

January thru January 2026 YTD

Berkley, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$9,294,000	\$1,600,000	480.88%
Avg Sold Price	\$3,034,666	\$1,600,000	89.67%
Median Sold Price	\$1,800,000	\$1,600,000	12.50%
Units Sold	3	1	200.00%
Avg Days on Market	25	1	2,400.00%
Avg List Price for Solds	\$3,098,000	\$1,600,000	93.63%
Avg SP to OLP Ratio	95.4%	100.0%	-4.57%
Ratio of Avg SP to Avg OLP	96.9%	100.0%	-3.09%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,034,666	\$1,600,000	89.67%
Attached Units Sold	0	0	%
Detached Units Sold	3	1	200.00%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
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**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	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	0	0	1	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	0	0	2	0	0	4	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,899,500	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,600,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	143.72%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	1	0	0			

January 2026

Berkley, Washington, DC

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

↔ 0.0% ↓ -66.7%

from Dec 2025: 1 from Jan 2025: 3

YTD	2026	2025	+/-
	1	3	-66.7%

5-year Jan average: 1

New Pendings**1**

↓ -50.0% ↓ -66.7%

from Dec 2025: 2 from Jan 2025: 3

YTD	2026	2025	+/-
	1	3	-66.7%

5-year Jan average: 1

Closed Sales**3**

↑ 50.0% ↑ 200.0%

from Dec 2025: 2 from Jan 2025: 1

YTD	2026	2025	+/-
	3	1	200.0%

5-year Jan average: 1

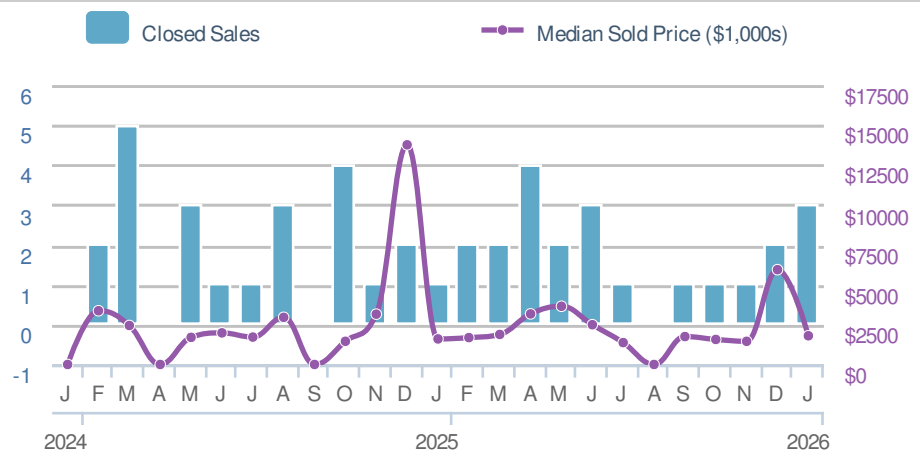
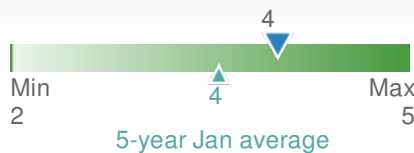
Median Sold Price**\$1,800,000**

↓ -69.7% ↑ 12.5%

from Dec 2025: \$5,950,000 from Jan 2025: \$1,600,000

YTD	2026	2025	+/-
	\$1,800,000	\$1,600,000	12.5%

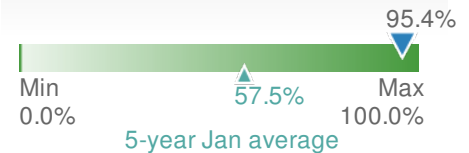
5-year Jan average: \$1,340,000

**Active Listings****4**

Dec 2025	Jan 2025
5	5

Avg DOM**25**

Dec 2025	Jan 2025	YTD
13	1	25

Avg Sold to OLP Ratio**95.4%**

Dec 2025	Jan 2025	YTD
98.1%	100.0%	95.4%

January thru February 2026 YTD

Berkley, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$9,294,000	\$5,097,000	82.34%
Avg Sold Price	\$3,034,666	\$1,660,000	82.81%
Median Sold Price	\$1,800,000	\$1,600,000	12.50%
Units Sold	3	3	0.00%
Avg Days on Market	25	32	-21.88%
Avg List Price for Solds	\$3,098,000	\$1,699,000	82.34%
Avg SP to OLP Ratio	95.4%	93.7%	1.85%
Ratio of Avg SP to Avg OLP	96.9%	93.2%	4.01%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,034,666	\$1,660,000	82.81%
Attached Units Sold	0	0	%
Detached Units Sold	3	3	0.00%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
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**Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
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	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	0	0	1	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	0	0	2	0	0	6	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,899,500	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,660,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	134.91%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	3	0	0			

February 2026

Berkley, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****0**

-100.0% **-100.0%**
 from Jan 2026: **1** from Feb 2025: **1**

YTD	2026	2025	+/-
	1	4	-75.0%

5-year Feb average: 1

New Pendings**0**

-100.0% **0.0%**
 from Jan 2026: **1** from Feb 2025: **0**

YTD	2026	2025	+/-
	1	3	-66.7%

5-year Feb average: 1

Closed Sales**0**

-100.0% **-100.0%**
 from Jan 2026: **3** from Feb 2025: **2**

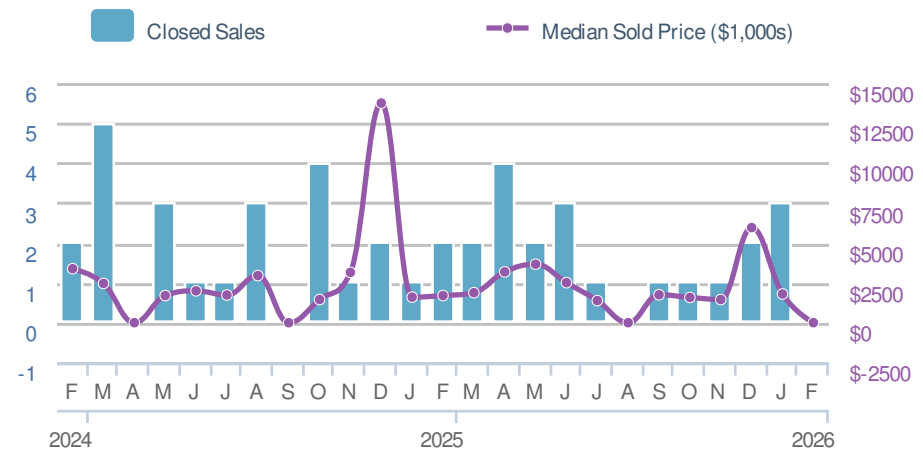
YTD	2026	2025	+/-
	3	3	0.0%

5-year Feb average: 1

Median Sold Price**\$0**

-100.0% **-100.0%**
 from Jan 2026: **\$1,800,000** from Feb 2025: **\$1,690,000**

YTD	2026	2025	+/-
	\$1,800,000	\$1,600,000	12.5%

5-year Feb average: **\$1,443,000****Active Listings****6**

Min 2 Max 6
 5-year Feb average: **4**

Jan 2026	Feb 2025
4	6

Avg DOM**0**

Min 0 Max 49
 5-year Feb average: **18**

Jan 2026	Feb 2025	YTD
25	49	25

Avg Sold to OLP Ratio**0.0%**

Min 0.0% Max 113.2%
 5-year Feb average: **59.6%**

Jan 2026	Feb 2025	YTD
95.4%	90.6%	95.4%

January thru March 2026 YTD

Berkley, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$11,494,000	\$9,086,999	26.49%
Avg Sold Price	\$2,798,500	\$1,745,999	60.28%
Median Sold Price	\$1,945,000	\$1,600,000	21.56%
Units Sold	4	5	-20.00%
Avg Days on Market	33	45	-26.67%
Avg List Price for Solds	\$2,873,500	\$1,817,399	58.11%
Avg SP to OLP Ratio	95.3%	94.9%	0.46%
Ratio of Avg SP to Avg OLP	96.6%	93.5%	3.24%
Attached Avg Sold Price	\$0	\$399,999	%
Detached Avg Sold Price	\$2,798,500	\$2,082,500	34.38%
Attached Units Sold	0	1	%
Detached Units Sold	4	4	0.00%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	1
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**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	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	0	0	2	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	0	0	3	0	0	5	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,296,333	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,082,500	\$0	\$399,999			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	58.29%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	4	0	1			

March 2026

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****0**

↔ 0.0% ↓ -100.0%

from Feb 2026: 0 from Mar 2025: 3

YTD	2026	2025	+/-
	1	8	-87.5%

5-year Mar average: 2

New Pendings**2**

↔ 0.0% ↓ -33.3%

from Feb 2026: 0 from Mar 2025: 3

YTD	2026	2025	+/-
	3	6	-50.0%

5-year Mar average: 2

Closed Sales**1**

↔ 0.0% ↓ -50.0%

from Feb 2026: 0 from Mar 2025: 2

YTD	2026	2025	+/-
	4	5	-20.0%

5-year Mar average: 2

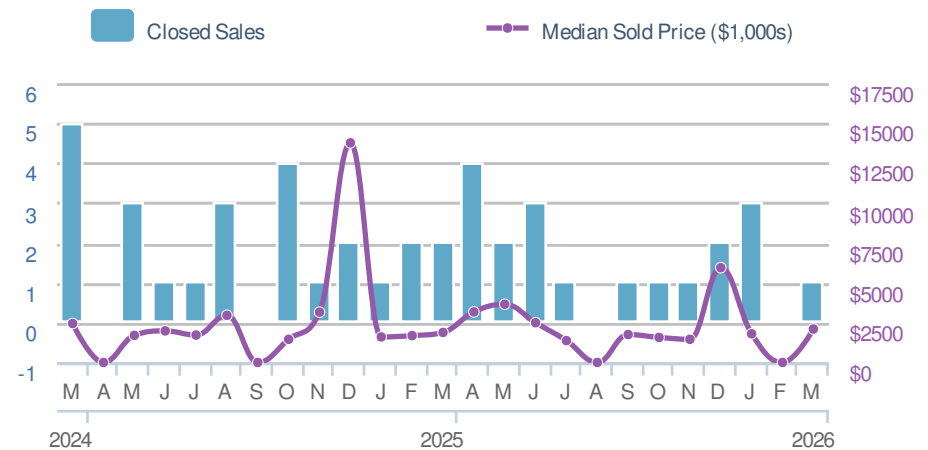
Median Sold Price**\$2,090,000**

↔ 0.0% ↑ 11.5%

from Feb 2026: \$0 from Mar 2025: \$1,874,999

YTD	2026	2025	+/-
	\$1,945,000	\$1,600,000	21.6%

5-year Mar average: \$1,943,000

**Active Listings****5**

Feb 2026	Mar 2025
6	7

Avg DOM**59**

Feb 2026	Mar 2025	YTD
0	65	33

Avg Sold to OLP Ratio**95.0%**

Feb 2026	Mar 2025	YTD
0.0%	96.7%	95.3%

January thru April 2026 YTD

Berkley, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$17,089,000	\$20,468,499	-16.51%
Avg Sold Price	\$2,763,166	\$2,191,111	26.11%
Median Sold Price	\$1,987,500	\$1,950,000	1.92%
Units Sold	6	9	-33.33%
Avg Days on Market	41	77	-46.75%
Avg List Price for Solds	\$2,848,166	\$2,274,277	25.23%
Avg SP to OLP Ratio	94.1%	93.3%	0.87%
Ratio of Avg SP to Avg OLP	95.0%	93.3%	1.82%
Attached Avg Sold Price	\$0	\$389,749	%
Detached Avg Sold Price	\$2,763,166	\$2,705,785	2.12%
Attached Units Sold	0	2	%
Detached Units Sold	6	7	-14.29%

Financing (Sold)

Assumption	0
Cash	2
Conventional	3
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	1
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	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	0	0	3	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	0	0	5	0	0	6	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,054,800	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,705,785	\$0	\$389,749			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	12.90%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	7	0	2			

April 2026

Berkley, Washington, DC

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

↔ 0.0%

from Mar 2026:
0

↔ 0.0%

from Apr 2025:
1

YTD	2026	2025	+/-
	3	11	-72.7%

5-year Apr average: **2****New Pendings****0**

↓ -100.0%

from Mar 2026:
2

↓ -100.0%

from Apr 2025:
4

YTD	2026	2025	+/-
	3	10	-70.0%

5-year Apr average: **1****Closed Sales****2**

↑ 100.0%

from Mar 2026:
1

↓ -50.0%

from Apr 2025:
4

YTD	2026	2025	+/-
	6	9	-33.3%

5-year Apr average: **1****Median Sold Price****\$2,692,500**

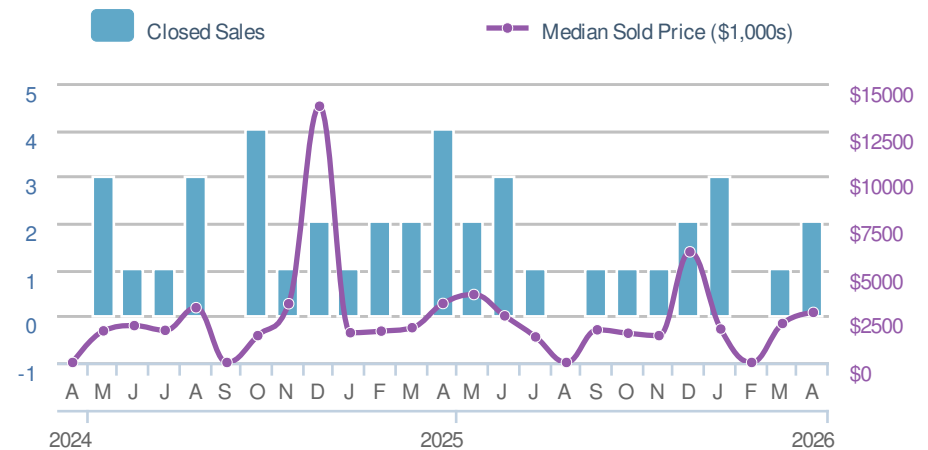
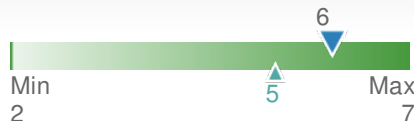
↑ 28.8%

from Mar 2026:
\$2,090,000

↓ -15.2%

from Apr 2025:
\$3,174,000

YTD	2026	2025	+/-
	\$1,987,500	\$1,950,000	1.9%

5-year Apr average: **\$1,173,300****Active Listings****6**

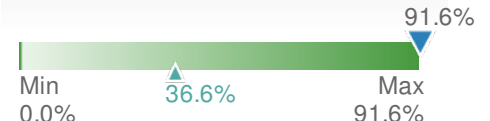
5-year Apr average

Mar 2026	Apr 2025
5	6

Avg DOM**57**

5-year Apr average

Mar 2026	Apr 2025	YTD
59	116	41

Avg Sold to OLP Ratio**91.6%**

5-year Apr average

Mar 2026	Apr 2025	YTD
95.0%	91.2%	94.1%

January thru May 2026 YTD

American University Park, Washington, DC (Advertised)

202.262.1261

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lenorerubino.com

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$43,716,900	\$33,112,400	32.03%
Avg Sold Price	\$1,526,172	\$1,373,391	11.12%
Median Sold Price	\$1,425,000	\$1,394,000	2.22%
Units Sold	29	24	20.83%
Avg Days on Market	9	15	-40.00%
Avg List Price for Solds	\$1,507,479	\$1,379,683	9.26%
Avg SP to OLP Ratio	100.9%	100.0%	0.89%
Ratio of Avg SP to Avg OLP	101.0%	98.4%	2.57%
Attached Avg Sold Price	\$657,250	\$511,225	28.56%
Detached Avg Sold Price	\$1,665,200	\$1,545,825	7.72%
Attached Units Sold	4	4	0.00%
Detached Units Sold	25	20	25.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	25
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	20
11 to 20	3
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	1
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Notes:

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- 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	1	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	0	0	0	0	0	1
\$800K to \$999,999	0	0	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	7	1	15	0	0	4	2	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	8	2	17	0	2	9	2	2
Avg Sold Price	\$0	\$0	\$1,404,312	\$887,500	\$1,787,970	\$0	\$427,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,306,142	\$0	\$1,674,884	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	7.52%	0.00%	6.75%	0.00%	-16.48%			
Prev Year - # of Solds	0	0	7	0	13	0	4			

Active Detail

May 2026

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****9****↓ -30.8%**from Apr 2026:
13**↑ 12.5%**from May 2025:
8

YTD	2026	2025	+/-
	46	38	21.1%

5-year May average: **9****New Pendings****13****↑ 30.0%**from Apr 2026:
10**↑ 85.7%**from May 2025:
7

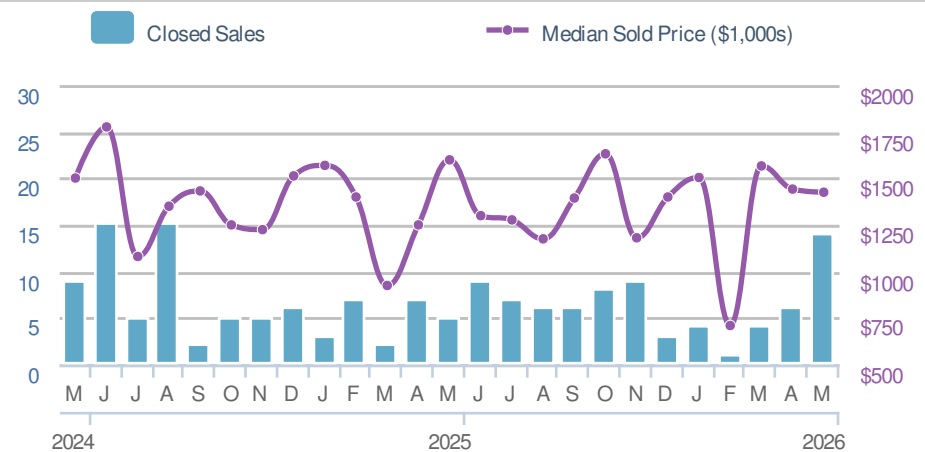
YTD	2026	2025	+/-
	36	31	16.1%

5-year May average: **10****Closed Sales****14****↑ 133.3%**from Apr 2026:
6**↑ 180.0%**from May 2025:
5

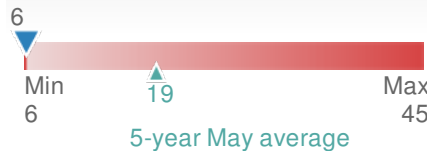
YTD	2026	2025	+/-
	29	24	20.8%

5-year May average: **11****Median Sold Price****\$1,425,000****↓ -1.2%**from Apr 2026:
\$1,442,500**↓ -10.9%**from May 2025:
\$1,600,000

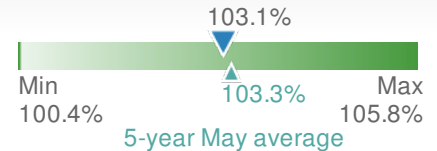
YTD	2026	2025	+/-
	\$1,425,000	\$1,394,000	2.2%

5-year May average: **\$1,501,500****Active Listings****13**

Apr 2026	May 2025
16	10

Avg DOM**6**

Apr 2026	May 2025	YTD
6	8	9

Avg Sold to OLP Ratio**103.1%**

Apr 2026	May 2025	YTD
101.3%	100.4%	100.9%

January thru June 2026 YTD

Berkley, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$17,089,000	\$35,742,499	-52.19%
Avg Sold Price	\$2,763,166	\$2,483,571	11.26%
Median Sold Price	\$1,987,500	\$2,675,000	-25.70%
Units Sold	6	14	-57.14%
Avg Days on Market	41	56	-26.79%
Avg List Price for Solds	\$2,848,166	\$2,553,035	11.56%
Avg SP to OLP Ratio	94.1%	95.1%	-1.10%
Ratio of Avg SP to Avg OLP	95.0%	95.5%	-0.50%
Attached Avg Sold Price	\$0	\$389,749	%
Detached Avg Sold Price	\$2,763,166	\$2,832,541	-2.45%
Attached Units Sold	0	2	%
Detached Units Sold	6	12	-50.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	3
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	1
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	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	0	0	3	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	1	0	0	0	5	0	0	9	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,054,800	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,832,541	\$0	\$389,749			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	7.85%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	12	0	2			

June 2026

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2** **-50.0%**from May 2026:
4 **0.0%**from Jun 2025:
2

YTD	2026	2025	+/-
	10	16	-37.5%

5-year Jun average: **2****New Pendings****0** **-100.0%**from May 2026:
1 **-100.0%**from Jun 2025:
1

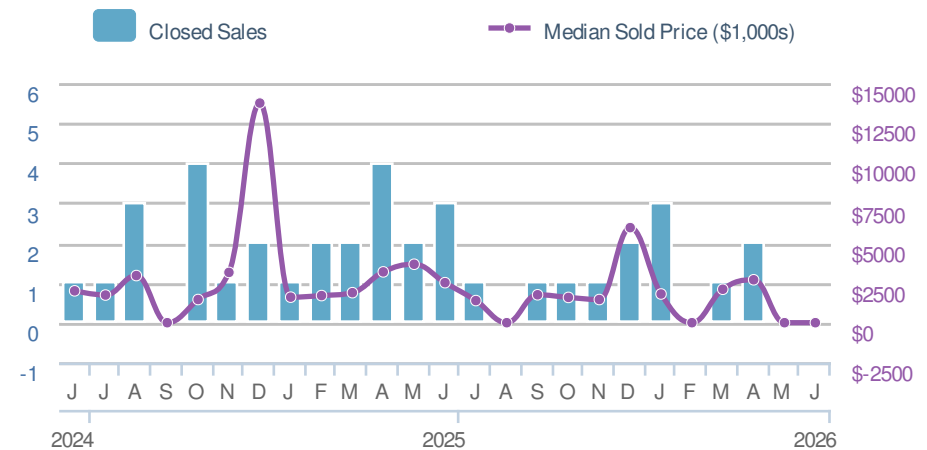
YTD	2026	2025	+/-
	4	13	-69.2%

5-year Jun average: **1****Closed Sales****0** **0.0%**from May 2026:
0 **-100.0%**from Jun 2025:
3

YTD	2026	2025	+/-
	6	14	-57.1%

5-year Jun average: **2****Median Sold Price****\$0** **0.0%**from May 2026:
\$0 **-100.0%**from Jun 2025:
\$2,500,000

YTD	2026	2025	+/-
	\$1,987,500	\$2,675,000	-25.7%

5-year Jun average: **\$1,691,800****Active Listings****9**

May 2026	Jun 2025
8	6

Avg DOM**0**

May 2026	Jun 2025	YTD
0	4	41

Avg Sold to OLP Ratio**0.0%**

May 2026	Jun 2025	YTD
0.0%	99.1%	94.1%

January thru July 2026 YTD

Berkley, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$17,089,000	\$37,117,499	-53.96%
Avg Sold Price	\$2,763,166	\$2,409,666	14.67%
Median Sold Price	\$1,987,500	\$2,500,000	-20.50%
Units Sold	6	15	-60.00%
Avg Days on Market	41	52	-21.15%
Avg List Price for Solds	\$2,848,166	\$2,474,499	15.10%
Avg SP to OLP Ratio	94.1%	95.5%	-1.45%
Ratio of Avg SP to Avg OLP	95.0%	95.7%	-0.67%
Attached Avg Sold Price	\$0	\$389,749	%
Detached Avg Sold Price	\$2,763,166	\$2,720,423	1.57%
Attached Units Sold	0	2	%
Detached Units Sold	6	13	-53.85%

Financing (Sold)

Assumption	0
Cash	2
Conventional	3
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	1
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	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	0	0	3	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	1	0	0	0	5	0	0	8	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,054,800	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,832,541	\$0	\$389,749			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	7.85%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	12	0	2			

July 2026

Berkley, Washington, DC

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

-50.0%
 from Jun 2026: **2** from Jul 2025: **2**

YTD	2026	2025	+/-
	11	18	-38.9%

5-year Jul average: **2****New Pendings****1**

0.0% **-50.0%**
 from Jun 2026: **0** from Jul 2025: **2**

YTD	2026	2025	+/-
	5	15	-66.7%

5-year Jul average: **2****Closed Sales****0**

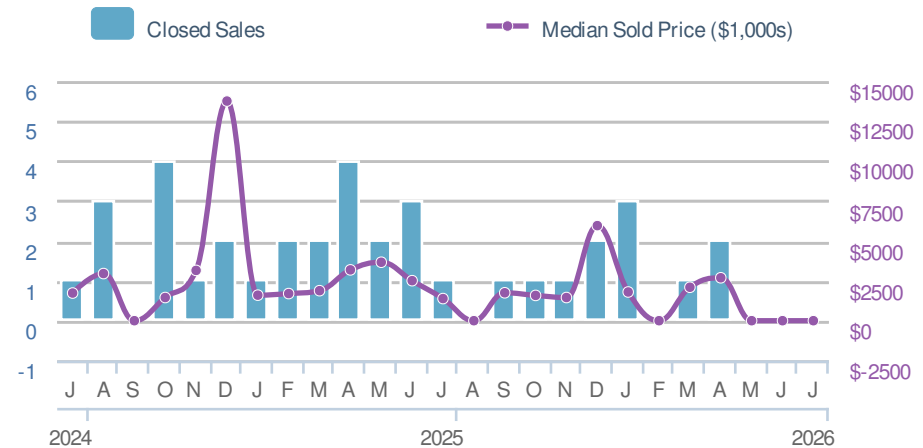
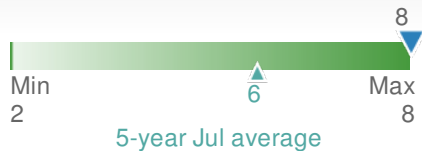
0.0% **-100.0%**
 from Jun 2026: **0** from Jul 2025: **1**

YTD	2026	2025	+/-
	6	15	-60.0%

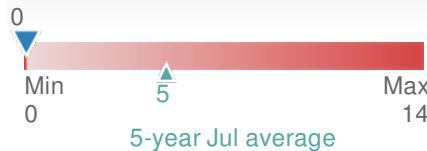
5-year Jul average: **1****Median Sold Price****\$0**

0.0% **-100.0%**
 from Jun 2026: **\$0** from Jul 2025: **\$1,375,000**

YTD	2026	2025	+/-
	\$1,987,500	\$2,500,000	-20.5%

5-year Jul average: **\$1,525,250****Active Listings****8**

Jun 2026	Jul 2025
9	5

Avg DOM**0**

Jun 2026	Jul 2025	YTD
0	1	41

Avg Sold to OLP Ratio**0.0%**

Jun 2026	Jul 2025	YTD
0.0%	100.0%	94.1%

January thru August 2026 YTD

Berkley, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$19,289,000	\$37,117,499	-48.03%
Avg Sold Price	\$2,668,428	\$2,409,666	10.74%
Median Sold Price	\$2,090,000	\$2,500,000	-16.40%
Units Sold	7	15	-53.33%
Avg Days on Market	46	52	-11.54%
Avg List Price for Solds	\$2,755,571	\$2,474,499	11.36%
Avg SP to OLP Ratio	92.0%	95.5%	-3.67%
Ratio of Avg SP to Avg OLP	93.0%	95.7%	-2.84%
Attached Avg Sold Price	\$0	\$389,749	0%
Detached Avg Sold Price	\$2,668,428	\$2,720,423	-1.91%
Attached Units Sold	0	2	0%
Detached Units Sold	7	13	-46.15%

Financing (Sold)

Assumption	0
Cash	2
Conventional	4
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	2
91 to 120	0
121 to 180	1
181 to 360	1
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	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	0	0	4	0	0	5	1	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	1	0	0	0	6	0	0	8	1	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$2,895,666	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,832,541	\$0	\$389,749			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	2.23%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	12	0	2			

August 2026

Berkley, Washington, DC

New Listings**0**

-100.0% **-100.0%**
 from Jul 2026: 1 from Aug 2025: 1

YTD	2026	2025	+/-
	12	20	-40.0%

5-year Aug average: **1****New Pendings****0**

-100.0% **0.0%**
 from Jul 2026: 1 from Aug 2025: 0

YTD	2026	2025	+/-
	5	15	-66.7%

5-year Aug average: **0****Closed Sales****0**

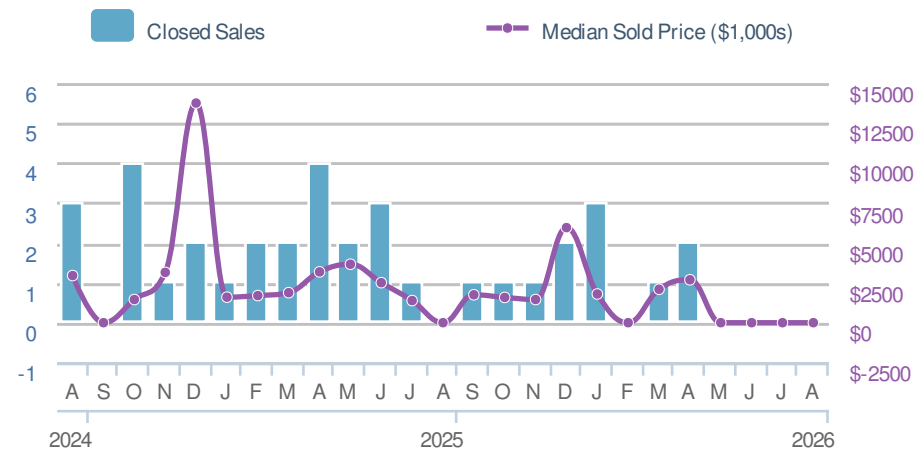
0.0% **0.0%**
 from Jul 2026: 0 from Aug 2025: 0

YTD	2026	2025	+/-
	7	15	-53.3%

5-year Aug average: **1****Median Sold Price****\$0**

0.0% **0.0%**
 from Jul 2026: \$0 from Aug 2025: \$0

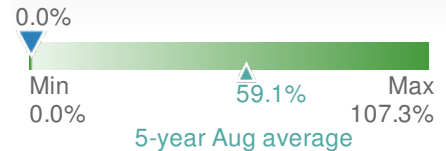
YTD	2026	2025	+/-
	\$2,090,000	\$2,500,000	-16.4%

5-year Aug average: **\$1,284,700****Active Listings****9**

Jul 2026	Aug 2025
8	7

Avg DOM**0**

Jul 2026	Aug 2025	YTD
0	0	46

Avg Sold to OLP Ratio**0.0%**

Jul 2026	Aug 2025	YTD
0.0%	0.0%	92.0%