

**January thru August 2026 YTD**

Kent, Washington, DC (Advertised)

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

|                            | 2026         | 2025         | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume         | \$90,238,000 | \$98,632,900 | -8.51%   |
| Avg Sold Price             | \$3,147,183  | \$4,362,500  | -27.86%  |
| Median Sold Price          | \$2,472,500  | \$2,897,500  | -14.67%  |
| Units Sold                 | 28           | 22           | 27.27%   |
| Avg Days on Market         | 35           | 40           | -12.50%  |
| Avg List Price for Solds   | \$3,222,785  | \$4,483,313  | -28.12%  |
| Avg SP to OLP Ratio        | 95.9%        | 95.3%        | 0.62%    |
| Ratio of Avg SP to Avg OLP | 96.4%        | 96.6%        | -0.22%   |
| Attached Avg Sold Price    | \$1,106,531  | \$0          | 0%       |
| Detached Avg Sold Price    | \$3,487,291  | \$4,362,500  | -20.06%  |
| Attached Units Sold        | 4            | 0            | 0%       |
| Detached Units Sold        | 24           | 22           | 9.09%    |

**Financing (Sold)**

|              |    |
|--------------|----|
| Assumption   | 0  |
| Cash         | 9  |
| Conventional | 16 |
| FHA          | 0  |
| Other        | 1  |
| Owner        | 0  |
| VA           | 1  |

**Days on Market (Sold)**

|            |    |
|------------|----|
| 0          | 4  |
| 1 to 10    | 10 |
| 11 to 20   | 4  |
| 21 to 30   | 1  |
| 31 to 60   | 2  |
| 61 to 90   | 0  |
| 91 to 120  | 2  |
| 121 to 180 | 1  |
| 181 to 360 | 4  |
| 361 to 720 | 0  |
| 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           | 0           | 1           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$1M to \$2,499,999        | 1            | 0           | 0           | 2           | 9            | 1           | 0          | 1               | 0           | 0          |
| \$2.5M to \$4,999,999      | 0            | 0           | 0           | 0           | 10           | 0           | 0          | 4               | 0           | 0          |
| \$5,000,000+               | 0            | 0           | 0           | 0           | 4            | 0           | 0          | 0               | 0           | 0          |
| Total                      | 1            | 0           | 0           | 3           | 23           | 1           | 0          | 5               | 0           | 0          |
| Avg Sold Price             | \$1,300,000  | \$0         | \$0         | \$1,097,041 | \$3,582,391  | \$1,135,000 | \$0        |                 |             |            |
| Prev Year - Avg Sold Price | \$0          | \$0         | \$1,727,500 | \$0         | \$4,948,055  | \$0         | \$0        |                 |             |            |
| Avg Sold % Change          | 0.00%        | 0.00%       | 0.00%       | 0.00%       | -27.60%      | 0.00%       | 0.00%      |                 |             |            |
| Prev Year - # of Solds     | 0            | 0           | 4           | 0           | 18           | 0           | 0          |                 |             |            |

**August 2026**

Kent, Washington, DC

**New Listings****4****↑ 100.0%**from Jul 2026:  
**2****↓ -50.0%**from Aug 2025:  
**8**

| YTD | 2026      | 2025      | +/-  |
|-----|-----------|-----------|------|
|     | <b>40</b> | <b>39</b> | 2.6% |

5-year Aug average: **5****New Pendings****3****↑ 50.0%**from Jul 2026:  
**2****↑ 200.0%**from Aug 2025:  
**1**

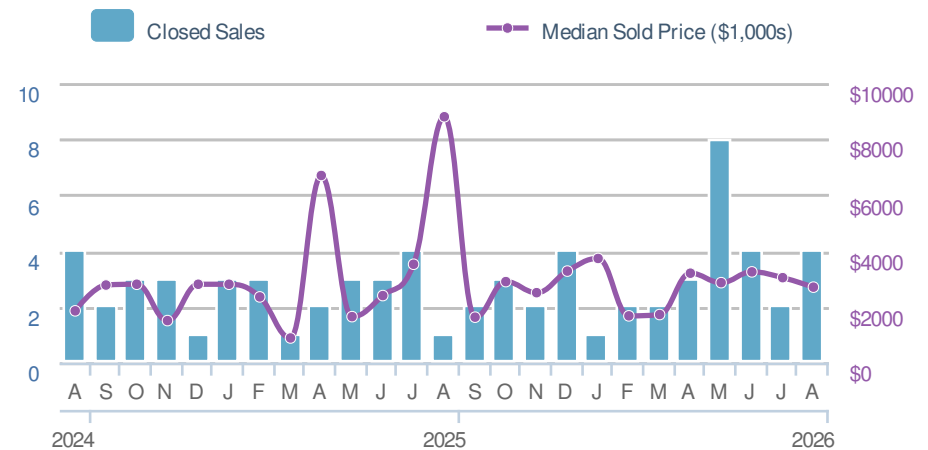
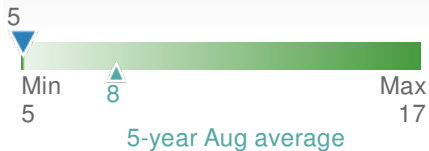
| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>30</b> | <b>19</b> | 57.9% |

5-year Aug average: **1****Closed Sales****4****↑ 100.0%**from Jul 2026:  
**2****↑ 300.0%**from Aug 2025:  
**1**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>28</b> | <b>22</b> | 27.3% |

5-year Aug average: **2****Median Sold Price****\$2,700,000****↓ -11.1%**from Jul 2026:  
**\$3,037,500****↓ -69.3%**from Aug 2025:  
**\$8,800,000**

| YTD | 2026               | 2025               | +/-    |
|-----|--------------------|--------------------|--------|
|     | <b>\$2,472,500</b> | <b>\$2,897,500</b> | -14.7% |

5-year Aug average: **\$3,316,000****Active Listings****5**

| Jul 2026 | Aug 2025  |
|----------|-----------|
| <b>3</b> | <b>17</b> |

**Avg DOM****120**

| Jul 2026 | Aug 2025   | YTD       |
|----------|------------|-----------|
| <b>4</b> | <b>268</b> | <b>35</b> |

**Avg Sold to OLP Ratio****90.8%**

| Jul 2026      | Aug 2025     | YTD          |
|---------------|--------------|--------------|
| <b>100.6%</b> | <b>92.7%</b> | <b>95.9%</b> |