

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

	2025	2024	% Change
Sold Dollar Volume	\$452,706,397	\$471,569,510	-4.00%
Avg Sold Price	\$2,153,576	\$2,115,411	1.80%
Median Sold Price	\$1,700,000	\$1,537,500	10.57%
Units Sold	203	216	-6.02%
Avg Days on Market	48	50	-4.00%
Avg List Price for Solds	\$2,230,080	\$2,183,192	2.15%
Avg SP to OLP Ratio	96.1%	96.1%	0.04%
Ratio of Avg SP to Avg OLP	93.8%	93.8%	0.00%
Attached Avg Sold Price	\$1,880,237	\$1,978,809	-4.98%
Detached Avg Sold Price	\$5,144,235	\$5,116,500	0.54%
Attached Units Sold	186	205	-9.27%
Detached Units Sold	17	10	70.00%

Financing (Sold)

Assumption	0
Cash	112
Conventional	82
FHA	1
Other	5
Owner	0
VA	3

Days on Market (Sold)

0	19
1 to 10	63
11 to 20	25
21 to 30	12
31 to 60	24
61 to 90	14
91 to 120	8
121 to 180	18
181 to 360	16
361 to 720	4
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	1	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	2
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	1	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	5	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	8	0	0	2
\$600K to \$799,999	0	4	0	0	0	0	7	0	0	3
\$800K to \$999,999	0	7	0	0	0	0	15	0	2	2
\$1M to \$2,499,999	2	23	0	30	0	23	13	1	6	7
\$2.5M to \$4,999,999	0	0	0	6	6	28	4	1	9	3
\$5,000,000+	0	0	0	0	9	5	0	4	3	0
Total	2	34	0	36	15	56	60	6	20	25
Avg Sold Price	\$1,185,000	\$1,217,251	\$0	\$2,080,590	\$5,672,133	\$3,079,135	\$1,016,745			
Prev Year - Avg Sold Price	\$1,660,000	\$1,344,827	\$4,102,500	\$1,855,314	\$5,900,000	\$3,657,397	\$1,306,043			
Avg Sold % Change	-28.61%	-9.49%	0.00%	12.14%	-3.86%	-15.81%	-22.15%			
Prev Year - # of Solds	1	29	2	35	7	50	91			

December 2025

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New Listings		12
▲ 33.3%	▼ -7.7%	
from Nov 2025: 9	from Dec 2024: 13	
YTD 2025 2024 +/-		
287	305	+/- 5.9%
5-year Dec average: 11		

New Pending		4
▼ -78.9%	▼ -63.6%	
from Nov 2025: 19	from Dec 2024: 11	
YTD 2025 2024 +/-		
206	212	+/- -2.8%
5-year Dec average: 12		

Closed Sales		12
▼ -36.8%	▼ -29.4%	
from Nov 2025: 19	from Dec 2024: 17	
YTD 2025 2024 +/-		
203	216	+/- -6.0%
5-year Dec average: 16		

Median Sold Price		\$1,688,000
▼ -11.0%	▼ -3.5%	
from Nov 2025: \$1,896,000	from Dec 2024: \$1,750,000	
YTD 2025 2024 +/-		
1,700,000	1,537,500	10.6%
5-year Dec average: \$1,770,900		



Active Listings		51
Min 37	47	Max 54
5-year Dec average		
Nov 2025 50	Dec 2024 54	

Avg DOM		46
46	59	Max 124
5-year Dec average		
Nov 2025 66	Dec 2024 124	YTD 48

Avg Sold to OLP Ratio		95.4%
95.4%	94.9%	Max 97.6%
5-year Dec average		
Nov 2025 94.2%	Dec 2024 92.9%	YTD 96.1%