January thru February 2025 YTD Kent, Washington, DC (Advertised)

Presented by: Lenore G. Rubino

202.262.1261 lenore.rubino@wfp.com lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$17,929,000	\$6,490,000	176.26%
Avg Sold Price	\$2,903,750	\$3,228,750	-10.07%
Median Sold Price	\$2,575,000	\$3,228,750	-20.25%
Units Sold	6	2	200.00%
Avg Days on Market	19	101	-81.19%
Avg List Price for Solds	\$2,988,166	\$3,245,000	-7.91%
Avg SP to OLP Ratio	97.6%	91.0%	7.24%
Ratio of Avg SP to Avg OLP	97.2%	91.1%	6.69%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,903,750	\$3,228,750	-10.07%
Attached Units Sold	0	0	%
Detached Units Sold	6	2	200.00%

Financing (Sold)

Assumption	0
Cash	1
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
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

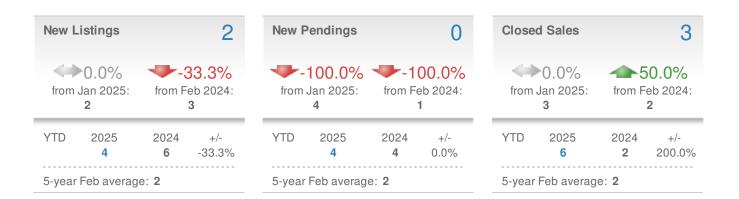
Sold Detail Active Detail										
	Residential					Condo/Coop Active Listings				
	2 or	2 or Less BR 3 BR 4 or More BR		All	Residential Condo/Co		Condo/Coop			
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	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	0	0	1	0	2	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	1	0	1	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	6	0	0
Total	0	0	2	0	4	0	0	12	0	0
Avg Sold Price	\$0	\$0	\$2,357,500	\$0	\$3,176,875	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,228,750	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-1.61%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	2	0	0			

February 2025

Kent, Washington, DC

Presented by: Lenore G. Rubino

202.262.1261 lenore.rubino@wfp.com lenorerubino.com









Avg DOM	7
7 Min 27 4 5-year Feb average	Max 101

Feb 2024

101

YTD

19

Jan 2025

31

Avg Sold t OLP Ratio	io 🤇	99.3%		
	99.3	3%		
Min 91.0% 5-	97.7% year Feb avera	Max 103.7% age		
Jan 2025 95.9%	Feb 2024 91.0%	YTD 97.6%		

