

January thru August 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$73,558,100	\$88,422,090	-16.81%
Avg Sold Price	\$1,367,752	\$1,292,864	5.79%
Median Sold Price	\$774,000	\$830,000	-6.75%
Units Sold	53	67	-20.90%
Avg Days on Market	59	37	59.46%
Avg List Price for Solds	\$1,387,888	\$1,319,732	5.16%
Avg SP to OLP Ratio	92.9%	96.4%	-3.68%
Ratio of Avg SP to Avg OLP	96.1%	96.9%	-0.81%
Attached Avg Sold Price	\$574,348	\$711,701	-19.30%
Detached Avg Sold Price	\$3,202,500	\$3,706,923	-13.61%
Attached Units Sold	37	54	-31.48%
Detached Units Sold	16	13	23.08%

Financing (Sold)

Assumption	0
Cash	34
Conventional	15
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	5
1 to 10	11
11 to 20	7
21 to 30	4
31 to 60	7
61 to 90	4
91 to 120	2
121 to 180	5
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	18
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	3
\$800K to \$999,999	0	0	0	1	0	0	3	0	0	4
\$1M to \$2,499,999	0	0	1	3	3	0	3	2	3	2
\$2.5M to \$4,999,999	0	0	0	0	10	0	0	4	0	0
\$5,000,000+	0	0	0	0	2	0	0	3	0	0
Total	0	0	1	4	15	0	33	9	3	36
Avg Sold Price	\$0	\$0	\$1,655,000	\$1,257,500	\$3,305,666	\$0	\$491,542			
Prev Year - Avg Sold Price	\$0	\$0	\$1,975,000	\$1,420,500	\$3,851,250	\$1,500,000	\$637,753			
Avg Sold % Change	0.00%	0.00%	-16.20%	-11.47%	-14.17%	0.00%	-22.93%			
Prev Year - # of Solds	0	0	1	4	12	1	49			

August 2026

Wesley Heights, Washington, DC

New Listings**16**

128.6% **166.7%**
 from Jul 2026: from Aug 2025:
 7 6

YTD	2026	2025	+/-
	108	109	-0.9%

5-year Aug average: 9

New Pendings**5**

-28.6% **66.7%**
 from Jul 2026: from Aug 2025:
 7 3

YTD	2026	2025	+/-
	52	69	-24.6%

5-year Aug average: 4

Closed Sales**6**

100.0% **-40.0%**
 from Jul 2026: from Aug 2025:
 3 10

YTD	2026	2025	+/-
	53	67	-20.9%

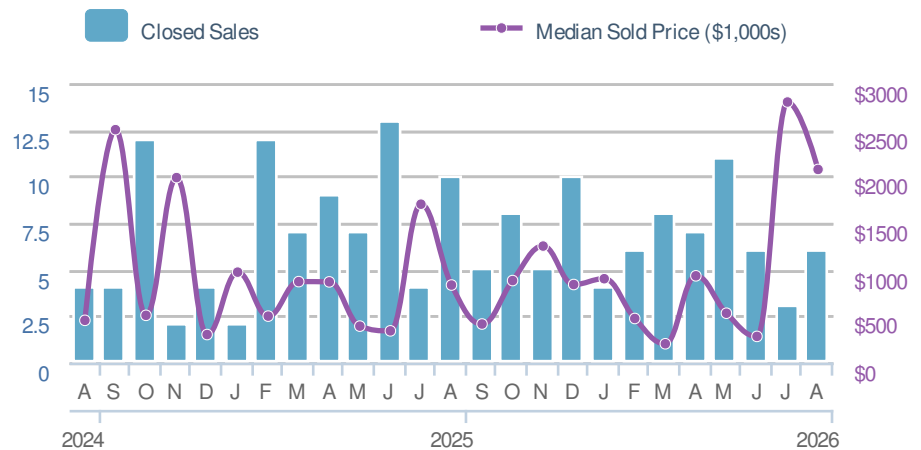
5-year Aug average: 8

Median Sold Price**\$2,075,000**

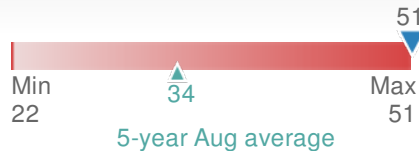
-25.9% **149.2%**
 from Jul 2026: from Aug 2025:
 \$2,800,000 \$832,500

YTD	2026	2025	+/-
	\$774,000	\$830,000	-6.7%

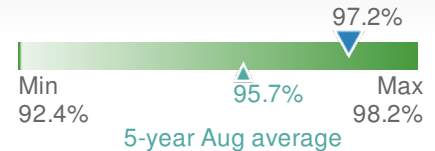
5-year Aug average: \$925,445

**Active Listings****48**

Jul 2026	Aug 2025
45	30

Avg DOM**51**

Jul 2026	Aug 2025	YTD
10	27	59

Avg Sold to OLP Ratio**97.2%**

Jul 2026	Aug 2025	YTD
104.5%	95.5%	92.9%