

January thru March 2025 YTD
Wesley Heights, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$27,574,000	\$22,558,300	22.23%
Avg Sold Price	\$1,239,159	\$1,078,900	14.85%
Median Sold Price	\$602,500	\$905,000	-33.43%
Units Sold	22	21	4.76%
Avg Days on Market	42	40	5.00%
Avg List Price for Solds	\$1,253,363	\$1,074,204	16.68%
Avg SP to OLP Ratio	97.6%	98.6%	-1.06%
Ratio of Avg SP to Avg OLP	97.5%	97.9%	-0.40%
Attached Avg Sold Price	\$711,472	\$841,152	-15.42%
Detached Avg Sold Price	\$3,613,750	\$3,337,500	8.28%
Attached Units Sold	18	19	-5.26%
Detached Units Sold	4	2	100.00%

Financing (Sold)

Assumption	0
Cash	12
Conventional	8
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	5
11 to 20	3
21 to 30	2
31 to 60	0
61 to 90	4
91 to 120	4
121 to 180	1
181 to 360	0
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	6
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	2	1	1	1	0	2	1
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	3	0	0
Total	0	0	0	2	4	1	15	7	2	19
Avg Sold Price	\$0	\$0	\$0	\$1,497,500	\$3,613,750	\$1,500,000	\$554,100			
Prev Year - Avg Sold Price	\$0	\$0	\$1,750,000	\$1,301,740	\$4,925,000	\$0	\$676,657			
Avg Sold % Change	0.00%	0.00%	0.00%	15.04%	-26.62%	0.00%	-18.11%			
Prev Year - # of Solds	0	0	1	5	1	0	14			

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