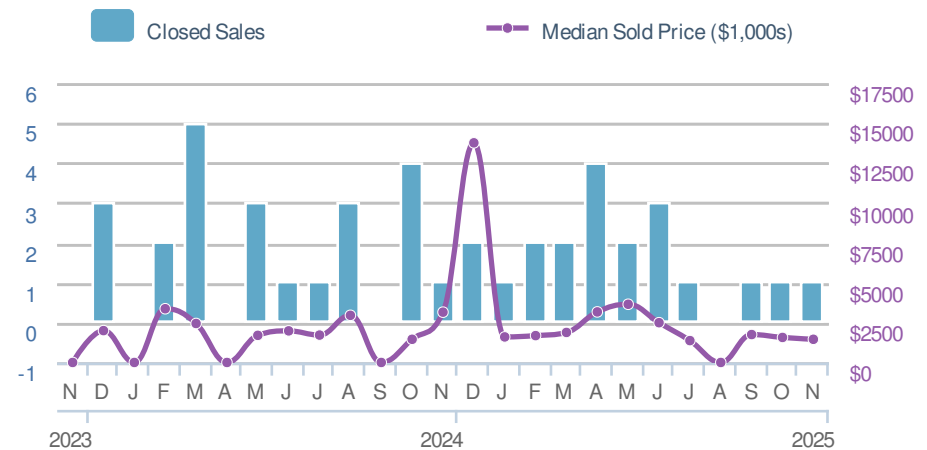
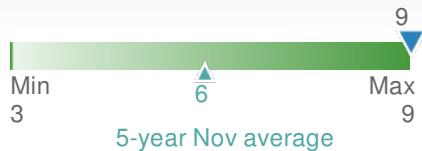
YTD	2025	2024	+/-
	<b>18</b>	<b>20</b>	-10.0%

5-year Nov average: 1

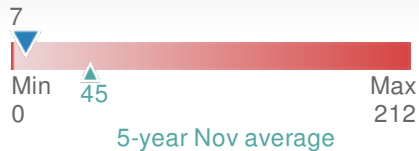
**Median Sold Price****\$1,445,000**

↓ -8.3%    ↓ -54.1%  
from Oct 2025:    from Nov 2024:  
**\$1,575,000**    **\$3,150,000**

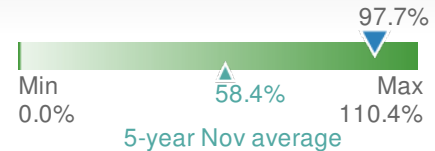
YTD	2025	2024	+/-
	<b>\$2,050,000</b>	<b>\$2,217,500</b>	-7.6%

5-year Nov average: **\$1,283,000****Active Listings****9**

Oct 2025	Nov 2024
<b>9</b>	<b>7</b>

**Avg DOM****7**

Oct 2025	Nov 2024	YTD
<b>140</b>	<b>212</b>	<b>51</b>

**Avg Sold to OLP Ratio****97.7%**

Oct 2025	Nov 2024	YTD
<b>87.5%</b>	<b>84.0%</b>	<b>95.4%</b>