

**January thru July 2025 YTD**  
Kent, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$89,137,900	\$27,934,000	219.10%
Avg Sold Price	\$4,151,190	\$2,550,681	62.75%
Median Sold Price	\$2,800,000	\$2,400,000	16.67%
Units Sold	21	11	90.91%
Avg Days on Market	29	31	-6.45%
Avg List Price for Solds	\$4,244,661	\$2,539,454	67.15%
Avg SP to OLP Ratio	95.4%	99.4%	-4.02%
Ratio of Avg SP to Avg OLP	97.0%	97.2%	-0.17%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,151,190	\$2,550,681	62.75%
Attached Units Sold	0	0	%
Detached Units Sold	21	11	90.91%

**Financing (Sold)**

Assumption	0
Cash	10
Conventional	10
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	5
1 to 10	6
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	1
361 to 720	2
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	2	0	6	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	1	0	7	0	0	8	0	0
\$5,000,000+	0	0	0	0	4	0	0	2	0	0
Total	0	0	4	0	17	0	0	11	0	0
Avg Sold Price	\$0	\$0	\$1,727,500	\$0	\$4,721,470	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,310,000	\$0	\$2,705,277	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	31.87%	0.00%	74.53%	0.00%	0.00%			
Prev Year - # of Solds	1	0	1	0	9	0	0			

**July 2025**

Kent, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****4**

**100.0%**   **300.0%**  
 from Jun 2025:   from Jul 2024:  
 2   1

YTD	2025	2024	+/-
	<b>31</b>	<b>23</b>	34.8%

5-year Jul average: **3****New Pendings****0**

**-100.0%**   **-100.0%**  
 from Jun 2025:   from Jul 2024:  
 4   2

YTD	2025	2024	+/-
	<b>18</b>	<b>13</b>	38.5%

5-year Jul average: **1****Closed Sales****4**

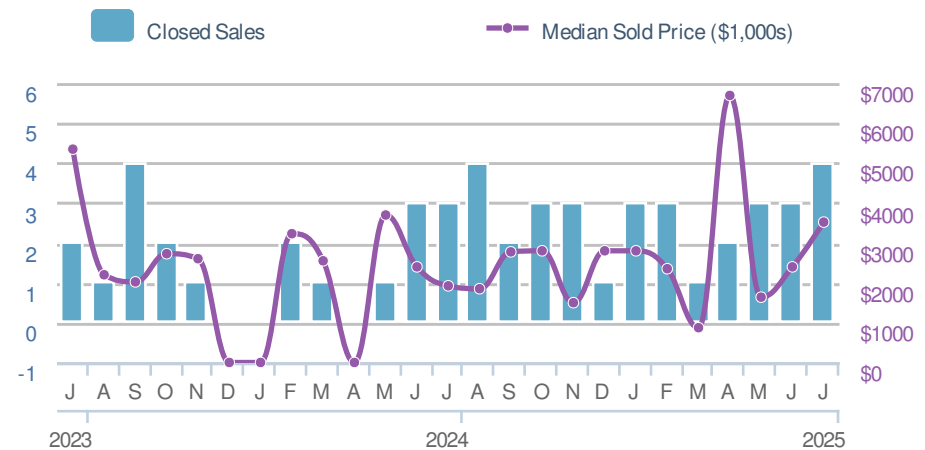
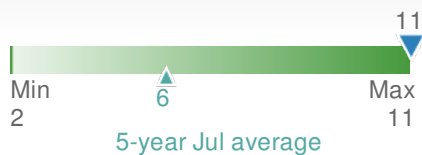
**33.3%**   **33.3%**  
 from Jun 2025:   from Jul 2024:  
 3   3

YTD	2025	2024	+/-
	<b>21</b>	<b>11</b>	90.9%

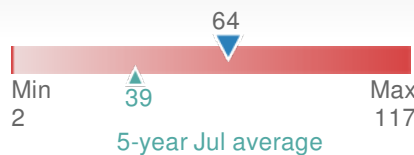
5-year Jul average: **4****Median Sold Price****\$3,522,500**

**46.8%**   **83.0%**  
 from Jun 2025:   from Jul 2024:  
 \$2,400,000   \$1,925,000

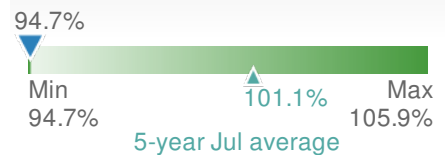
YTD	2025	2024	+/-
	<b>\$2,800,000</b>	<b>\$2,400,000</b>	16.7%

5-year Jul average: **\$3,219,500****Active Listings****11**

Jun 2025	Jul 2024
<b>9</b>	<b>2</b>

**Avg DOM****64**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>2</b>	<b>29</b>

**Avg Sold to OLP Ratio****94.7%**

Jun 2025	Jul 2024	YTD
<b>95.2%</b>	<b>105.9%</b>	<b>95.4%</b>