

January thru August 2025 YTD

Wesley Heights, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$88,422,090	\$80,360,300	10.03%
Avg Sold Price	\$1,292,864	\$1,198,970	7.83%
Median Sold Price	\$830,000	\$680,000	22.06%
Units Sold	67	65	3.08%
Avg Days on Market	37	39	-5.13%
Avg List Price for Solds	\$1,319,732	\$1,236,312	6.75%
Avg SP to OLP Ratio	96.4%	96.5%	-0.11%
Ratio of Avg SP to Avg OLP	96.9%	95.3%	1.71%
Attached Avg Sold Price	\$711,701	\$686,510	3.67%
Detached Avg Sold Price	\$3,706,923	\$4,017,500	-7.73%
Attached Units Sold	54	55	-1.82%
Detached Units Sold	13	10	30.00%

- 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	34
Conventional	28
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	6
1 to 10	20
11 to 20	9
21 to 30	4
31 to 60	9
61 to 90	9
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
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	13
\$400K to \$499,999	0	0	0	0	0	0	6
\$500K to \$599,999	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	10
\$1M to \$2,499,999	0	0	1	4	4	1	7
\$2.5M to \$4,999,999	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	3	0	0
Total	0	0	1	4	12	1	49
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,420,500	\$3,851,250	\$1,500,000	\$637,753
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,267,283	\$5,060,000	\$0	\$615,395
Avg Sold % Change	0.00%	0.00%	24.61%	12.09%	-23.89%	0.00%	3.63%
Prev Year - # of Solds	0	0	3	6	7	0	49

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	7
0	0	8
0	0	2
0	0	3
0	0	0
0	1	1
2	0	2
2	0	0
2	0	0
6	1	23

August 2025

Observatory Circle, Washington, DC

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9**↑ 33.3%**from Aug 2024:
3

YTD	2025	2024	+/-
	89	43	107.0%

5-year Aug average: **5****New Pendings****4****↓ -50.0%**from Jul 2025:
8**↑ 100.0%**from Aug 2024:
2

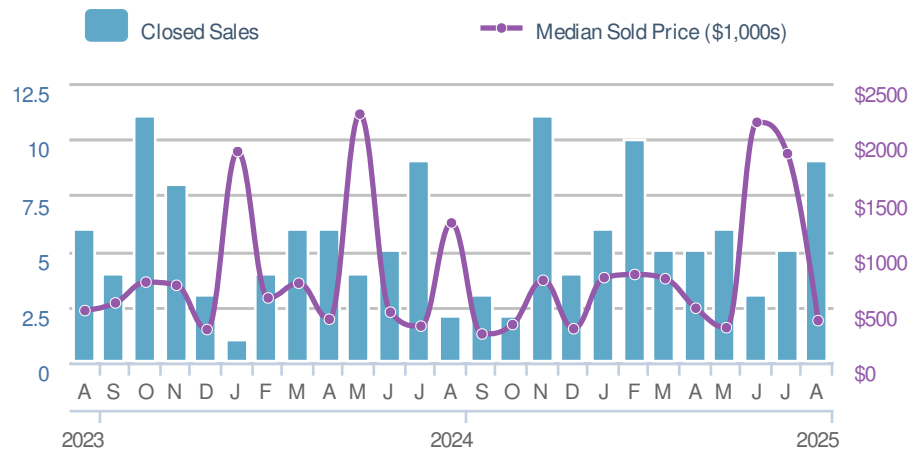
YTD	2025	2024	+/-
	46	40	15.0%

5-year Aug average: **3****Closed Sales****9****↑ 80.0%**from Jul 2025:
5**↑ 350.0%**from Aug 2024:
2

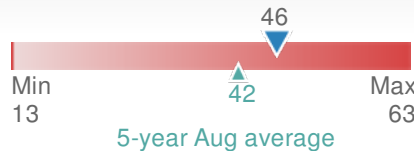
YTD	2025	2024	+/-
	50	38	31.6%

5-year Aug average: **5****Median Sold Price****\$375,000****↓ -80.0%**from Jul 2025:
\$1,871,000**↓ -70.0%**from Aug 2024:
\$1,250,000

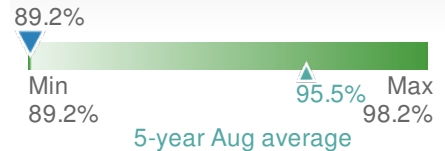
YTD	2025	2024	+/-
	\$751,000	\$449,500	67.1%

5-year Aug average: **\$712,000****Active Listings****29**

Jul 2025	Aug 2024
33	9

Avg DOM**46**

Jul 2025	Aug 2024	YTD
43	13	36

Avg Sold to OLP Ratio**89.2%**

Jul 2025	Aug 2024	YTD
90.9%	97.3%	94.1%