

January thru July 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$59,284,100	\$79,292,590	-25.23%
Avg Sold Price	\$1,261,345	\$1,386,516	-9.03%
Median Sold Price	\$522,500	\$718,500	-27.28%
Units Sold	46	56	-17.86%
Avg Days on Market	62	39	58.97%
Avg List Price for Solds	\$1,288,784	\$1,415,939	-8.98%
Avg SP to OLP Ratio	92.1%	96.5%	-4.52%
Ratio of Avg SP to Avg OLP	95.6%	96.9%	-1.32%
Attached Avg Sold Price	\$513,087	\$700,338	-26.74%
Detached Avg Sold Price	\$3,160,769	\$3,902,500	-19.01%
Attached Units Sold	33	44	-25.00%
Detached Units Sold	13	12	8.33%

Financing (Sold)

Assumption	0
Cash	30
Conventional	13
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	8
11 to 20	7
21 to 30	4
31 to 60	6
61 to 90	3
91 to 120	2
121 to 180	4
181 to 360	8
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**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	5	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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	16
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	4
\$800K to \$999,999	0	0	0	1	0	0	2	0	0	4
\$1M to \$2,499,999	0	0	1	3	3	0	1	0	2	2
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	3	0	0
\$5,000,000+	0	0	0	0	2	0	0	3	0	0
Total	0	0	1	4	12	0	29	6	2	37
Avg Sold Price	\$0	\$0	\$1,655,000	\$1,257,500	\$3,286,250	\$0	\$410,410			
Prev Year - Avg Sold Price	\$0	\$0	\$1,975,000	\$1,456,666	\$4,077,727	\$1,500,000	\$623,622			
Avg Sold % Change	0.00%	0.00%	-16.20%	-13.67%	-19.41%	0.00%	-34.19%			
Prev Year - # of Solds	0	0	1	3	11	1	40			

July 2026

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 **-36.4%**  **40.0%**
 from Jun 2026: 11 from Jul 2025: 5

YTD	2026	2025	+/-
	90	101	-10.9%

5-year Jul average: 7

New Pendings**7**

 **75.0%**  **-12.5%**
 from Jun 2026: 4 from Jul 2025: 8

YTD	2026	2025	+/-
	46	65	-29.2%

5-year Jul average: 7

Closed Sales**3**

 **-50.0%**  **-25.0%**
 from Jun 2026: 6 from Jul 2025: 4

YTD	2026	2025	+/-
	46	56	-17.9%

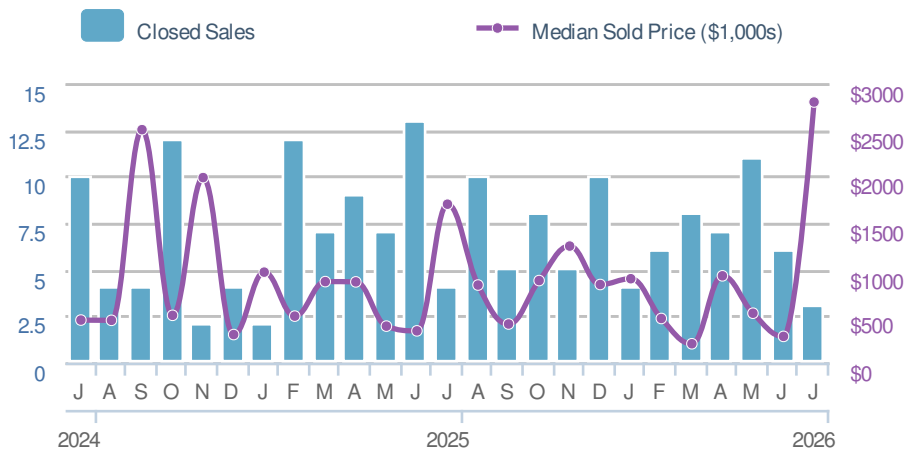
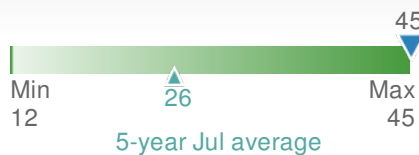
5-year Jul average: 7

Median Sold Price**\$2,800,000**

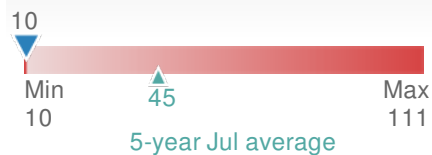
 **903.6%**  **64.7%**
 from Jun 2026: \$279,000 from Jul 2025: \$1,700,000

YTD	2026	2025	+/-
	\$522,500	\$718,500	-27.3%

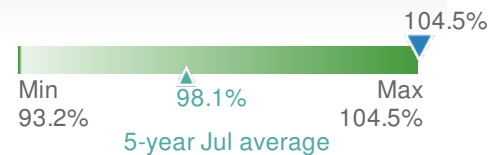
5-year Jul average: \$1,545,950

**Active Listings****45**

Jun 2026	Jul 2025
48	32

Avg DOM**10**

Jun 2026	Jul 2025	YTD
96	31	62

Avg Sold to OLP Ratio**104.5%**

Jun 2026	Jul 2025	YTD
88.4%	95.8%	92.1%