

## January thru May 2025 YTD

Wesley Heights, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$59,248,900	\$43,204,600	37.14%
Avg Sold Price	\$1,497,153	\$1,110,135	34.86%
Median Sold Price	\$625,000	\$782,500	-20.13%
Units Sold	39	38	2.63%
Avg Days on Market	46	37	24.32%
Avg List Price for Solds	\$1,519,202	\$1,136,963	33.62%
Avg SP to OLP Ratio	96.6%	97.5%	-0.85%
Ratio of Avg SP to Avg OLP	97.5%	95.9%	1.73%
Attached Avg Sold Price	\$663,354	\$731,567	-9.32%
Detached Avg Sold Price	\$4,728,125	\$3,129,166	51.10%
Attached Units Sold	31	32	-3.13%
Detached Units Sold	8	6	33.33%

## Financing (Sold)

Assumption	0
Cash	20
Conventional	16
FHA	0
Other	1
Owner	0
VA	1

## Days on Market (Sold)

0	4
1 to 10	11
11 to 20	4
21 to 30	3
31 to 60	2
61 to 90	5
91 to 120	4
121 to 180	4
181 to 360	1
361 to 720	1
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

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	2	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	10	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	3
\$1M to \$2,499,999	0	0	1	2	1	1	2	0	2	2
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	6	0	0
\$5,000,000+	0	0	0	0	3	0	0	6	0	0
Total	0	0	1	2	7	1	28	12	2	25
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,497,500	\$5,121,428	\$1,500,000	\$573,892			
Prev Year - Avg Sold Price	\$0	\$0	\$1,625,000	\$1,267,283	\$3,881,250	\$0	\$607,940			
Avg Sold % Change	0.00%	0.00%	21.54%	18.17%	31.95%	0.00%	-5.60%			
Prev Year - # of Solds	0	0	2	6	4	0	26			

## Active Detail

**May 2025**

Kent, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****6****↑ 100.0%**from Apr 2025:  
**3****↑ 50.0%**from May 2024:  
**4**

YTD	2025	2024	+/-
	<b>21</b>	<b>20</b>	<b>5.0%</b>

5-year May average: **6****New Pendings****3****↑ 200.0%**from Apr 2025:  
**1****↔ 0.0%**from May 2024:  
**3**

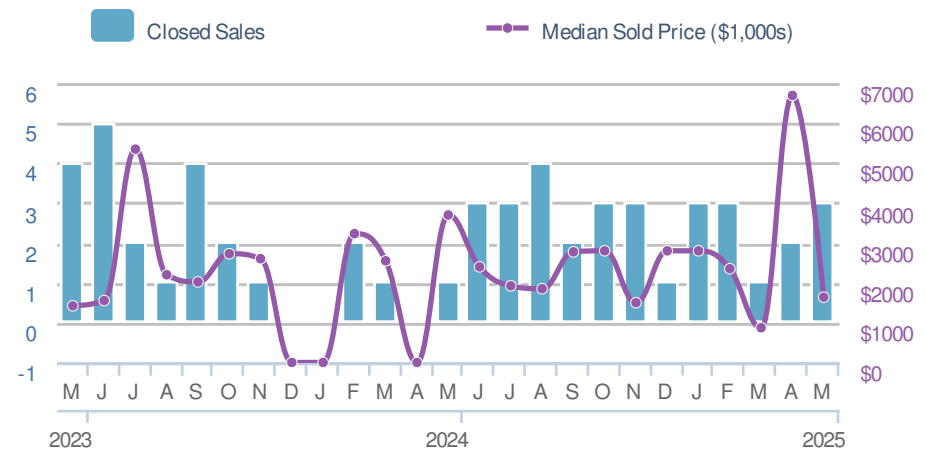
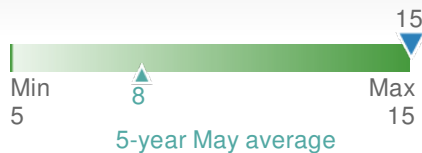
YTD	2025	2024	+/-
	<b>12</b>	<b>8</b>	<b>50.0%</b>

5-year May average: **4****Closed Sales****3****↑ 50.0%**from Apr 2025:  
**2****↑ 200.0%**from May 2024:  
**1**

YTD	2025	2024	+/-
	<b>13</b>	<b>5</b>	<b>160.0%</b>

5-year May average: **3****Median Sold Price****\$1,637,500****↓ -75.6%**from Apr 2025:  
**\$6,697,500****↓ -55.7%**from May 2024:  
**\$3,700,000**

YTD	2025	2024	+/-
	<b>\$2,800,000</b>	<b>\$3,010,000</b>	<b>-7.0%</b>

5-year May average: **\$2,001,400****Active Listings****15**

Apr 2025	May 2024
<b>14</b>	<b>11</b>

**Avg DOM****13**

Apr 2025	May 2024	YTD
<b>68</b>	<b>36</b>	<b>24</b>

**Avg Sold to OLP Ratio****99.1%**

Apr 2025	May 2024	YTD
<b>93.7%</b>	<b>97.4%</b>	<b>95.4%</b>