

January thru November 2025 YTD

Wesley Heights, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$121,716,390	\$107,054,850	13.70%
Avg Sold Price	\$1,382,276	\$1,253,664	10.26%
Median Sold Price	\$830,000	\$680,000	22.06%
Units Sold	85	83	2.41%
Avg Days on Market	48	43	11.63%
Avg List Price for Solds	\$1,431,957	\$1,289,817	11.02%
Avg SP to OLP Ratio	95.6%	96.4%	-0.80%
Ratio of Avg SP to Avg OLP	91.2%	95.3%	-4.30%
Attached Avg Sold Price	\$694,455	\$686,105	1.22%
Detached Avg Sold Price	\$3,942,500	\$3,826,600	3.03%
Attached Units Sold	67	68	-1.47%
Detached Units Sold	18	15	20.00%

- 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	45
Conventional	35
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	7
1 to 10	23
11 to 20	11
21 to 30	5
31 to 60	11
61 to 90	10
91 to 120	4
121 to 180	7
181 to 360	5
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	12
\$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	4
\$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	6	5	1	7
\$2.5M to \$4,999,999	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	4	0	0
Total	0	1	2	6	16	1	59
Avg Sold Price	\$0	\$910,000	\$1,825,000	\$1,388,666	\$4,207,187	\$1,500,000	\$606,551
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,300,528	\$4,387,000	\$0	\$615,597
Avg Sold % Change	0.00%	0.00%	15.14%	6.78%	-4.10%	0.00%	-1.47%
Prev Year - # of Solds	0	0	3	7	12	0	61

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	6
0	0	9
0	0	3
0	0	2
0	0	3
0	0	1
2	2	3
2	0	0
3	0	0
7	2	28

**November 2025**

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**12** **50.0%**from Nov 2024:  
**6**

YTD	2025	2024	+/-
	<b>150</b>	<b>127</b>	18.1%

5-year Nov average: **9****New Pendings****6** **0.0%**from Oct 2025:  
**6** **500.0%**from Nov 2024:  
**1**

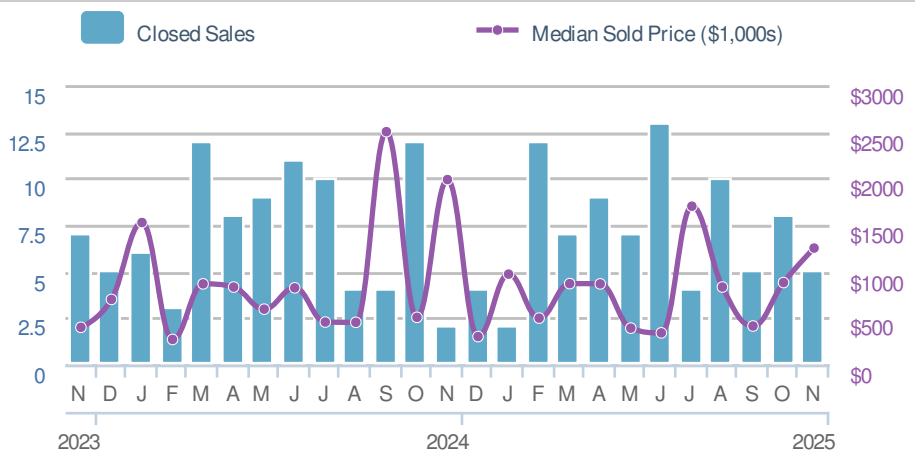
YTD	2025	2024	+/-
	<b>88</b>	<b>81</b>	8.6%

5-year Nov average: **5****Closed Sales****5** **-37.5%**from Oct 2025:  
**8** **150.0%**from Nov 2024:  
**2**

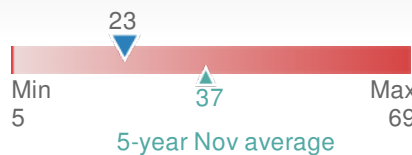
YTD	2025	2024	+/-
	<b>85</b>	<b>83</b>	2.4%

5-year Nov average: **6****Median Sold Price****\$1,250,000** **42.1%**from Oct 2025:  
**\$879,500** **-37.1%**from Nov 2024:  
**\$1,987,000**

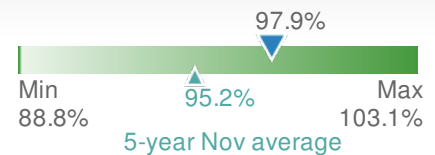
YTD	2025	2024	+/-
	<b>\$830,000</b>	<b>\$680,000</b>	22.1%

5-year Nov average: **\$1,069,800****Active Listings****37**

Oct 2025	Nov 2024
<b>35</b>	<b>26</b>

**Avg DOM****23**

Oct 2025	Nov 2024	YTD
<b>154</b>	<b>5</b>	<b>48</b>

**Avg Sold to OLP Ratio****97.9%**

Oct 2025	Nov 2024	YTD
<b>88.5%</b>	<b>103.1%</b>	<b>95.6%</b>