

SINGLE FAMILY HOUSING

Kent

Closed sales, averages Jan 2022

Closed sales, averages Jan 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	3	\$1,919,333	\$1,937,667	10	2	\$1,197,500	137	62%
< \$1 MILLION	-	-	-	-	1	\$910,000	107	-
\$1 – 2 MILLION	1	\$1,195,000	\$1,250,000	3	1	\$1,485,000	166	-16%
> \$2 MILLION	2	\$2,281,500	\$2,281,500	14	-	-	-	-

I am proud to say that 60 percent of my business comes from previous clients and client referrals. Give me a call today to discuss how I can help you best position yourself for a successful purchase or sale. Talk to me about the Eastern Shore and the Virginia countryside if you are considering a second home.

Lenore G. Rubino

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lenorerubino.com

'Virtually' ready and always client first

Washington Fine Properties, LLC – 3201 New Mexico Ave NW #220, Washington, DC 20016 - 202.944.5000

*Cumulative Days on Market.

© 2022 BRIGHT. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, schools and other information is not guaranteed.



SINGLE FAMILY HOUSING

Kent

Closed sales, averages from Jan – Feb, 2022

Closed sales, averages from Jan – Feb, 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	5	\$ 3,530,600	\$ 3,392,600	11	3	\$1,715,000	92	98%
< \$1 MILLION	-	-	-	-	1	\$910,000	107	-
\$1 – 2 MILLION	2	\$1,095,000	\$1,200,000	3	1	\$1,485,000	166	-19%
> \$2 MILLION	3	\$5,154,333	\$4,854,333	16	1	\$2,750,000	4	77%

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SINGLE FAMILY HOUSING

Kent

Closed sales, averages from Jan. – Mar., 2022

Closed sales, averages from Jan. – Mar., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	9	\$ 3,553,111	\$ 3,451,444	26	5	\$ 1,552,000	56	122%
< \$1 MILLION	-	-	-	-	2	\$ 912,500	55	-
\$1 – 2 MILLION	3	\$ 1,321,667	\$ 1,408,333	2	2	\$ 1,592,500	84	- 12%
> \$2 MILLION	6	\$ 4,668,833	\$ 4,473,000	38	1	\$ 2,750,000	4	63%

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SINGLE FAMILY HOUSING

Kent

Closed sales, averages from Jan. – Apr., 2022

Closed sales, averages from Jan. – Apr., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	15	\$ 2,756,733	\$ 2,741,934	17	11	\$ 2,466,364	49	11%
< \$1 MILLION	-	-	-	-	2	\$ 912,500	55	-
\$1 – 2 MILLION	6	\$ 1,228,167	\$ 1,352,669	2	4	\$ 1,613,750	48	- 16%
> \$2 MILLION	9	\$ 3,775,778	\$ 3,668,111	26	5	\$ 3,770,000	48	- 3%

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January thru May 2022 YTD

Kent, Washington, DC (Advertised)

202.262.1261

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$47,370,900	\$23,240,000	103.83%
Avg Sold Price	\$2,773,765	\$2,084,318	33.08%
Median Sold Price	\$2,000,000	\$1,582,500	26.38%
Units Sold	17	11	54.55%
Avg Days on Market	14	37	-62.16%
Avg List Price for Solds	\$2,786,523	\$2,112,727	31.89%
Avg SP to OLP Ratio	104.7%	99.2%	5.48%
Ratio of Avg SP to Avg OLP	99.5%	98.1%	1.46%
Attached Avg Sold Price	\$1,155,516	\$915,000	26.29%
Detached Avg Sold Price	\$2,874,906	\$2,201,250	30.60%
Attached Units Sold	1	1	0.00%
Detached Units Sold	16	10	60.00%

Financing (Sold)

Assumption	0
Cash	8
Conventional	9
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	3
1 to 10	9
11 to 20	2
21 to 30	2
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	1
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	1	9	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	3	0	0	3	0	0
Total	0	0	3	1	13	0	0	5	0	0
Avg Sold Price	\$0	\$0	\$1,228,500	\$1,155,516	\$3,254,846	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,075,000	\$915,000	\$2,482,812	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	14.28%	26.29%	31.10%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	1	8	0	0			

Active Detail

May 2022

Kent, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****4**

-33.3%
 from Apr 2022:
 6

-55.6%
 from May 2021:
 9

YTD	2022	2021	+/-
	21	24	-12.5%

5-year May average: 10

New Pendings**1**

-80.0%
 from Apr 2022:
 5

-85.7%
 from May 2021:
 7

YTD	2022	2021	+/-
	14	19	-26.3%

5-year May average: 4

Closed Sales**3**

-50.0%
 from Apr 2022:
 6

-25.0%
 from May 2021:
 4

YTD	2022	2021	+/-
	17	11	54.5%

5-year May average: 3

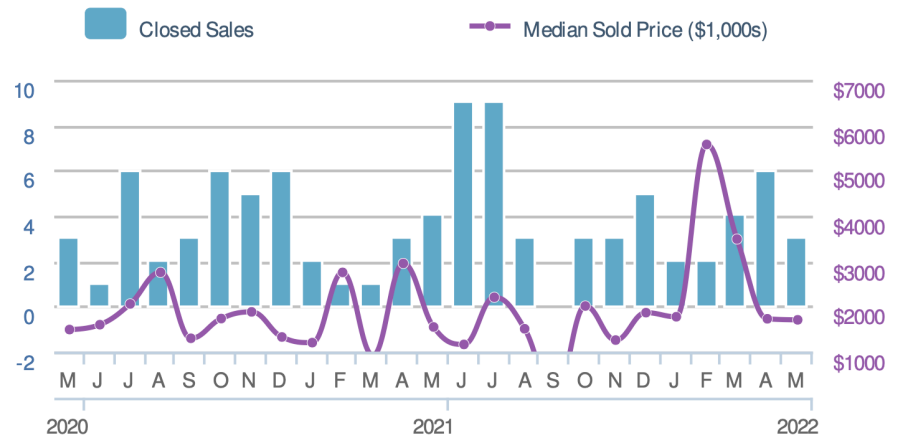
Median Sold Price**\$1,700,000**

-1.4%
 from Apr 2022:
\$1,725,000

9.9%
 from May 2021:
\$1,546,250

YTD	2022	2021	+/-
	\$2,000,000	\$1,582,500	26.4%

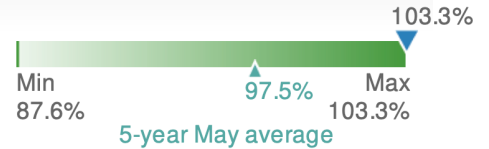
5-year May average: \$1,600,938

**Active Listings****5**

Apr 2022	May 2021
5	6

Avg DOM**7**

Apr 2022	May 2021	YTD
2	20	14

Avg Sold to OLP Ratio**103.3%**

Apr 2022	May 2021	YTD
110.2%	101.3%	104.7%

January thru June 2022 YTD
Kent, Washington, DC (Advertised)202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$55,545,900	\$43,664,000	27.21%
Avg Sold Price	\$2,905,474	\$2,166,584	34.10%
Median Sold Price	\$2,000,000	\$1,546,250	29.35%
Units Sold	19	20	-5.00%
Avg Days on Market	13	33	-60.61%
Avg List Price for Solds	\$2,923,468	\$2,183,200	33.91%
Avg SP to OLP Ratio	104.1%	99.9%	4.21%
Ratio of Avg SP to Avg OLP	99.4%	98.3%	1.06%
Attached Avg Sold Price	\$1,155,516	\$1,010,865	14.31%
Detached Avg Sold Price	\$3,002,694	\$2,370,535	26.67%
Attached Units Sold	1	3	-66.67%
Detached Units Sold	18	17	5.88%

Financing (Sold)

Assumption	0
Cash	9
Conventional	10
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	10
11 to 20	2
21 to 30	2
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	1
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	1	10	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	3	0	0
\$5,000,000+	0	0	0	0	4	0	0	2	0	0
Total	0	0	3	1	15	0	0	6	0	0
Avg Sold Price	\$0	\$0	\$1,228,500	\$1,155,516	\$3,357,533	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,075,000	\$1,010,865	\$2,543,273	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	14.28%	14.31%	32.02%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	3	15	0	0			

Active Detail

June 2022

Kent, Washington, DC

202.262.1261
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lenorerubino.com**New Listings** **4**

↔ 0.0% ↓ -50.0%

from May 2022: 4 from Jun 2021: 8

YTD	2022	2021	+/-
	25	32	-21.9%

5-year Jun average: 6

New Pendings **0**

↓ -100.0% ↓ -100.0%

from May 2022: 1 from Jun 2021: 9

YTD	2022	2021	+/-
	15	29	-48.3%

5-year Jun average: 5

Closed Sales **1**

↓ -66.7% ↓ -88.9%

from May 2022: 3 from Jun 2021: 9

YTD	2022	2021	+/-
	19	20	-5.0%

5-year Jun average: 4

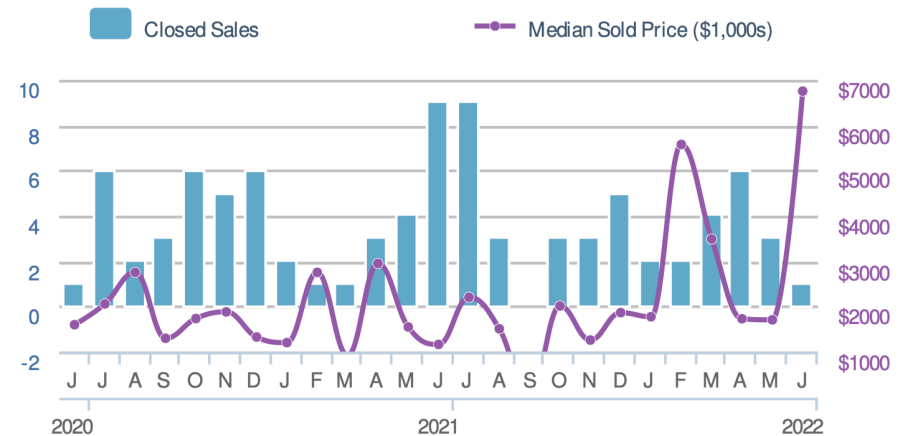
Median Sold Price **\$6,750,000**

↑ 297.1% ↑ 481.1%

from May 2022: \$1,700,000 from Jun 2021: \$1,161,600

YTD	2022	2021	+/-
	\$2,000,000	\$1,546,250	29.3%

5-year Jun average: \$2,403,320

**Active Listings** **6**

6

Min 4 11 Max 16

5-year Jun average

May 2022	Jun 2021
5	4

Avg DOM **5**

5

Min 3 14 Max 27

5-year Jun average

May 2022	Jun 2021	YTD
7	27	13

Avg Sold to OLP Ratio **98.2%**

98.2%

Min 97.9% 99.2% Max 100.7%

5-year Jun average

May 2022	Jun 2021	YTD
103.3%	100.7%	104.1%

January thru July 2022 YTD

Kent, Washington, DC (Advertised)

202.262.1261

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$58,540,900	\$60,251,800	-2.84%
Avg Sold Price	\$2,915,200	\$2,080,282	40.13%
Median Sold Price	\$2,000,000	\$1,582,500	26.38%
Units Sold	20	29	-31.03%
Avg Days on Market	18	25	-28.00%
Avg List Price for Solds	\$2,927,045	\$2,077,648	40.88%
Avg SP to OLP Ratio	104.0%	100.5%	3.55%
Ratio of Avg SP to Avg OLP	99.6%	99.4%	0.22%
Attached Avg Sold Price	\$1,155,516	\$961,898	20.13%
Detached Avg Sold Price	\$3,007,815	\$2,259,224	33.13%
Attached Units Sold	1	4	-75.00%
Detached Units Sold	19	25	-24.00%

Financing (Sold)

Assumption	0
Cash	9
Conventional	11
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	10
11 to 20	2
21 to 30	2
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	1	10	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	3	0	0
\$5,000,000+	0	0	0	0	4	0	0	2	0	0
Total	0	0	3	1	16	0	0	6	0	0
Avg Sold Price	\$0	\$0	\$1,228,500	\$1,155,516	\$3,341,437	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,075,000	\$961,898	\$2,362,200	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	14.28%	20.13%	41.45%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	4	23	0	0			

Active Detail

July 2022

Kent, Washington, DC

202.262.1261

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New Listings**4**

↔ 0.0%

from Jun 2022:
4

↔ 0.0%

from Jul 2021:
4

YTD	2022	2021	+/-
	29	36	-19.4%

5-year Jul average: 4

New Pendings**1**

↔ 0.0%

from Jun 2022:
0

↔ 0.0%

from Jul 2021:
1

YTD	2022	2021	+/-
	16	29	-44.8%

5-year Jul average: 2

Closed Sales**1**

↔ 0.0%

from Jun 2022:
1

↓ -88.9%

from Jul 2021:
9

YTD	2022	2021	+/-
	20	29	-31.0%

5-year Jul average: 5

Median Sold Price**\$3,100,000**

↓ -54.1%

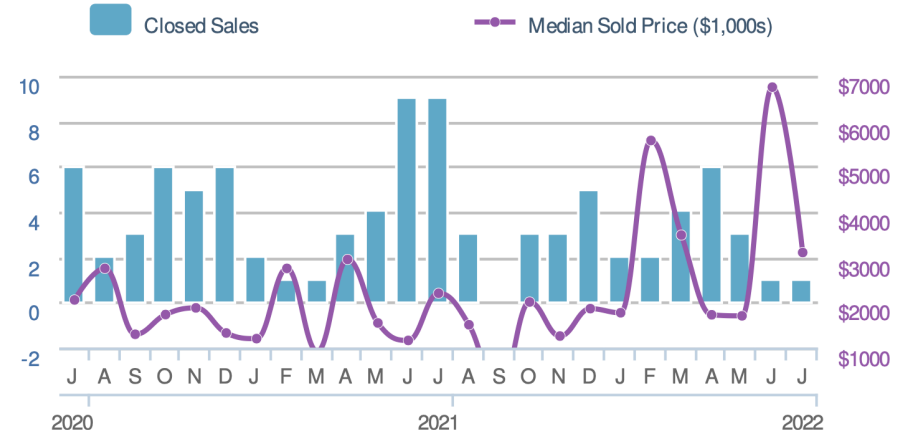
from Jun 2022:
\$6,750,000

↑ 40.9%

from Jul 2021:
\$2,200,000

YTD	2022	2021	+/-
	\$2,000,000	\$1,582,500	26.4%

5-year Jul average: \$2,021,100

**Active Listings****6**

6

Min
6

12

Max
17

5-year Jul average

Jun 2022	Jul 2021
6	7

Avg DOM**117**Min
9

61

Max
117

5-year Jul average

Jun 2022	Jul 2021	YTD
5	9	18

Avg Sold to OLP Ratio**103.5%**Min
97.1%

99.7%

Max
103.5%

5-year Jul average

Jun 2022	Jul 2021	YTD
98.2%	101.8%	104.0%

January thru August 2022 YTD
Kent, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$59,440,900	\$72,496,800	-18.01%
Avg Sold Price	\$2,825,429	\$2,197,218	28.59%
Median Sold Price	\$2,000,000	\$1,582,500	26.38%
Units Sold	21	33	-36.36%
Avg Days on Market	17	25	-32.00%
Avg List Price for Solds	\$2,830,519	\$2,196,872	28.84%
Avg SP to OLP Ratio	104.5%	99.9%	4.60%
Ratio of Avg SP to Avg OLP	99.8%	99.1%	0.70%
Attached Avg Sold Price	\$1,155,516	\$1,004,519	15.03%
Detached Avg Sold Price	\$2,908,925	\$2,410,200	20.69%
Attached Units Sold	1	5	-80.00%
Detached Units Sold	20	28	-28.57%

Financing (Sold)

Assumption	0
Cash	10
Conventional	11
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	2
21 to 30	2
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	3	1	10	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	3	0	0
\$5,000,000+	0	0	0	0	4	0	0	2	0	0
Total	1	0	3	1	16	0	0	7	0	0
Avg Sold Price	\$1,030,000	\$0	\$1,228,500	\$1,155,516	\$3,341,437	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,075,000	\$1,004,519	\$2,512,907	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	14.28%	15.03%	32.97%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	5	26	0	0			

Active Detail

August 2022

Kent, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****3**

-25.0% **200.0%**
 from Jul 2022: from Aug 2021:
 4 1

YTD	2022	2021	+/-
	32	38	-15.8%

5-year Aug average: **3****New Pendings****0**

-100.0% **-100.0%**
 from Jul 2022: from Aug 2021:
 1 2

YTD	2022	2021	+/-
	16	31	-48.4%

5-year Aug average: **3****Closed Sales****1**

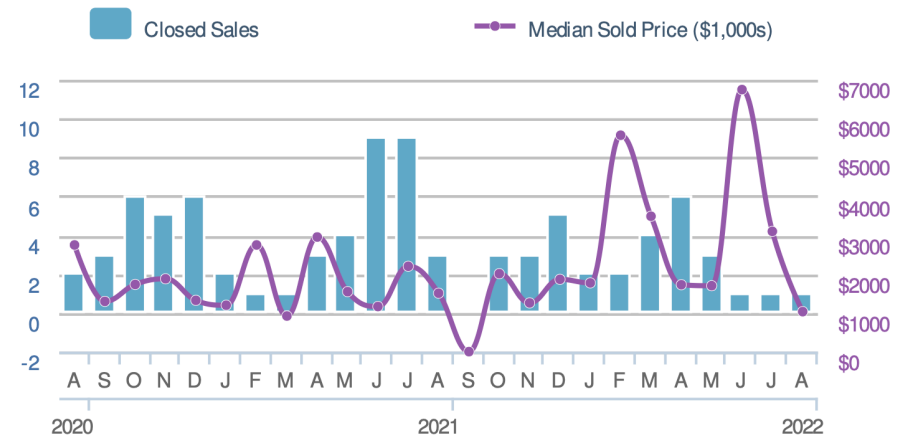
0.0% **-66.7%**
 from Jul 2022: from Aug 2021:
 1 3

YTD	2022	2021	+/-
	21	33	-36.4%

5-year Aug average: **2****Median Sold Price****\$1,030,000**

-66.8% **-31.6%**
 from Jul 2022: from Aug 2021:
 \$3,100,000 \$1,505,000

YTD	2022	2021	+/-
	\$2,000,000	\$1,582,500	26.4%

5-year Aug average: **\$2,041,600****Active Listings****7**

7
 Min 5 9 Max 17
 5-year Aug average

Jul 2022	Aug 2021
6	5

Avg DOM**5**

5
 Min 5 38 Max 71
 5-year Aug average

Jul 2022	Aug 2021	YTD
117	26	17

Avg Sold to OLP Ratio**114.4%**

114.4%
 Min 94.8% 99.6% Max 114.4%
 5-year Aug average

Jul 2022	Aug 2021	YTD
103.5%	94.8%	104.5%

January thru September 2022 YTD
Kent, Washington, DC (Advertised)202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$59,440,900	\$68,196,800	-12.84%
Avg Sold Price	\$2,825,429	\$2,137,756	32.17%
Median Sold Price	\$2,000,000	\$1,546,250	29.35%
Units Sold	21	32	-34.38%
Avg Days on Market	17	25	-32.00%
Avg List Price for Solds	\$2,830,519	\$2,131,150	32.82%
Avg SP to OLP Ratio	104.5%	100.1%	4.45%
Ratio of Avg SP to Avg OLP	99.8%	99.4%	0.46%
Attached Avg Sold Price	\$1,155,516	\$1,004,519	15.03%
Detached Avg Sold Price	\$2,908,925	\$2,347,614	23.91%
Attached Units Sold	1	5	-80.00%
Detached Units Sold	20	27	-25.93%

Financing (Sold)

Assumption	0
Cash	10
Conventional	11
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	2
21 to 30	2
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	3	1	10	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	4	0	0
\$5,000,000+	0	0	0	0	4	0	0	1	0	0
Total	1	0	3	1	16	0	0	7	0	0
Avg Sold Price	\$1,030,000	\$0	\$1,228,500	\$1,155,516	\$3,341,437	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,075,000	\$1,004,519	\$2,449,424	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	14.28%	15.03%	36.42%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	5	25	0	0			

Active Detail

September 2022

Kent, Washington, DC

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

New Listings**7****↑ 133.3%**from Aug 2022:
3**↑ 40.0%**from Sep 2021:
5

YTD	2022	2021	+/-
	39	42	-7.1%

5-year Sep average: **8****New Pendings****4****↔ 0.0%**from Aug 2022:
0**↑ 100.0%**from Sep 2021:
2

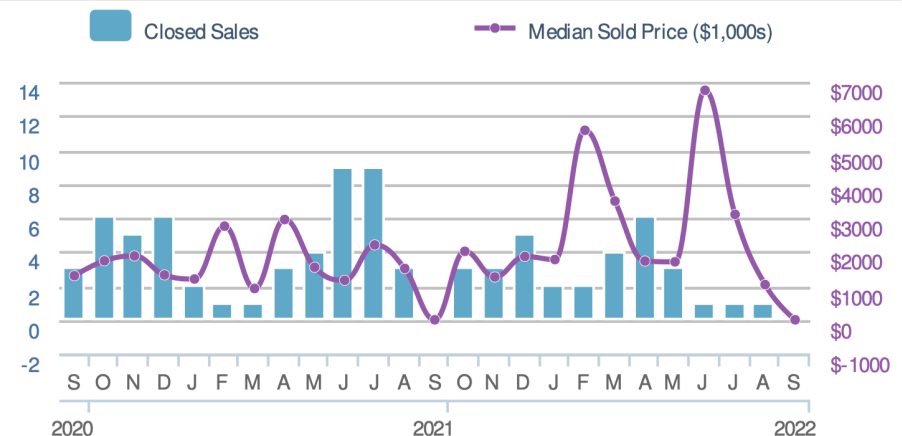
YTD	2022	2021	+/-
	20	31	-35.5%

5-year Sep average: **3****Closed Sales****0****↓ -100.0%**from Aug 2022:
1**↔ 0.0%**from Sep 2021:
0

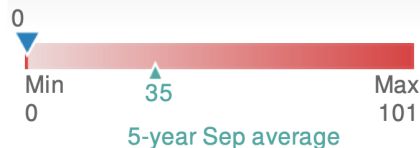
YTD	2022	2021	+/-
	21	32	-34.4%

5-year Sep average: **1****Median Sold Price****\$0****↓ -100.0%**from Aug 2022:
\$1,030,000**↔ 0.0%**from Sep 2021:
\$0

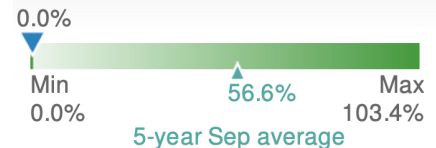
YTD	2022	2021	+/-
	\$2,000,000	\$1,546,250	29.3%

5-year Sep average: **\$966,100****Active Listings****7**

Aug 2022	Sep 2021
7	6

Avg DOM**0**

Aug 2022	Sep 2021	YTD
5	0	17

Avg Sold to OLP Ratio**0.0%**

Aug 2022	Sep 2021	YTD
114.4%	0.0%	104.5%

January thru October 2022 YTD
Kent, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$68,634,890	\$78,491,800	-12.56%
Avg Sold Price	\$2,838,500	\$2,182,310	30.07%
Median Sold Price	\$1,912,500	\$1,788,750	6.92%
Units Sold	24	36	-33.33%
Avg Days on Market	23	23	0.00%
Avg List Price for Solds	\$2,859,787	\$2,180,327	31.16%
Avg SP to OLP Ratio	103.7%	100.0%	3.70%
Ratio of Avg SP to Avg OLP	98.5%	99.3%	-0.76%
Attached Avg Sold Price	\$1,155,516	\$1,045,432	10.53%
Detached Avg Sold Price	\$2,911,673	\$2,409,686	20.83%
Attached Units Sold	1	6	-83.33%
Detached Units Sold	23	30	-23.33%

Financing (Sold)

Assumption	0
Cash	10
Conventional	14
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	12
11 to 20	2
21 to 30	2
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	3
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	3	1	12	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	3	0	0
\$5,000,000+	0	0	0	0	5	0	0	1	0	0
Total	1	0	3	1	19	0	0	7	0	0
Avg Sold Price	\$1,030,000	\$0	\$1,228,500	\$1,155,516	\$3,276,473	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,075,000	\$1,045,432	\$2,505,021	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	14.28%	10.53%	30.80%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	6	28	0	0			

Active Detail

October 2022

Kent, Washington, DC

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

New Listings**2**

-71.4%
 from Sep 2022:
 7

-60.0%
 from Oct 2021:
 5

YTD	2022	2021	+/-
	41	47	-12.8%

5-year Oct average: 5

New Pendings**2**

-50.0%
 from Sep 2022:
 4

-50.0%
 from Oct 2021:
 4

YTD	2022	2021	+/-
	22	37	-40.5%

5-year Oct average: 4

Closed Sales**3**

0.0%
 from Sep 2022:
 0

0.0%
 from Oct 2021:
 3

YTD	2022	2021	+/-
	24	36	-33.3%

5-year Oct average: 3

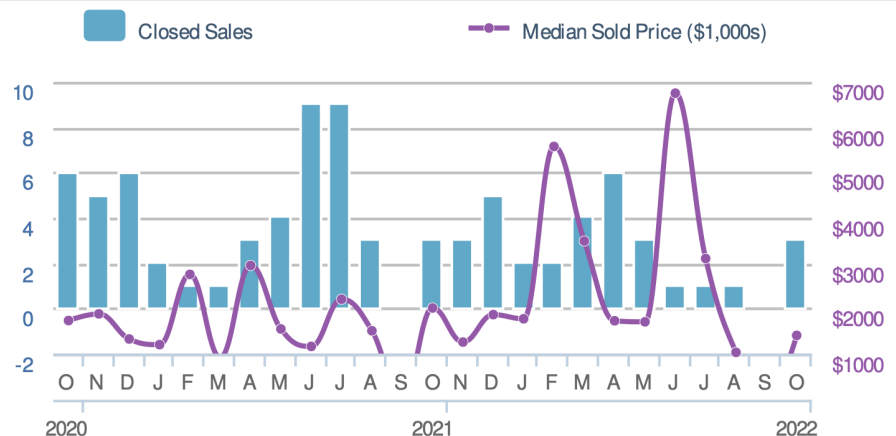
Median Sold Price**\$1,400,000**

0.0%
 from Sep 2022:
 \$0

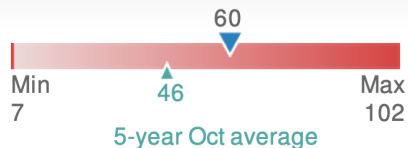
-30.3%
 from Oct 2021:
 \$2,010,000

YTD	2022	2021	+/-
	\$1,912,500	\$1,788,750	6.9%

5-year Oct average: \$2,030,783

**Active Listings****7**

Sep 2022	Oct 2021
7	6

Avg DOM**60**

Sep 2022	Oct 2021	YTD
0	8	23

Avg Sold to OLP Ratio**97.6%**

Sep 2022	Oct 2021	YTD
0.0%	99.6%	103.7%

January thru November 2022 YTD
Kent, Washington, DC (Advertised)202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$75,828,890	\$84,286,800	-10.03%
Avg Sold Price	\$2,871,308	\$2,170,851	32.27%
Median Sold Price	\$2,000,000	\$1,582,500	26.38%
Units Sold	26	39	-33.33%
Avg Days on Market	22	25	-12.00%
Avg List Price for Solds	\$2,916,495	\$2,161,200	34.95%
Avg SP to OLP Ratio	102.9%	100.5%	2.39%
Ratio of Avg SP to Avg OLP	97.8%	99.5%	-1.73%
Attached Avg Sold Price	\$1,155,516	\$1,060,370	8.97%
Detached Avg Sold Price	\$2,939,940	\$2,413,768	21.80%
Attached Units Sold	1	7	-85.71%
Detached Units Sold	25	32	-21.88%

Financing (Sold)

Assumption	0
Cash	10
Conventional	15
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	13
11 to 20	2
21 to 30	3
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	3
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1M to \$2,499,999	1	0	3	1	13	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	1	0	0
\$5,000,000+	0	0	0	0	5	0	0	1	0	0
Total	1	0	3	1	21	0	0	6	1	0
Avg Sold Price	\$1,030,000	\$0	\$1,228,500	\$1,155,516	\$3,275,380	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,135,000	\$1,045,432	\$2,546,055	\$1,150,000	\$0			
Avg Sold % Change	0.00%	0.00%	8.24%	10.53%	28.65%	0.00%	0.00%			
Prev Year - # of Solds	0	0	3	6	29	1	0			

Active Detail

November 2022

Kent, Washington, DC

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

New Listings**3****↑ 50.0%**from Oct 2022:
2**↑ 50.0%**from Nov 2021:
2

YTD	2022	2021	+/-
	44	49	-10.2%

5-year Nov average: 4

New Pendings**1****↓ -50.0%**from Oct 2022:
2**↓ -66.7%**from Nov 2021:
3

YTD	2022	2021	+/-
	23	40	-42.5%

5-year Nov average: 3

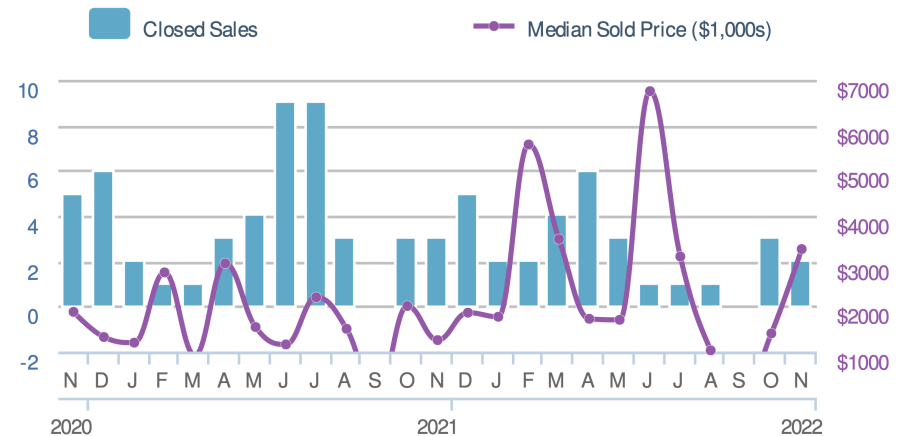
Closed Sales**2****↓ -33.3%**from Oct 2022:
3**↓ -33.3%**from Nov 2021:
3

YTD	2022	2021	+/-
	26	39	-33.3%

5-year Nov average: 3

Median Sold Price**\$3,265,000****↑ 133.2%**from Oct 2022:
\$1,400,000**↑ 160.2%**from Nov 2021:
\$1,255,000

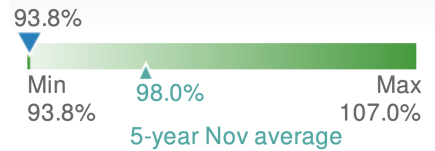
YTD	2022	2021	+/-
	\$2,000,000	\$1,582,500	26.4%

5-year Nov average: **\$2,236,300****Active Listings****7**

Oct 2022	Nov 2021
7	4

Avg DOM**17**

Oct 2022	Nov 2021	YTD
60	54	22

Avg Sold to OLP Ratio**93.8%**

Oct 2022	Nov 2021	YTD
97.6%	107.0%	102.9%

January thru December 2022 YTD
Kent, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$80,827,790	\$96,044,300	-15.84%
Avg Sold Price	\$2,848,714	\$2,149,254	32.54%
Median Sold Price	\$2,000,000	\$1,861,000	7.47%
Units Sold	28	45	-37.78%
Avg Days on Market	27	23	17.39%
Avg List Price for Solds	\$2,886,706	\$2,134,317	35.25%
Avg SP to OLP Ratio	102.9%	100.9%	1.97%
Ratio of Avg SP to Avg OLP	97.9%	99.8%	-1.92%
Attached Avg Sold Price	\$1,155,516	\$1,056,574	9.36%
Detached Avg Sold Price	\$2,911,425	\$2,385,509	22.05%
Attached Units Sold	1	8	-87.50%
Detached Units Sold	27	37	-27.03%

Financing (Sold)

Assumption	0
Cash	10
Conventional	17
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	14
11 to 20	2
21 to 30	3
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	4
181 to 360	0
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

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	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	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	3	1	14	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	0	0
\$5,000,000+	0	0	0	0	5	0	0	1	0	0
Total	1	0	3	1	23	0	0	6	0	0
Avg Sold Price	\$1,030,000	\$0	\$1,228,500	\$1,155,516	\$3,212,739	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,173,062	\$1,043,227	\$2,532,472	\$1,150,000	\$0			
Avg Sold % Change	0.00%	0.00%	4.73%	10.76%	26.86%	0.00%	0.00%			
Prev Year - # of Solds	0	0	4	7	33	1	0			

Active Detail

December 2022

Kent, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****1**

-66.7% **-83.3%**
 from Nov 2022: 3 from Dec 2021: 6

YTD	2022	2021	+/-
	45	55	-18.2%

5-year Dec average: 2

New Pendings**1**

0.0% **-66.7%**
 from Nov 2022: 1 from Dec 2021: 3

YTD	2022	2021	+/-
	24	45	-46.7%

5-year Dec average: 2

Closed Sales**2**

0.0% **-60.0%**
 from Nov 2022: 2 from Dec 2021: 5

YTD	2022	2021	+/-
	28	45	-37.8%

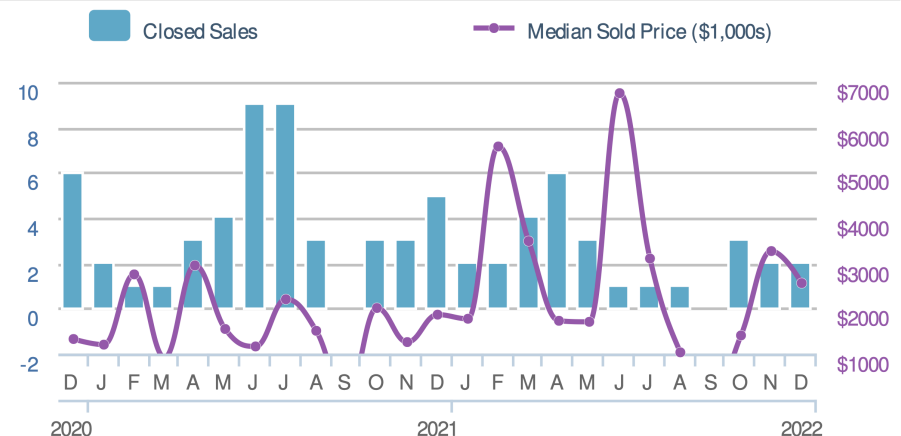
5-year Dec average: 3

Median Sold Price**\$2,555,000**

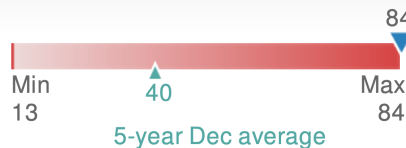
-21.7% **37.3%**
 from Nov 2022: **\$3,265,000** from Dec 2021: **\$1,861,000**

YTD	2022	2021	+/-
	\$2,000,000	\$1,861,000	7.5%

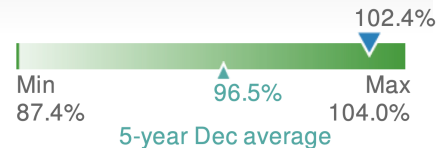
5-year Dec average: \$1,563,200

**Active Listings****6**

Nov 2022	Dec 2021
7	2

Avg DOM**84**

Nov 2022	Dec 2021	YTD
17	13	27

Avg Sold to OLP Ratio**102.4%**

Nov 2022	Dec 2021	YTD
93.8%	104.0%	102.9%