

**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		
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH		Attached	Detached	Attached/TH	
< \$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				

## January 2025

Berkley, Washington, DC

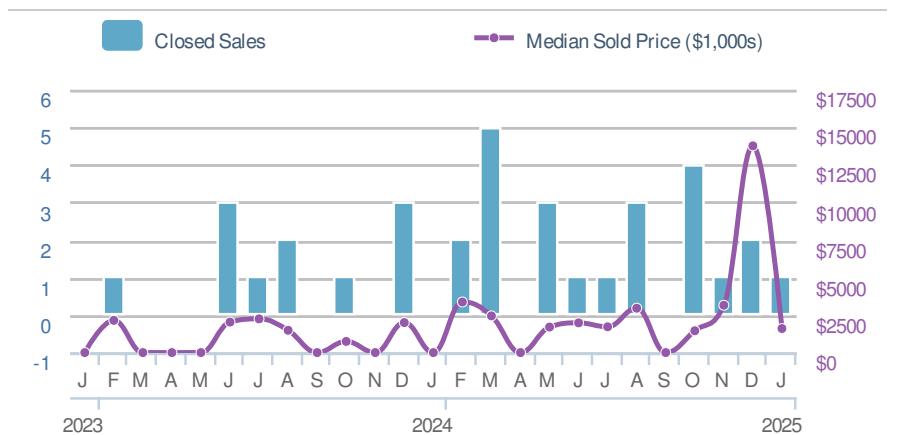
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New Listings		3
0.0%	0.0%	
from Dec 2024:	from Jan 2024:	
0	0	
YTD	2025	2024
3	0	0
		+/ - 0.0%
5-year Jan average: 2		

New Pending		3
200.0%	0.0%	
from Dec 2024:	from Jan 2024:	
1	0	
YTD	2025	2024
3	0	0
		+/ - 0.0%
5-year Jan average: 1		

Closed Sales		1
50.0%	0.0%	
from Dec 2024:	from Jan 2024:	
2	0	
YTD	2025	2024
1	0	0
		+/ - 0.0%
5-year Jan average: 1		

Median Sold Price		\$1,600,000
-88.4%	0.0%	
from Dec 2024:	from Jan 2024:	
\$13,762,500	\$0	
YTD	2025	2024
\$1,600,000	\$0	0
		+/ - 0.0%
5-year Jan average: \$1,220,000		



Active Listings		5
Min	3	5
2		5
5-year Jan average		
Dec 2024	Jan 2024	
6	4	

Avg DOM		1
1		
Min	24	Max 90
0		
5-year Jan average		
Dec 2024	Jan 2024	YTD
229	0	1

Avg Sold to OLP Ratio		100.0%
100.0%		
Min	56.2%	Max 100.0%
0.0%		
5-year Jan average		
Dec 2024	Jan 2024	YTD
86.8%	0.0%	100.0%

**January thru February 2025 YTD**  
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	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		
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH		Attached	Detached	Attached/TH	
< \$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				

## February 2025

Berkley, Washington, DC

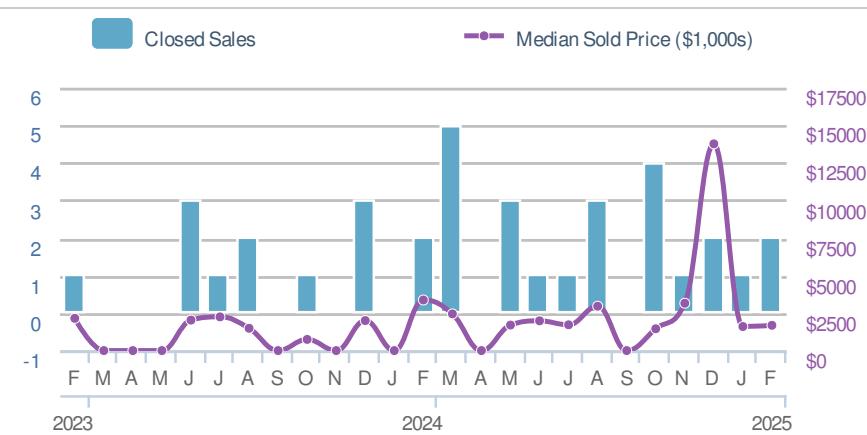
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New Listings		1
 -66.7%	 -66.7%	
from Jan 2025: 3	from Feb 2024: 3	
YTD 2025 2024 +/-		
4	4	0.0%
5-year Feb average: 2		

New Pending		0
 -100.0%	 -100.0%	
from Jan 2025: 3	from Feb 2024: 5	
YTD 2025 2024 +/-		
3	5	-40.0%
5-year Feb average: 2		

Closed Sales		2
 100.0%	 0.0%	
from Jan 2025: 1	from Feb 2024: 2	
YTD 2025 2024 +/-		
3	2	50.0%
5-year Feb average: 1		

Median Sold Price		\$1,690,000
 5.6%	 -49.9%	
from Jan 2025: \$1,600,000	from Feb 2024: \$3,375,000	
YTD 2025 2024 +/-		
\$1,600,000	\$3,375,000	-52.6%
5-year Feb average: \$1,443,000		



Active Listings		6
 6	 6	
Min 2	4	Max 6
5-year Feb average		
Jan 2025 5	Feb 2024 3	

Avg DOM		49
 18	 49	
Min 0	18	Max 49
5-year Feb average		
Jan 2025 1	Feb 2024 39	YTD 32

Avg Sold to OLP Ratio		90.6%
 59.6%	 90.6%	
Min 0.0%	59.6%	Max 113.2%
5-year Feb average		
Jan 2025 100.0%	Feb 2024 94.0%	YTD 93.7%

**January thru March 2025 YTD**  
Berkley, Washington, DC (Advertised)202.262.1261  
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lenorerubino.com**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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	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

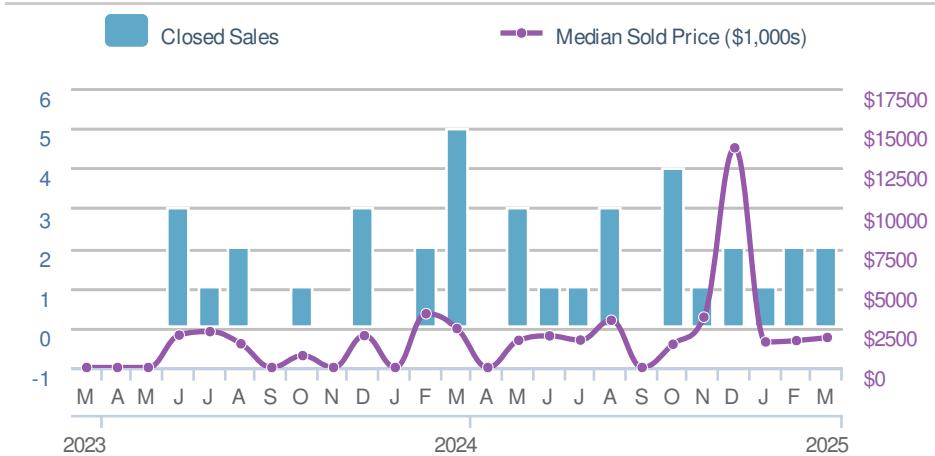
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New Listings		3
▲ 200.0%	▲ 50.0%	
from Feb 2025: 1	from Mar 2024: 2	
YTD 2025 2024 +/-		
8	8	0.0%
5-year Mar average: 3		

New Pensions		3
↔ 0.0%	▲ 50.0%	
from Feb 2025: 0	from Mar 2024: 2	
YTD 2025 2024 +/-		
6	7	-14.3%
5-year Mar average: 3		

Closed Sales		2
↔ 0.0%	↓ -60.0%	
from Feb 2025: 2	from Mar 2024: 5	
YTD 2025 2024 +/-		
5	7	-28.6%
5-year Mar average: 3		

Median Sold Price		\$1,874,999
▲ 10.9%	↓ -23.5%	
from Feb 2025: \$1,690,000	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
Min 1	4	Max 7
5-year Mar average		
Feb 2025 6	Mar 2024 5	

Avg DOM		65
Min 0	43	Max 75
5-year Mar average		
Feb 2025 49	Mar 2024 75	YTD 45

Avg Sold to OLP Ratio		96.7%
Min 0.0%	79.0%	Max 108.8%
5-year Mar average		
Feb 2025 90.6%	Mar 2024 93.6%	YTD 94.9%

**January thru April 2025 YTD**

Berkley, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**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%

**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

## 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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	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	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	0	0	7	0	2	6	0	0
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			

## April 2025

Berkley, Washington, DC

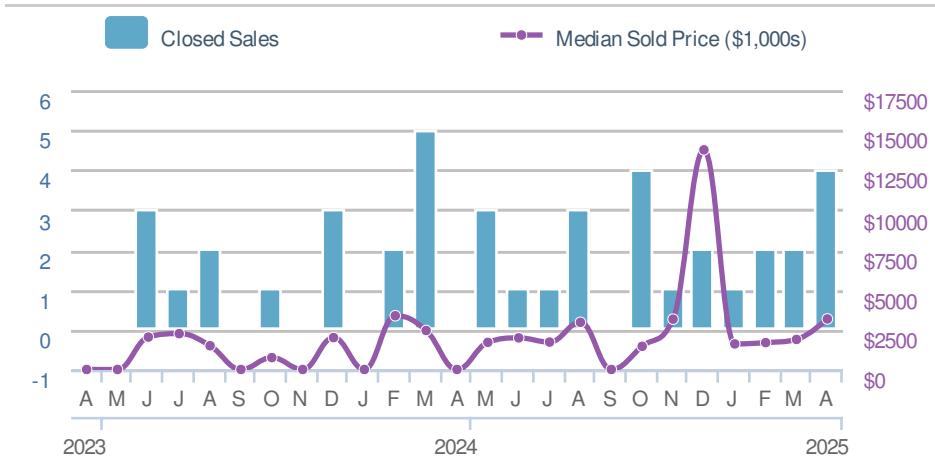
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New Listings		1
↓ -66.7%	↓ -50.0%	
from Mar 2025: 3	from Apr 2024: 2	
YTD 2025 2024 +/-		
11	11	0.0%
5-year Apr average: 3		

New Pending		4
↑ 33.3%	↑ 300.0%	
from Mar 2025: 3	from Apr 2024: 1	
YTD 2025 2024 +/-		
10	8	25.0%
5-year Apr average: 2		

Closed Sales		4
↑ 100.0%	↔ 0.0%	
from Mar 2025: 2	from Apr 2024: 0	
YTD 2025 2024 +/-		
9	7	28.6%
5-year Apr average: 2		

Median Sold Price		\$3,174,000
↑ 69.3%	↔ 0.0%	
from Mar 2025: \$1,874,999	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	5	Max 7
5-year Apr average		
Mar 2025 7	Apr 2024 7	

Avg DOM		116
Min 0	26	Max 116
5-year Apr average		
Mar 2025 65	Apr 2024 0	YTD 77

Avg Sold to OLP Ratio		91.2%
Min 0.0%	38.4%	Max 100.8%
5-year Apr average		
Mar 2025 96.7%	Apr 2024 0.0%	YTD 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:

- 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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	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			

**May 2025**

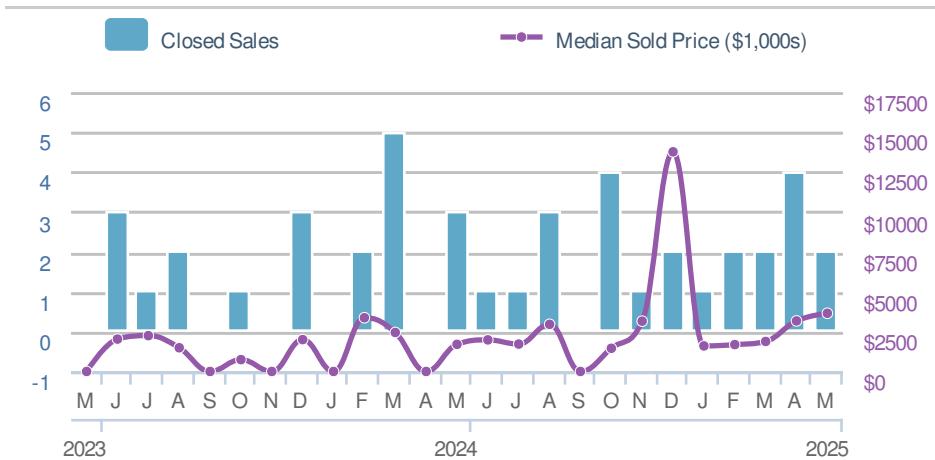
Berkley, Washington, DC

New Listings		2
▲ 100.0%	▼ -33.3%	
from Apr 2025: 1	from May 2024: 3	
YTD 2025 2024 +/-		
13	14	-7.1%
5-year May average: 3		

New Pending		1
▼ -75.0%	↔ 0.0%	
from Apr 2025: 4	from May 2024: 1	
YTD 2025 2024 +/-		
11	9	22.2%
5-year May average: 2		

Closed Sales		2
▼ -50.0%	▼ -33.3%	
from Apr 2025: 4	from May 2024: 3	
YTD 2025 2024 +/-		
11	10	10.0%
5-year May average: 2		

Median Sold Price		\$3,650,000
▲ 15.0%	▲ 115.3%	
from Apr 2025: \$3,174,000	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	Max 8
5-year May average		
Apr 2025 6	May 2024 8	

Avg DOM		38
Min 0	17	Max 38
5-year May average		
Apr 2025 116	May 2024 20	YTD 70

Avg Sold to OLP Ratio		97.5%
Min 0.0%	80.4%	Max 106.1%
5-year May average		
Apr 2025 91.2%	May 2024 100.9%	YTD 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%

**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

## 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	
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	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	4	0	0	3	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	0	0	12	0	2	6	0	0
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			

## June 2025

Berkley, Washington, DC

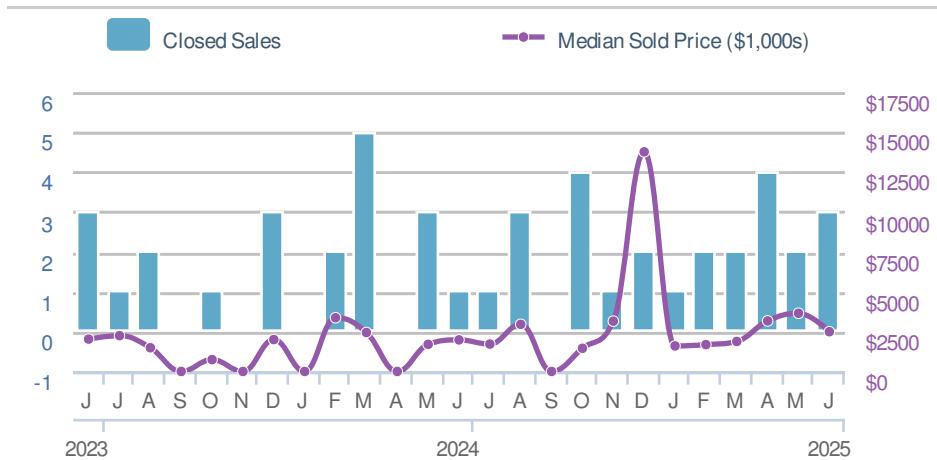
202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

New Listings		2
↔ 0.0%	↑ 100.0%	
from May 2025: 2	from Jun 2024: 1	
YTD 2025 2024 +/-		
16	15	6.7%
5-year Jun average: 4		

New Pending		1
↔ 0.0%	↓ -50.0%	
from May 2025: 1	from Jun 2024: 2	
YTD 2025 2024 +/-		
13	11	18.2%
5-year Jun average: 3		

Closed Sales		3
↑ 50.0%	↑ 200.0%	
from May 2025: 2	from Jun 2024: 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: \$3,650,000	from Jun 2024: \$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 7	Jun 2024 7	

Avg DOM		4
Min 4	8	Max 13
5-year Jun average		
May 2025 38	Jun 2024 13	YTD 56

Avg Sold to OLP Ratio		99.1%
Min 99.1%	103.0%	Max 113.2%
5-year Jun average		
May 2025 97.5%	Jun 2024 100.0%	YTD 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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	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

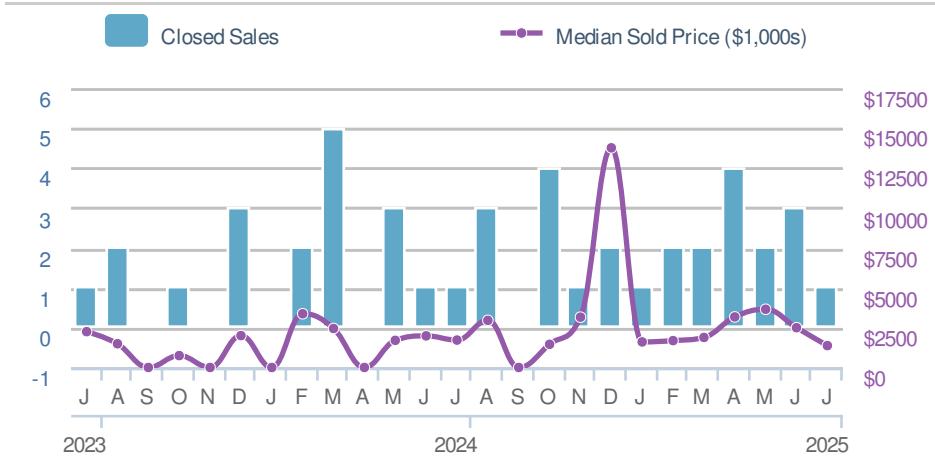
202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

New Listings		2
↔ 0.0%	↑ 100.0%	
from Jun 2025: 2	from Jul 2024: 1	
YTD 2025 2024 +/-		
18	19	-5.3%
5-year Jul average: 2		

New Pensions		2
↑ 100.0%	↓ -33.3%	
from Jun 2025: 1	from Jul 2024: 3	
YTD 2025 2024 +/-		
15	13	15.4%
5-year Jul average: 2		

Closed Sales		1
↓ -66.7%	↔ 0.0%	
from Jun 2025: 3	from Jul 2024: 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: \$2,500,000	from Jul 2024: \$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 6	Jul 2024 8	

Avg DOM		1
Min 1	6	Max 14
5-year Jul average		
Jun 2025 4	Jul 2024 3	YTD 52

Avg Sold to OLP Ratio		100.0%
Min 94.0%	100.6%	Max 106.7%
5-year Jul average		
Jun 2025 99.1%	Jul 2024 104.6%	YTD 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%

**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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	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	1	0	4	0	0	3	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	6	0	1
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			

## August 2025

Berkley, Washington, DC

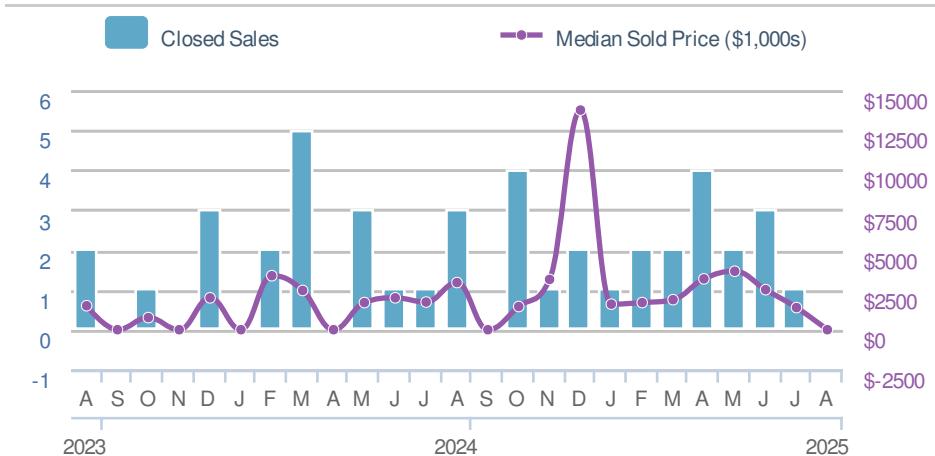
202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

New Listings		1
↓-50.0%	↔0.0%	
from Jul 2025: 2	from Aug 2024: 1	
YTD 2025 2024 +/-		
20	20	0.0%
5-year Aug average: 1		

New Pensions		0
↓-100.0%	↓-100.0%	
from Jul 2025: 2	from Aug 2024: 1	
YTD 2025 2024 +/-		
15	14	7.1%
5-year Aug average: 1		

Closed Sales		0
↓-100.0%	↓-100.0%	
from Jul 2025: 1	from Aug 2024: 3	
YTD 2025 2024 +/-		
15	15	0.0%
5-year Aug average: 2		

Median Sold Price		\$0
↓-100.0%	↓-100.0%	
from Jul 2025: \$1,375,000	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
Min 4	6	7
Max 8		
5-year Aug average		
Jul 2025 5	Aug 2024 8	

Avg DOM		0
Min 0	23	Max 84
5-year Aug average		
Jul 2025 1	Aug 2024 84	YTD 52

Avg Sold to OLP Ratio		0.0%
Min 0.0%	78.9%	Max 107.3%
5-year Aug average		
Jul 2025 100.0%	Aug 2024 92.4%	YTD 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%

**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

## Notes:

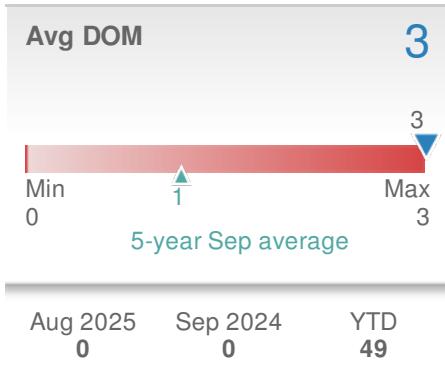
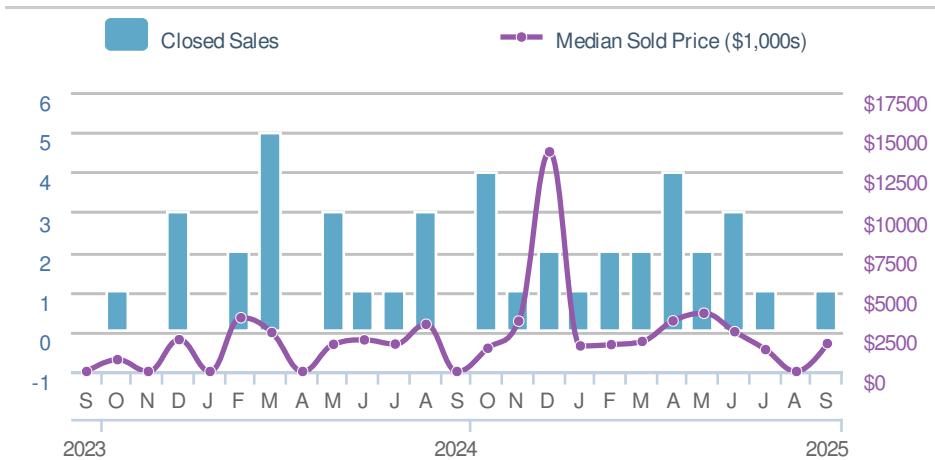
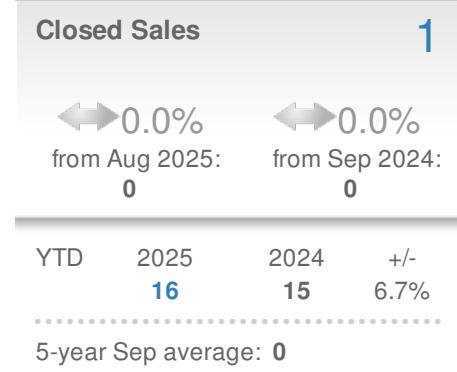
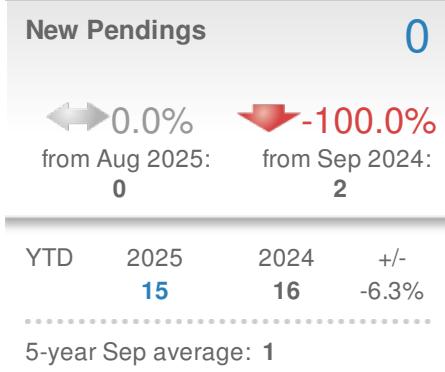
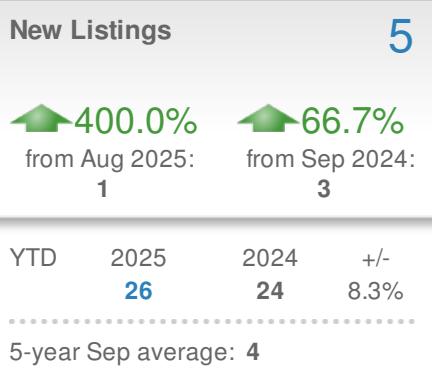
- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	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	1	0	5	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	13	0	2	10	0	1
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			

## September 2025

Berkley, Washington, DC

202.262.1261  
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**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%

**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

## 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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	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	1	0	6	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	1	0	14	0	2	8	0	1
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			

## October 2025

Berkley, Washington, DC

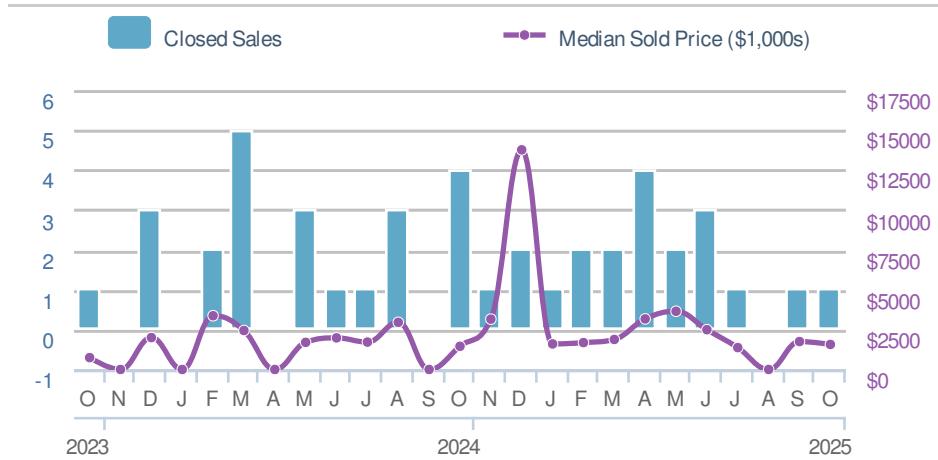
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lenore.rubino@wfp.com  
lenorerubino.com

New Listings		2
↓-60.0%	↔0.0%	
from Sep 2025: 5	from Oct 2024: 2	
YTD 2025 2024 +/-		
28	27	3.7%
5-year Oct average: 2		

New Pensions		2
↔0.0%	↓-33.3%	
from Sep 2025: 0	from Oct 2024: 3	
YTD 2025 2024 +/-		
17	19	-10.5%
5-year Oct average: 2		

Closed Sales		1
↔0.0%	↓-75.0%	
from Sep 2025: 1	from Oct 2024: 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: \$1,750,000	from Oct 2024: \$1,445,000	
YTD 2025 2024 +/-		
\$2,150,000	\$1,985,000	8.3%
5-year Oct average: \$1,481,800		



Active Listings		9
Min 4	6	Max 9
5-year Oct average		
Sep 2025 11	Oct 2024 7	

Avg DOM		140
Min 4	58	Max 140
5-year Oct average		
Sep 2025 3	Oct 2024 57	YTD 54

Avg Sold to OLP Ratio		87.5%
Min 87.5%	96.3%	Max 102.8%
5-year Oct average		
Sep 2025 100.0%	Oct 2024 92.8%	YTD 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%

**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

## 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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	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	1	0	7	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	15	0	2	8	0	1
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			

## November 2025

Berkley, Washington, DC

202.262.1261  
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## New Listings

2

↔ 0.0% from Oct 2025: 100.0% from Nov 2024:  
2 1

YTD 2025 2024 +/-  
31 28 10.7%

5-year Nov average: 1

## Median Sold Price

\$1,445,000

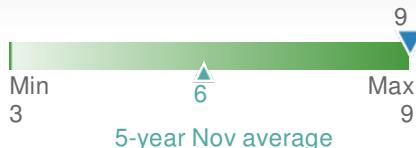
⬇ -8.3% from Oct 2025: \$1,575,000  
⬇ -54.1% from Nov 2024: \$3,150,000

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

5-year Nov average: \$1,283,000

## Active Listings

9



Oct 2025 9 Nov 2024 7

## New Pensions

2

↔ 0.0% from Oct 2025: 100.0% from Nov 2024:  
2 1

YTD 2025 2024 +/-  
19 20 -5.0%

5-year Nov average: 1

## Avg DOM

7



Oct 2025 140 Nov 2024 212 YTD 51

## Closed Sales

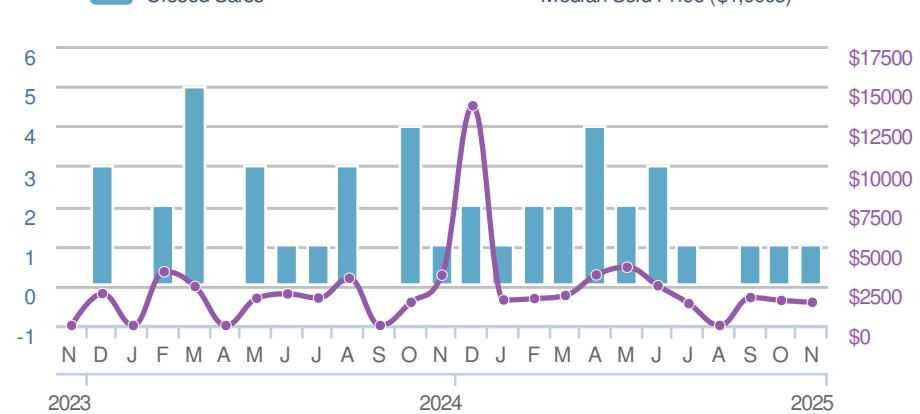
1

↔ 0.0% from Oct 2025: 0.0% from Nov 2024:  
1 1

YTD 2025 2024 +/-  
18 20 -10.0%

5-year Nov average: 1

## Median Sold Price (\$1,000s)



## Avg Sold to OLP Ratio

97.7%



Oct 2025 87.5% Nov 2024 84.0% YTD 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:

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- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail**

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< \$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

## 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

Median Sold Price \$5,950,000

⬆️ 311.8% ⬇️ -56.8%  
from Nov 2025: from Dec 2024:  
\$1,445,000 \$13,762,500YTD 2025 2024 +/-  
\$2,325,000 \$2,475,000 -6.1%

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

## Active Listings

5



Nov 2025 9      Dec 2024 6

## New Pensions

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%

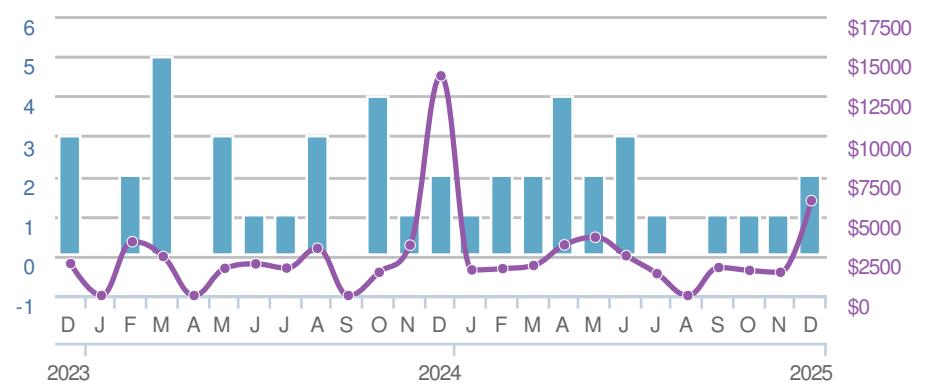
from Dec 2024:

2

YTD 2025 2024 +/-  
20 22 -9.1%

5-year Dec average: 2

Closed Sales Median Sold Price (\$1,000s)



## Avg DOM

13



Nov 2025 7      Dec 2024 229      YTD 48

## Avg Sold to OLP Ratio

98.1%



Nov 2025 97.7%      Dec 2024 86.8%      YTD 95.7%