

January thru January 2026 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

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

Financing (Sold)

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

Days on Market (Sold)

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

Notes:

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

Sold Detail

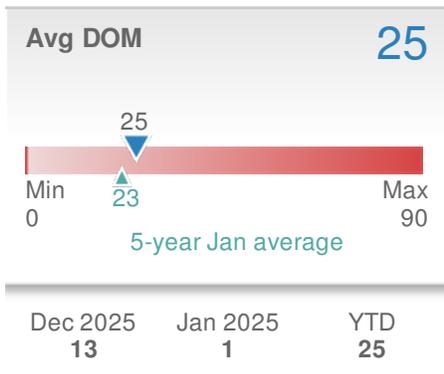
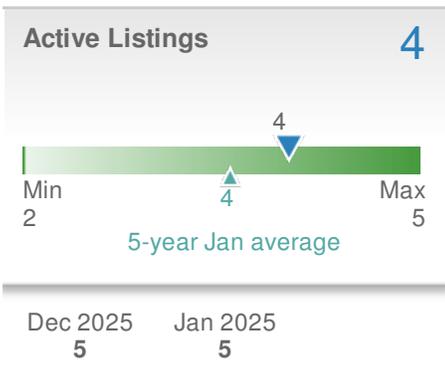
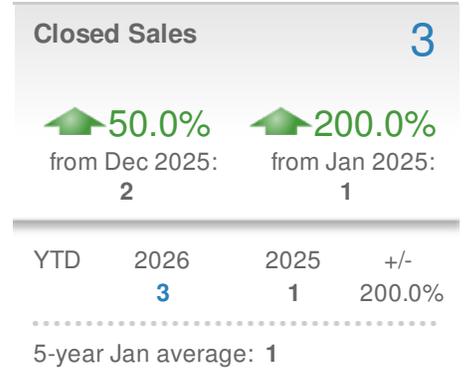
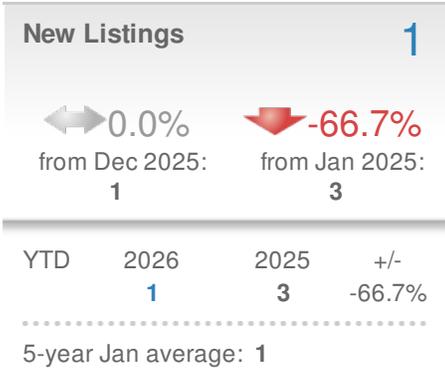
Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	0	0	1	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	0	0	2	0	0	4	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,899,500	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,600,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	143.72%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	1	0	0			

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Sold Summary

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

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
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61 to 90	1
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181 to 360	0
361 to 720	0
721+	0

Notes:

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Sold Detail

Active Detail

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	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	0	0	1	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	0	0	2	0	0	6	0	0
Avg Sold Price	\$1,305,000	\$0	\$0	\$0	\$3,899,500	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,660,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	134.91%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	3	0	0			

February 2026

Berkley, Washington, DC

