

January thru August 2025 YTD
Glover Park, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$55,699,667	\$43,383,298	28.39%
Avg Sold Price	\$759,736	\$734,064	3.50%
Median Sold Price	\$650,000	\$519,500	25.12%
Units Sold	74	60	23.33%
Avg Days on Market	26	18	44.44%
Avg List Price for Solds	\$763,009	\$723,054	5.53%
Avg SP to OLP Ratio	98.4%	99.3%	-0.89%
Ratio of Avg SP to Avg OLP	99.0%	100.9%	-1.91%
Attached Avg Sold Price	\$746,955	\$734,064	1.76%
Detached Avg Sold Price	\$1,680,000	\$0	0%
Attached Units Sold	73	60	21.67%
Detached Units Sold	1	0	0%

Financing (Sold)

Assumption	0
Cash	21
Conventional	48
FHA	1
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	19
11 to 20	18
21 to 30	6
31 to 60	5
61 to 90	5
91 to 120	5
121 to 180	7
181 to 360	3
361 to 720	1
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	3	0	1	3
\$200K to \$299,999	0	0	0	0	0	0	15	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	11	0	0	8
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	7	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	8	0	0	2
\$800K to \$999,999	0	3	0	0	0	0	0	0	0	1
\$1M to \$2,499,999	0	2	0	8	1	14	2	0	7	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	5	0	8	1	14	46	0	8	29
Avg Sold Price	\$0	\$1,003,200	\$0	\$1,237,187	\$1,680,000	\$1,395,285	\$429,628			
Prev Year - Avg Sold Price	\$0	\$867,333	\$0	\$1,276,714	\$0	\$1,485,690	\$441,199			
Avg Sold % Change	0.00%	15.66%	0.00%	-3.10%	0.00%	-6.09%	-2.62%			
Prev Year - # of Solds	0	3	0	7	0	10	40			

August 2025

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-25.0% **33.3%**
 from Jul 2025: from Aug 2024:
 16 9

YTD	2025	2024	+/-
	135	84	60.7%

5-year Aug average: **10****New Pendings****7**

-22.2% **75.0%**
 from Jul 2025: from Aug 2024:
 9 4

YTD	2025	2024	+/-
	76	58	31.0%

5-year Aug average: **7****Closed Sales****4**

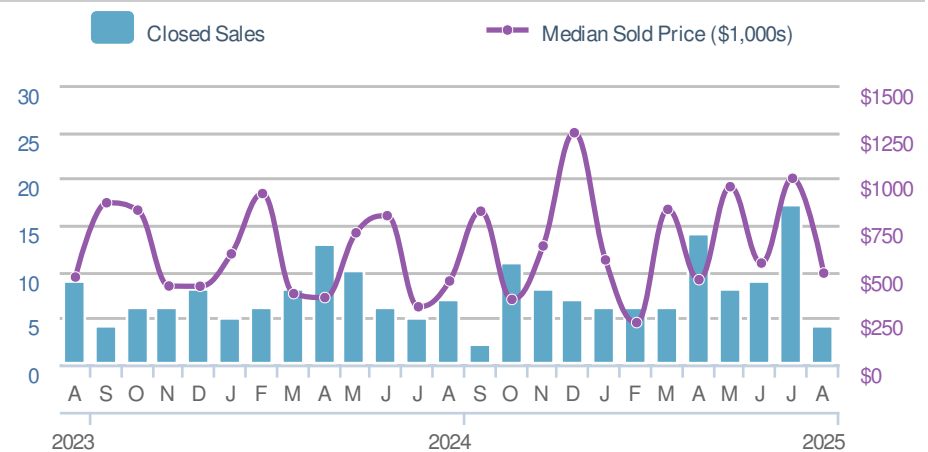
-76.5% **-42.9%**
 from Jul 2025: from Aug 2024:
 17 7

YTD	2025	2024	+/-
	74	60	23.3%

5-year Aug average: **11****Median Sold Price****\$491,000**

-50.9% **9.4%**
 from Jul 2025: from Aug 2024:
 \$1,000,000 \$449,000

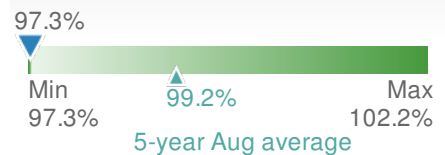
YTD	2025	2024	+/-
	\$650,000	\$519,500	25.1%

5-year Aug average: **\$441,300****Active Listings****37**

Jul 2025	Aug 2024
38	18

Avg DOM**12**

Jul 2025	Aug 2024	YTD
16	11	26

Avg Sold to OLP Ratio**97.3%**

Jul 2025	Aug 2024	YTD
97.5%	97.6%	98.4%