

January thru January 2025 YTD

Wesley Heights, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,956,000	\$11,913,800	-83.58%
Avg Sold Price	\$970,000	\$1,947,500	-50.19%
Median Sold Price	\$970,000	\$1,525,000	-36.39%
Units Sold	2	6	-66.67%
Avg Days on Market	40	62	-35.48%
Avg List Price for Solds	\$978,000	\$1,985,633	-50.75%
Avg SP to OLP Ratio	98.3%	97.0%	1.26%
Ratio of Avg SP to Avg OLP	99.2%	94.9%	4.52%
Attached Avg Sold Price	\$970,000	\$1,252,500	-22.55%
Detached Avg Sold Price	\$0	\$3,337,500	0%
Attached Units Sold	2	4	-50.00%
Detached Units Sold	0	2	0%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	0
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

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	5
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	3
\$1M to \$2,499,999	0	0	0	0	0	1	0	0	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	4	0	0
Total	0	0	0	0	0	1	1	6	0	17
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$440,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,750,000	\$1,300,000	\$4,925,000	\$0	\$1,236,666			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-64.42%			
Prev Year - # of Solds	0	0	1	1	1	0	3			

January 2025

Wesley Heights, Washington, DC

New Listings	12
▲ 71.4% from Dec 2024: 7	▲ 50.0% from Jan 2024: 8
YTD 2025 12	2024 8 +/- 50.0%
5-year Jan average: 11	

New Pensions	11
▲ 175.0% from Dec 2024: 4	▲ 175.0% from Jan 2024: 4
YTD 2025 11	2024 4 +/- 175.0%
5-year Jan average: 9	

Closed Sales	2
▼ -50.0% from Dec 2024: 4	▼ -66.7% from Jan 2024: 6
YTD 2025 2	2024 6 +/- -66.7%
5-year Jan average: 6	

Median Sold Price	\$970,000
▲ 223.3% from Dec 2024: \$300,000	▼ -36.4% from Jan 2024: \$1,525,000
YTD 2025 \$970,000	2024 \$1,525,000 +/- -36.4%
5-year Jan average: \$850,900	



Active Listings	23
Min 13	18
5-year Jan average	
Dec 2024 22	Jan 2024 18

Avg DOM	40
Min 40	65
5-year Jan average	
Dec 2024 60	Jan 2024 62
YTD 40	

Avg Sold to OLP Ratio	98.3%
Min 91.9%	96.2% Max 98.3%
5-year Jan average	
Dec 2024 94.9%	Jan 2024 97.0%
YTD 98.3%	

January thru February 2025 YTD
Wesley Heights, Washington, DC (Advertised)202.262.1261
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$16,756,000	\$12,958,300	29.31%
Avg Sold Price	\$1,192,392	\$1,410,555	-15.47%
Median Sold Price	\$502,500	\$1,150,000	-56.30%
Units Sold	14	9	55.56%
Avg Days on Market	44	67	-34.33%
Avg List Price for Solds	\$1,196,857	\$1,439,811	-16.87%
Avg SP to OLP Ratio	97.8%	97.0%	0.83%
Ratio of Avg SP to Avg OLP	97.6%	95.0%	2.70%
Attached Avg Sold Price	\$684,875	\$860,000	-20.36%
Detached Avg Sold Price	\$4,237,500	\$3,337,500	26.97%
Attached Units Sold	12	7	71.43%
Detached Units Sold	2	2	0.00%

Financing (Sold)

Assumption	0
Cash	8
Conventional	4
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	3
11 to 20	2
21 to 30	0
31 to 60	0
61 to 90	3
91 to 120	2
121 to 180	1
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	3
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	8
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	1
\$1M to \$2,499,999	0	0	0	1	0	1	1	0	0	2
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	3	0	0
Total	0	0	0	1	2	1	10	5	0	17
Avg Sold Price	\$0	\$0	\$0	\$1,470,000	\$4,237,500	\$1,500,000	\$524,850			
Prev Year - Avg Sold Price	\$0	\$0	\$1,750,000	\$1,300,000	\$4,925,000	\$0	\$786,666			
Avg Sold % Change	0.00%	0.00%	0.00%	13.08%	-13.96%	0.00%	-33.28%			
Prev Year - # of Solds	0	0	1	1	1	0	6			

February 2025

Wesley Heights, Washington, DC

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New Listings	10
⬇️ -16.7% from Jan 2025: 12	⬆️ 11.1% from Feb 2024: 9
YTD 2025 24	2024 17
5-year Feb average: 10	

New Pending	9
⬇️ -18.2% from Jan 2025: 11	⬇️ -10.0% from Feb 2024: 10
YTD 2025 20	2024 14
5-year Feb average: 9	

Closed Sales	12
⬆️ 500.0% from Jan 2025: 2	⬆️ 300.0% from Feb 2024: 3
YTD 2025 14	2024 9
5-year Feb average: 8	

Median Sold Price	\$498,500
⬇️ -48.6% from Jan 2025: \$970,000	⬆️ 84.6% from Feb 2024: \$270,000
YTD 2025 \$502,500	2024 \$1,150,000
5-year Feb average: \$374,500	



Active Listings	22
Min 15	19
Max 22	22
5-year Feb average	
Jan 2025 23	Feb 2024 18

Avg DOM	45
Min 10	45
Max 93	55
5-year Feb average	
Jan 2025 40	Feb 2024 77
YTD 44	

Avg Sold to OLP Ratio	97.7%
Min 87.9%	97.7%
Max 101.3%	95.9%
5-year Feb average	
Jan 2025 98.3%	Feb 2024 96.8%
YTD 97.8%	

January thru March 2025 YTD
Wesley Heights, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$27,574,000	\$22,558,300	22.23%
Avg Sold Price	\$1,239,159	\$1,078,900	14.85%
Median Sold Price	\$602,500	\$905,000	-33.43%
Units Sold	22	21	4.76%
Avg Days on Market	42	40	5.00%
Avg List Price for Solds	\$1,253,363	\$1,074,204	16.68%
Avg SP to OLP Ratio	97.6%	98.6%	-1.06%
Ratio of Avg SP to Avg OLP	97.5%	97.9%	-0.40%
Attached Avg Sold Price	\$711,472	\$841,152	-15.42%
Detached Avg Sold Price	\$3,613,750	\$3,337,500	8.28%
Attached Units Sold	18	19	-5.26%
Detached Units Sold	4	2	100.00%

Financing (Sold)

Assumption	0
Cash	12
Conventional	8
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	5
11 to 20	3
21 to 30	2
31 to 60	0
61 to 90	4
91 to 120	4
121 to 180	1
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

	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	6
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	2	1	1	1	0	2	1
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	3	0	0
Total	0	0	0	2	4	1	15	7	2	19
Avg Sold Price	\$0	\$0	\$0	\$1,497,500	\$3,613,750	\$1,500,000	\$554,100			
Prev Year - Avg Sold Price	\$0	\$0	\$1,750,000	\$1,301,740	\$4,925,000	\$0	\$676,657			
Avg Sold % Change	0.00%	0.00%	0.00%	15.04%	-26.62%	0.00%	-18.11%			
Prev Year - # of Solds	0	0	1	5	1	0	14			

March 2025

Wesley Heights, Washington, DC

202.262.1261
lenore.rubino@wfp.com
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New Listings	13
▲ 30.0% from Feb 2025: 10	▲ 30.0% from Mar 2024: 10
YTD 2025 42	2024 30 +/- 40.0%
5-year Mar average: 12	

New Pendencies	10
▲ 11.1% from Feb 2025: 9	↔ 0.0% from Mar 2024: 10
YTD 2025 30	2024 24 +/- 25.0%
5-year Mar average: 12	

Closed Sales	7
↓ -41.7% from Feb 2025: 12	↓ -41.7% from Mar 2024: 12
YTD 2025 22	2024 21 +/- 4.8%
5-year Mar average: 9	

Median Sold Price	\$870,000
▲ 74.5% from Feb 2025: \$498,500	▲ 0.3% from Mar 2024: \$867,500
YTD 2025 \$602,500	2024 \$905,000 +/- -33.4%
5-year Mar average: \$736,500	



Active Listings	28
Min 12	19
5-year Mar average	
Feb 2025 22	Mar 2024 20

Avg DOM	28
Min 21	42
5-year Mar average	
Feb 2025 45	Mar 2024 21
YTD 42	

Avg Sold to OLP Ratio	97.4%
Min 96.0%	97.8%
5-year Mar average	
Feb 2025 97.7%	Mar 2024 99.9%
YTD 97.6%	

January thru April 2025 YTD
Wesley Heights, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$44,592,900	\$36,069,200	23.63%
Avg Sold Price	\$1,420,935	\$1,207,134	17.71%
Median Sold Price	\$812,000	\$905,000	-10.28%
Units Sold	31	29	6.90%
Avg Days on Market	40	41	-2.44%
Avg List Price for Solds	\$1,438,480	\$1,243,765	15.66%
Avg SP to OLP Ratio	97.0%	97.3%	-0.31%
Ratio of Avg SP to Avg OLP	97.7%	95.2%	2.65%
Attached Avg Sold Price	\$711,960	\$797,276	-10.70%
Detached Avg Sold Price	\$4,375,000	\$3,768,750	16.09%
Attached Units Sold	25	25	0.00%
Detached Units Sold	6	4	50.00%

Financing (Sold)

Assumption	0
Cash	15
Conventional	14
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	10
11 to 20	3
21 to 30	3
31 to 60	1
61 to 90	4
91 to 120	4
121 to 180	3
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

	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	1	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	7	0	0	5
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	5	0	0	1
\$1M to \$2,499,999	0	0	0	2	1	1	2	0	2	2
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	4	0	0
\$5,000,000+	0	0	0	0	2	0	0	5	0	0
Total	0	0	0	2	6	1	22	9	2	21
Avg Sold Price	\$0	\$0	\$0	\$1,497,500	\$4,375,000	\$1,500,000	\$604,727			
Prev Year - Avg Sold Price	\$0	\$0	\$1,750,000	\$1,267,283	\$4,441,666	\$0	\$648,852			
Avg Sold % Change	0.00%	0.00%	0.00%	18.17%	-1.50%	0.00%	-6.80%			
Prev Year - # of Solds	0	0	1	6	3	0	19			

January thru May 2025 YTD

Wesley Heights, Washington, DC (Advertised)

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lenore.rubino@wfp.com
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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$59,248,900	\$43,204,600	37.14%
Avg Sold Price	\$1,497,153	\$1,110,135	34.86%
Median Sold Price	\$625,000	\$782,500	-20.13%
Units Sold	39	38	2.63%
Avg Days on Market	46	37	24.32%
Avg List Price for Solds	\$1,519,202	\$1,136,963	33.62%
Avg SP to OLP Ratio	96.6%	97.5%	-0.85%
Ratio of Avg SP to Avg OLP	97.5%	95.9%	1.73%
Attached Avg Sold Price	\$663,354	\$731,567	-9.32%
Detached Avg Sold Price	\$4,728,125	\$3,129,166	51.10%
Attached Units Sold	31	32	-3.13%
Detached Units Sold	8	6	33.33%

Financing (Sold)

Assumption	0
Cash	20
Conventional	16
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	4
21 to 30	3
31 to 60	2
61 to 90	5
91 to 120	4
121 to 180	4
181 to 360	1
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	2	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	10	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	4
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	3
\$1M to \$2,499,999	0	0	1	2	1	1	2	0	2	2
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	6	0	0
\$5,000,000+	0	0	0	0	3	0	0	6	0	0
Total	0	0	1	2	7	1	28	12	2	25
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,497,500	\$5,121,428	\$1,500,000	\$573,892			
Prev Year - Avg Sold Price	\$0	\$0	\$1,625,000	\$1,267,283	\$3,881,250	\$0	\$607,940			
Avg Sold % Change	0.00%	0.00%	21.54%	18.17%	31.95%	0.00%	-5.60%			
Prev Year - # of Solds	0	0	2	6	4	0	26			

May 2025

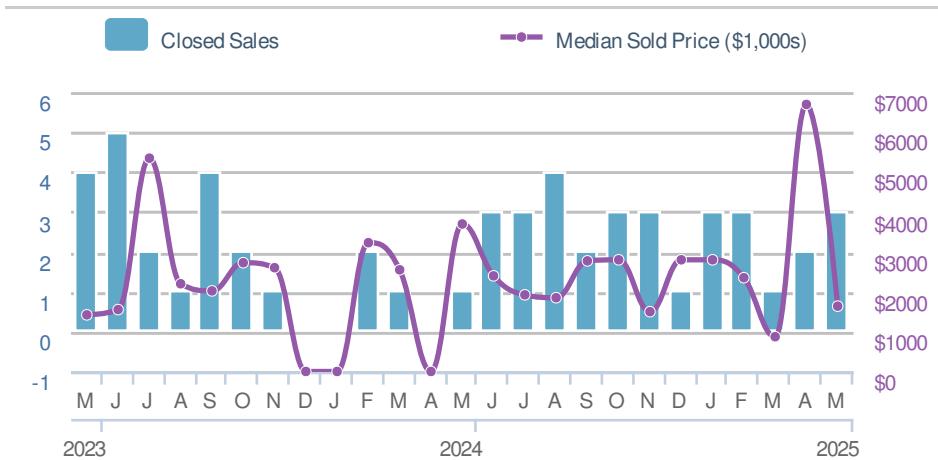
Kent, Washington, DC

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
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$72,647,690	\$62,338,500	16.54%
Avg Sold Price	\$1,368,988	\$1,244,441	10.01%
Median Sold Price	\$602,500	\$825,000	-26.97%
Units Sold	52	49	6.12%
Avg Days on Market	40	35	14.29%
Avg List Price for Solds	\$1,397,070	\$1,272,214	9.81%
Avg SP to OLP Ratio	96.6%	97.5%	-0.96%
Ratio of Avg SP to Avg OLP	97.0%	96.5%	0.55%
Attached Avg Sold Price	\$658,717	\$735,691	-10.46%
Detached Avg Sold Price	\$4,016,363	\$3,505,555	14.57%
Attached Units Sold	41	40	2.50%
Detached Units Sold	11	9	22.22%

Financing (Sold)

Assumption	0
Cash	28
Conventional	19
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	15
11 to 20	7
21 to 30	3
31 to 60	4
61 to 90	8
91 to 120	4
121 to 180	4
181 to 360	1
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	7	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	12	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	4
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	1
\$1M to \$2,499,999	0	0	1	3	3	1	4	1	2	2
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	4	0	0
\$5,000,000+	0	0	0	0	3	0	0	4	0	0
Total	0	0	1	3	10	1	37	9	2	25
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,456,666	\$4,220,500	\$1,500,000	\$571,281			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,267,283	\$4,465,833	\$0	\$641,880			
Avg Sold % Change	0.00%	0.00%	24.61%	14.94%	-5.49%	0.00%	-11.00%			
Prev Year - # of Solds	0	0	3	6	6	0	34			

June 2025

Wesley Heights, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

New Listings	8
↓ -55.6%	↓ -33.3%
from May 2025: 18	from Jun 2024: 12
YTD 2025 91	2024 77
+/- 18.2%	
5-year Jun average: 13	

New Pensions	10
↔ 0.0%	↑ 25.0%
from May 2025: 10	from Jun 2024: 8
YTD 2025 57	2024 54
+/- 5.6%	
5-year Jun average: 9	

Closed Sales	13
↑ 85.7%	↑ 18.2%
from May 2025: 7	from Jun 2024: 11
YTD 2025 52	2024 49
+/- 6.1%	
5-year Jun average: 13	

Median Sold Price	\$340,000
↓ -12.8%	↓ -58.8%
from May 2025: \$390,000	from Jun 2024: \$825,000
YTD 2025 \$602,500 2024 \$825,000 +/ -27.0%	
5-year Jun average: \$844,832	



Active Listings	36
Min 17	25
Max 36	36
5-year Jun average	
May 2025 39	Jun 2024 29

Avg DOM	21
Min 11	21
Max 35	35
5-year Jun average	
May 2025 82	Jun 2024 32
YTD 40	

Avg Sold to OLP Ratio	96.3%
Min 96.3%	96.3%
Max 99.4%	99.4%
5-year Jun average	
May 2025 94.6%	Jun 2024 97.6%
YTD 96.6%	

January thru July 2025 YTD

Wesley Heights, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$79,292,590	\$77,631,300	2.14%
Avg Sold Price	\$1,386,516	\$1,255,144	10.47%
Median Sold Price	\$718,500	\$760,000	-5.46%
Units Sold	56	60	-6.67%
Avg Days on Market	39	40	-2.50%
Avg List Price for Solds	\$1,415,939	\$1,293,855	9.44%
Avg SP to OLP Ratio	96.5%	96.7%	-0.24%
Ratio of Avg SP to Avg OLP	96.9%	95.3%	1.64%
Attached Avg Sold Price	\$700,338	\$702,673	-0.33%
Detached Avg Sold Price	\$3,902,500	\$4,017,500	-2.86%
Attached Units Sold	44	50	-12.00%
Detached Units Sold	12	10	20.00%

Financing (Sold)

Assumption	0
Cash	31
Conventional	20
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	17
11 to 20	7
21 to 30	3
31 to 60	5
61 to 90	9
91 to 120	4
121 to 180	4
181 to 360	1
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	7	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	12	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	5	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	1
\$1M to \$2,499,999	0	0	1	3	3	1	6	2	1	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	3	0	0
\$5,000,000+	0	0	0	0	3	0	0	2	0	0
Total	0	0	1	3	11	1	40	7	1	24
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,456,666	\$4,077,727	\$1,500,000	\$623,622			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,267,283	\$5,060,000	\$0	\$625,680			
Avg Sold % Change	0.00%	0.00%	24.61%	14.94%	-19.41%	0.00%	-0.33%			
Prev Year - # of Solds	0	0	3	6	7	0	44			

July 2025

Wesley Heights, Washington, DC

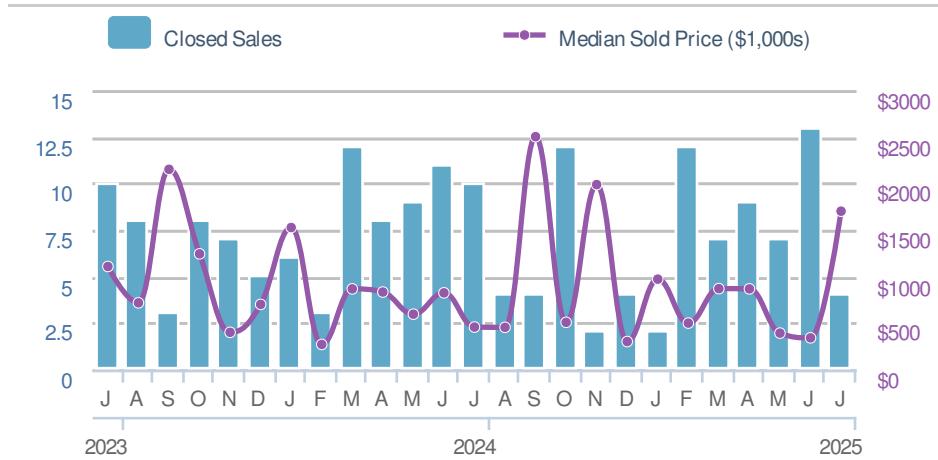
202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

New Listings	5
⬇️ -37.5% from Jun 2025: 8	⬆️ 25.0% from Jul 2024: 4
YTD 2025 101	2024 82 +/- 23.2%
5-year Jul average: 8	

New Pensions	8
⬇️ -20.0% from Jun 2025: 10	⬆️ 33.3% from Jul 2024: 6
YTD 2025 65	2024 59 +/- 10.2%
5-year Jul average: 7	

Closed Sales	4
⬇️ -69.2% from Jun 2025: 13	⬇️ -60.0% from Jul 2024: 10
YTD 2025 56	2024 60 +/- -6.7%
5-year Jul average: 8	

Median Sold Price	\$1,700,000
⬆️ 400.0% from Jun 2025: \$340,000	⬆️ 273.2% from Jul 2024: \$455,500
YTD 2025 \$718,500	2024 \$760,000 +/- -5.5%
5-year Jul average: \$1,224,950	



Active Listings	32
Min 12	21
Max 32	32
5-year Jul average	
Jun 2025 36	Jul 2024 23

Avg DOM	31
Min 10	31
Max 111	45
5-year Jul average	
Jun 2025 21	Jul 2024 53
YTD 39	

Avg Sold to OLP Ratio	95.8%
Min 93.2%	95.8%
Max 100.4%	97.2%
5-year Jul average	
Jun 2025 96.3%	Jul 2024 93.2%
YTD 96.5%	

January thru August 2025 YTD

Wesley Heights, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$88,422,090	\$80,360,300	10.03%
Avg Sold Price	\$1,292,864	\$1,198,970	7.83%
Median Sold Price	\$830,000	\$680,000	22.06%
Units Sold	67	65	3.08%
Avg Days on Market	37	39	-5.13%
Avg List Price for Solds	\$1,319,732	\$1,236,312	6.75%
Avg SP to OLP Ratio	96.4%	96.5%	-0.11%
Ratio of Avg SP to Avg OLP	96.9%	95.3%	1.71%
Attached Avg Sold Price	\$711,701	\$686,510	3.67%
Detached Avg Sold Price	\$3,706,923	\$4,017,500	-7.73%
Attached Units Sold	54	55	-1.82%
Detached Units Sold	13	10	30.00%

Financing (Sold)

Assumption	0
Cash	34
Conventional	28
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	6
1 to 10	20
11 to 20	9
21 to 30	4
31 to 60	9
61 to 90	9
91 to 120	4
121 to 180	4
181 to 360	1
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	9	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	13	0	0	8
\$400K to \$499,999	0	0	0	0	0	0	6	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	10	0	1	1
\$1M to \$2,499,999	0	0	1	4	4	1	7	2	0	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	2	0	0
\$5,000,000+	0	0	0	0	3	0	0	2	0	0
Total	0	0	1	4	12	1	49	6	1	23
Avg Sold Price	\$0	\$0	\$1,975,000	\$1,420,500	\$3,851,250	\$1,500,000	\$637,753			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,267,283	\$5,060,000	\$0	\$615,395			
Avg Sold % Change	0.00%	0.00%	24.61%	12.09%	-23.89%	0.00%	3.63%			
Prev Year - # of Solds	0	0	3	6	7	0	49			

August 2025

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

New Listings	4
⬇️ -55.6% from Jul 2025: 9	⬆️ 33.3% from Aug 2024: 3
YTD 2025 89	2024 43 +/- 107.0%
5-year Aug average: 5	

New Pensions	4
⬇️ -50.0% from Jul 2025: 8	⬆️ 100.0% from Aug 2024: 2
YTD 2025 46	2024 40 +/- 15.0%
5-year Aug average: 3	

Closed Sales	9
⬆️ 80.0% from Jul 2025: 5	⬆️ 350.0% from Aug 2024: 2
YTD 2025 50	2024 38 +/- 31.6%
5-year Aug average: 5	

Median Sold Price	\$375,000
⬇️ -80.0% from Jul 2025: \$1,871,000	⬇️ -70.0% from Aug 2024: \$1,250,000
YTD 2025 \$751,000	2024 \$449,500 +/- 67.1%
5-year Aug average: \$712,000	



Active Listings	29
Min 6	15
Max 29	29
5-year Aug average	
Jul 2025 33	Aug 2024 9

Avg DOM	46
Min 13	42
Max 63	46
5-year Aug average	
Jul 2025 43	Aug 2024 13
YTD 36	

Avg Sold to OLP Ratio	89.2%
Min 89.2%	95.5%
Max 98.2%	Max 98.2%
5-year Aug average	
Jul 2025 90.9%	Aug 2024 97.3%
YTD 94.1%	

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

	2025	2024	% Change
Sold Dollar Volume	\$91,935,990	\$91,842,850	0.10%
Avg Sold Price	\$1,251,521	\$1,293,487	-3.24%
Median Sold Price	\$791,563	\$735,000	7.70%
Units Sold	72	69	4.35%
Avg Days on Market	38	40	-5.00%
Avg List Price for Solds	\$1,276,888	\$1,331,055	-4.07%
Avg SP to OLP Ratio	96.2%	96.6%	-0.36%
Ratio of Avg SP to Avg OLP	96.8%	95.2%	1.69%
Attached Avg Sold Price	\$693,871	\$700,011	-0.88%
Detached Avg Sold Price	\$3,561,785	\$4,112,500	-13.39%
Attached Units Sold	58	57	1.75%
Detached Units Sold	14	12	16.67%

Financing (Sold)

Assumption	0
Cash	37
Conventional	30
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	7
1 to 10	21
11 to 20	11
21 to 30	4
31 to 60	9
61 to 90	9
91 to 120	4
121 to 180	4
181 to 360	2
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	10	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	14	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	7	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	10	0	0	3
\$1M to \$2,499,999	0	0	2	4	4	1	7	1	2	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	3	0	0
\$5,000,000+	0	0	0	0	3	0	0	5	0	0
Total	0	0	2	4	12	1	53	9	2	25
Avg Sold Price	\$0	\$0	\$1,825,000	\$1,420,500	\$3,851,250	\$1,500,000	\$623,821			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,267,283	\$4,955,000	\$0	\$633,273			
Avg Sold % Change	0.00%	0.00%	15.14%	12.09%	-22.28%	0.00%	-1.49%			
Prev Year - # of Solds	0	0	3	6	9	0	51			

September 2025

Wesley Heights, Washington, DC

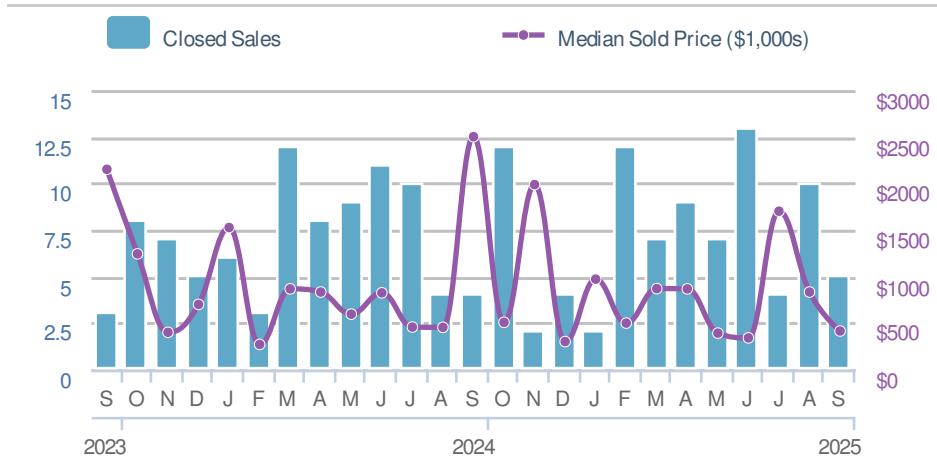
202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

New Listings	11
▲ 83.3% from Aug 2025: 6	▲ 83.3% from Sep 2024: 6
YTD 2025 125	2024 100 +/- 25.0%
5-year Sep average: 11	

New Pending	9
▲ 200.0% from Aug 2025: 3	▼ -18.2% from Sep 2024: 11
YTD 2025 77	2024 77 +/- 0.0%
5-year Sep average: 9	

Closed Sales	5
▼ -50.0% from Aug 2025: 10	▲ 25.0% from Sep 2024: 4
YTD 2025 72	2024 69 +/- 4.3%
5-year Sep average: 4	

Median Sold Price	\$412,000
▼ -50.5% from Aug 2025: \$832,500	▼ -83.5% from Sep 2024: \$2,502,500
YTD 2025 \$791,563 2024 \$735,000 +/- 7.7%	
5-year Sep average: \$1,345,150	



Active Listings	36
Min 14	▲ 25
5-year Sep average	
Aug 2025 30	Sep 2024 14

Avg DOM	54
Min 11	▲ 40
5-year Sep average	
Aug 2025 27	Sep 2024 60
YTD 38	

Avg Sold to OLP Ratio	93.9%
Min 93.6%	▲ 94.9%
5-year Sep average	
Aug 2025 95.5%	Sep 2024 97.7%
YTD 96.2%	

January thru October 2025 YTD

Wesley Heights, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$114,821,390	\$103,155,850	11.31%
Avg Sold Price	\$1,383,419	\$1,235,557	11.97%
Median Sold Price	\$821,000	\$650,000	26.31%
Units Sold	80	81	-1.23%
Avg Days on Market	50	43	16.28%
Avg List Price for Solds	\$1,435,267	\$1,273,529	12.70%
Avg SP to OLP Ratio	95.5%	96.2%	-0.78%
Ratio of Avg SP to Avg OLP	90.8%	95.1%	-4.48%
Attached Avg Sold Price	\$682,675	\$677,315	0.79%
Detached Avg Sold Price	\$3,980,294	\$3,907,142	1.87%
Attached Units Sold	63	67	-5.97%
Detached Units Sold	17	14	21.43%

Financing (Sold)

Assumption	0
Cash	41
Conventional	34
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	7
1 to 10	21
11 to 20	11
21 to 30	5
31 to 60	9
61 to 90	10
91 to 120	4
121 to 180	7
181 to 360	4
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	11	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	15	0	0	5
\$400K to \$499,999	0	0	0	0	0	0	8	0	0	5
\$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	0
\$800K to \$999,999	0	1	0	0	0	0	11	0	0	3
\$1M to \$2,499,999	0	0	2	4	5	1	7	2	2	3
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	2	0	0
\$5,000,000+	0	0	0	0	4	0	0	4	0	0
Total	0	1	2	4	15	1	57	8	2	25
Avg Sold Price	\$0	\$910,000	\$1,825,000	\$1,420,500	\$4,267,666	\$1,500,000	\$612,570			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,300,528	\$4,540,454	\$0	\$604,607			
Avg Sold % Change	0.00%	0.00%	15.14%	9.22%	-6.01%	0.00%	1.32%			
Prev Year - # of Solds	0	0	3	7	11	0	60			

October 2025

Wesley Heights, Washington, DC

New Listings

12

 9.1%  -29.4%
from Sep 2025: 11 from Oct 2024: 17

YTD	2025	2024	+/-
	138	121	14.0%

5-year Oct average: 11

Median Sold Price

\$879,500

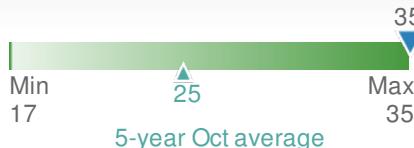
 113.5%  73.3%
from Sep 2025: \$412,000 from Oct 2024: \$507,500

YTD	2025	2024	+/-
	\$821,000	\$650,000	26.3%

5-year Oct average: \$786,590

Active Listings

35



Sep 2025	Oct 2024
36	25

New Pensions

6

 -33.3%  50.0%
from Sep 2025: 9 from Oct 2024: 4

YTD	2025	2024	+/-
	82	80	2.5%

5-year Oct average: 7

Closed Sales

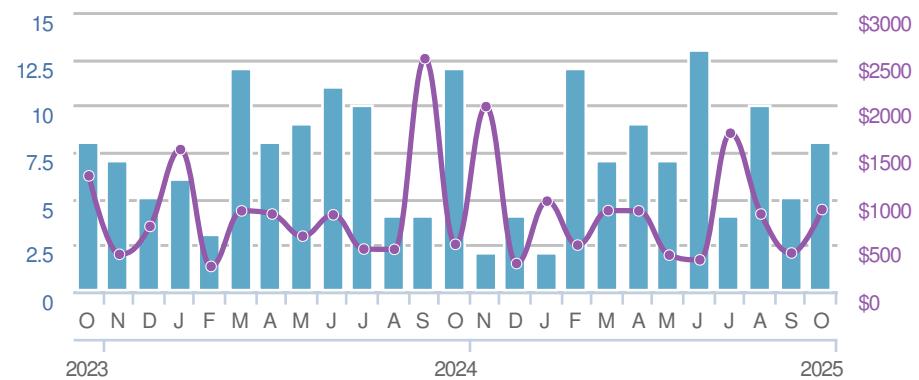
8

 60.0%  -33.3%
from Sep 2025: 5 from Oct 2024: 12

YTD	2025	2024	+/-
	80	81	-1.2%

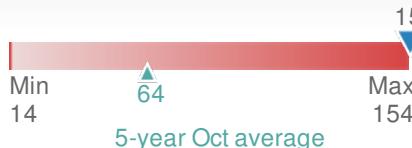
5-year Oct average: 8

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



Avg DOM

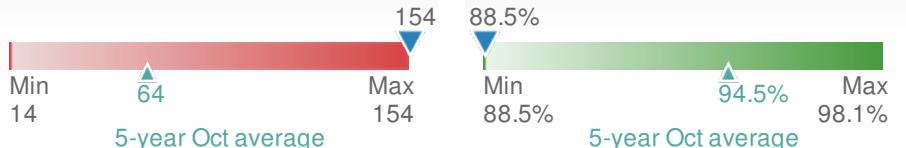
154



Sep 2025	Oct 2024
54	63

Avg Sold to OLP Ratio

88.5%



Sep 2025	Oct 2024	YTD
93.9%	94.0%	95.5%

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

	2025	2024	% Change
Sold Dollar Volume	\$121,716,390	\$107,054,850	13.70%
Avg Sold Price	\$1,382,276	\$1,253,664	10.26%
Median Sold Price	\$830,000	\$680,000	22.06%
Units Sold	85	83	2.41%
Avg Days on Market	48	43	11.63%
Avg List Price for Solds	\$1,431,957	\$1,289,817	11.02%
Avg SP to OLP Ratio	95.6%	96.4%	-0.80%
Ratio of Avg SP to Avg OLP	91.2%	95.3%	-4.30%
Attached Avg Sold Price	\$694,455	\$686,105	1.22%
Detached Avg Sold Price	\$3,942,500	\$3,826,600	3.03%
Attached Units Sold	67	68	-1.47%
Detached Units Sold	18	15	20.00%

Financing (Sold)

Assumption	0
Cash	45
Conventional	35
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	7
1 to 10	23
11 to 20	11
21 to 30	5
31 to 60	11
61 to 90	10
91 to 120	4
121 to 180	7
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

	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	1
\$200K to \$299,999	0	0	0	0	0	0	12	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	15	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	8	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	3
\$800K to \$999,999	0	1	0	0	0	0	11	0	0	1
\$1M to \$2,499,999	0	0	2	6	5	1	7	2	2	3
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	2	0	0
\$5,000,000+	0	0	0	0	4	0	0	3	0	0
Total	0	1	2	6	16	1	59	7	2	28
Avg Sold Price	\$0	\$910,000	\$1,825,000	\$1,388,666	\$4,207,187	\$1,500,000	\$606,551			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,300,528	\$4,387,000	\$0	\$615,597			
Avg Sold % Change	0.00%	0.00%	15.14%	6.78%	-4.10%	0.00%	-1.47%			
Prev Year - # of Solds	0	0	3	7	12	0	61			

November 2025

Wesley Heights, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

New Listings	9	
⬇️ -25.0%	⬆️ 50.0%	
from Oct 2025: 12	from Nov 2024: 6	
YTD 2025 2024 +/-		
150	127	18.1%
5-year Nov average: 9		

New Pensions	6	
↔ 0.0%	⬆️ 500.0%	
from Oct 2025: 6	from Nov 2024: 1	
YTD 2025 2024 +/-		
88	81	8.6%
5-year Nov average: 5		

Closed Sales	5	
⬇️ -37.5%	⬆️ 150.0%	
from Oct 2025: 8	from Nov 2024: 2	
YTD 2025 2024 +/-		
85	83	2.4%
5-year Nov average: 6		

Median Sold Price	\$1,250,000	
⬆️ 42.1%	⬇️ -37.1%	
from Oct 2025: \$879,500	from Nov 2024: \$1,987,000	
YTD 2025 2024 +/-		
\$830,000	\$680,000	22.1%
5-year Nov average: \$1,069,800		



Active Listings	37
37	37
Min 14	
26	26
5-year Nov average	
Oct 2025	Nov 2024
35	26

Avg DOM	23
23	23
Min 5	
37	37
5-year Nov average	
Oct 2025	Nov 2024
154	5
YTD 48	

Avg Sold to OLP Ratio	97.9%
97.9%	97.9%
Min 88.8%	
95.2%	95.2%
5-year Nov average	
Oct 2025	Nov 2024
88.5%	103.1%
YTD 95.6%	

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

	2025	2024	% Change
Sold Dollar Volume	\$136,289,390	\$108,383,850	25.75%
Avg Sold Price	\$1,386,116	\$1,210,737	14.49%
Median Sold Price	\$830,000	\$645,000	28.68%
Units Sold	95	87	9.20%
Avg Days on Market	48	43	11.63%
Avg List Price for Solds	\$1,434,625	\$1,245,791	15.16%
Avg SP to OLP Ratio	95.7%	96.3%	-0.60%
Ratio of Avg SP to Avg OLP	91.7%	95.3%	-3.75%
Attached Avg Sold Price	\$684,507	\$665,765	2.82%
Detached Avg Sold Price	\$3,858,452	\$3,826,600	0.83%
Attached Units Sold	74	72	2.78%
Detached Units Sold	21	15	40.00%

Financing (Sold)

Assumption	0
Cash	49
Conventional	41
FHA	1
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	8
1 to 10	25
11 to 20	12
21 to 30	7
31 to 60	11
61 to 90	11
91 to 120	5
121 to 180	8
181 to 360	5
361 to 720	3
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	1	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	13	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	15	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	8	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	5	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	0
\$800K to \$999,999	0	1	0	0	0	0	13	0	0	2
\$1M to \$2,499,999	0	0	3	7	5	1	7	1	1	3
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	0	0	0
\$5,000,000+	0	0	0	0	5	0	0	2	0	0
Total	0	1	3	7	18	1	65	3	1	25
Avg Sold Price	\$0	\$910,000	\$1,916,666	\$1,385,285	\$4,182,083	\$1,500,000	\$593,023			
Prev Year - Avg Sold Price	\$0	\$0	\$1,585,000	\$1,300,528	\$4,387,000	\$0	\$597,406			
Avg Sold % Change	0.00%	0.00%	20.93%	6.52%	-4.67%	0.00%	-0.73%			
Prev Year - # of Solds	0	0	3	7	12	0	65			

December 2025

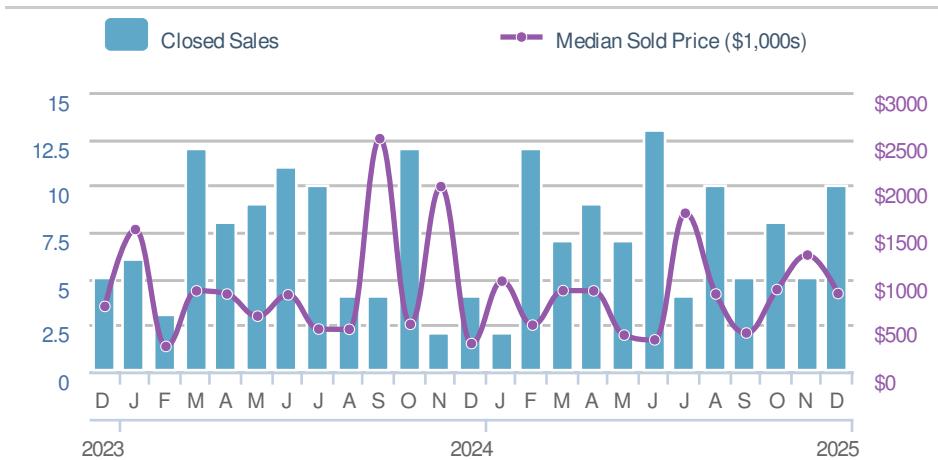
Wesley Heights, Washington, DC

New Listings	2	
⬇️ -77.8%	⬇️ -71.4%	
from Nov 2025: 9	from Dec 2024: 7	
YTD 2025 2024 +/-		
154	135	14.1%
5-year Dec average: 5		

New Pendlings	8	
⬆️ 33.3%	⬆️ 100.0%	
from Nov 2025: 6	from Dec 2024: 4	
YTD 2025 2024 +/-		
98	85	15.3%
5-year Dec average: 6		

Closed Sales	10	
⬆️ 100.0%	⬆️ 150.0%	
from Nov 2025: 5	from Dec 2024: 4	
YTD 2025 2024 +/-		
95	87	9.2%
5-year Dec average: 7		

Median Sold Price	\$837,500	
⬇️ -33.0%	⬆️ 179.2%	
from Nov 2025: \$1,250,000	from Dec 2024: \$300,000	
YTD 2025 2024 +/-		
\$830,000	\$645,000	28.7%
5-year Dec average: \$1,171,980		



Active Listings	29	
Min 15	21	Max 29
5-year Dec average		
Nov 2025 37	Dec 2024 22	YTD 48

Avg DOM	49	
Min 21	49	Max 77
5-year Dec average		
Nov 2025 23	Dec 2024 60	YTD 48

Avg Sold to OLP Ratio	96.8%	
Min 89.4%	94.7%	Max 96.8%
5-year Dec average		
Nov 2025 97.9%	Dec 2024 94.9%	YTD 95.7%