

January thru January 2026 YTD

Wesley Heights, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$5,729,000	\$1,956,000	192.89%
Avg Sold Price	\$1,362,500	\$970,000	40.46%
Median Sold Price	\$900,000	\$970,000	-7.22%
Units Sold	4	2	100.00%
Avg Days on Market	144	40	260.00%
Avg List Price for Solds	\$1,432,250	\$978,000	46.45%
Avg SP to OLP Ratio	90.2%	98.3%	-8.17%
Ratio of Avg SP to Avg OLP	88.5%	99.2%	-10.80%
Attached Avg Sold Price	\$716,666	\$970,000	-26.12%
Detached Avg Sold Price	\$3,300,000	\$0	0%
Attached Units Sold	3	2	50.00%
Detached Units Sold	1	0	0%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	0
21 to 30	1
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	0
181 to 360	2
361 to 720	0
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	0	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	3
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	1	0	0	0	1	1	3
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	0	0	0	1	1	0	2	4	1	25
Avg Sold Price	\$0	\$0	\$0	\$1,300,000	\$3,300,000	\$0	\$425,000			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$440,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-3.41%			
Prev Year - # of Solds	0	0	0	0	0	1	1			

January 2026

Wesley Heights, Washington, DC

New Listings

7

 **250.0%**  **-41.7%**
from Dec 2025: 2 from Jan 2025: 12

YTD	2026	2025	+/-
	7	12	-41.7%

5-year Jan average: 9

Median Sold Price

\$900,000

 **7.5%**  **-7.2%**
from Dec 2025: \$837,500 from Jan 2025: \$970,000

YTD	2026	2025	+/-
	\$900,000	\$970,000	-7.2%

5-year Jan average: \$834,400

Active Listings

30



Dec 2025	Jan 2025
29	23

New Pensions

5

 **-37.5%**  **-54.5%**
from Dec 2025: 8 from Jan 2025: 11

YTD	2026	2025	+/-
	5	11	-54.5%

5-year Jan average: 8

Closed Sales

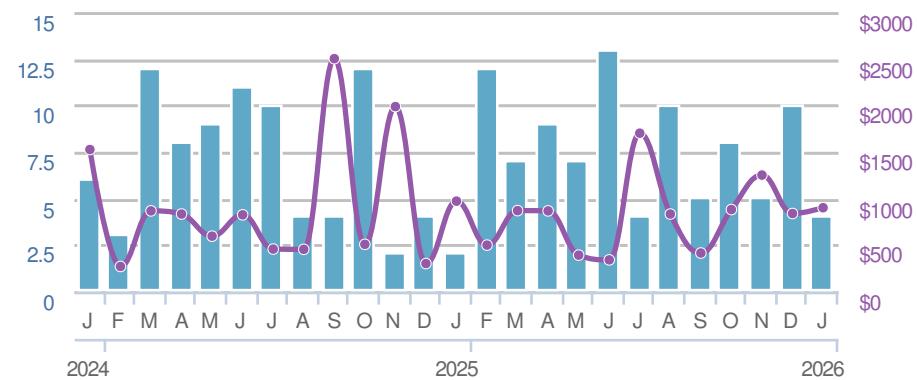
4

 **-60.0%**  **100.0%**
from Dec 2025: 10 from Jan 2025: 2

YTD	2026	2025	+/-
	4	2	100.0%

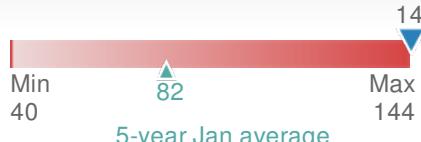
5-year Jan average: 6

■ Closed Sales ■ Median Sold Price (\$1,000s)



Avg DOM

144



Dec 2025	Jan 2025	YTD
49	40	144

Avg Sold to OLP Ratio

90.2%



Dec 2025	Jan 2025	YTD
96.8%	98.3%	90.2%