

January thru July 2025 YTD

Wesley Heights, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$79,292,590	\$77,631,300	2.14%
Avg Sold Price	\$1,386,516	\$1,255,144	10.47%
Median Sold Price	\$718,500	\$760,000	-5.46%
Units Sold	56	60	-6.67%
Avg Days on Market	39	40	-2.50%
Avg List Price for Solds	\$1,415,939	\$1,293,855	9.44%
Avg SP to OLP Ratio	96.5%	96.7%	-0.24%
Ratio of Avg SP to Avg OLP	96.9%	95.3%	1.64%
Attached Avg Sold Price	\$700,338	\$702,673	-0.33%
Detached Avg Sold Price	\$3,902,500	\$4,017,500	-2.86%
Attached Units Sold	44	50	-12.00%
Detached Units Sold	12	10	20.00%

Financing (Sold)

Assumption	0
Cash	31
Conventional	20
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	17
11 to 20	7
21 to 30	3
31 to 60	5
61 to 90	9
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**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	7	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	12	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	5	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	6	2	1	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	3	0	0
\$5,000,000+	0	0	0	0	3	0	0	2	0	0
Total	0	0	1	3	11	1	40	7	1	24
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,456,666	\$4,077,727	\$1,500,000	\$623,622			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,267,283	\$5,060,000	\$0	\$625,680			
Avg Sold % Change	0.00%	0.00%	24.61%	14.94%	-19.41%	0.00%	-0.33%			
Prev Year - # of Solds	0	0	3	6	7	0	44			

July 2025

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 **-37.5%**
 **25.0%**
 from Jun 2025: 8 from Jul 2024: 4

YTD	2025	2024	+/-
	101	82	23.2%

5-year Jul average: 8

New Pendings**8**

 **-20.0%**
 **33.3%**
 from Jun 2025: 10 from Jul 2024: 6

YTD	2025	2024	+/-
	65	59	10.2%

5-year Jul average: 7



Closed Sales**4**

 **-69.2%**
 **-60.0%**
 from Jun 2025: 13 from Jul 2024: 10

YTD	2025	2024	+/-
	56	60	-6.7%

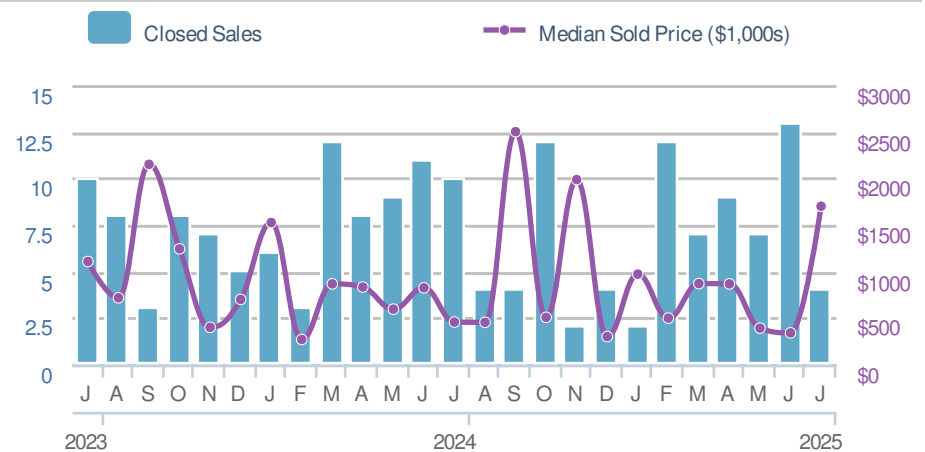
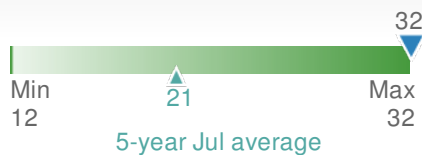
5-year Jul average: 8

Median Sold Price**\$1,700,000**

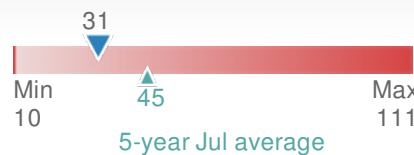
 **400.0%**
 **273.2%**
 from Jun 2025: \$340,000 from Jul 2024: \$455,500

YTD	2025	2024	+/-
	\$718,500	\$760,000	-5.5%

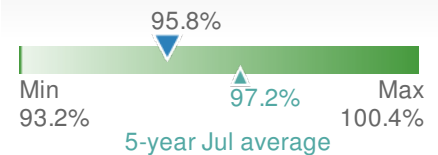
5-year Jul average: \$1,224,950

**Active Listings****32**

Jun 2025	Jul 2024
36	23

Avg DOM**31**

Jun 2025	Jul 2024	YTD
21	53	39

Avg Sold to OLP Ratio**95.8%**

Jun 2025	Jul 2024	YTD
96.3%	93.2%	96.5%