

**January thru August 2026 YTD**

Berkley, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

|                            | 2026         | 2025         | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume         | \$19,289,000 | \$37,117,499 | -48.03%  |
| Avg Sold Price             | \$2,668,428  | \$2,409,666  | 10.74%   |
| Median Sold Price          | \$2,090,000  | \$2,500,000  | -16.40%  |
| Units Sold                 | 7            | 15           | -53.33%  |
| Avg Days on Market         | 46           | 52           | -11.54%  |
| Avg List Price for Solds   | \$2,755,571  | \$2,474,499  | 11.36%   |
| Avg SP to OLP Ratio        | 92.0%        | 95.5%        | -3.67%   |
| Ratio of Avg SP to Avg OLP | 93.0%        | 95.7%        | -2.84%   |
| Attached Avg Sold Price    | \$0          | \$389,749    | 0%       |
| Detached Avg Sold Price    | \$2,668,428  | \$2,720,423  | -1.91%   |
| Attached Units Sold        | 0            | 2            | 0%       |
| Detached Units Sold        | 7            | 13           | -46.15%  |

**Financing (Sold)**

|              |   |
|--------------|---|
| Assumption   | 0 |
| Cash         | 2 |
| Conventional | 4 |
| 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   | 2 |
| 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**

|                            | Residential  |             |             |             |              |             | Condo/Coop | Active Listings |             |            |
|----------------------------|--------------|-------------|-------------|-------------|--------------|-------------|------------|-----------------|-------------|------------|
|                            | 2 or Less BR |             | 3 BR        |             | 4 or More BR |             | All        | Residential     |             | Condo/Coop |
| 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           | 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           | 4            | 0           | 0          | 5               | 1           | 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           | 6            | 0           | 0          | 8               | 1           | 0          |
| Avg Sold Price             | \$1,305,000  | \$0         | \$0         | \$0         | \$2,895,666  | \$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%       | 2.23%        | 0.00%       | 0.00%      |                 |             |            |
| Prev Year - # of Solds     | 0            | 0           | 1           | 0           | 12           | 0           | 2          |                 |             |            |

**August 2026**

Berkley, Washington, DC

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**-100.0%** **-100.0%**  
 from Jul 2026: **1**      from Aug 2025: **1**

| YTD | 2026      | 2025      | +/-           |
|-----|-----------|-----------|---------------|
|     | <b>12</b> | <b>20</b> | <b>-40.0%</b> |

5-year Aug average: **1****New Pendings****0**

**-100.0%** **0.0%**  
 from Jul 2026: **1**      from Aug 2025: **0**

| YTD | 2026     | 2025      | +/-           |
|-----|----------|-----------|---------------|
|     | <b>5</b> | <b>15</b> | <b>-66.7%</b> |

5-year Aug average: **0****Closed Sales****0**

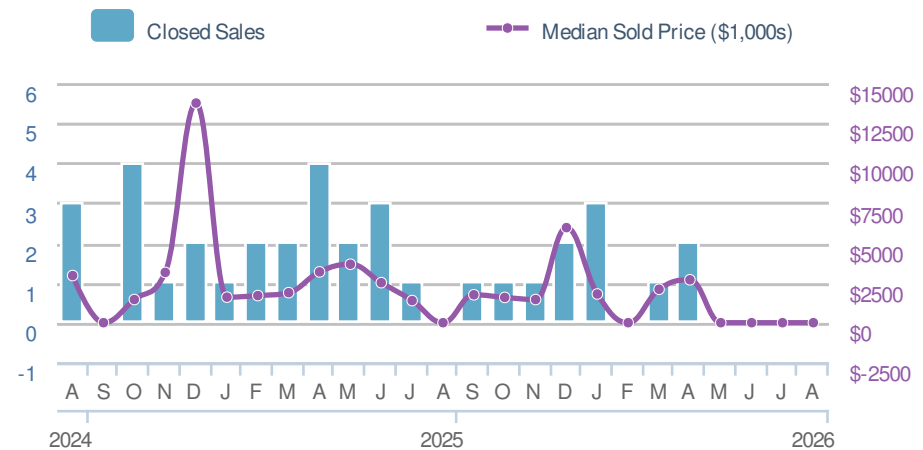
**0.0%** **0.0%**  
 from Jul 2026: **0**      from Aug 2025: **0**

| YTD | 2026     | 2025      | +/-           |
|-----|----------|-----------|---------------|
|     | <b>7</b> | <b>15</b> | <b>-53.3%</b> |

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

**0.0%** **0.0%**  
 from Jul 2026: **\$0**      from Aug 2025: **\$0**

| YTD | 2026               | 2025               | +/-           |
|-----|--------------------|--------------------|---------------|
|     | <b>\$2,090,000</b> | <b>\$2,500,000</b> | <b>-16.4%</b> |

5-year Aug average: **\$1,284,700****Active Listings****9**

Min 4      7      Max 9  
 5-year Aug average

| Jul 2026 | Aug 2025 |
|----------|----------|
| <b>8</b> | <b>7</b> |

**Avg DOM****0**

Min 0      20      Max 84  
 5-year Aug average

| Jul 2026 | Aug 2025 | YTD       |
|----------|----------|-----------|
| <b>0</b> | <b>0</b> | <b>46</b> |

**Avg Sold to OLP Ratio****0.0%**

Min 0.0%      59.1%      Max 107.3%  
 5-year Aug average

| Jul 2026    | Aug 2025    | YTD          |
|-------------|-------------|--------------|
| <b>0.0%</b> | <b>0.0%</b> | <b>92.0%</b> |