

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$114,821,390	\$103,155,850	11.31%
Avg Sold Price	\$1,383,419	\$1,235,557	11.97%
Median Sold Price	\$821,000	\$650,000	26.31%
Units Sold	80	81	-1.23%
Avg Days on Market	50	43	16.28%
Avg List Price for Solds	\$1,435,267	\$1,273,529	12.70%
Avg SP to OLP Ratio	95.5%	96.2%	-0.78%
Ratio of Avg SP to Avg OLP	90.8%	95.1%	-4.48%
Attached Avg Sold Price	\$682,675	\$677,315	0.79%
Detached Avg Sold Price	\$3,980,294	\$3,907,142	1.87%
Attached Units Sold	63	67	-5.97%
Detached Units Sold	17	14	21.43%

- 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	41
Conventional	34
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	7
1 to 10	21
11 to 20	11
21 to 30	5
31 to 60	9
61 to 90	10
91 to 120	4
121 to 180	7
181 to 360	4
361 to 720	2
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	11
\$300K to \$399,999	0	0	0	0	0	0	15
\$400K to \$499,999	0	0	0	0	0	0	8
\$500K to \$599,999	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	2
\$800K to \$999,999	0	1	0	0	0	0	11
\$1M to \$2,499,999	0	0	2	4	5	1	7
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	4	0	0
Total	0	1	2	4	15	1	57
Avg Sold Price	\$0	\$910,000	\$1,825,000	\$1,420,500	\$4,267,666	\$1,500,000	\$612,570
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,300,528	\$4,540,454	\$0	\$604,607
Avg Sold % Change	0.00%	0.00%	15.14%	9.22%	-6.01%	0.00%	1.32%
Prev Year - # of Solds	0	0	3	7	11	0	60

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	6
0	0	5
0	0	5
0	0	3
0	0	0
0	0	3
2	2	3
2	0	0
4	0	0
8	2	25

October 2025

Wesley Heights, Washington, DC

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11**↓-29.4%**from Oct 2024:
17

YTD	2025	2024	+/-
	138	121	14.0%

5-year Oct average: **11****New Pendings****6****↓-33.3%**from Sep 2025:
9**↑50.0%**from Oct 2024:
4

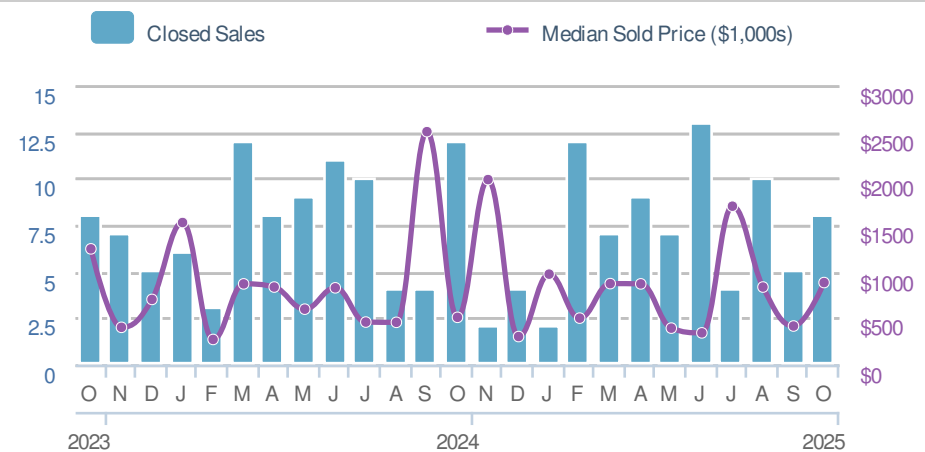
YTD	2025	2024	+/-
	82	80	2.5%

5-year Oct average: **7****Closed Sales****8****↑60.0%**from Sep 2025:
5**↓-33.3%**from Oct 2024:
12

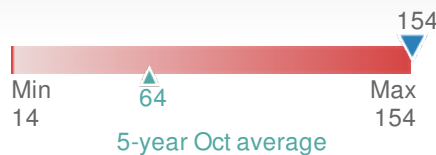
YTD	2025	2024	+/-
	80	81	-1.2%

5-year Oct average: **8****Median Sold Price****\$879,500****↑113.5%**from Sep 2025:
\$412,000**↑73.3%**from Oct 2024:
\$507,500

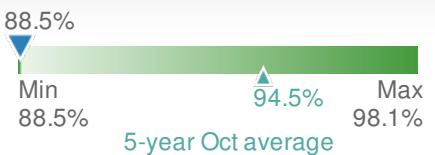
YTD	2025	2024	+/-
	\$821,000	\$650,000	26.3%

5-year Oct average: **\$786,590****Active Listings****35**

Sep 2025	Oct 2024
36	25

Avg DOM**154**

Sep 2025	Oct 2024	YTD
54	63	50

Avg Sold to OLP Ratio**88.5%**

Sep 2025	Oct 2024	YTD
93.9%	94.0%	95.5%