

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

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$72,647,690	\$62,338,500	16.54%
Avg Sold Price	\$1,368,988	\$1,244,441	10.01%
Median Sold Price	\$602,500	\$825,000	-26.97%
Units Sold	52	49	6.12%
Avg Days on Market	40	35	14.29%
Avg List Price for Solds	\$1,397,070	\$1,272,214	9.81%
Avg SP to OLP Ratio	96.6%	97.5%	-0.96%
Ratio of Avg SP to Avg OLP	97.0%	96.5%	0.55%
Attached Avg Sold Price	\$658,717	\$735,691	-10.46%
Detached Avg Sold Price	\$4,016,363	\$3,505,555	14.57%
Attached Units Sold	41	40	2.50%
Detached Units Sold	11	9	22.22%

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	28
Conventional	19
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	15
11 to 20	7
21 to 30	3
31 to 60	4
61 to 90	8
91 to 120	4
121 to 180	4
181 to 360	1
361 to 720	1
721+	0

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	7	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	12	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	2
\$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	1
\$1M to \$2,499,999	0	0	1	3	3	1	4	1	2	2
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	4	0	0
\$5,000,000+	0	0	0	0	3	0	0	4	0	0
Total	0	0	1	3	10	1	37	9	2	25
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,456,666	\$4,220,500	\$1,500,000	\$571,281			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,267,283	\$4,465,833	\$0	\$641,880			
Avg Sold % Change	0.00%	0.00%	24.61%	14.94%	-5.49%	0.00%	-11.00%			
Prev Year - # of Solds	0	0	3	6	6	0	34			

Active Detail

**June 2025**

Wesley Heights, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****8**

**-55.6%**  
 from May 2025:  
**18**

**-33.3%**  
 from Jun 2024:  
**12**

YTD	2025	2024	+/-
	<b>91</b>	<b>77</b>	18.2%

5-year Jun average: **13****New Pendings****10**

**0.0%**  
 from May 2025:  
**10**

**25.0%**  
 from Jun 2024:  
**8**

YTD	2025	2024	+/-
	<b>57</b>	<b>54</b>	5.6%

5-year Jun average: **9****Closed Sales****13**

**85.7%**  
 from May 2025:  
**7**

**18.2%**  
 from Jun 2024:  
**11**

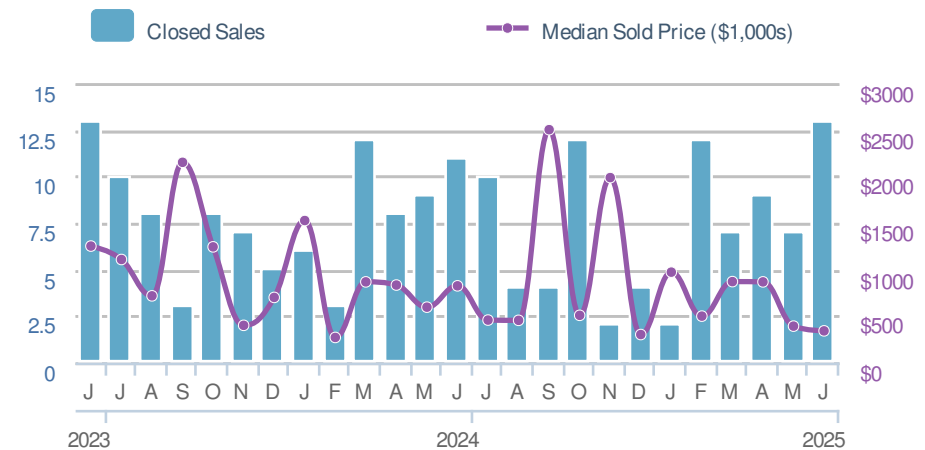
YTD	2025	2024	+/-
	<b>52</b>	<b>49</b>	6.1%

5-year Jun average: **13****Median Sold Price****\$340,000**

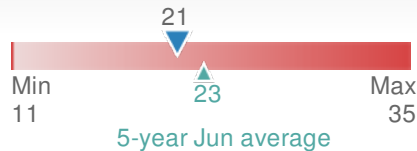
**-12.8%**  
 from May 2025:  
**\$390,000**

**-58.8%**  
 from Jun 2024:  
**\$825,000**

YTD	2025	2024	+/-
	<b>\$602,500</b>	<b>\$825,000</b>	-27.0%

5-year Jun average: **\$844,832****Active Listings****36**

May 2025	Jun 2024
<b>39</b>	<b>29</b>

**Avg DOM****21**

May 2025	Jun 2024	YTD
<b>82</b>	<b>32</b>	<b>40</b>

**Avg Sold to OLP Ratio****96.3%**

May 2025	Jun 2024	YTD
<b>94.6%</b>	<b>97.6%</b>	<b>96.6%</b>