

January thru January 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$5,729,000	\$1,956,000	192.89%
Avg Sold Price	\$1,362,500	\$970,000	40.46%
Median Sold Price	\$900,000	\$970,000	-7.22%
Units Sold	4	2	100.00%
Avg Days on Market	144	40	260.00%
Avg List Price for Solds	\$1,432,250	\$978,000	46.45%
Avg SP to OLP Ratio	90.2%	98.3%	-8.17%
Ratio of Avg SP to Avg OLP	88.5%	99.2%	-10.80%
Attached Avg Sold Price	\$716,666	\$970,000	-26.12%
Detached Avg Sold Price	\$3,300,000	\$0	0%
Attached Units Sold	3	2	50.00%
Detached Units Sold	1	0	0%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	0
21 to 30	1
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	0
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	7
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	3
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	1	0	0	0	1	1	3
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	0	0	0	1	1	0	2	4	1	25
Avg Sold Price	\$0	\$0	\$0	\$1,300,000	\$3,300,000	\$0	\$425,000			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$440,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-3.41%			
Prev Year - # of Solds	0	0	0	0	0	1	1			

January 2026

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250.0%
 from Dec 2025: **2**

-41.7%
 from Jan 2025: **12**

YTD	2026	2025	+/-
	7	12	-41.7%

5-year Jan average: **9****New Pendings****5**

-37.5%
 from Dec 2025: **8**

-54.5%
 from Jan 2025: **11**

YTD	2026	2025	+/-
	5	11	-54.5%

5-year Jan average: **8****Closed Sales****4**

-60.0%
 from Dec 2025: **10**

100.0%
 from Jan 2025: **2**

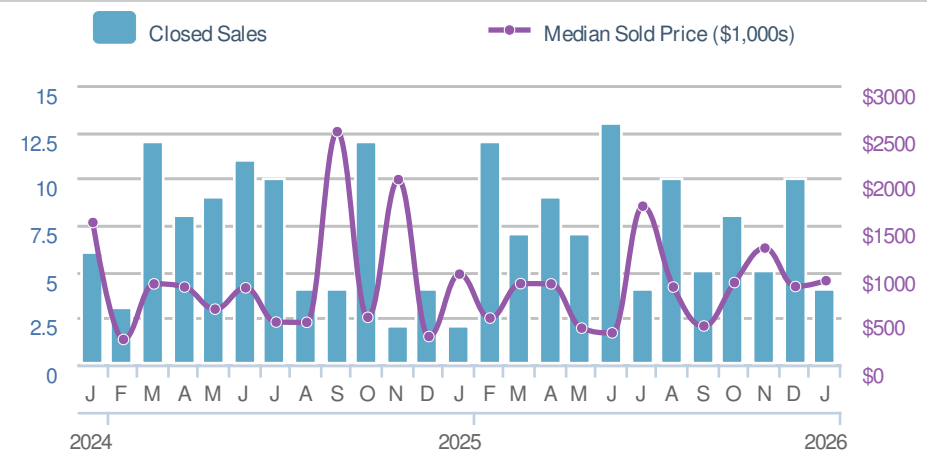
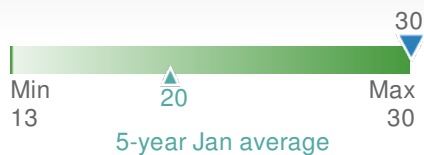
YTD	2026	2025	+/-
	4	2	100.0%

5-year Jan average: **6****Median Sold Price****\$900,000**

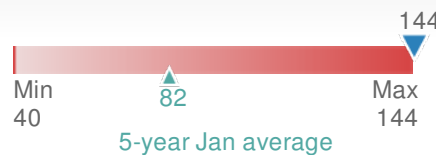
7.5%
 from Dec 2025: **\$837,500**

-7.2%
 from Jan 2025: **\$970,000**

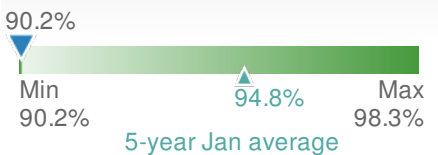
YTD	2026	2025	+/-
	\$900,000	\$970,000	-7.2%

5-year Jan average: **\$834,400****Active Listings****30**

Dec 2025	Jan 2025
29	23

Avg DOM**144**

Dec 2025	Jan 2025	YTD
49	40	144

Avg Sold to OLP Ratio**90.2%**

Dec 2025	Jan 2025	YTD
96.8%	98.3%	90.2%

January thru February 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$10,432,900	\$16,756,000	-37.74%
Avg Sold Price	\$1,004,400	\$1,192,392	-15.77%
Median Sold Price	\$507,500	\$502,500	1.00%
Units Sold	10	14	-28.57%
Avg Days on Market	125	44	184.09%
Avg List Price for Solds	\$1,043,290	\$1,196,857	-12.83%
Avg SP to OLP Ratio	91.5%	97.8%	-6.37%
Ratio of Avg SP to Avg OLP	90.1%	97.6%	-7.73%
Attached Avg Sold Price	\$558,625	\$684,875	-18.43%
Detached Avg Sold Price	\$2,787,500	\$4,237,500	-34.22%
Attached Units Sold	8	12	-33.33%
Detached Units Sold	2	2	0.00%

Financing (Sold)

Assumption	0
Cash	3
Conventional	5
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	1
21 to 30	1
31 to 60	1
61 to 90	2
91 to 120	1
121 to 180	0
181 to 360	4
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	2
\$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	1	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	5
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	1
\$1M to \$2,499,999	0	0	0	1	1	0	0	1	2	3
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	0	0	0	1	2	0	7	6	2	27
Avg Sold Price	\$0	\$0	\$0	\$1,300,000	\$2,787,500	\$0	\$452,714			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$1,470,000	\$4,237,500	\$1,500,000	\$524,850			
Avg Sold % Change	0.00%	0.00%	0.00%	-11.56%	-34.22%	0.00%	-13.74%			
Prev Year - # of Solds	0	0	0	1	2	1	10			

February 2026

Wesley Heights, Washington, DC

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↑ **71.4%**
from Jan 2026:
7

↑ **20.0%**
from Feb 2025:
10

YTD	2026	2025	+/-
	20	24	-16.7%

5-year Feb average: 11

New Pendings**8**

↑ **60.0%**
from Jan 2026:
5

↓ **-11.1%**
from Feb 2025:
9

YTD	2026	2025	+/-
	13	20	-35.0%

5-year Feb average: 9

Closed Sales**6**

↑ **50.0%**
from Jan 2026:
4

↓ **-50.0%**
from Feb 2025:
12

YTD	2026	2025	+/-
	10	14	-28.6%

5-year Feb average: 8

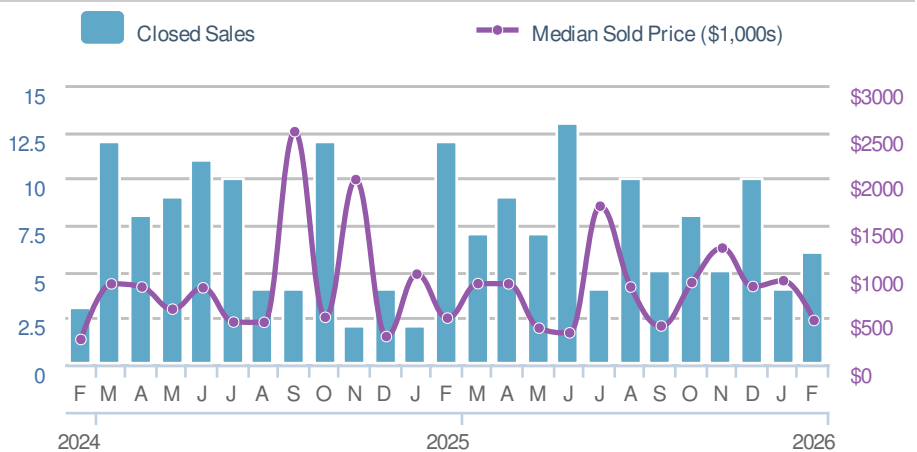
Median Sold Price**\$472,500**

↓ **-47.5%**
from Jan 2026:
\$900,000

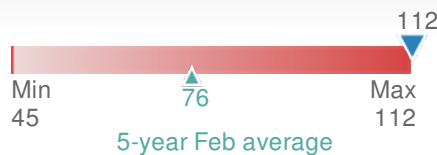
↓ **-5.2%**
from Feb 2025:
\$498,500

YTD	2026	2025	+/-
	\$507,500	\$502,500	1.0%

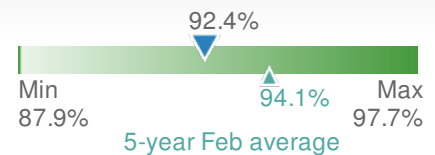
5-year Feb average: \$390,000

**Active Listings****35**

Jan 2026	Feb 2025
30	22

Avg DOM**112**

Jan 2026	Feb 2025	YTD
144	45	125

Avg Sold to OLP Ratio**92.4%**

Jan 2026	Feb 2025	YTD
90.2%	97.7%	91.5%

January thru March 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$21,870,300	\$27,574,000	-20.69%
Avg Sold Price	\$1,186,472	\$1,239,159	-4.25%
Median Sold Price	\$465,000	\$602,500	-22.82%
Units Sold	18	22	-18.18%
Avg Days on Market	77	42	83.33%
Avg List Price for Solds	\$1,215,016	\$1,253,363	-3.06%
Avg SP to OLP Ratio	91.8%	97.6%	-5.89%
Ratio of Avg SP to Avg OLP	94.2%	97.5%	-3.31%
Attached Avg Sold Price	\$459,392	\$711,472	-35.43%
Detached Avg Sold Price	\$3,731,250	\$3,613,750	3.25%
Attached Units Sold	14	18	-22.22%
Detached Units Sold	4	4	0.00%

Financing (Sold)

Assumption	0
Cash	9
Conventional	7
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	2
21 to 30	1
31 to 60	1
61 to 90	2
91 to 120	2
121 to 180	0
181 to 360	5
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	3	0	0	1
\$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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	5
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	4
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	1
\$1M to \$2,499,999	0	0	0	2	1	0	0	0	1	2
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	5	0	0
Total	0	0	0	2	4	0	12	5	1	33
Avg Sold Price	\$0	\$0	\$0	\$1,372,500	\$3,731,250	\$0	\$307,208			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$1,497,500	\$3,613,750	\$1,500,000	\$554,100			
Avg Sold % Change	0.00%	0.00%	0.00%	-8.35%	3.25%	0.00%	-44.56%			
Prev Year - # of Solds	0	0	0	2	4	1	15			

March 2026

Wesley Heights, Washington, DC

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↑ **25.0%**
from Feb 2026:
12

↑ **15.4%**
from Mar 2025:
13

YTD	2026	2025	+/-
	39	42	-7.1%

5-year Mar average: **13****New Pendings****11**

↑ **37.5%**
from Feb 2026:
8

↑ **10.0%**
from Mar 2025:
10

YTD	2026	2025	+/-
	25	30	-16.7%

5-year Mar average: **11****Closed Sales****8**

↑ **33.3%**
from Feb 2026:
6

↑ **14.3%**
from Mar 2025:
7

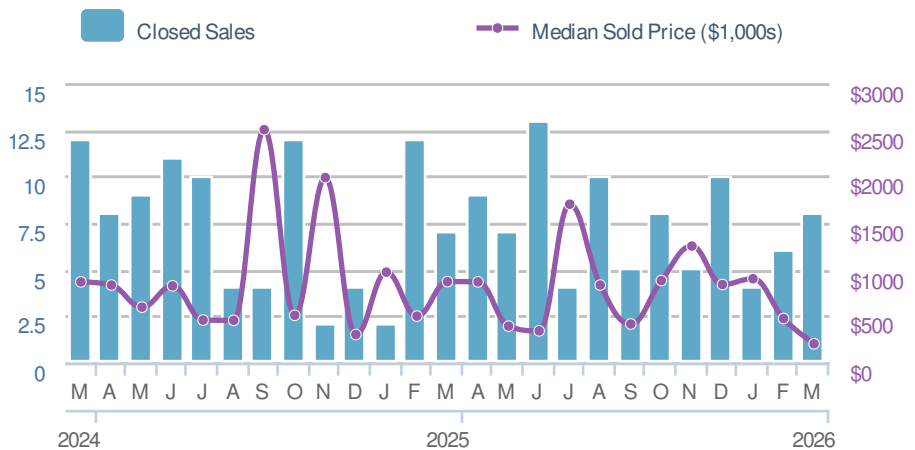
YTD	2026	2025	+/-
	18	22	-18.2%

5-year Mar average: **9****Median Sold Price****\$202,500**

↓ **-57.1%**
from Feb 2026:
\$472,500

↓ **-76.7%**
from Mar 2025:
\$870,000

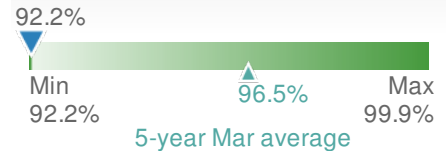
YTD	2026	2025	+/-
	\$465,000	\$602,500	-22.8%

5-year Mar average: **\$603,500****Active Listings****39**

Feb 2026	Mar 2025
35	28

Avg DOM**18**

Feb 2026	Mar 2025	YTD
112	28	77

Avg Sold to OLP Ratio**92.2%**

Feb 2026	Mar 2025	YTD
92.4%	97.4%	91.8%

January thru April 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$32,146,700	\$44,592,900	-27.91%
Avg Sold Price	\$1,192,938	\$1,420,935	-16.05%
Median Sold Price	\$622,500	\$812,000	-23.34%
Units Sold	26	31	-16.13%
Avg Days on Market	64	40	60.00%
Avg List Price for Solds	\$1,236,411	\$1,438,480	-14.05%
Avg SP to OLP Ratio	91.7%	97.0%	-5.50%
Ratio of Avg SP to Avg OLP	93.3%	97.7%	-4.48%
Attached Avg Sold Price	\$519,810	\$711,960	-26.99%
Detached Avg Sold Price	\$3,020,000	\$4,375,000	-30.97%
Attached Units Sold	19	25	-24.00%
Detached Units Sold	7	6	16.67%

Financing (Sold)

Assumption	0
Cash	14
Conventional	10
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	6
21 to 30	2
31 to 60	2
61 to 90	2
91 to 120	2
121 to 180	2
181 to 360	5
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	4	0	0	2
\$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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	4
\$800K to \$999,999	0	0	0	0	0	0	1	0	0	3
\$1M to \$2,499,999	0	0	1	3	2	0	0	0	2	4
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	3	0	0
Total	0	0	1	3	6	0	16	5	2	38
Avg Sold Price	\$0	\$0	\$1,655,000	\$1,365,000	\$3,247,500	\$0	\$361,337			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$1,497,500	\$4,375,000	\$1,500,000	\$604,727			
Avg Sold % Change	0.00%	0.00%	0.00%	-8.85%	-25.77%	0.00%	-40.25%			
Prev Year - # of Solds	0	0	0	2	6	1	22			

April 2026

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lenorerubino.com**New Listings****14** **-6.7%**from Mar 2026:
15 **75.0%**from Apr 2025:
8

YTD	2026	2025	+/-
	54	54	0.0%

5-year Apr average: **13****New Pendings****6** **-45.5%**from Mar 2026:
11 **0.0%**from Apr 2025:
6

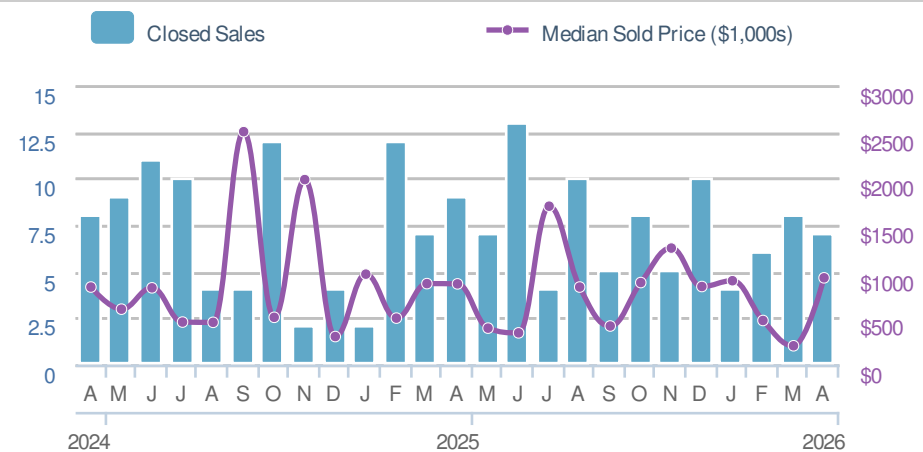
YTD	2026	2025	+/-
	30	36	-16.7%

5-year Apr average: **9****Closed Sales****7** **-12.5%**from Mar 2026:
8 **-22.2%**from Apr 2025:
9

YTD	2026	2025	+/-
	26	31	-16.1%

5-year Apr average: **10****Median Sold Price****\$930,000** **359.3%**from Mar 2026:
\$202,500 **7.5%**from Apr 2025:
\$865,000

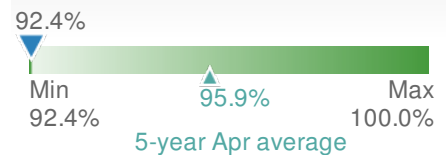
YTD	2026	2025	+/-
	\$622,500	\$812,000	-23.3%

5-year Apr average: **\$920,650****Active Listings****45**

Mar 2026	Apr 2025
39	32

Avg DOM**21**

Mar 2026	Apr 2025	YTD
18	35	64

Avg Sold to OLP Ratio**92.4%**

Mar 2026	Apr 2025	YTD
92.2%	95.6%	91.7%

January thru May 2026 YTD

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$49,594,600	\$59,248,900	-16.29%
Avg Sold Price	\$1,297,389	\$1,497,153	-13.34%
Median Sold Price	\$530,000	\$625,000	-15.20%
Units Sold	37	39	-5.13%
Avg Days on Market	61	46	32.61%
Avg List Price for Solds	\$1,340,394	\$1,519,202	-11.77%
Avg SP to OLP Ratio	91.8%	96.6%	-5.06%
Ratio of Avg SP to Avg OLP	94.4%	97.5%	-3.24%
Attached Avg Sold Price	\$546,792	\$663,354	-17.57%
Detached Avg Sold Price	\$3,324,000	\$4,728,125	-29.70%
Attached Units Sold	27	31	-12.90%
Detached Units Sold	10	8	25.00%

Financing (Sold)

Assumption	0
Cash	23
Conventional	11
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	6
11 to 20	7
21 to 30	2
31 to 60	5
61 to 90	2
91 to 120	2
121 to 180	4
181 to 360	6
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	4	0	0	1
\$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	1	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	5
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	4
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	5
\$1M to \$2,499,999	0	0	1	3	2	0	1	1	2	4
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	3	0	0
\$5,000,000+	0	0	0	0	2	0	0	4	0	0
Total	0	0	1	3	9	0	24	8	2	40
Avg Sold Price	\$0	\$0	\$1,655,000	\$1,365,000	\$3,509,444	\$0	\$444,516			
Prev Year - Avg Sold Price	\$0	\$0	\$1,975,000	\$1,497,500	\$5,121,428	\$1,500,000	\$573,892			
Avg Sold % Change	0.00%	0.00%	-16.20%	-8.85%	-31.48%	0.00%	-22.54%			
Prev Year - # of Solds	0	0	1	2	7	1	28			

May 2026

Wesley Heights, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****10**

-28.6%
 from Apr 2026:
14

-44.4%
 from May 2025:
18

YTD	2026	2025	+/-
	66	78	-15.4%

5-year May average: **15****New Pendings****4**

-33.3%
 from Apr 2026:
6

-60.0%
 from May 2025:
10

YTD	2026	2025	+/-
	34	47	-27.7%

5-year May average: **11****Closed Sales****11**

57.1%
 from Apr 2026:
7

57.1%
 from May 2025:
7

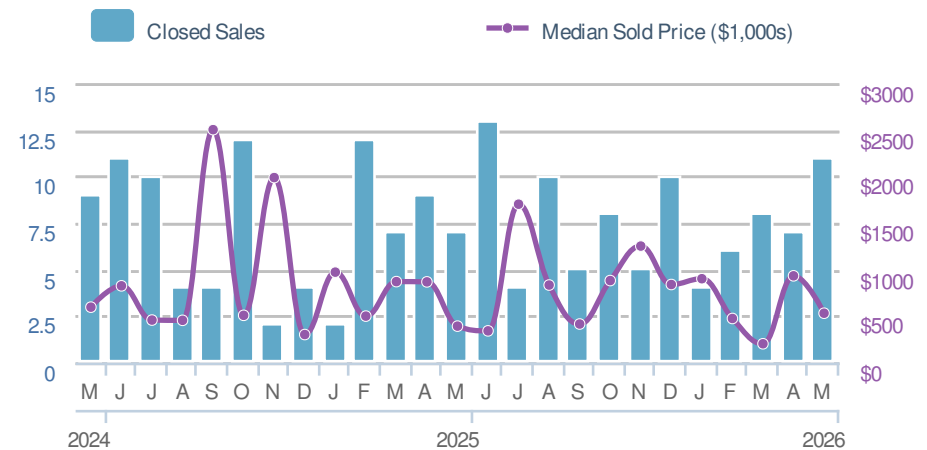
YTD	2026	2025	+/-
	37	39	-5.1%

5-year May average: **10****Median Sold Price****\$530,000**

-43.0%
 from Apr 2026:
\$930,000

35.9%
 from May 2025:
\$390,000

YTD	2026	2025	+/-
	\$530,000	\$625,000	-15.2%

5-year May average: **\$587,800****Active Listings****50**

Min 16 31 Max 50
 5-year May average

Apr 2026	May 2025
45	39

Avg DOM**53**

Min 14 37 Max 82
 5-year May average

Apr 2026	May 2025	YTD
21	82	61

Avg Sold to OLP Ratio**92.0%**

Min 92.0% 96.9% Max 101.1%
 5-year May average

Apr 2026	May 2025	YTD
92.4%	94.6%	91.8%

January thru June 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$51,784,100	\$72,647,690	-28.72%
Avg Sold Price	\$1,166,788	\$1,368,988	-14.77%
Median Sold Price	\$500,000	\$602,500	-17.01%
Units Sold	43	52	-17.31%
Avg Days on Market	65	40	62.50%
Avg List Price for Solds	\$1,204,281	\$1,397,070	-13.80%
Avg SP to OLP Ratio	91.3%	96.6%	-5.47%
Ratio of Avg SP to Avg OLP	94.3%	97.0%	-2.76%
Attached Avg Sold Price	\$513,087	\$658,717	-22.11%
Detached Avg Sold Price	\$3,324,000	\$4,016,363	-17.24%
Attached Units Sold	33	41	-19.51%
Detached Units Sold	10	11	-9.09%

Financing (Sold)

Assumption	0
Cash	27
Conventional	13
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	7
11 to 20	7
21 to 30	3
31 to 60	6
61 to 90	3
91 to 120	2
121 to 180	4
181 to 360	8
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	5	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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	5
\$800K to \$999,999	0	0	0	1	0	0	2	0	0	4
\$1M to \$2,499,999	0	0	1	3	2	0	1	0	2	3
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	5	0	0
\$5,000,000+	0	0	0	0	2	0	0	4	0	0
Total	0	0	1	4	9	0	29	9	2	37
Avg Sold Price	\$0	\$0	\$1,655,000	\$1,257,500	\$3,509,444	\$0	\$410,410			
Prev Year - Avg Sold Price	\$0	\$0	\$1,975,000	\$1,456,666	\$4,220,500	\$1,500,000	\$571,281			
Avg Sold % Change	0.00%	0.00%	-16.20%	-13.67%	-16.85%	0.00%	-28.16%			
Prev Year - # of Solds	0	0	1	3	10	1	37			

June 2026

Wesley Heights, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****11****↑ 10.0%**from May 2026:
10**↑ 37.5%**from Jun 2025:
8

YTD	2026	2025	+/-
	79	91	-13.2%

5-year Jun average: **12****New Pendings****4****↔ 0.0%**from May 2026:
4**↓ -60.0%**from Jun 2025:
10

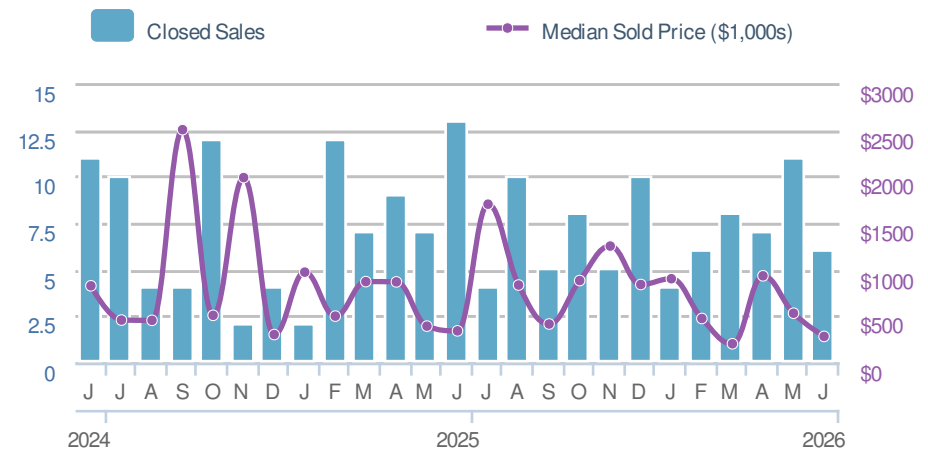
YTD	2026	2025	+/-
	38	57	-33.3%

5-year Jun average: **8****Closed Sales****6****↓ -45.5%**from May 2026:
11**↓ -53.8%**from Jun 2025:
13

YTD	2026	2025	+/-
	43	52	-17.3%

5-year Jun average: **11****Median Sold Price****\$279,000****↓ -47.4%**from May 2026:
\$530,000**↓ -17.9%**from Jun 2025:
\$340,000

YTD	2026	2025	+/-
	\$500,000	\$602,500	-17.0%

5-year Jun average: **\$680,620****Active Listings****48**

May 2026	Jun 2025
50	36

Avg DOM**96**

May 2026	Jun 2025	YTD
53	21	65

Avg Sold to OLP Ratio**88.4%**

May 2026	Jun 2025	YTD
92.0%	96.3%	91.3%

January thru July 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$59,284,100	\$79,292,590	-25.23%
Avg Sold Price	\$1,261,345	\$1,386,516	-9.03%
Median Sold Price	\$522,500	\$718,500	-27.28%
Units Sold	46	56	-17.86%
Avg Days on Market	62	39	58.97%
Avg List Price for Solds	\$1,288,784	\$1,415,939	-8.98%
Avg SP to OLP Ratio	92.1%	96.5%	-4.52%
Ratio of Avg SP to Avg OLP	95.6%	96.9%	-1.32%
Attached Avg Sold Price	\$513,087	\$700,338	-26.74%
Detached Avg Sold Price	\$3,160,769	\$3,902,500	-19.01%
Attached Units Sold	33	44	-25.00%
Detached Units Sold	13	12	8.33%

Financing (Sold)

Assumption	0
Cash	30
Conventional	13
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	8
11 to 20	7
21 to 30	4
31 to 60	6
61 to 90	3
91 to 120	2
121 to 180	4
181 to 360	8
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	5	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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	16
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	4
\$800K to \$999,999	0	0	0	1	0	0	2	0	0	4
\$1M to \$2,499,999	0	0	1	3	3	0	1	0	2	2
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	3	0	0
\$5,000,000+	0	0	0	0	2	0	0	3	0	0
Total	0	0	1	4	12	0	29	6	2	37
Avg Sold Price	\$0	\$0	\$1,655,000	\$1,257,500	\$3,286,250	\$0	\$410,410			
Prev Year - Avg Sold Price	\$0	\$0	\$1,975,000	\$1,456,666	\$4,077,727	\$1,500,000	\$623,622			
Avg Sold % Change	0.00%	0.00%	-16.20%	-13.67%	-19.41%	0.00%	-34.19%			
Prev Year - # of Solds	0	0	1	3	11	1	40			

July 2026

Wesley Heights, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****7**

 **-36.4%**
 **40.0%**

from Jun 2026: **11**
 from Jul 2025: **5**

YTD	2026	2025	+/-
	90	101	-10.9%

5-year Jul average: 7

New Pendings**7**

 **75.0%**
 **-12.5%**

from Jun 2026: **4**
 from Jul 2025: **8**

YTD	2026	2025	+/-
	46	65	-29.2%

5-year Jul average: 7

Closed Sales**3**

 **-50.0%**
 **-25.0%**

from Jun 2026: **6**
 from Jul 2025: **4**

YTD	2026	2025	+/-
	46	56	-17.9%

5-year Jul average: 7

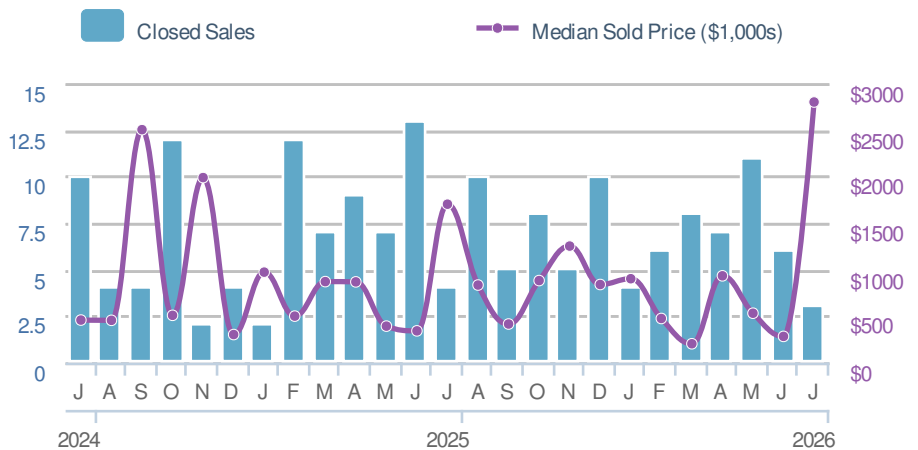
Median Sold Price**\$2,800,000**

 **903.6%**
 **64.7%**

from Jun 2026: **\$279,000**
 from Jul 2025: **\$1,700,000**

YTD	2026	2025	+/-
	\$522,500	\$718,500	-27.3%

5-year Jul average: \$1,545,950

**Active Listings****45**

Min 12
 
 Max 45

5-year Jul average: 26

Jun 2026	Jul 2025
48	32

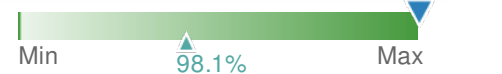
Avg DOM**10**

Min 10
 
 Max 111

5-year Jul average: 45

Jun 2026	Jul 2025	YTD
96	31	62

Avg Sold to OLP Ratio**104.5%**

Min 93.2%
 
 Max 104.5%

5-year Jul average: 98.1%

Jun 2026	Jul 2025	YTD
88.4%	95.8%	92.1%

January thru August 2026 YTD

Wesley Heights, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$73,558,100	\$88,422,090	-16.81%
Avg Sold Price	\$1,367,752	\$1,292,864	5.79%
Median Sold Price	\$774,000	\$830,000	-6.75%
Units Sold	53	67	-20.90%
Avg Days on Market	59	37	59.46%
Avg List Price for Solds	\$1,387,888	\$1,319,732	5.16%
Avg SP to OLP Ratio	92.9%	96.4%	-3.68%
Ratio of Avg SP to Avg OLP	96.1%	96.9%	-0.81%
Attached Avg Sold Price	\$574,348	\$711,701	-19.30%
Detached Avg Sold Price	\$3,202,500	\$3,706,923	-13.61%
Attached Units Sold	37	54	-31.48%
Detached Units Sold	16	13	23.08%

Financing (Sold)

Assumption	0
Cash	34
Conventional	15
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	5
1 to 10	11
11 to 20	7
21 to 30	4
31 to 60	7
61 to 90	4
91 to 120	2
121 to 180	5
181 to 360	8
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	5	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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	18
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	3
\$800K to \$999,999	0	0	0	1	0	0	3	0	0	4
\$1M to \$2,499,999	0	0	1	3	3	0	3	2	3	2
\$2.5M to \$4,999,999	0	0	0	0	10	0	0	4	0	0
\$5,000,000+	0	0	0	0	2	0	0	3	0	0
Total	0	0	1	4	15	0	33	9	3	36
Avg Sold Price	\$0	\$0	\$1,655,000	\$1,257,500	\$3,305,666	\$0	\$491,542			
Prev Year - Avg Sold Price	\$0	\$0	\$1,975,000	\$1,420,500	\$3,851,250	\$1,500,000	\$637,753			
Avg Sold % Change	0.00%	0.00%	-16.20%	-11.47%	-14.17%	0.00%	-22.93%			
Prev Year - # of Solds	0	0	1	4	12	1	49			

August 2026

Wesley Heights, Washington, DC

New Listings**16**

128.6% **166.7%**
 from Jul 2026: from Aug 2025:
 7 6

YTD	2026	2025	+/-
	108	109	-0.9%

5-year Aug average: 9

New Pendings**5**

-28.6% **66.7%**
 from Jul 2026: from Aug 2025:
 7 3

YTD	2026	2025	+/-
	52	69	-24.6%

5-year Aug average: 4

Closed Sales**6**

100.0% **-40.0%**
 from Jul 2026: from Aug 2025:
 3 10

YTD	2026	2025	+/-
	53	67	-20.9%

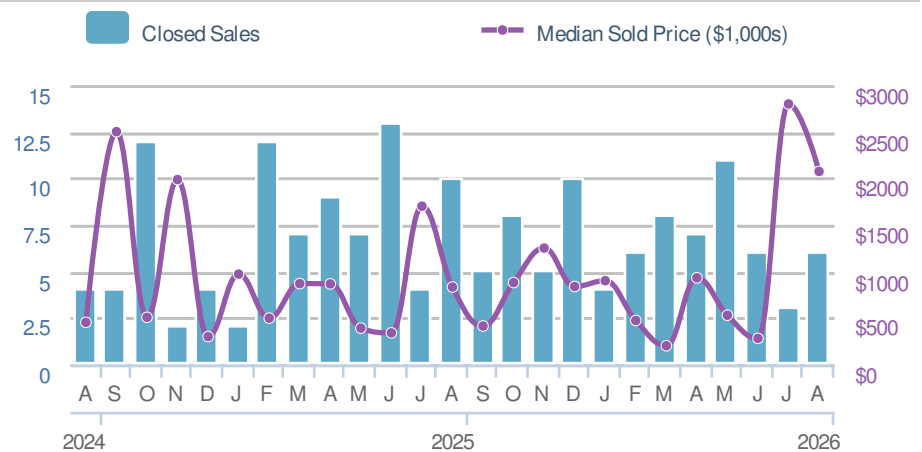
5-year Aug average: 8

Median Sold Price**\$2,075,000**

-25.9% **149.2%**
 from Jul 2026: from Aug 2025:
 \$2,800,000 \$832,500

YTD	2026	2025	+/-
	\$774,000	\$830,000	-6.7%

5-year Aug average: \$925,445

**Active Listings****48**

Min 15 25 Max 48
 5-year Aug average

Jul 2026	Aug 2025
45	30

Avg DOM**51**

Min 22 34 Max 51
 5-year Aug average

Jul 2026	Aug 2025	YTD
10	27	59

Avg Sold to OLP Ratio**97.2%**

Min 92.4% 95.7% Max 98.2%
 5-year Aug average

Jul 2026	Aug 2025	YTD
104.5%	95.5%	92.9%