

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$98,632,900	\$37,328,000	164.23%
Avg Sold Price	\$4,362,500	\$2,458,833	77.42%
Median Sold Price	\$2,897,500	\$2,400,000	20.73%
Units Sold	22	15	46.67%
Avg Days on Market	40	28	42.86%
Avg List Price for Solds	\$4,483,313	\$2,488,533	80.16%
Avg SP to OLP Ratio	95.3%	98.0%	-2.72%
Ratio of Avg SP to Avg OLP	96.6%	95.2%	1.46%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,362,500	\$2,458,833	77.42%
Attached Units Sold	0	0	%
Detached Units Sold	22	15	46.67%

- 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	11
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	2
361 to 720	2
721+	0

Sold 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	3	0	0
\$2.5M to \$4,999,999	0	0	1	0	7	0	0	11	0	0
\$5,000,000+	0	0	0	0	5	0	0	3	0	0
Total	0	0	4	0	18	0	0	17	0	0
Avg Sold Price	\$0	\$0	\$1,727,500				\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,500				\$0			
Avg Sold % Change	0.00%	0.00%	41.89%				0.00%			
Prev Year - # of Solds	1	0	2				0			

Active Detail

August 2025

Kent, Washington, DC

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4**↑ 60.0%**from Aug 2024:
5

YTD	2025	2024	+/-
	39	30	30.0%

5-year Aug average: **4****New Pendings****1****↔ 0.0%**from Jul 2025:
0**↔ 0.0%**from Aug 2024:
0

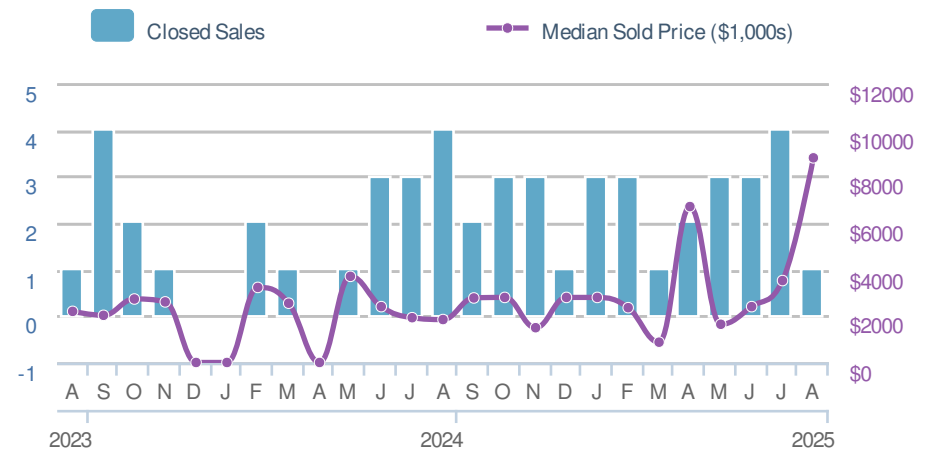
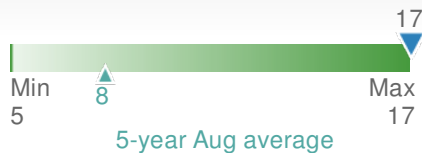
YTD	2025	2024	+/-
	19	15	26.7%

5-year Aug average: **1****Closed Sales****1****↓ -75.0%**from Jul 2025:
4**↓ -75.0%**from Aug 2024:
4

YTD	2025	2024	+/-
	22	15	46.7%

5-year Aug average: **2****Median Sold Price****\$8,800,000****↑ 149.8%**from Jul 2025:
\$3,522,500**↑ 375.7%**from Aug 2024:
\$1,850,000

YTD	2025	2024	+/-
	\$2,897,500	\$2,400,000	20.7%

5-year Aug average: **\$3,077,000****Active Listings****17**

Jul 2025	Aug 2024
11	6

Avg DOM**268**

Jul 2025	Aug 2024	YTD
64	21	40

Avg Sold to OLP Ratio**92.7%**

Jul 2025	Aug 2024	YTD
94.7%	94.0%	95.3%