

January thru January 2025 YTD
Berkley, Washington, DC (Advertised)202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$1,600,000	\$0	0%
Avg Sold Price	\$1,600,000	\$0	0%
Median Sold Price	\$1,600,000	\$0	0%
Units Sold	1	0	0%
Avg Days on Market	1	0	0%
Avg List Price for Solds	\$1,600,000	\$0	0%
Avg SP to OLP Ratio	100.0%	0.0%	0%
Ratio of Avg SP to Avg OLP	100.0%	0.0%	0%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,600,000	\$0	0%
Attached Units Sold	0	0	0%
Detached Units Sold	1	0	0%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
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.

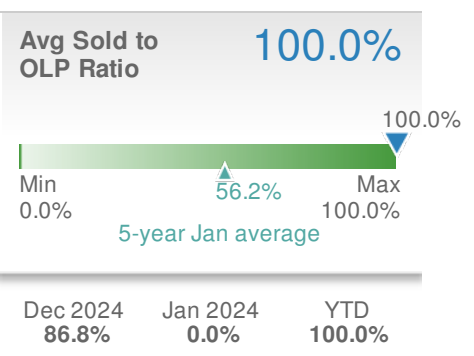
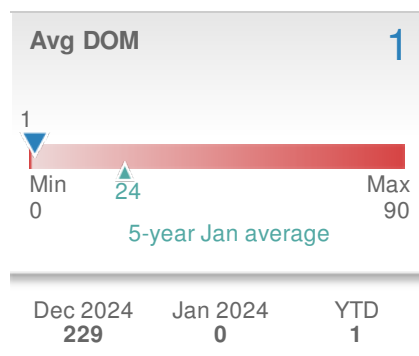
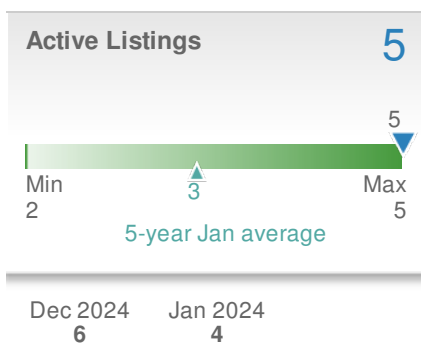
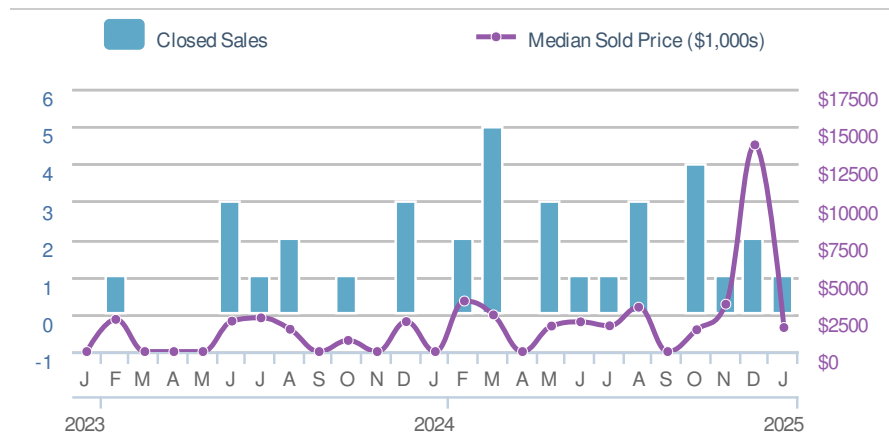
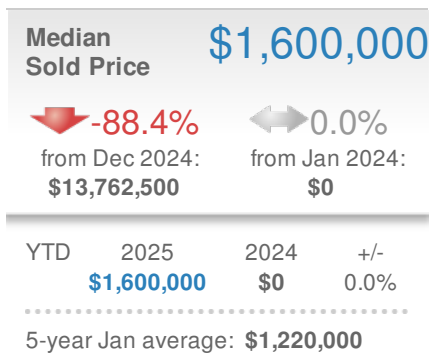
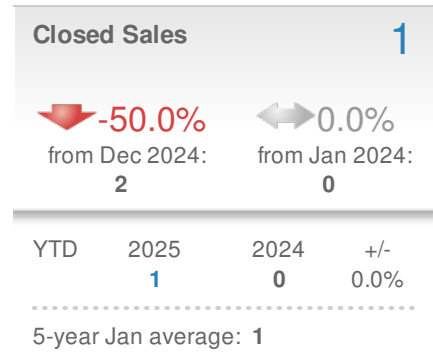
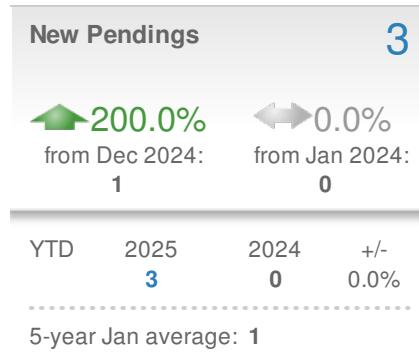
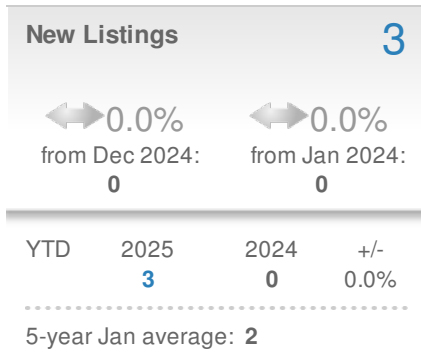
Sold Detail

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	1
\$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	0	0	1	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	4	0	1
Avg Sold Price	\$0	\$0	\$0	\$0	\$1,600,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	0	0	0			

Active Detail

January 2025

Berkley, Washington, DC

202.262.1261
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January thru February 2025 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$5,097,000	\$7,134,000	-28.55%
Avg Sold Price	\$1,660,000	\$3,375,000	-50.81%
Median Sold Price	\$1,600,000	\$3,375,000	-52.59%
Units Sold	3	2	50.00%
Avg Days on Market	32	39	-17.95%
Avg List Price for Solds	\$1,699,000	\$3,567,000	-52.37%
Avg SP to OLP Ratio	93.7%	94.0%	-0.36%
Ratio of Avg SP to Avg OLP	93.2%	94.6%	-1.53%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,660,000	\$3,375,000	-50.81%
Attached Units Sold	0	0	0%
Detached Units Sold	3	2	50.00%

Financing (Sold)

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

Days on Market (Sold)

0	1
1 to 10	0
11 to 20	0
21 to 30	0
31 to 60	1
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.

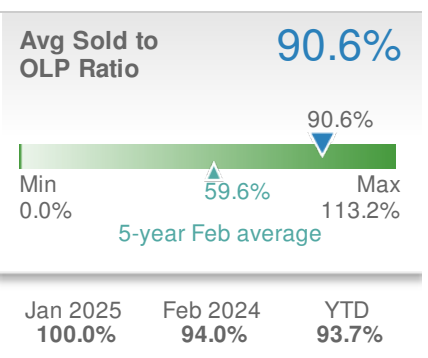
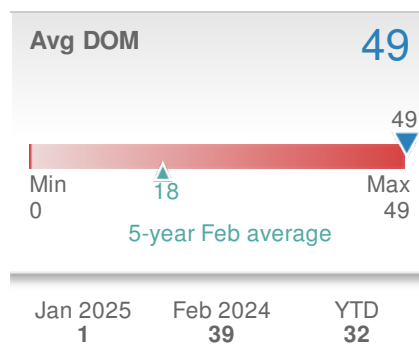
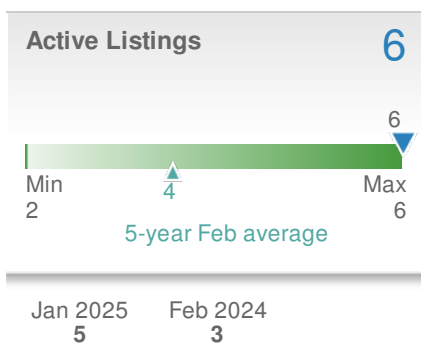
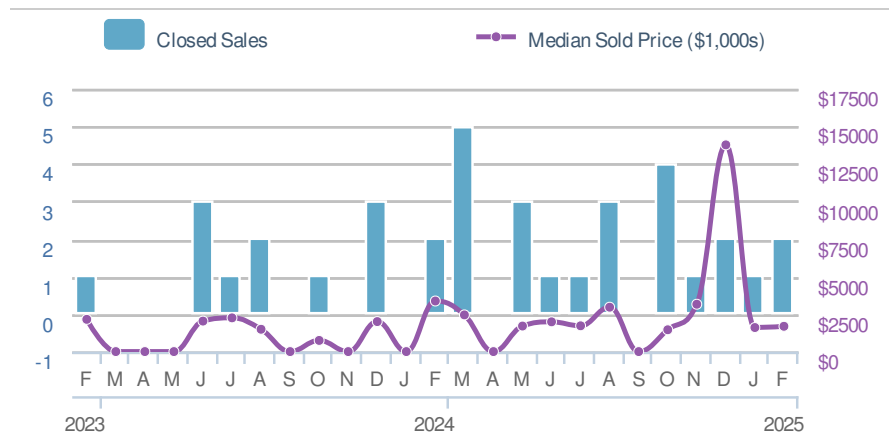
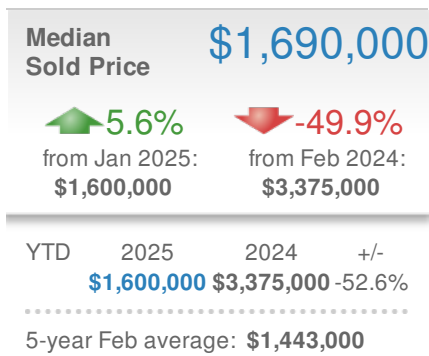
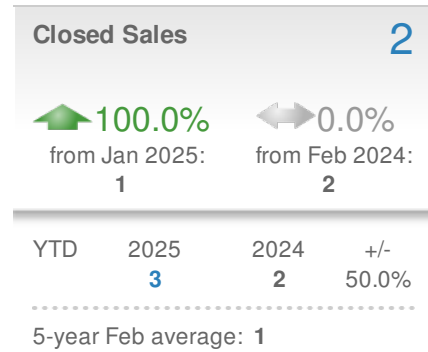
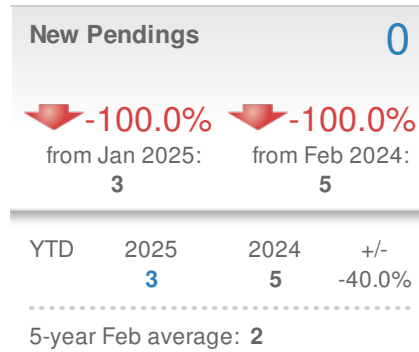
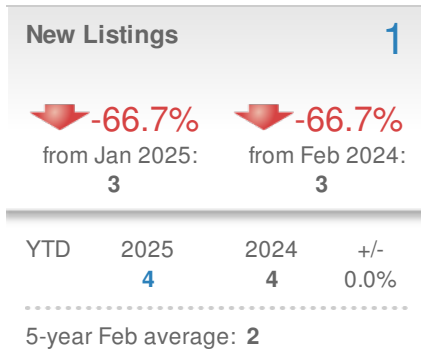
Sold Detail

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	2
\$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	0	0	3	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	3	0	0	4	0	2
Avg Sold Price	\$0	\$0	\$0	\$0	\$1,660,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,375,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-50.81%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	2	0	0			

Active Detail

February 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

January thru March 2025 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$9,086,999	\$22,531,900	-59.67%
Avg Sold Price	\$1,745,999	\$2,976,428	-41.34%
Median Sold Price	\$1,600,000	\$2,700,000	-40.74%
Units Sold	5	7	-28.57%
Avg Days on Market	45	65	-30.77%
Avg List Price for Solds	\$1,817,399	\$3,218,842	-43.54%
Avg SP to OLP Ratio	94.9%	93.8%	1.22%
Ratio of Avg SP to Avg OLP	93.5%	88.3%	5.94%
Attached Avg Sold Price	\$399,999	\$0	0%
Detached Avg Sold Price	\$2,082,500	\$2,976,428	-30.03%
Attached Units Sold	1	0	0%
Detached Units Sold	4	7	-42.86%

Financing (Sold)

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

Days on Market (Sold)

0	1
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	0
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	1	0	0	1
\$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	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	0	0	0	0	0	0
Total	0	0	0	0	4	0	1	6	0	1
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,082,500	\$0	\$399,999			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,976,428	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-30.03%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	7	0	0			

March 2025

Berkley, Washington, DC

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

↑ **200.0%**
from Feb 2025:
1

↑ **50.0%**
from Mar 2024:
2

YTD	2025	2024	+/-
	8	8	0.0%

5-year Mar average: 3

New Pendings**3**

↔ **0.0%**
from Feb 2025:
0

↑ **50.0%**
from Mar 2024:
2

YTD	2025	2024	+/-
	6	7	-14.3%

5-year Mar average: 3

Closed Sales**2**

↔ **0.0%**
from Feb 2025:
2

↓ **-60.0%**
from Mar 2024:
5

YTD	2025	2024	+/-
	5	7	-28.6%

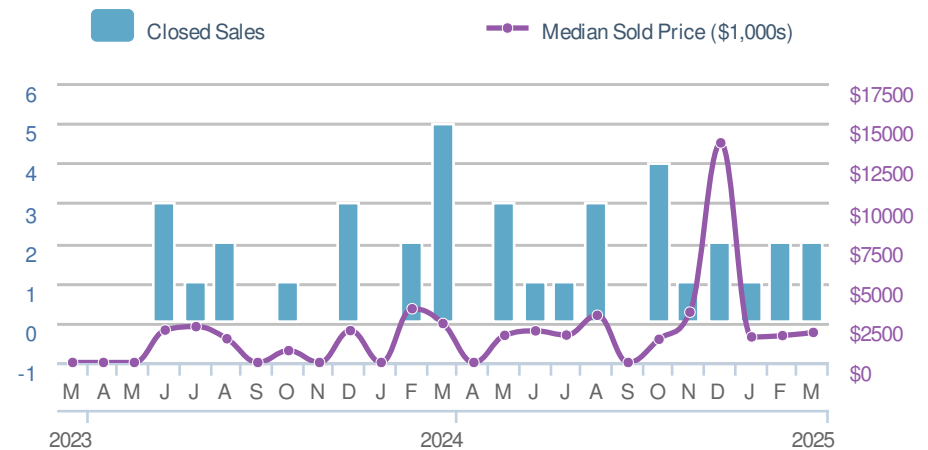
5-year Mar average: 3

Median Sold Price**\$1,874,999**

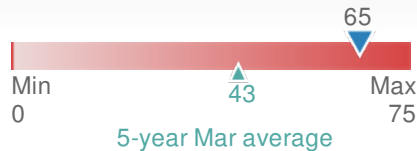
↑ **10.9%**
from Feb 2025:
\$1,690,000

↓ **-23.5%**
from Mar 2024:
\$2,450,000

YTD	2025	2024	+/-
	\$1,600,000	\$2,700,000	-40.7%

5-year Mar average: **\$1,823,000****Active Listings****7**

Feb 2025	Mar 2024
6	5

Avg DOM**65**

Feb 2025	Mar 2024	YTD
49	75	45

Avg Sold to OLP Ratio**96.7%**

Feb 2025	Mar 2024	YTD
90.6%	93.6%	94.9%

January thru April 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$20,468,499	\$22,531,900	-9.16%
Avg Sold Price	\$2,191,111	\$2,976,428	-26.38%
Median Sold Price	\$1,950,000	\$2,700,000	-27.78%
Units Sold	9	7	28.57%
Avg Days on Market	77	65	18.46%
Avg List Price for Solds	\$2,274,277	\$3,218,842	-29.34%
Avg SP to OLP Ratio	93.3%	93.8%	-0.52%
Ratio of Avg SP to Avg OLP	93.3%	88.3%	5.73%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,705,785	\$2,976,428	-9.09%
Attached Units Sold	2	0	0%
Detached Units Sold	7	7	0.00%

- 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.

Financing (Sold)

Assumption	0
Cash	4
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	7	0	2
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,705,785	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,976,428	\$0	\$0
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-9.09%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	7	0	0


Active Detail


Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
2	0	0
3	0	0
1	0	0
6	0	0

April 2025

Berkley, Washington, DC

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


 **-66.7%**
 from Mar 2025:
 3


 **-50.0%**
 from Apr 2024:
 2

YTD	2025	2024	+/-
	11	11	0.0%

5-year Apr average: 3

New Pendings**4**


 **33.3%**
 from Mar 2025:
 3


 **300.0%**
 from Apr 2024:
 1

YTD	2025	2024	+/-
	10	8	25.0%

5-year Apr average: 2

Closed Sales**4**


 **100.0%**
 from Mar 2025:
 2


 **0.0%**
 from Apr 2024:
 0

YTD	2025	2024	+/-
	9	7	28.6%

5-year Apr average: 2

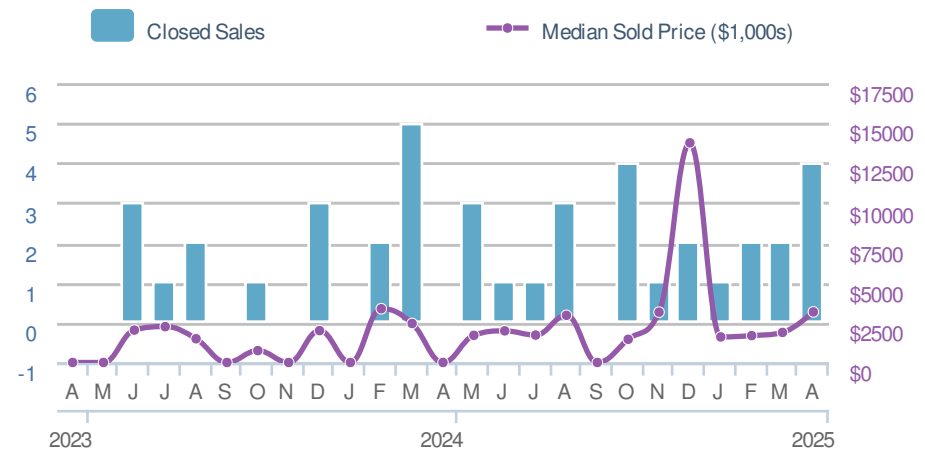
Median Sold Price**\$3,174,000**

 **69.3%**
 from Mar 2025:
\$1,874,999

 **0.0%**
 from Apr 2024:
\$0

YTD	2025	2024	+/-
	\$1,950,000	\$2,700,000	-27.8%

5-year Apr average: \$969,800


**Active Listings****6**

Min 2
 
 Max 7

5-year Apr average: 5

Mar 2025	Apr 2024
7	7

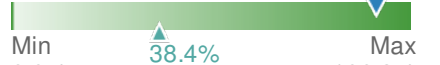
Avg DOM**116**

Min 0
 
 Max 116

5-year Apr average: 26

Mar 2025	Apr 2024	YTD
65	0	77

Avg Sold to OLP Ratio**91.2%**

Min 0.0%
 
 Max 100.8%

5-year Apr average: 38.4%

Mar 2025	Apr 2024	YTD
96.7%	0.0%	93.3%

January thru May 2025 YTD

Berkley, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$27,958,499	\$27,721,900	0.85%
Avg Sold Price	\$2,456,363	\$2,606,000	-5.74%
Median Sold Price	\$2,850,000	\$2,150,000	32.56%
Units Sold	11	10	10.00%
Avg Days on Market	70	51	37.25%
Avg List Price for Solds	\$2,541,681	\$2,772,190	-8.32%
Avg SP to OLP Ratio	94.0%	95.9%	-1.94%
Ratio of Avg SP to Avg OLP	94.4%	90.5%	4.32%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,915,611	\$2,606,000	11.88%
Attached Units Sold	2	0	0%
Detached Units Sold	9	10	-10.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
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	3
181 to 360	2
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	2	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	0	0	3	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	0	0	9	0	2	7	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,915,611	\$0	\$389,749			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,606,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	11.88%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	10	0	0			

Active Detail

May 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2**

100.0%
 from Apr 2025: **1**
-33.3%
 from May 2024: **3**

YTD	2025	2024	+/-
	13	14	-7.1%

5-year May average: **3****New Pendings****1**

-75.0%
 from Apr 2025: **4**
0.0%
 from May 2024: **1**

YTD	2025	2024	+/-
	11	9	22.2%

5-year May average: **2****Closed Sales****2**

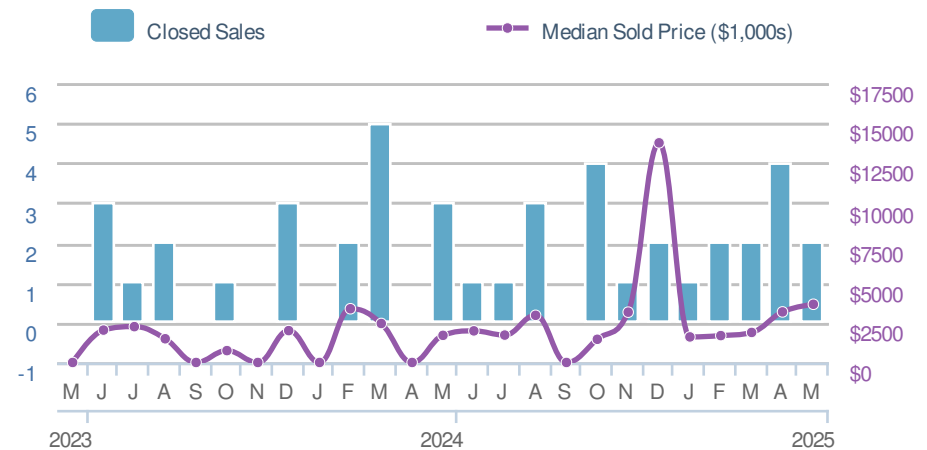
-50.0%
 from Apr 2025: **4**
-33.3%
 from May 2024: **3**

YTD	2025	2024	+/-
	11	10	10.0%

5-year May average: **2****Median Sold Price****\$3,650,000**

15.0%
 from Apr 2025: **\$3,174,000**
115.3%
 from May 2024: **\$1,695,000**

YTD	2025	2024	+/-
	\$2,850,000	\$2,150,000	32.6%

5-year May average: **\$1,696,500****Active Listings****7**

Min 1
 5-year May average 5
 Max 8

Apr 2025	May 2024
6	8

Avg DOM**38**

Min 0
 5-year May average 17
 Max 38

Apr 2025	May 2024	YTD
116	20	70

Avg Sold to OLP Ratio**97.5%**

Min 0.0%
 5-year May average 80.4%
 Max 106.1%

Apr 2025	May 2024	YTD
91.2%	100.9%	94.0%

January thru June 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$35,742,499	\$29,706,900	20.32%
Avg Sold Price	\$2,483,571	\$2,549,545	-2.59%
Median Sold Price	\$2,675,000	\$1,985,000	34.76%
Units Sold	14	11	27.27%
Avg Days on Market	56	48	16.67%
Avg List Price for Solds	\$2,553,035	\$2,700,627	-5.47%
Avg SP to OLP Ratio	95.1%	96.3%	-1.18%
Ratio of Avg SP to Avg OLP	95.5%	91.1%	4.83%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,832,541	\$2,549,545	11.10%
Attached Units Sold	2	0	0%
Detached Units Sold	12	11	9.09%

- 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.

Financing (Sold)

Assumption	0
Cash	7
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	4
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	12	0	2
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,832,541	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,549,545	\$0	\$0
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	11.10%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	11	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
3	0	0
2	0	0
1	0	0
6	0	0

June 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2**

↔ 0.0% ↑ 100.0%
from May 2025: from Jun 2024:
2 1

YTD	2025	2024	+/-
	16	15	6.7%

5-year Jun average: 4

New Pendings**1**

↔ 0.0% ↓ -50.0%
from May 2025: from Jun 2024:
1 2

YTD	2025	2024	+/-
	13	11	18.2%

5-year Jun average: 3

Closed Sales**3**

↑ 50.0% ↑ 200.0%
from May 2025: from Jun 2024:
2 1

YTD	2025	2024	+/-
	14	11	27.3%

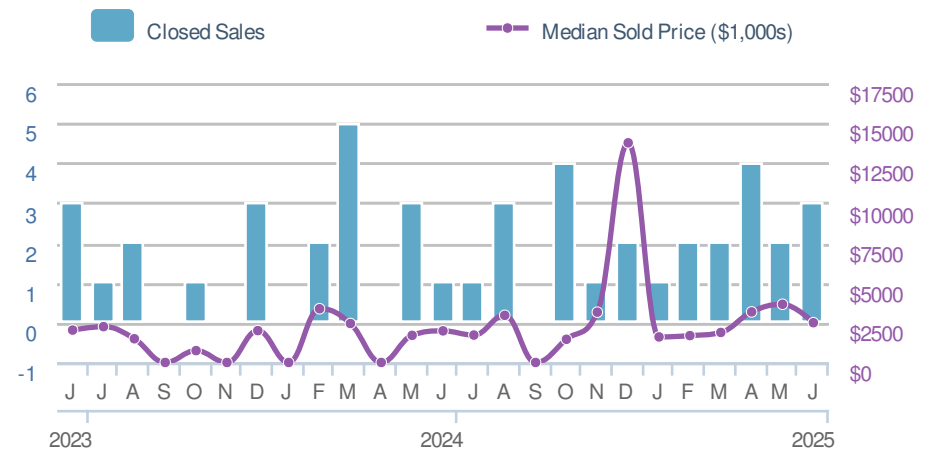
5-year Jun average: 3

Median Sold Price**\$2,500,000**

↓ -31.5% ↑ 25.9%
from May 2025: from Jun 2024:
\$3,650,000 **\$1,985,000**

YTD	2025	2024	+/-
	\$2,675,000	\$1,985,000	34.8%

5-year Jun average: \$2,111,800

**Active Listings****6**

Min 1 5 Max 7
5-year Jun average

May 2025	Jun 2024
7	7

Avg DOM**4**

Min 4 8 Max 13
5-year Jun average

May 2025	Jun 2024	YTD
38	13	56

Avg Sold to OLP Ratio**99.1%**

Min 99.1% 103.0% Max 113.2%
5-year Jun average

May 2025	Jun 2024	YTD
97.5%	100.0%	95.1%

January thru July 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$37,117,499	\$31,356,900	18.37%
Avg Sold Price	\$2,409,666	\$2,480,833	-2.87%
Median Sold Price	\$2,500,000	\$1,917,500	30.38%
Units Sold	15	12	25.00%
Avg Days on Market	52	44	18.18%
Avg List Price for Solds	\$2,474,499	\$2,613,075	-5.30%
Avg SP to OLP Ratio	95.5%	97.0%	-1.55%
Ratio of Avg SP to Avg OLP	95.7%	91.8%	4.22%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,720,423	\$2,480,833	9.66%
Attached Units Sold	2	0	0%
Detached Units Sold	13	12	8.33%

Financing (Sold)

Assumption	0
Cash	8
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	5
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	3
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

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	2	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	1	0	4	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	1	0	12	0	2	5	0	0
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,832,541	\$0	\$389,749			
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,549,545	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	11.10%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	11	0	0			

July 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2**

↔ 0.0% ↑ 100.0%

from Jun 2025: from Jul 2024:

2 1

YTD	2025	2024	+/-
	18	19	-5.3%

5-year Jul average: 2

New Pendings**2**

↑ 100.0% ↓ -33.3%

from Jun 2025: from Jul 2024:

1 3

YTD	2025	2024	+/-
	15	13	15.4%

5-year Jul average: 2

Closed Sales**1**

↓ -66.7% ↔ 0.0%

from Jun 2025: from Jul 2024:

3 1

YTD	2025	2024	+/-
	15	12	25.0%

5-year Jul average: 2

Median Sold Price**\$1,375,000**

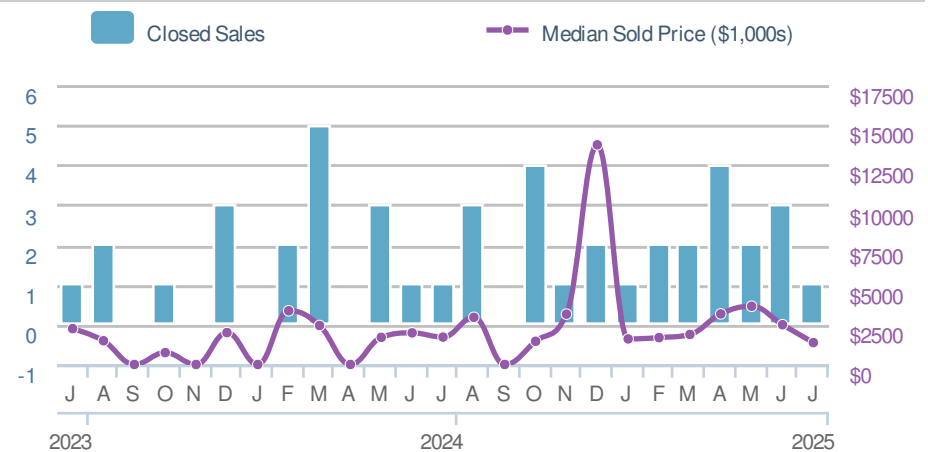
↓ -45.0% ↓ -20.3%

from Jun 2025: from Jul 2024:

\$2,500,000 **\$1,725,000**

YTD	2025	2024	+/-
	\$2,500,000	\$1,917,500	30.4%

5-year Jul average: \$1,881,500

**Active Listings****5**

Min 2 5 Max 8

5-year Jul average

Jun 2025	Jul 2024
6	8

Avg DOM**1**

Min 1 6 Max 14

5-year Jul average

Jun 2025	Jul 2024	YTD
4	3	52

Avg Sold to OLP Ratio**100.0%**

Min 94.0% 100.0% Max 106.7%

5-year Jul average

Jun 2025	Jul 2024	YTD
99.1%	104.6%	95.5%

January thru August 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$37,117,499	\$45,600,900	-18.60%
Avg Sold Price	\$2,409,666	\$2,878,000	-16.27%
Median Sold Price	\$2,500,000	\$2,450,000	2.04%
Units Sold	15	15	0.00%
Avg Days on Market	52	52	0.00%
Avg List Price for Solds	\$2,474,499	\$3,040,060	-18.60%
Avg SP to OLP Ratio	95.5%	96.0%	-0.61%
Ratio of Avg SP to Avg OLP	95.7%	92.3%	3.66%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,720,423	\$2,878,000	-5.48%
Attached Units Sold	2	0	0%
Detached Units Sold	13	15	-13.33%

- 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.

Financing (Sold)

Assumption	0
Cash	8
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	5
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	12	0	2
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,832,541	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,960,357	\$0	\$0
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-4.32%	0.00%	0.00%
Prev Year - # of Solds	0	0	1	0	14	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
3	0	0
2	0	0
1	0	0
6	0	1

August 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****1****↓ -50.0%**from Jul 2025:
2**↔ 0.0%**from Aug 2024:
1

YTD	2025	2024	+/-
	20	20	0.0%

5-year Aug average: **1****New Pendings****0****↓ -100.0%**from Jul 2025:
2**↓ -100.0%**from Aug 2024:
1

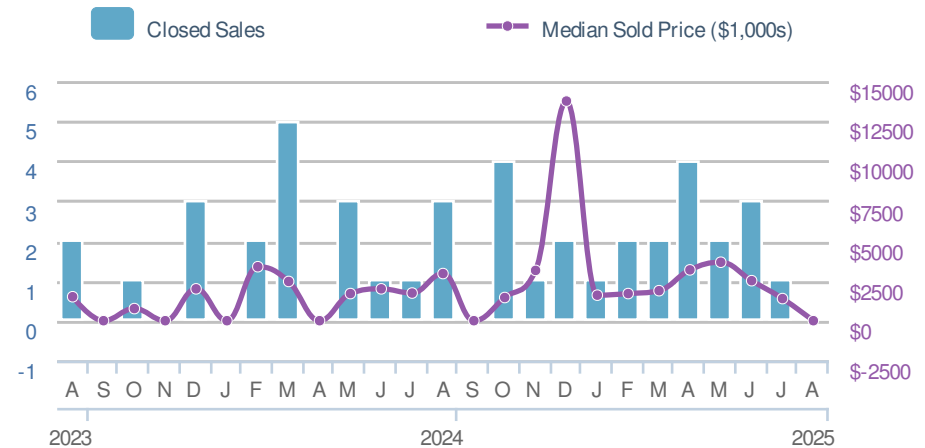
YTD	2025	2024	+/-
	15	14	7.1%

5-year Aug average: **1****Closed Sales****0****↓ -100.0%**from Jul 2025:
1**↓ -100.0%**from Aug 2024:
3

YTD	2025	2024	+/-
	15	15	0.0%

5-year Aug average: **2****Median Sold Price****\$0****↓ -100.0%**from Jul 2025:
\$1,375,000**↓ -100.0%**from Aug 2024:
\$2,950,000

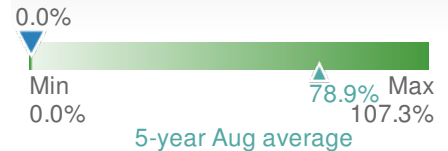
YTD	2025	2024	+/-
	\$2,500,000	\$2,450,000	2.0%

5-year Aug average: **\$1,772,850****Active Listings****7**

Jul 2025	Aug 2024
5	8

Avg DOM**0**

Jul 2025	Aug 2024	YTD
1	84	52

Avg Sold to OLP Ratio**0.0%**

Jul 2025	Aug 2024	YTD
100.0%	92.4%	95.5%

January thru September 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$38,867,499	\$45,600,900	-14.77%
Avg Sold Price	\$2,368,437	\$2,878,000	-17.71%
Median Sold Price	\$2,325,000	\$2,450,000	-5.10%
Units Sold	16	15	6.67%
Avg Days on Market	49	52	-5.77%
Avg List Price for Solds	\$2,429,218	\$3,040,060	-20.09%
Avg SP to OLP Ratio	95.7%	96.0%	-0.32%
Ratio of Avg SP to Avg OLP	95.9%	92.3%	3.87%
Attached Avg Sold Price	\$389,749	\$0	0%
Detached Avg Sold Price	\$2,651,107	\$2,878,000	-7.88%
Attached Units Sold	2	0	0%
Detached Units Sold	14	15	-6.67%

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.

Financing (Sold)

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

Days on Market (Sold)

0	2
1 to 10	6
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	13	0	2
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,749,269	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,960,357	\$0	\$0
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-7.13%	0.00%	0.00%
Prev Year - # of Solds	0	0	1	0	14	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
5	0	0
5	0	0
0	0	0
10	0	1

September 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****5** **400.0%**from Aug 2025:
1 **66.7%**from Sep 2024:
3

YTD	2025	2024	+/-
	26	24	8.3%

5-year Sep average: **4****New Pendings****0** **0.0%**from Aug 2025:
0 **-100.0%**from Sep 2024:
2

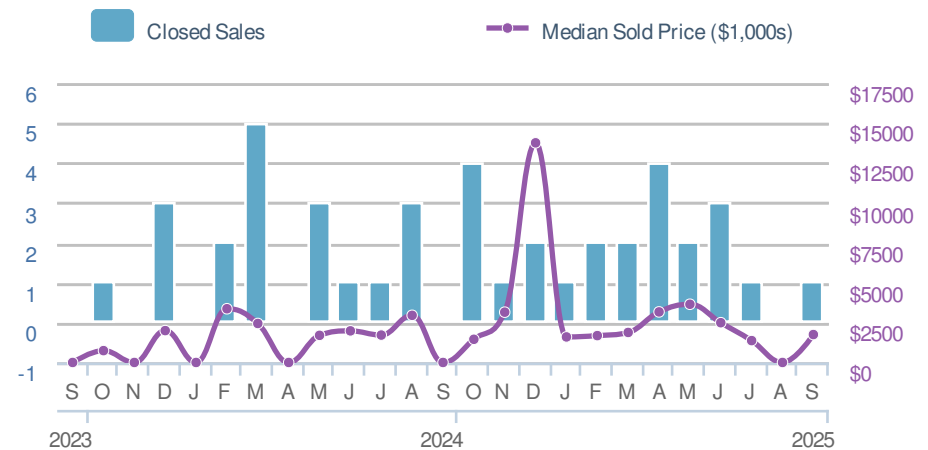
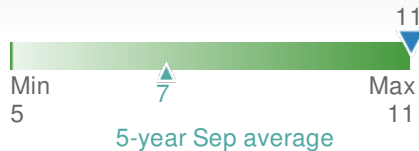
YTD	2025	2024	+/-
	15	16	-6.3%

5-year Sep average: **1****Closed Sales****1** **0.0%**from Aug 2025:
0 **0.0%**from Sep 2024:
0

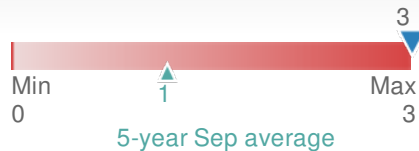
YTD	2025	2024	+/-
	16	15	6.7%

5-year Sep average: **0****Median Sold Price****\$1,750,000** **0.0%**from Aug 2025:
\$0 **0.0%**from Sep 2024:
\$0

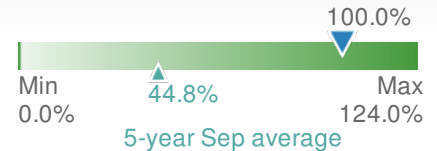
YTD	2025	2024	+/-
	\$2,325,000	\$2,450,000	-5.1%

5-year Sep average: **\$795,000****Active Listings****11**

Aug 2025	Sep 2024
7	9

Avg DOM**3**

Aug 2025	Sep 2024	YTD
0	0	49

Avg Sold to OLP Ratio**100.0%**

Aug 2025	Sep 2024	YTD
0.0%	0.0%	95.7%

January thru October 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$40,617,499	\$51,575,800	-21.25%
Avg Sold Price	\$2,321,764	\$2,576,578	-9.89%
Median Sold Price	\$2,150,000	\$1,985,000	8.31%
Units Sold	17	19	-10.53%
Avg Days on Market	54	53	1.89%
Avg List Price for Solds	\$2,389,264	\$2,714,515	-11.98%
Avg SP to OLP Ratio	95.3%	95.4%	-0.12%
Ratio of Avg SP to Avg OLP	95.5%	91.6%	4.31%
Attached Avg Sold Price	\$389,749	\$395,000	-1.33%
Detached Avg Sold Price	\$2,579,366	\$2,697,777	-4.39%
Attached Units Sold	2	1	100.00%
Detached Units Sold	15	18	-16.67%

- 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.

Financing (Sold)

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

Days on Market (Sold)

0	2
1 to 10	6
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	4
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	6	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	14	0	2
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,665,392	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,755,000	\$0	\$395,000
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-3.25%	0.00%	-1.33%
Prev Year - # of Solds	0	0	1	0	17	0	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
3	0	0
4	0	0
1	0	0
8	0	1

October 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2**

↓ -60.0% ↔ 0.0%
from Sep 2025: from Oct 2024:
5 2

YTD	2025	2024	+/-
	28	27	3.7%

5-year Oct average: 2

New Pendings**2**

↔ 0.0% ↓ -33.3%
from Sep 2025: from Oct 2024:
0 3

YTD	2025	2024	+/-
	17	19	-10.5%

5-year Oct average: 2

Closed Sales**1**

↔ 0.0% ↓ -75.0%
from Sep 2025: from Oct 2024:
1 4

YTD	2025	2024	+/-
	17	19	-10.5%

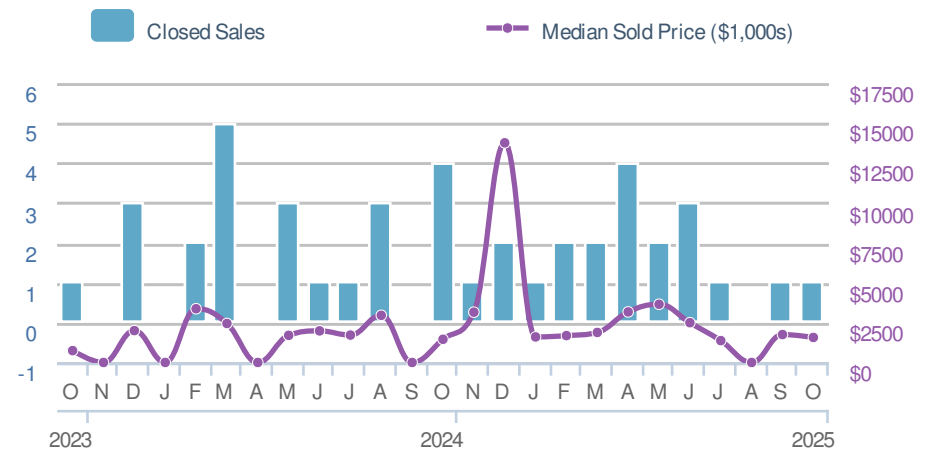
5-year Oct average: 2

Median Sold Price**\$1,575,000**

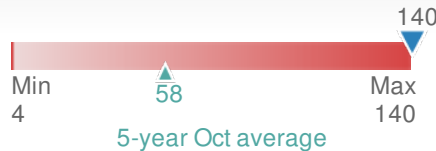
↓ -10.0% ↑ 9.0%
from Sep 2025: from Oct 2024:
\$1,750,000 **\$1,445,000**

YTD	2025	2024	+/-
	\$2,150,000	\$1,985,000	8.3%

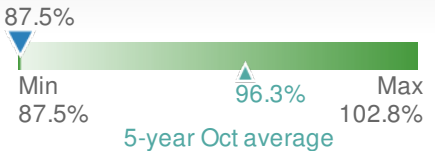
5-year Oct average: \$1,481,800

**Active Listings****9**

Sep 2025	Oct 2024
11	7

Avg DOM**140**

Sep 2025	Oct 2024	YTD
3	57	54

Avg Sold to OLP Ratio**87.5%**

Sep 2025	Oct 2024	YTD
100.0%	92.8%	95.3%

January thru November 2025 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$42,096,499	\$54,925,800	-23.36%
Avg Sold Price	\$2,273,055	\$2,605,250	-12.75%
Median Sold Price	\$2,050,000	\$2,217,500	-7.55%
Units Sold	18	20	-10.00%
Avg Days on Market	51	61	-16.39%
Avg List Price for Solds	\$2,338,694	\$2,746,290	-14.84%
Avg SP to OLP Ratio	95.4%	94.8%	0.61%
Ratio of Avg SP to Avg OLP	95.6%	91.1%	4.95%
Attached Avg Sold Price	\$389,749	\$395,000	-1.33%
Detached Avg Sold Price	\$2,508,468	\$2,721,578	-7.83%
Attached Units Sold	2	1	100.00%
Detached Units Sold	16	19	-15.79%

- 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.

Financing (Sold)

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

Days on Market (Sold)

0	2
1 to 10	7
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	4
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	15	0	2
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,584,033	\$0	\$389,749
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,776,944	\$0	\$395,000
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-6.95%	0.00%	-1.33%
Prev Year - # of Solds	0	0	1	0	18	0	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
4	0	0
4	0	0
0	0	0
8	0	1

November 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2**

↔ 0.0% ↑ 100.0%

from Oct 2025: from Nov 2024:

2 1

YTD	2025	2024	+/-
	31	28	10.7%

5-year Nov average: 1

New Pendings**2**

↔ 0.0% ↑ 100.0%

from Oct 2025: from Nov 2024:

2 1

YTD	2025	2024	+/-
	19	20	-5.0%

5-year Nov average: 1

Closed Sales**1**

↔ 0.0% ↔ 0.0%

from Oct 2025: from Nov 2024:

1 1

YTD	2025	2024	+/-
	18	20	-10.0%

5-year Nov average: 1

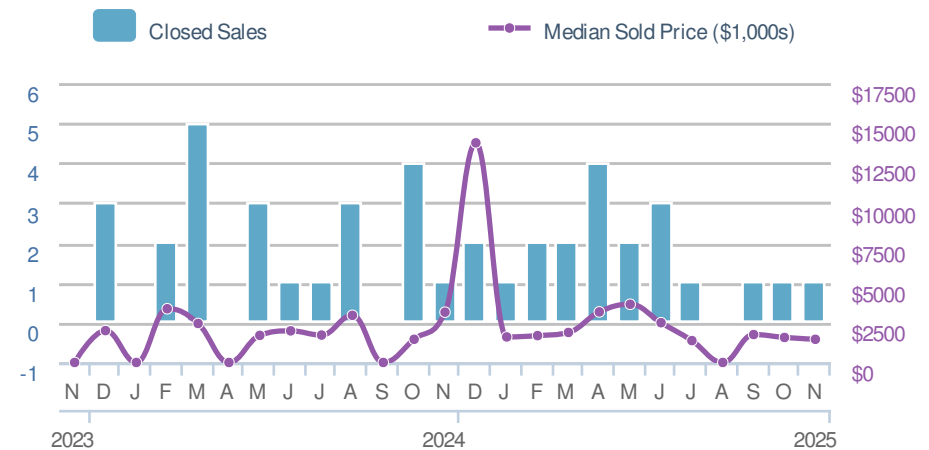
Median Sold Price**\$1,445,000**

↓ -8.3% ↓ -54.1%

from Oct 2025: from Nov 2024:

\$1,575,000 **\$3,150,000**

YTD	2025	2024	+/-
	\$2,050,000	\$2,217,500	-7.6%

5-year Nov average: **\$1,283,000****Active Listings****9**

Oct 2025	Nov 2024
9	7

Avg DOM**7**

Oct 2025	Nov 2024	YTD
140	212	51

Avg Sold to OLP Ratio**97.7%**

Oct 2025	Nov 2024	YTD
87.5%	84.0%	95.4%

January thru December 2025 YTD

Berkley, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$54,191,499	\$86,470,800	-37.33%
Avg Sold Price	\$2,640,749	\$3,619,545	-27.04%
Median Sold Price	\$2,325,000	\$2,475,000	-6.06%
Units Sold	20	22	-9.09%
Avg Days on Market	48	76	-36.84%
Avg List Price for Solds	\$2,709,574	\$3,930,490	-31.06%
Avg SP to OLP Ratio	95.7%	94.1%	1.68%
Ratio of Avg SP to Avg OLP	96.2%	86.8%	10.86%
Attached Avg Sold Price	\$389,749	\$395,000	-1.33%
Detached Avg Sold Price	\$2,890,861	\$3,773,095	-23.38%
Attached Units Sold	2	1	100.00%
Detached Units Sold	18	21	-14.29%

Financing (Sold)

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

Days on Market (Sold)

0	3
1 to 10	7
11 to 20	1
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	4
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**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	2	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	1	0	7	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	9	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	17	0	2	5	0	0
Avg Sold Price	\$0	\$0	\$1,375,000	\$0	\$2,980,029	\$0	\$389,749			
Prev Year - Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$3,875,500	\$0	\$395,000			
Avg Sold % Change	0.00%	0.00%	-20.29%	0.00%	-23.11%	0.00%	-1.33%			
Prev Year - # of Solds	0	0	1	0	20	0	1			

December 2025

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****1****↓ -50.0%**from Nov 2025:
2**↔ 0.0%**from Dec 2024:
0

YTD	2025	2024	+/-
	32	28	14.3%

5-year Dec average: **0****New Pendings****2****↔ 0.0%**from Nov 2025:
2**↑ 100.0%**from Dec 2024:
1

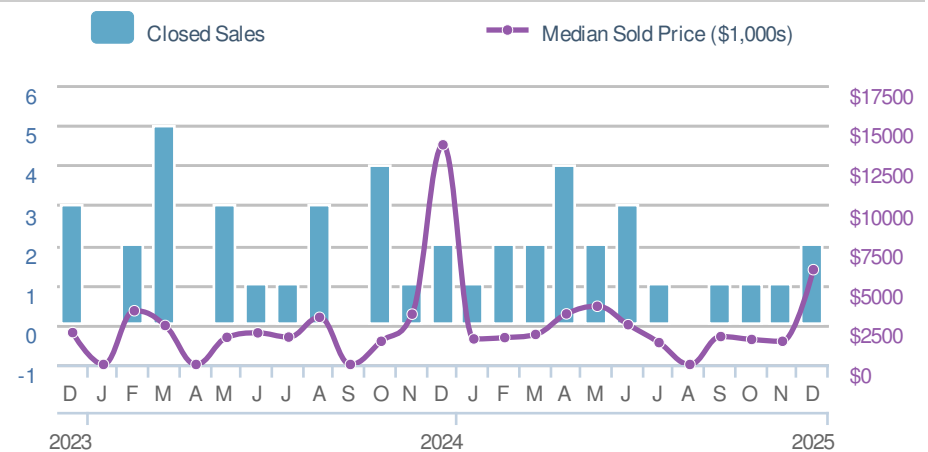
YTD	2025	2024	+/-
	21	20	5.0%

5-year Dec average: **1****Closed Sales****2****↑ 100.0%**from Nov 2025:
1**↔ 0.0%**from Dec 2024:
2

YTD	2025	2024	+/-
	20	22	-9.1%

5-year Dec average: **2****Median Sold Price****\$5,950,000****↑ 311.8%**from Nov 2025:
\$1,445,000**↓ -56.8%**from Dec 2024:
\$13,762,500

YTD	2025	2024	+/-
	\$2,325,000	\$2,475,000	-6.1%

5-year Dec average: **\$4,411,500****Active Listings****5**

Nov 2025	Dec 2024
9	6

Avg DOM**13**

Nov 2025	Dec 2024	YTD
7	229	48

Avg Sold to OLP Ratio**98.1%**

Nov 2025	Dec 2024	YTD
97.7%	86.8%	95.7%