

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$49,959,000	\$14,084,000	254.72%
Avg Sold Price	\$3,741,923	\$2,803,500	33.47%
Median Sold Price	\$2,800,000	\$3,010,000	-6.98%
Units Sold	13	5	160.00%
Avg Days on Market	24	51	-52.94%
Avg List Price for Solds	\$3,843,000	\$2,816,800	36.43%
Avg SP to OLP Ratio	95.4%	97.4%	-2.04%
Ratio of Avg SP to Avg OLP	97.0%	95.5%	1.59%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,741,923	\$2,803,500	33.47%
Attached Units Sold	0	0	%
Detached Units Sold	13	5	160.00%

- 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	5
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	3
11 to 20	1
21 to 30	2
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	0
361 to 720	1
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	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	3	0	0
\$2.5M to \$4,999,999	0	0	1	0	3	0	0
\$5,000,000+	0	0	0	0	3	0	0
Total	0	0	4	0	9	0	0
Avg Sold Price	\$0	\$0	\$1,727,500	\$0	\$4,637,222	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$1,310,000	\$0	\$3,176,875	\$0	\$0
Avg Sold % Change	0.00%	0.00%	31.87%	0.00%	45.97%	0.00%	0.00%
Prev Year - # of Solds	0	0	1	0	4	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
8	0	0
7	0	0
15	0	0

May 2025

Kent, Washington, DC

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↑ **100.0%**
from Apr 2025:
3

↑ **50.0%**
from May 2024:
4

YTD	2025	2024	+/-
	21	20	5.0%

5-year May average: 6

New Pendings**3**

↑ **200.0%**
from Apr 2025:
1

↔ **0.0%**
from May 2024:
3

YTD	2025	2024	+/-
	12	8	50.0%

5-year May average: 4

Closed Sales**3**

↑ **50.0%**
from Apr 2025:
2

↑ **200.0%**
from May 2024:
1

YTD	2025	2024	+/-
	13	5	160.0%

5-year May average: 3

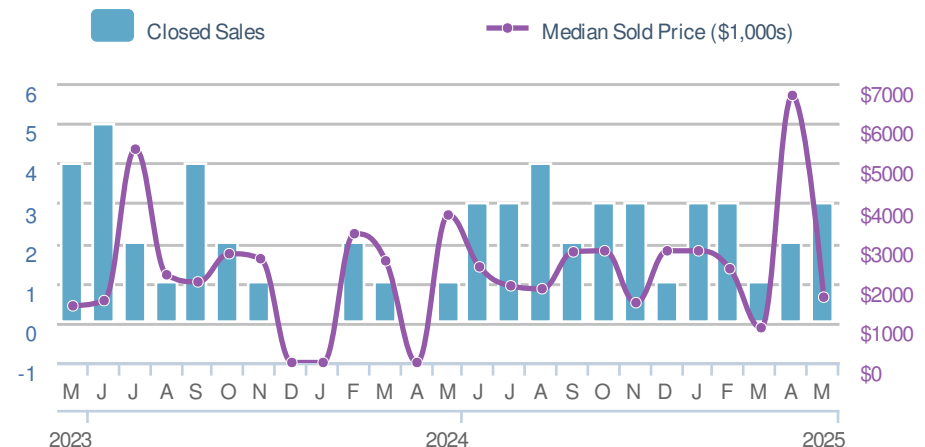
Median Sold Price**\$1,637,500**

↓ **-75.6%**
from Apr 2025:
\$6,697,500

↓ **-55.7%**
from May 2024:
\$3,700,000

YTD	2025	2024	+/-
	\$2,800,000	\$3,010,000	-7.0%

5-year May average: \$2,001,400

**Active Listings****15**

Min 5

8

Max 15

5-year May average

Apr 2025	May 2024
14	11

Avg DOM**13**

Min 5

13

16

Max 36

5-year May average

Apr 2025	May 2024	YTD
68	36	24

Avg Sold to OLP Ratio**99.1%**

Min 97.4%

99.1%

100.8%

Max 103.3%

5-year May average

Apr 2025	May 2024	YTD
93.7%	97.4%	95.4%