

January thru August 2025 YTD
Georgetown, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$297,811,698	\$318,230,910	-6.42%
Avg Sold Price	\$2,059,440	\$2,023,096	1.80%
Median Sold Price	\$1,600,000	\$1,550,000	3.23%
Units Sold	141	153	-7.84%
Avg Days on Market	44	43	2.33%
Avg List Price for Solds	\$2,112,139	\$2,079,940	1.55%
Avg SP to OLP Ratio	96.7%	96.5%	0.24%
Ratio of Avg SP to Avg OLP	95.3%	94.2%	1.18%
Attached Avg Sold Price	\$1,852,337	\$1,936,005	-4.32%
Detached Avg Sold Price	\$4,772,500	\$4,100,714	16.38%
Attached Units Sold	131	145	-9.66%
Detached Units Sold	10	7	42.86%

- 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	71
Conventional	62
FHA	0
Other	5
Owner	0
VA	3

Days on Market (Sold)

0	15
1 to 10	43
11 to 20	18
21 to 30	7
31 to 60	16
61 to 90	8
91 to 120	7
121 to 180	13
181 to 360	12
361 to 720	2
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	1
\$200K to \$299,999	0	0	0	0	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	4
\$600K to \$799,999	0	4	0	0	0	0	4
\$800K to \$999,999	0	6	0	0	0	0	14
\$1M to \$2,499,999	1	16	0	20	0	13	10
\$2.5M to \$4,999,999	0	0	0	4	5	23	3
\$5,000,000+	0	0	0	0	4	2	0
Total	1	26	0	24	9	38	43
Avg Sold Price	\$1,195,000	\$1,197,079	\$0	\$2,038,427	\$5,170,000	\$3,055,238	\$1,081,646
Prev Year - Avg Sold Price	\$0	\$1,321,055	\$4,102,500	\$1,874,600	\$4,100,000	\$3,622,534	\$1,207,053
Avg Sold % Change	0.00%	-9.38%	0.00%	8.74%	26.10%	-15.66%	-10.39%
Prev Year - # of Solds	0	18	2	25	5	36	66

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	1
0	0	0
0	0	0
0	0	1
0	0	5
0	0	2
0	0	5
0	0	5
0	1	0
0	9	5
1	7	1
2	8	1
3	25	26

August 2025

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↓ **-23.5%** ↓ **-23.5%**
from Jul 2025: from Aug 2024:
17 17

YTD	2025	2024	+/-
	182	207	-12.1%

5-year Aug average: **16****New Pendings****8**

↓ **-55.6%** ↓ **-38.5%**
from Jul 2025: from Aug 2024:
18 13

YTD	2025	2024	+/-
	142	151	-6.0%

5-year Aug average: **13****Closed Sales****14**

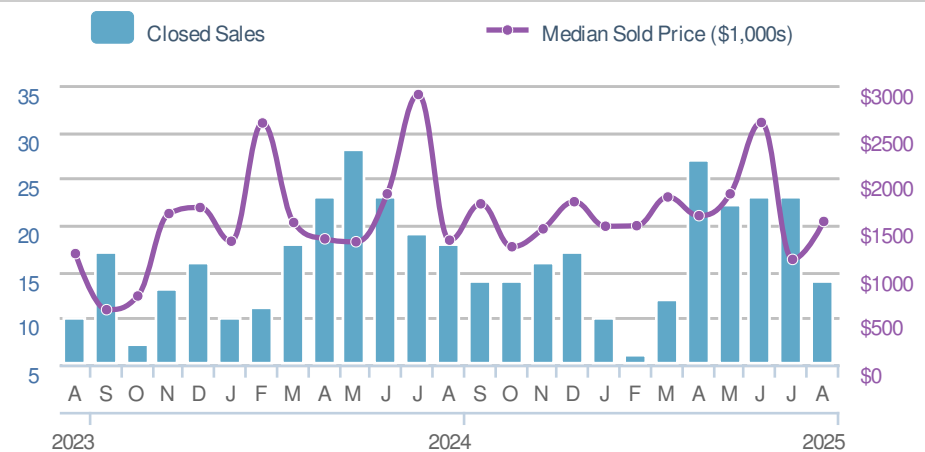
↓ **-39.1%** ↓ **-22.2%**
from Jul 2025: from Aug 2024:
23 18

YTD	2025	2024	+/-
	141	153	-7.8%

5-year Aug average: **16****Median Sold Price****\$1,537,500**

↑ **36.1%** ↑ **15.0%**
from Jul 2025: from Aug 2024:
\$1,130,000 **\$1,337,500**

YTD	2025	2024	+/-
	\$1,600,000	\$1,550,000	3.2%

5-year Aug average: **\$1,279,500****Active Listings****54**

Min 41 48 Max 54
5-year Aug average

Jul 2025	Aug 2024
49	44

Avg DOM**63**

Min 21 40 Max 63
5-year Aug average

Jul 2025	Aug 2024	YTD
55	47	44

Avg Sold to OLP Ratio**96.1%**

Min 93.5% 96.7% Max 99.9%
5-year Aug average

Jul 2025	Aug 2024	YTD
95.6%	95.2%	96.7%