

January thru December 2025 YTD

Kent, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$133,753,300	\$60,788,000	120.03%
Avg Sold Price	\$3,946,439	\$2,416,020	63.34%
Median Sold Price	\$2,900,000	\$2,400,000	20.83%
Units Sold	33	25	32.00%
Avg Days on Market	34	25	36.00%
Avg List Price for Solds	\$4,053,130	\$2,431,520	66.69%
Avg SP to OLP Ratio	96.4%	98.8%	-2.41%
Ratio of Avg SP to Avg OLP	96.7%	96.3%	0.37%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,946,439	\$2,416,020	63.34%
Attached Units Sold	0	0	%
Detached Units Sold	33	25	32.00%

Financing (Sold)

Assumption	0
Cash	15
Conventional	17
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	11
11 to 20	1
21 to 30	3
31 to 60	3
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	5
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	3	0	9	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	1	0	12	0	0	4	0	0
\$5,000,000+	0	0	0	0	7	0	0	3	0	0
Total	0	0	5	0	28	0	0	9	0	0
Avg Sold Price	\$0	\$0	\$1,694,500	\$0	\$4,348,571	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,500	\$0	\$2,525,704	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	39.18%	0.00%	72.17%	0.00%	0.00%			
Prev Year - # of Solds	1	0	2	0	22	0	0			

December 2025

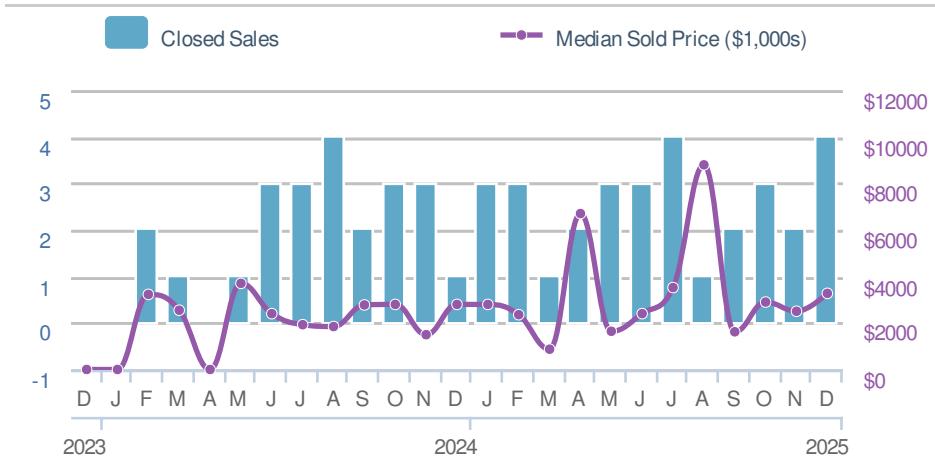
Kent, Washington, DC

New Listings	2	
↔ 0.0%	↑ 100.0%	
from Nov 2025: 2	from Dec 2024: 1	
YTD 2025 2024 +/-		
57	48	18.8%
5-year Dec average: 2		

New Pending	0	
↓ -100.0%	↔ 0.0%	
from Nov 2025: 3	from Dec 2024: 0	
YTD 2025 2024 +/-		
30	26	15.4%
5-year Dec average: 1		

Closed Sales	4	
↑ 100.0%	↑ 300.0%	
from Nov 2025: 2	from Dec 2024: 1	
YTD 2025 2024 +/-		
33	25	32.0%
5-year Dec average: 2		

Median Sold Price	\$3,275,000	
↑ 31.0%	↑ 17.0%	
from Nov 2025: \$2,500,000	from Dec 2024: \$2,800,000	
YTD 2025 2024 +/-		
\$2,900,000	\$2,400,000	20.8%
5-year Dec average: \$2,098,200		



Active Listings	9	
Min 2	6	Max 9
5-year Dec average		
Nov 2025 Dec 2024		
13	8	

Avg DOM	21	
Min 0	27	Max 84
5-year Dec average		
Nov 2025 Dec 2024 YTD		
64	15	34

Avg Sold to OLP Ratio	97.5%	
Min 0.0%	80.8%	Max 104.0%
5-year Dec average		
Nov 2025 Dec 2024 YTD		
94.7%	100.2%	96.4%