

January thru July 2026 YTD

Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$17,089,000	\$37,117,499	-53.96%
Avg Sold Price	\$2,763,166	\$2,409,666	14.67%
Median Sold Price	\$1,987,500	\$2,500,000	-20.50%
Units Sold	6	15	-60.00%
Avg Days on Market	41	52	-21.15%
Avg List Price for Solds	\$2,848,166	\$2,474,499	15.10%
Avg SP to OLP Ratio	94.1%	95.5%	-1.45%
Ratio of Avg SP to Avg OLP	95.0%	95.7%	-0.67%
Attached Avg Sold Price	\$0	\$389,749	%
Detached Avg Sold Price	\$2,763,166	\$2,720,423	1.57%
Attached Units Sold	0	2	%
Detached Units Sold	6	13	-53.85%

Financing (Sold)

Assumption	0
Cash	2
Conventional	3
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	1
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**Active 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	0	0	0	0
\$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	1	0	0	0	3	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	1	0	0	0	5	0	0	8	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,054,800	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,832,541	\$0	\$389,749			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	7.85%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	12	0	2			

July 2026

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****1**

-50.0%
 from Jun 2026: **2**

-50.0%
 from Jul 2025: **2**

YTD	2026	2025	+/-
	11	18	-38.9%

5-year Jul average: **2****New Pendings****1**

0.0%
 from Jun 2026: **0**

-50.0%
 from Jul 2025: **2**

YTD	2026	2025	+/-
	5	15	-66.7%

5-year Jul average: **2****Closed Sales****0**

0.0%
 from Jun 2026: **0**

-100.0%
 from Jul 2025: **1**

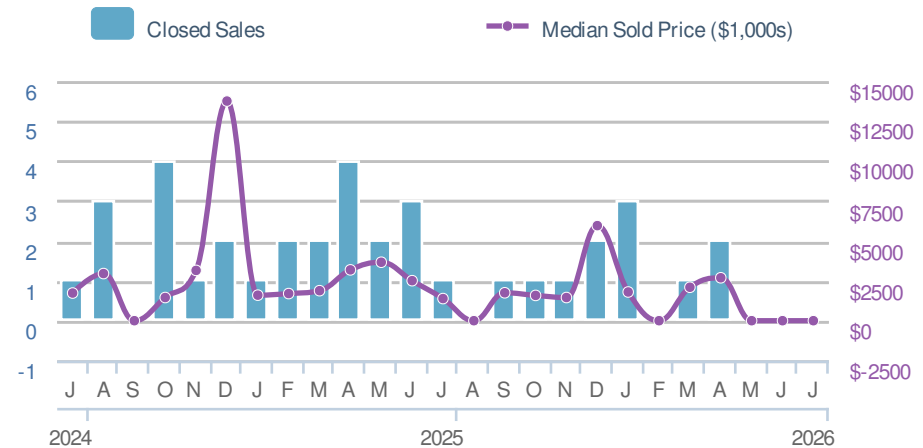
YTD	2026	2025	+/-
	6	15	-60.0%

5-year Jul average: **1****Median Sold Price****\$0**

0.0%
 from Jun 2026: **\$0**

-100.0%
 from Jul 2025: **\$1,375,000**

YTD	2026	2025	+/-
	\$1,987,500	\$2,500,000	-20.5%

5-year Jul average: **\$1,525,250****Active Listings****8**

Min **2** **6** Max **8**
 5-year Jul average

Jun 2026	Jul 2025
9	5

Avg DOM**0**

Min **0** **5** Max **14**
 5-year Jul average

Jun 2026	Jul 2025	YTD
0	1	41

Avg Sold to OLP Ratio**0.0%**

Min **0.0%** **79.3%** Max **104.6%**
 5-year Jul average

Jun 2026	Jul 2025	YTD
0.0%	100.0%	94.1%