

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$114,044,400	\$51,173,000	122.86%
Avg Sold Price	\$4,119,907	\$2,531,775	62.73%
Median Sold Price	\$2,800,000	\$2,475,000	13.13%
Units Sold	27	20	35.00%
Avg Days on Market	34	27	25.93%
Avg List Price for Solds	\$4,223,866	\$2,558,650	65.08%
Avg SP to OLP Ratio	96.4%	98.8%	-2.43%
Ratio of Avg SP to Avg OLP	96.9%	96.3%	0.61%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,119,907	\$2,531,775	62.73%
Attached Units Sold	0	0	%
Detached Units Sold	27	20	35.00%

- 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	13
Conventional	13
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	10
11 to 20	1
21 to 30	3
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
	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	3	0	7	0	0
\$2.5M to \$4,999,999	0	0	1	0	9	0	0
\$5,000,000+	0	0	0	0	6	0	0
Total	0	0	5	0	22	0	0
Avg Sold Price	\$0	\$0	\$1,694,500	\$0	\$4,671,136	\$0	\$0
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,500	\$0	\$2,694,147	\$0	\$0
Avg Sold % Change	0.00%	0.00%	39.18%	0.00%	73.38%	0.00%	0.00%
Prev Year - # of Solds	1	0	2	0	17	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
2	0	0
8	0	0
5	0	0
15	0	0

October 2025

Kent, Washington, DC

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166.7%
 from Sep 2025:
 3

14.3%
 from Oct 2024:
 7

YTD	2025	2024	+/-
	53	43	23.3%

5-year Oct average: 5

New Pendings**3**

-25.0%
 from Sep 2025:
 4

-40.0%
 from Oct 2024:
 5

YTD	2025	2024	+/-
	27	23	17.4%

5-year Oct average: 3

Closed Sales**3**

50.0%
 from Sep 2025:
 2

0.0%
 from Oct 2024:
 3

YTD	2025	2024	+/-
	27	20	35.0%

5-year Oct average: 3

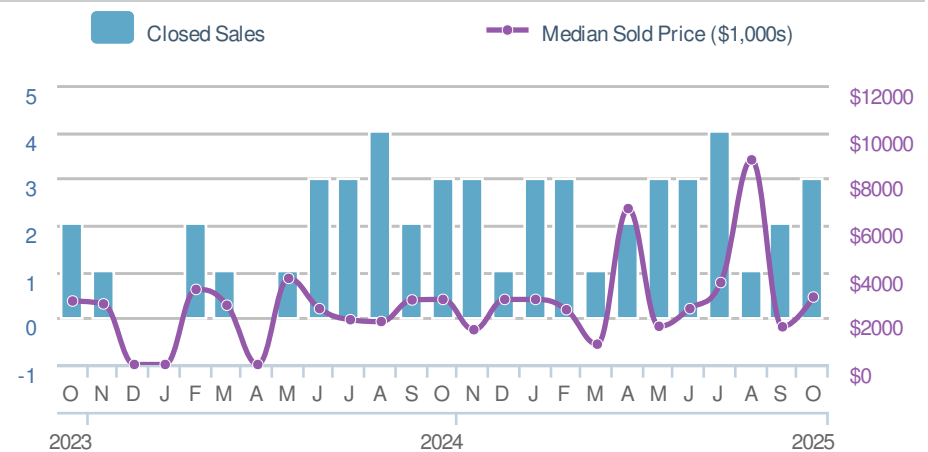
Median Sold Price**\$2,900,000**

79.2%
 from Sep 2025:
 \$1,618,750

3.6%
 from Oct 2024:
 \$2,800,000

YTD	2025	2024	+/-
	\$2,800,000	\$2,475,000	13.1%

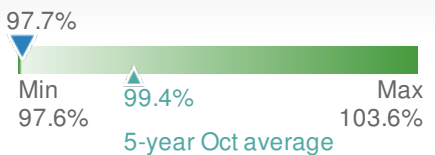
5-year Oct average: \$2,367,000

**Active Listings****15**

Sep 2025	Oct 2024
17	9

Avg DOM**11**

Sep 2025	Oct 2024	YTD
4	15	34

Avg Sold to OLP Ratio**97.7%**

Sep 2025	Oct 2024	YTD
105.9%	103.6%	96.4%