

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

	2025	2024	% Change
Sold Dollar Volume	\$10,885,000	\$0	0%
Avg Sold Price	\$3,471,666	\$0	0%
Median Sold Price	\$2,800,000	\$0	0%
Units Sold	3	0	0%
Avg Days on Market	31	0	0%
Avg List Price for Solds	\$3,628,333	\$0	0%
Avg SP to OLP Ratio	95.9%	0.0%	0%
Ratio of Avg SP to Avg OLP	95.7%	0.0%	0%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,471,666	\$0	0%
Attached Units Sold	0	0	%
Detached Units Sold	3	0	0%

**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	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	1
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						All	Active Listings			
	2 or Less BR		3 BR		4 or More BR			Attached	Residential		
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH			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	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	0	0	0	0	0	0	
\$2.5M to \$4,999,999	0	0	1	0	0	0	0	5	0	0	
\$5,000,000+	0	0	0	0	1	0	0	4	0	0	
Total	0	0	2	0	1	0	0	9	0	0	
Avg Sold Price	\$0	\$0	\$2,357,500	\$0	\$5,700,000	\$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

Kent, Washington, DC

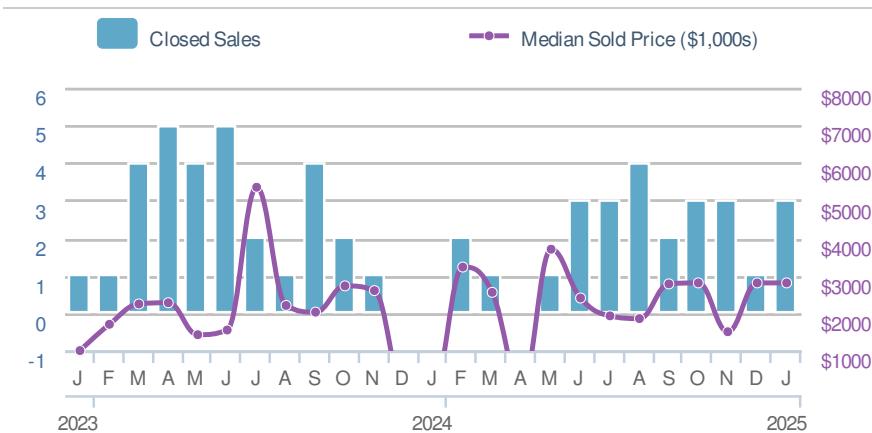
202.262.1261  
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New Listings		2
↑ 100.0%	↓ -33.3%	
from Dec 2024: 1	from Jan 2024: 3	
YTD 2025 2024 +/-		
2	3	-33.3%
5-year Jan average: 2		

New Pending		4
↔ 0.0%	↑ 33.3%	
from Dec 2024: 0	from Jan 2024: 3	
YTD 2025 2024 +/-		
4	3	33.3%
5-year Jan average: 2		

Closed Sales		3
↑ 200.0%	↔ 0.0%	
from Dec 2024: 1	from Jan 2024: 0	
YTD 2025 2024 +/-		
3	0	0.0%
5-year Jan average: 2		

Median Sold Price		\$2,800,000
↔ 0.0%	↔ 0.0%	
from Dec 2024: \$2,800,000	from Jan 2024: \$0	
YTD 2025 2024 +/-		
\$2,800,000	\$0	0.0%
5-year Jan average: \$1,353,100		



Active Listings		9
Min 2	6	Max 9
5-year Jan average		
Dec 2024 8	Jan 2024 4	YTD 31

Avg DOM		31
Min 0	19	Max 43
5-year Jan average		
Dec 2024 15	Jan 2024 0	YTD 31

Avg Sold to OLP Ratio		95.9%
Min 0.0%	78.5%	Max 102.3%
5-year Jan average		
Dec 2024 100.2%	Jan 2024 0.0%	YTD 95.9%

**January thru February 2025 YTD**

Kent, Washington, DC (Advertised)

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	2025	2024	% Change
Sold Dollar Volume	\$17,929,000	\$6,490,000	176.26%
Avg Sold Price	\$2,903,750	\$3,228,750	-10.07%
Median Sold Price	\$2,575,000	\$3,228,750	-20.25%
Units Sold	6	2	200.00%
Avg Days on Market	19	101	-81.19%
Avg List Price for Solds	\$2,988,166	\$3,245,000	-7.91%
Avg SP to OLP Ratio	97.6%	91.0%	7.24%
Ratio of Avg SP to Avg OLP	97.2%	91.1%	6.69%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,903,750	\$3,228,750	-10.07%
Attached Units Sold	0	0	%
Detached Units Sold	6	2	200.00%

**Financing (Sold)**

Assumption	0
Cash	1
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	1
1 to 10	3
11 to 20	0
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	1
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						All	Active Listings		
	2 or Less BR		3 BR		4 or More BR			Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	1	0	1	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	6	0	0
Total	0	0	2	0	4	0	0	12	0	0
Avg Sold Price	\$0	\$0	\$2,357,500	\$0	\$3,176,875	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,228,750	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-1.61%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	2	0	0			

## February 2025

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New Listings		2
↔ 0.0%	↓ -33.3%	
from Jan 2025: 2	from Feb 2024: 3	
YTD 2025 2024 +/-		
4	6	-33.3%
5-year Feb average: 2		

New Pending		0
↓ -100.0%	↓ -100.0%	
from Jan 2025: 4	from Feb 2024: 1	
YTD 2025 2024 +/-		
4	4	0.0%
5-year Feb average: 2		

Closed Sales		3
↔ 0.0%	↑ 50.0%	
from Jan 2025: 3	from Feb 2024: 2	
YTD 2025 2024 +/-		
6	2	200.0%
5-year Feb average: 2		

Median Sold Price		\$2,350,000
↓ -16.1%	↓ -27.2%	
from Jan 2025: \$2,800,000	from Feb 2024: \$3,228,750	
YTD 2025 2024 +/-		
\$2,575,000	\$3,228,750	-20.2%
5-year Feb average: \$3,120,750		



Active Listings		12
Min 2	5	Max 12
5-year Feb average		
Jan 2025 9	Feb 2024 4	

Avg DOM		7
7	27	Max 101
Min 4	27	5-year Feb average

Avg Sold to OLP Ratio		99.3%
Min 91.0%	97.7%	Max 103.7%
5-year Feb average		
Jan 2025 95.9%	Feb 2024 91.0%	YTD 97.6%

**January thru March 2025 YTD**  
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$19,124,000	\$10,285,000	85.94%
Avg Sold Price	\$2,613,928	\$2,579,375	1.34%
Median Sold Price	\$2,350,000	\$2,780,000	-15.47%
Units Sold	7	4	75.00%
Avg Days on Market	20	55	-63.64%
Avg List Price for Solds	\$2,732,000	\$2,571,250	6.25%
Avg SP to OLP Ratio	94.1%	97.4%	-3.33%
Ratio of Avg SP to Avg OLP	95.7%	94.8%	0.94%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,613,928	\$2,579,375	1.34%
Attached Units Sold	0	0	%
Detached Units Sold	7	4	75.00%

**Financing (Sold)**

Assumption	0
Cash	1
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	1
1 to 10	3
11 to 20	0
21 to 30	1
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	1
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	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	1	0	1	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	6	0	0
Total	0	0	3	0	4	0	0	11	0	0
Avg Sold Price	\$0	\$0	\$1,863,333	\$0	\$3,176,875	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,310,000	\$0	\$3,002,500	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	42.24%	0.00%	5.81%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	3	0	0			

**March 2025**

Kent, Washington, DC

202.262.1261  
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New Listings		3
 50.0%	 0.0%	
from Feb 2025: 2	from Mar 2024: 3	
YTD 2025 2024 +/-		
8	9	-11.1%
5-year Mar average: 3		

New Pending		3
 0.0%	 0.0%	
from Feb 2025: 0	from Mar 2024: 0	
YTD 2025 2024 +/-		
7	4	75.0%
5-year Mar average: 3		

Closed Sales		1
 -66.7%	 0.0%	
from Feb 2025: 3	from Mar 2024: 1	
YTD 2025 2024 +/-		
7	4	75.0%
5-year Mar average: 2		

Median Sold Price		\$875,000
 -62.8%	 -65.7%	
from Feb 2025: \$2,350,000	from Mar 2024: \$2,550,000	
YTD 2025 2024 +/-		
\$2,350,000	\$2,780,000	-15.5%
5-year Mar average: \$2,013,500		



Active Listings		11
 11		
Min 2	6	Max 11
5-year Mar average		
Feb 2025 12	Mar 2024 5	

Avg DOM		27
 27		
Min 3	25	Max 45
5-year Mar average		
Feb 2025 7	Mar 2024 13	YTD 20

Avg Sold to OLP Ratio		73.2%
 94.6%		
Min 73.2%	94.6%	Max 103.4%
5-year Mar average		
Feb 2025 99.3%	Mar 2024 98.3%	YTD 94.1%

**January thru April 2025 YTD**

Kent, Washington, DC (Advertised)

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	2025	2024	% Change
Sold Dollar Volume	\$32,814,000	\$10,285,000	219.05%
Avg Sold Price	\$3,521,388	\$2,579,375	36.52%
Median Sold Price	\$2,800,000	\$2,780,000	0.72%
Units Sold	9	4	125.00%
Avg Days on Market	30	55	-45.45%
Avg List Price for Solds	\$3,646,000	\$2,571,250	41.80%
Avg SP to OLP Ratio	94.0%	97.4%	-3.43%
Ratio of Avg SP to Avg OLP	96.0%	94.8%	1.28%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,521,388	\$2,579,375	36.52%
Attached Units Sold	0	0	%
Detached Units Sold	9	4	125.00%

**Financing (Sold)**

Assumption	0
Cash	2
Conventional	6
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	2
1 to 10	3
11 to 20	0
21 to 30	1
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	0
361 to 720	1
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			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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	1	0	2	0	0	7	0	0
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
Total	0	0	3	0	6	0	0	14	0	0
Avg Sold Price	\$0	\$0	\$1,863,333	\$0	\$4,350,416	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,310,000	\$0	\$3,002,500	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	42.24%	0.00%	44.89%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	3	0	0			

## April 2025

Kent, Washington, DC

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<b>New Listings</b>	<b>3</b>
↔ 0.0%	⬇ -40.0%
from Mar 2025: 3	from Apr 2024: 5
YTD 2025 13	2024 16 +/- -18.8%
5-year Apr average: 6	

<b>New Pending</b>	<b>1</b>
⬇ -66.7%	↔ 0.0%
from Mar 2025: 3	from Apr 2024: 1
YTD 2025 8	2024 5 +/- 60.0%
5-year Apr average: 3	

<b>Closed Sales</b>	<b>2</b>
↑ 100.0%	↔ 0.0%
from Mar 2025: 1	from Apr 2024: 0
YTD 2025 9	2024 4 +/- 125.0%
5-year Apr average: 3	

<b>Median Sold Price</b>	<b>\$6,697,500</b>
↑ 665.4%	↔ 0.0%
from Mar 2025: \$875,000	from Apr 2024: \$0
YTD 2025 \$2,800,000 2024 \$2,780,000 +/- 0.7%	
5-year Apr average: \$2,729,500	



<b>Active Listings</b>	<b>14</b>
Min 4	8
Max 14	14
5-year Apr average	
Mar 2025 11	Apr 2024 10

<b>Avg DOM</b>	<b>68</b>
Min 0	34
Max 80	68
5-year Apr average	
Mar 2025 27	Apr 2024 0
YTD 30	

<b>Avg Sold to OLP Ratio</b>	<b>93.7%</b>
Min 0.0%	80.6%
Max 110.2%	93.7%
5-year Apr average	
Mar 2025 73.2%	Apr 2024 0.0%
YTD 94.0%	

## January thru May 2025 YTD

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## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$49,959,000	\$14,084,000	254.72%
Avg Sold Price	\$3,741,923	\$2,803,500	33.47%
Median Sold Price	\$2,800,000	\$3,010,000	-6.98%
Units Sold	13	5	160.00%
Avg Days on Market	24	51	-52.94%
Avg List Price for Solds	\$3,843,000	\$2,816,800	36.43%
Avg SP to OLP Ratio	95.4%	97.4%	-2.04%
Ratio of Avg SP to Avg OLP	97.0%	95.5%	1.59%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,741,923	\$2,803,500	33.47%
Attached Units Sold	0	0	%
Detached Units Sold	13	5	160.00%

## Financing (Sold)

Assumption	0
Cash	5
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

## Days on Market (Sold)

0	4
1 to 10	3
11 to 20	1
21 to 30	2
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	0
361 to 720	1
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			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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	3	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	1	0	3	0	0	8	0	0
\$5,000,000+	0	0	0	0	3	0	0	7	0	0
Total	0	0	4	0	9	0	0	15	0	0
Avg Sold Price	\$0	\$0	\$1,727,500	\$0	\$4,637,222	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,310,000	\$0	\$3,176,875	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	31.87%	0.00%	45.97%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	4	0	0			

## May 2025

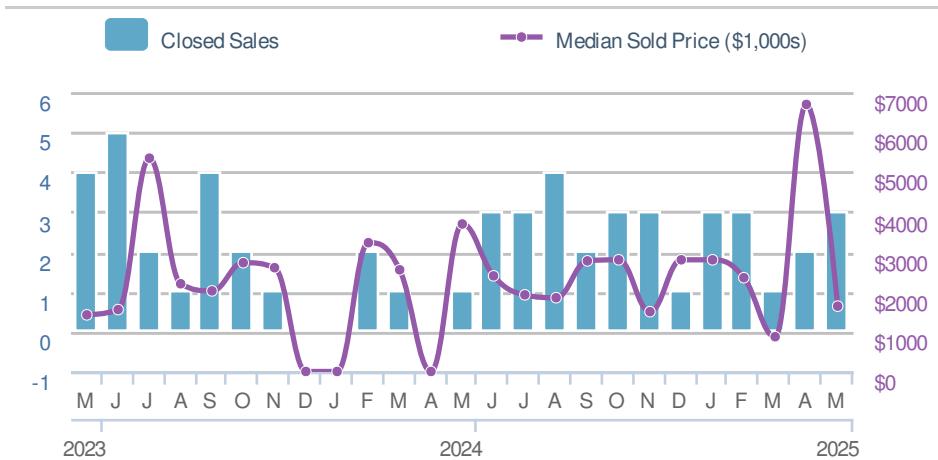
Kent, Washington, DC

New Listings	6
▲ 100.0% from Apr 2025: 3	▲ 50.0% from May 2024: 4
YTD 2025 2024 +/- 21 20 5.0%	
5-year May average: 6	

New Pensions	3
▲ 200.0% from Apr 2025: 1	↔ 0.0% from May 2024: 3
YTD 2025 2024 +/- 12 8 50.0%	
5-year May average: 4	

Closed Sales	3
▲ 50.0% from Apr 2025: 2	▲ 200.0% from May 2024: 1
YTD 2025 2024 +/- 13 5 160.0%	
5-year May average: 3	

Median Sold Price	\$1,637,500
▼ -75.6% from Apr 2025: \$6,697,500	▼ -55.7% from May 2024: \$3,700,000
YTD 2025 2024 +/- \$2,800,000 \$3,010,000 -7.0%	
5-year May average: \$2,001,400	



Active Listings	15
Min 5      8      Max 15	
5-year May average	
Apr 2025 14	May 2024 11

Avg DOM	13
Min 5      16      Max 36	
5-year May average	
Apr 2025 68	May 2024 36
YTD 24	

Avg Sold to OLP Ratio	99.1%
Min 97.4%      100.8%      Max 103.3%	
5-year May average	
Apr 2025 93.7%	May 2024 97.4%
YTD 95.4%	

**January thru June 2025 YTD**

Kent, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$57,558,000	\$22,334,000	157.71%
Avg Sold Price	\$3,502,812	\$2,774,062	26.27%
Median Sold Price	\$2,600,000	\$2,780,000	-6.47%
Units Sold	16	8	100.00%
Avg Days on Market	22	41	-46.34%
Avg List Price for Solds	\$3,597,375	\$2,791,750	28.86%
Avg SP to OLP Ratio	95.3%	97.0%	-1.73%
Ratio of Avg SP to Avg OLP	96.8%	95.3%	1.53%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,502,812	\$2,774,062	26.27%
Attached Units Sold	0	0	%
Detached Units Sold	16	8	100.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	5
1 to 10	4
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	0
361 to 720	1
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	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	5	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	1	0	4	0	0	6	0	0
\$5,000,000+	0	0	0	0	3	0	0	3	0	0
Total	0	0	4	0	12	0	0	9	0	0
Avg Sold Price	\$0	\$0	\$1,727,500	\$0	\$4,094,583	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,310,000	\$0	\$3,080,416	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	31.87%	0.00%	32.92%	0.00%	0.00%			
Prev Year - # of Solds	1	0	1	0	6	0	0			

## June 2025

Kent, Washington, DC

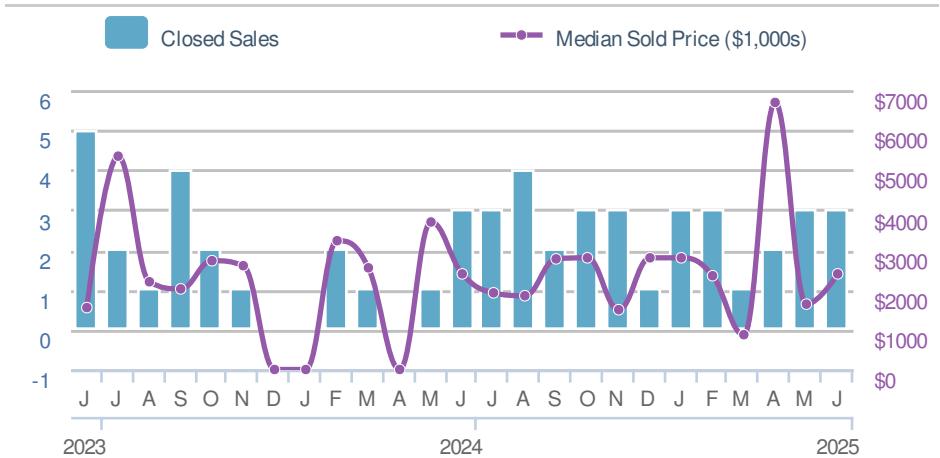
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New Listings		2
⬇️ -66.7%	⬇️ -66.7%	
from May 2025: 6	from Jun 2024: 6	
YTD 2025 24	2024 25	+/- 4.0%
5-year Jun average: 4		

New Pending		4
⬆️ 33.3%	⬆️ 100.0%	
from May 2025: 3	from Jun 2024: 2	
YTD 2025 17	2024 10	+/- 70.0%
5-year Jun average: 3		

Closed Sales		3
↔ 0.0%	↔ 0.0%	
from May 2025: 3	from Jun 2024: 3	
YTD 2025 16	2024 8	+/- 100.0%
5-year Jun average: 4		

Median Sold Price		\$2,400,000
⬆️ 46.6%	↔ 0.0%	
from May 2025: \$1,637,500	from Jun 2024: \$2,400,000	
YTD 2025 2,600,000 2024 2,780,000 +/ -6.5%		
5-year Jun average: \$2,852,320		



Active Listings		9
Min 4	8	9
Max 14		
5-year Jun average		
May 2025 15	Jun 2024 14	

Avg DOM		16
16		
Min 5	22	Max 39
5-year Jun average		
May 2025 13	Jun 2024 25	YTD 22

Avg Sold to OLP Ratio		95.2%
95.2%		
Min 95.2%	97.3%	Max 100.7%
5-year Jun average		
May 2025 99.1%	Jun 2024 96.4%	YTD 95.3%

**January thru July 2025 YTD**

Kent, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$89,137,900	\$27,934,000	219.10%
Avg Sold Price	\$4,151,190	\$2,550,681	62.75%
Median Sold Price	\$2,800,000	\$2,400,000	16.67%
Units Sold	21	11	90.91%
Avg Days on Market	29	31	-6.45%
Avg List Price for Solds	\$4,244,661	\$2,539,454	67.15%
Avg SP to OLP Ratio	95.4%	99.4%	-4.02%
Ratio of Avg SP to Avg OLP	97.0%	97.2%	-0.17%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,151,190	\$2,550,681	62.75%
Attached Units Sold	0	0	%
Detached Units Sold	21	11	90.91%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	5
1 to 10	6
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	1
361 to 720	2
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			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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	6	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	1	0	7	0	0	8	0	0
\$5,000,000+	0	0	0	0	4	0	0	2	0	0
Total	0	0	4	0	17	0	0	11	0	0
Avg Sold Price	\$0	\$0	\$1,727,500	\$0	\$4,721,470	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,310,000	\$0	\$2,705,277	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	31.87%	0.00%	74.53%	0.00%	0.00%			
Prev Year - # of Solds	1	0	1	0	9	0	0			

## July 2025

Kent, Washington, DC

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<b>New Listings</b>	<b>4</b>
▲ 100.0% from Jun 2025: 2	▲ 300.0% from Jul 2024: 1
YTD 2025 31	2024 23 +/- 34.8%
5-year Jul average: 3	

<b>New Pending</b>	<b>0</b>
▼ -100.0% from Jun 2025: 4	▼ -100.0% from Jul 2024: 2
YTD 2025 18	
5-year Jul average: 1	

<b>Closed Sales</b>	<b>4</b>
▲ 33.3% from Jun 2025: 3	▲ 33.3% from Jul 2024: 3
YTD 2025 21	
5-year Jul average: 4	

<b>Median Sold Price</b>	<b>\$3,522,500</b>
▲ 46.8% from Jun 2025: \$2,400,000	▲ 83.0% from Jul 2024: \$1,925,000
YTD 2025 \$2,800,000	
2024 \$2,400,000 +/- 16.7%	
5-year Jul average: \$3,219,500	



<b>Active Listings</b>	<b>11</b>
Min 2	6
5-year Jul average 11	
Jun 2025 9	Jul 2024 2

<b>Avg DOM</b>	<b>64</b>
Min 2	39
5-year Jul average 64	
Jun 2025 16	Jul 2024 2
YTD 29	

<b>Avg Sold to OLP Ratio</b>	<b>94.7%</b>
Min 94.7%	101.1%
5-year Jul average 105.9%	
Jun 2025 95.2%	Jul 2024 105.9%
YTD 95.4%	

**January thru August 2025 YTD**

Kent, Washington, DC (Advertised)

202.262.1261  
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	2025	2024	% Change
Sold Dollar Volume	\$98,632,900	\$37,328,000	164.23%
Avg Sold Price	\$4,362,500	\$2,458,833	77.42%
Median Sold Price	\$2,897,500	\$2,400,000	20.73%
Units Sold	22	15	46.67%
Avg Days on Market	40	28	42.86%
Avg List Price for Solds	\$4,483,313	\$2,488,533	80.16%
Avg SP to OLP Ratio	95.3%	98.0%	-2.72%
Ratio of Avg SP to Avg OLP	96.6%	95.2%	1.46%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,362,500	\$2,458,833	77.42%
Attached Units Sold	0	0	%
Detached Units Sold	22	15	46.67%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	5
1 to 10	6
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	2
361 to 720	2
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			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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	6	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	1	0	7	0	0	11	0	0
\$5,000,000+	0	0	0	0	5	0	0	3	0	0
Total	0	0	4	0	18	0	0	17	0	0
Avg Sold Price	\$0	\$0	\$1,727,50						\$0	
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,50						\$0	
Avg Sold % Change	0.00%	0.00%	41.89%						0.00%	
Prev Year - # of Solds	1	0	2						0	

## August 2025

Kent, Washington, DC

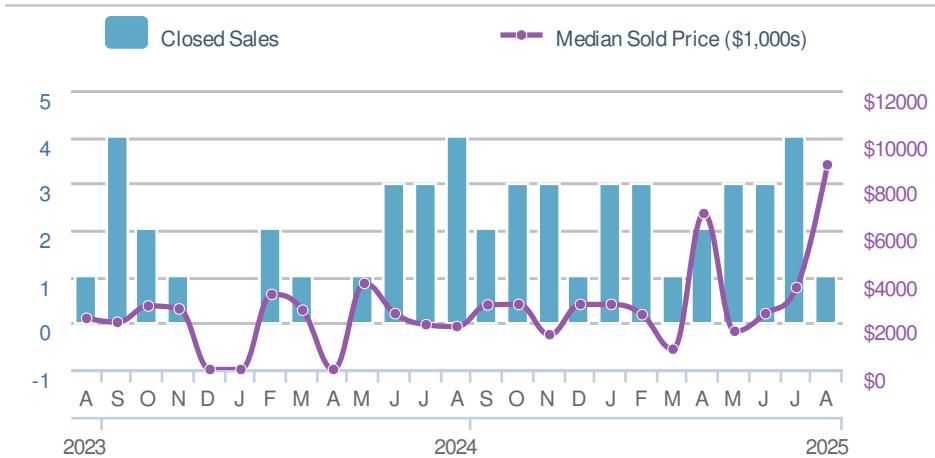
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<b>New Listings</b>	<b>8</b>
▲ <b>100.0%</b> from Jul 2025: 4	▲ <b>60.0%</b> from Aug 2024: 5
YTD 2025 2024 +/- <b>39</b> 30 30.0%	
5-year Aug average: 4	

<b>New Pending</b>	<b>1</b>
↔ <b>0.0%</b> from Jul 2025: 0	↔ <b>0.0%</b> from Aug 2024: 0
YTD 2025 2024 +/- <b>19</b> 15 26.7%	
5-year Aug average: 1	

<b>Closed Sales</b>	<b>1</b>
▼ <b>-75.0%</b> from Jul 2025: 4	▼ <b>-75.0%</b> from Aug 2024: 4
YTD 2025 2024 +/- <b>22</b> 15 46.7%	
5-year Aug average: 2	

<b>Median Sold Price</b>	<b>\$8,800,000</b>
▲ <b>149.8%</b> from Jul 2025: \$3,522,500	▲ <b>375.7%</b> from Aug 2024: \$1,850,000
YTD 2025 2024 +/- <b>\$2,897,500</b> <b>\$2,400,000</b> 20.7%	
5-year Aug average: \$3,077,000	



<b>Active Listings</b>	<b>17</b>
Min 5 8 Max 17	
5-year Aug average	

<b>Avg DOM</b>	<b>268</b>
Min 5 65 Max 268	
5-year Aug average	

<b>Avg Sold to OLP Ratio</b>	<b>92.7%</b>
Min 92.7% 100.6% Max 114.4%	
5-year Aug average	

**January thru September 2025 YTD**

Kent, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$101,694,400	\$43,023,000	136.37%
Avg Sold Price	\$4,133,854	\$2,496,029	65.62%
Median Sold Price	\$2,737,500	\$2,400,000	14.06%
Units Sold	24	17	41.18%
Avg Days on Market	37	29	27.59%
Avg List Price for Solds	\$4,237,266	\$2,530,764	67.43%
Avg SP to OLP Ratio	96.2%	97.9%	-1.75%
Ratio of Avg SP to Avg OLP	96.9%	95.5%	1.43%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,133,854	\$2,496,029	65.62%
Attached Units Sold	0	0	%
Detached Units Sold	24	17	41.18%

**Financing (Sold)**

Assumption	0
Cash	11
Conventional	12
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	5
1 to 10	8
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	2
361 to 720	2
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			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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	0	7	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	1	0	7	0	0	10	0	0
\$5,000,000+	0	0	0	0	5	0	0	4	0	0
Total	0	0	5	0	19	0	0	17	0	0
Avg Sold Price	\$0	\$0	\$1,694,500	\$0	\$4,775,789	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,500	\$0	\$2,685,535	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	39.18%	0.00%	77.83%	0.00%	0.00%			
Prev Year - # of Solds	1	0	2	0	14	0	0			

## September 2025

Kent, Washington, DC

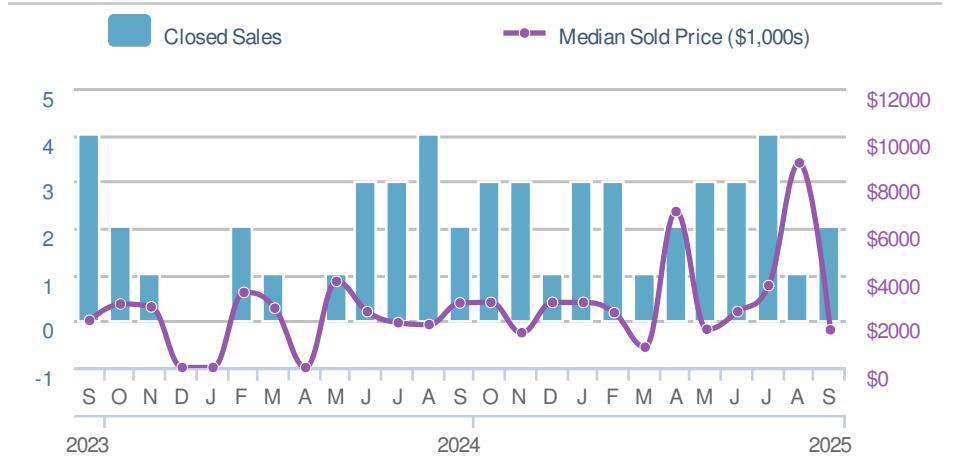
202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

<b>New Listings</b>	<b>3</b>	
⬇️ -62.5%	↔ 0.0%	
from Aug 2025: 8	from Sep 2024: 3	
YTD 2025 2024 +/-		
<b>45</b>	<b>36</b>	<b>25.0%</b>
5-year Sep average: 5		

<b>New Pensions</b>	<b>4</b>	
⬆️ 300.0%	⬆️ 100.0%	
from Aug 2025: 1	from Sep 2024: 2	
YTD 2025 2024 +/-		
<b>24</b>	<b>17</b>	<b>41.2%</b>
5-year Sep average: 3		

<b>Closed Sales</b>	<b>2</b>	
⬆️ 100.0%	↔ 0.0%	
from Aug 2025: 1	from Sep 2024: 2	
YTD 2025 2024 +/-		
<b>24</b>	<b>17</b>	<b>41.2%</b>
5-year Sep average: 2		

<b>Median Sold Price</b>	<b>\$1,618,750</b>	
⬇️ -81.6%	⬇️ -41.7%	
from Aug 2025: \$8,800,000	from Sep 2024: \$2,775,000	
YTD 2025 2024 +/-		
<b>\$2,737,500</b>	<b>\$2,400,000</b>	<b>14.1%</b>
5-year Sep average: \$1,283,250		



<b>Active Listings</b>	<b>17</b>
Min 6	9
Max 17	17
5-year Sep average	
Aug 2025 17	Sep 2024 10

<b>Avg DOM</b>	<b>4</b>	
Min 0	12	
Max 40		
5-year Sep average		
Aug 2025 268	Sep 2024 40	YTD 37

<b>Avg Sold to OLP Ratio</b>	<b>105.9%</b>	
Min 0.0%	60.2%	
Max 105.9%	105.9%	
5-year Sep average		
Aug 2025 92.7%	Sep 2024 97.4%	YTD 96.2%

**January thru October 2025 YTD**

Kent, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$114,044,400	\$51,173,000	122.86%
Avg Sold Price	\$4,119,907	\$2,531,775	62.73%
Median Sold Price	\$2,800,000	\$2,475,000	13.13%
Units Sold	27	20	35.00%
Avg Days on Market	34	27	25.93%
Avg List Price for Solds	\$4,223,866	\$2,558,650	65.08%
Avg SP to OLP Ratio	96.4%	98.8%	-2.43%
Ratio of Avg SP to Avg OLP	96.9%	96.3%	0.61%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,119,907	\$2,531,775	62.73%
Attached Units Sold	0	0	%
Detached Units Sold	27	20	35.00%

**Financing (Sold)**

Assumption	0
Cash	13
Conventional	13
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	5
1 to 10	10
11 to 20	1
21 to 30	3
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	2
361 to 720	2
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	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	0	7	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	1	0	9	0	0	8	0	0
\$5,000,000+	0	0	0	0	6	0	0	5	0	0
Total	0	0	5	0	22	0	0	15	0	0
Avg Sold Price	\$0	\$0	\$1,694,500	\$0	\$4,671,136	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,500	\$0	\$2,694,147	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	39.18%	0.00%	73.38%	0.00%	0.00%			
Prev Year - # of Solds	1	0	2	0	17	0	0			

## October 2025

Kent, Washington, DC

New Listings		8
 166.7%	 14.3%	
from Sep 2025: 3	from Oct 2024: 7	
YTD 2025 2024 +/-		
<b>53</b>	<b>43</b>	23.3%
5-year Oct average: 5		

New Pending		3
 -25.0%	 -40.0%	
from Sep 2025: 4	from Oct 2024: 5	
YTD 2025 2024 +/-		
<b>27</b>	<b>23</b>	17.4%
5-year Oct average: 3		

Closed Sales		3
 50.0%	 0.0%	
from Sep 2025: 2	from Oct 2024: 3	
YTD 2025 2024 +/-		
<b>27</b>	<b>20</b>	35.0%
5-year Oct average: 3		

Median Sold Price		\$2,900,000
 79.2%	 3.6%	
from Sep 2025: \$1,618,750	from Oct 2024: \$2,800,000	
YTD 2025 2024 +/-		
<b>\$2,800,000</b>	<b>\$2,475,000</b>	13.1%
5-year Oct average: \$2,367,000		



Active Listings		15
 15		
Min 6	9	Max 15
5-year Oct average		
Sep 2025 17	Oct 2024 9	

Avg DOM		11
11	 8	
Min 8	21	Max 60
5-year Oct average		
Sep 2025 4	Oct 2024 15	YTD 34

Avg Sold to OLP Ratio		97.7%
97.7%	 99.4%	
Min 97.6%	99.4%	Max 103.6%
5-year Oct average		
Sep 2025 105.9%	Oct 2024 103.6%	YTD 96.4%

**January thru November 2025 YTD**

Kent, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$119,174,400	\$56,593,000	110.58%
Avg Sold Price	\$4,008,189	\$2,445,673	63.89%
Median Sold Price	\$2,800,000	\$2,400,000	16.67%
Units Sold	29	23	26.09%
Avg Days on Market	36	27	33.33%
Avg List Price for Solds	\$4,109,462	\$2,460,565	67.01%
Avg SP to OLP Ratio	96.2%	98.8%	-2.62%
Ratio of Avg SP to Avg OLP	96.8%	96.2%	0.66%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$4,008,189	\$2,445,673	63.89%
Attached Units Sold	0	0	%
Detached Units Sold	29	23	26.09%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	5
1 to 10	10
11 to 20	1
21 to 30	3
31 to 60	2
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	3
361 to 720	2
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	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	0	8	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	1	0	10	0	0	6	0	0
\$5,000,000+	0	0	0	0	6	0	0	5	0	0
Total	0	0	5	0	24	0	0	13	0	0
Avg Sold Price	\$0	\$0	\$1,694,500	\$0	\$4,490,208	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,500	\$0	\$2,570,775	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	39.18%	0.00%	74.66%	0.00%	0.00%			
Prev Year - # of Solds	1	0	2	0	20	0	0			

## November 2025

Kent, Washington, DC

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## New Listings

2

➡️ -75.0%

from Oct 2025:

8

➡️ 0.0%

from Nov 2024:

2

YTD

2025

2024

+/-

55

45

22.2%

5-year Nov average: 2

## Median Sold Price

\$2,500,000

➡️ -13.8%

from Oct 2025:

\$2,900,000

➡️ 66.7%

from Nov 2024:

\$1,500,000

YTD

2025

2024

+/-

\$2,800,000

\$2,400,000

16.7%

5-year Nov average: \$2,224,000

## New Pensions

3

➡️ 0.0%

from Oct 2025:

3

➡️ 50.0%

from Nov 2024:

2

YTD

2025

2024

+/-

30

25

20.0%

5-year Nov average: 2

## Closed Sales

2

➡️ -33.3%

from Oct 2025:

3

➡️ -33.3%

from Nov 2024:

3

YTD

2025

2024

+/-

29

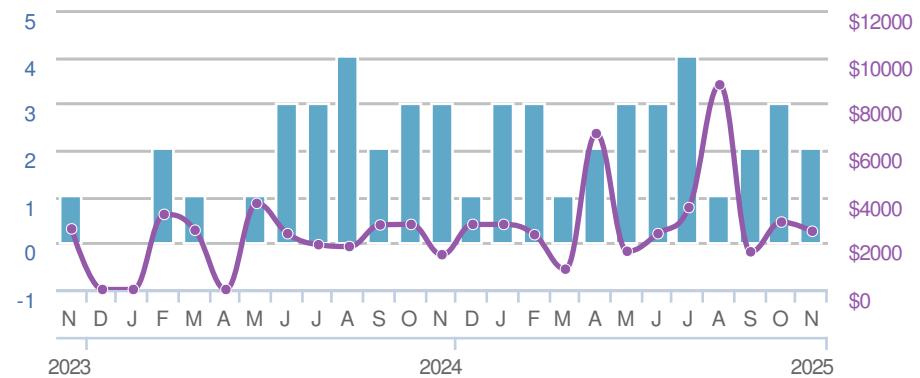
23

26.1%

5-year Nov average: 2

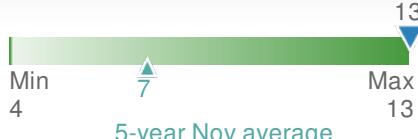
Closed Sales

Median Sold Price (\$1,000s)



## Active Listings

13



Oct 2025

15

Nov 2024

6

## Avg DOM

64



Oct 2025

11

Nov 2024

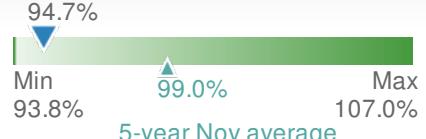
24

YTD

36

## Avg Sold to OLP Ratio

94.7%



Oct 2025

97.7%

Nov 2024

99.3%

YTD

96.2%

**January thru December 2025 YTD**

Kent, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$133,753,300	\$60,788,000	120.03%
Avg Sold Price	\$3,946,439	\$2,416,020	63.34%
Median Sold Price	\$2,900,000	\$2,400,000	20.83%
Units Sold	33	25	32.00%
Avg Days on Market	34	25	36.00%
Avg List Price for Solds	\$4,053,130	\$2,431,520	66.69%
Avg SP to OLP Ratio	96.4%	98.8%	-2.41%
Ratio of Avg SP to Avg OLP	96.7%	96.3%	0.37%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,946,439	\$2,416,020	63.34%
Attached Units Sold	0	0	%
Detached Units Sold	33	25	32.00%

**Financing (Sold)**

Assumption	0
Cash	15
Conventional	17
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	5
1 to 10	11
11 to 20	1
21 to 30	3
31 to 60	3
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	5
361 to 720	2
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	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	0	9	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	1	0	12	0	0	4	0	0
\$5,000,000+	0	0	0	0	7	0	0	3	0	0
Total	0	0	5	0	28	0	0	9	0	0
Avg Sold Price	\$0	\$0	\$1,694,500	\$0	\$4,348,571	\$0	\$0			
Prev Year - Avg Sold Price	\$2,400,000	\$0	\$1,217,500	\$0	\$2,525,704	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	39.18%	0.00%	72.17%	0.00%	0.00%			
Prev Year - # of Solds	1	0	2	0	22	0	0			

## December 2025

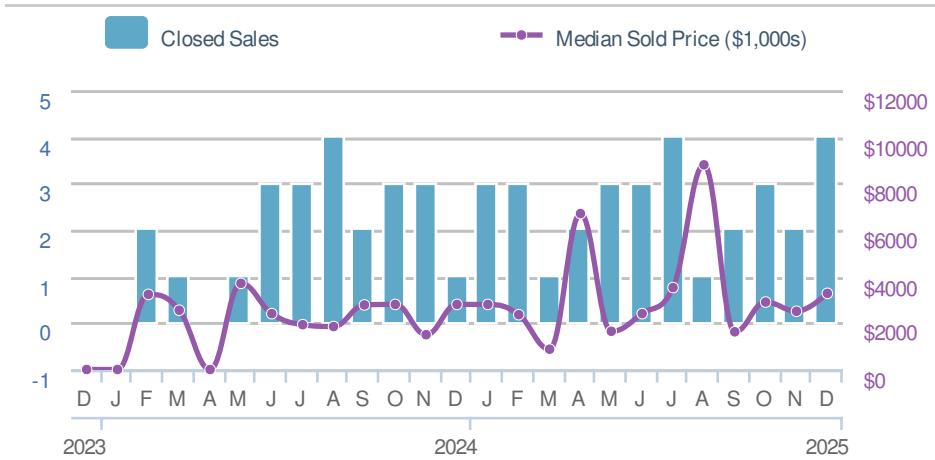
Kent, Washington, DC

New Listings	2	
↔ 0.0%	↑ 100.0%	
from Nov 2025: 2	from Dec 2024: 1	
YTD 2025 2024 +/-		
57	48	18.8%
5-year Dec average: 2		

New Pending	0	
↓ -100.0%	↔ 0.0%	
from Nov 2025: 3	from Dec 2024: 0	
YTD 2025 2024 +/-		
30	26	15.4%
5-year Dec average: 1		

Closed Sales	4	
↑ 100.0%	↑ 300.0%	
from Nov 2025: 2	from Dec 2024: 1	
YTD 2025 2024 +/-		
33	25	32.0%
5-year Dec average: 2		

Median Sold Price	\$3,275,000	
↑ 31.0%	↑ 17.0%	
from Nov 2025: \$2,500,000	from Dec 2024: \$2,800,000	
YTD 2025 2024 +/-		
\$2,900,000	\$2,400,000	20.8%
5-year Dec average: \$2,098,200		



Active Listings	9	
Min 2	6	Max 9
5-year Dec average		
Nov 2025	Dec 2024	
13	8	

Avg DOM	21	
Min 0	27	Max 84
5-year Dec average		
Nov 2025	Dec 2024	YTD 34
64	15	34

Avg Sold to OLP Ratio	97.5%	
Min 0.0%	80.8%	Max 104.0%
5-year Dec average		
Nov 2025	Dec 2024	YTD 96.4%
94.7%	100.2%	96.4%