

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$57,558,000	\$22,334,000	157.71%
Avg Sold Price	\$3,502,812	\$2,774,062	26.27%
Median Sold Price	\$2,600,000	\$2,780,000	-6.47%
Units Sold	16	8	100.00%
Avg Days on Market	22	41	-46.34%
Avg List Price for Solds	\$3,597,375	\$2,791,750	28.86%
Avg SP to OLP Ratio	95.3%	97.0%	-1.73%
Ratio of Avg SP to Avg OLP	96.8%	95.3%	1.53%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,502,812	\$2,774,062	26.27%
Attached Units Sold	0	0	%
Detached Units Sold	16	8	100.00%

- 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	7
Conventional	8
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	4
11 to 20	1
21 to 30	2
31 to 60	1
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	5	0	0
\$2.5M to \$4,999,999	0	0	1	0	4	0	0
\$5,000,000+	0	0	0	0	3	0	0
Total	0	0	4	0	12	0	0
Avg Sold Price	\$0	\$0	\$1,727,500	\$0	\$4,094,583	\$0	\$0
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,310,000	\$0	\$3,080,416	\$0	\$0
Avg Sold % Change	0.00%	0.00%	31.87%	0.00%	32.92%	0.00%	0.00%
Prev Year - # of Solds	1	0	1	0	6	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
0	0	0
6	0	0
3	0	0
9	0	0

June 2025

Kent, Washington, DC

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↓ **-66.7%** ↓ **-66.7%**
from May 2025: 6 from Jun 2024: 6

YTD	2025	2024	+/-
	24	25	-4.0%

5-year Jun average: 4

New Pendings**4**

↑ **33.3%** ↑ **100.0%**
from May 2025: 3 from Jun 2024: 2

YTD	2025	2024	+/-
	17	10	70.0%

5-year Jun average: 3

Closed Sales**3**

↔ **0.0%** ↔ **0.0%**
from May 2025: 3 from Jun 2024: 3

YTD	2025	2024	+/-
	16	8	100.0%

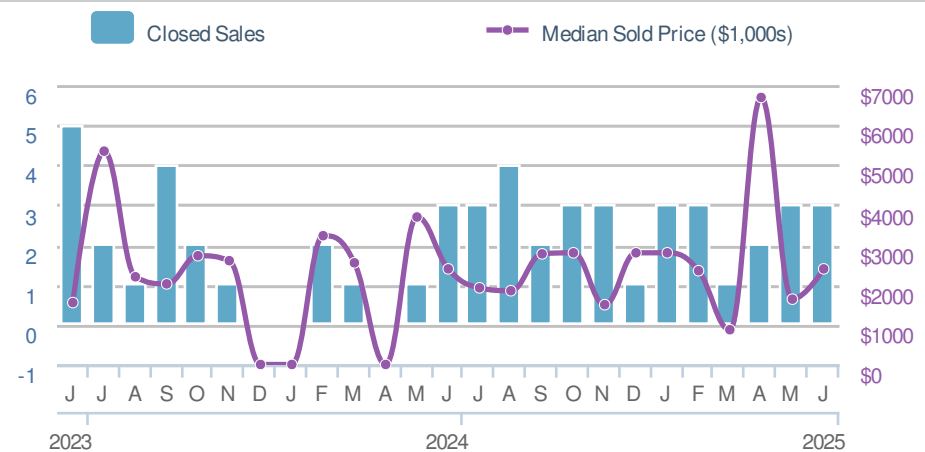
5-year Jun average: 4

Median Sold Price**\$2,400,000**

↑ **46.6%** ↔ **0.0%**
from May 2025: **\$1,637,500** from Jun 2024: **\$2,400,000**

YTD	2025	2024	+/-
	\$2,600,000	\$2,780,000	-6.5%

5-year Jun average: \$2,852,320

**Active Listings****9**

Min 4 8 9 Max 14
5-year Jun average

May 2025	Jun 2024
15	14

Avg DOM**16**

Min 5 16 22 Max 39
5-year Jun average

May 2025	Jun 2024	YTD
13	25	22

Avg Sold to OLP Ratio**95.2%**

Min 95.2% 95.2% 97.3% Max 100.7%
5-year Jun average

May 2025	Jun 2024	YTD
99.1%	96.4%	95.3%