

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$19,124,000	\$10,285,000	85.94%
Avg Sold Price	\$2,613,928	\$2,579,375	1.34%
Median Sold Price	\$2,350,000	\$2,780,000	-15.47%
Units Sold	7	4	75.00%
Avg Days on Market	20	55	-63.64%
Avg List Price for Solds	\$2,732,000	\$2,571,250	6.25%
Avg SP to OLP Ratio	94.1%	97.4%	-3.33%
Ratio of Avg SP to Avg OLP	95.7%	94.8%	0.94%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,613,928	\$2,579,375	1.34%
Attached Units Sold	0	0	%
Detached Units Sold	7	4	75.00%

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	1
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

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	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0	0	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	3	0	4	0	0	11	0	0
Avg Sold Price	\$0	\$0	\$1,863,333	\$0	\$3,176,875	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,310,000	\$0	\$3,002,500	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	42.24%	0.00%	5.81%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	3	0	0			

March 2025

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