

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.

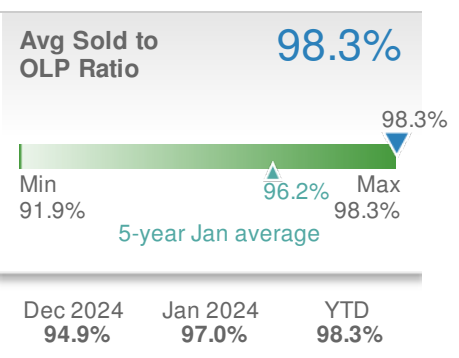
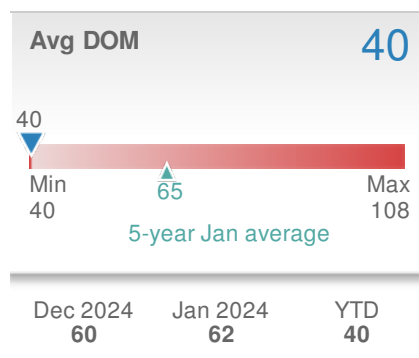
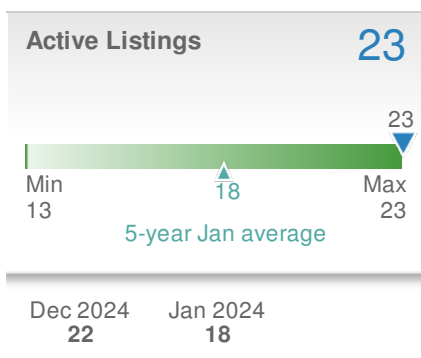
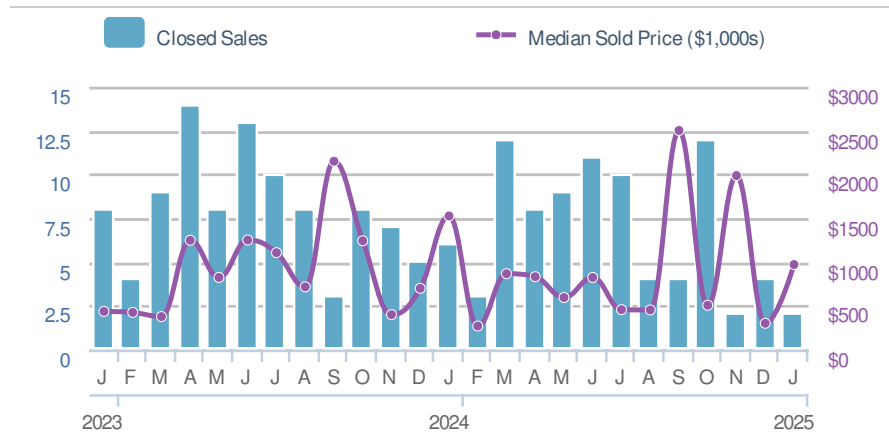
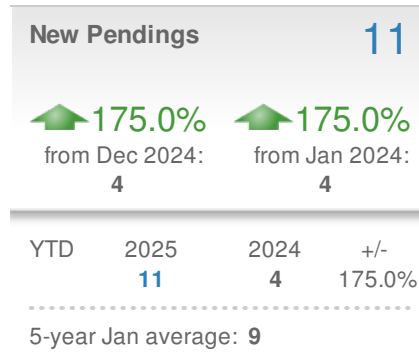
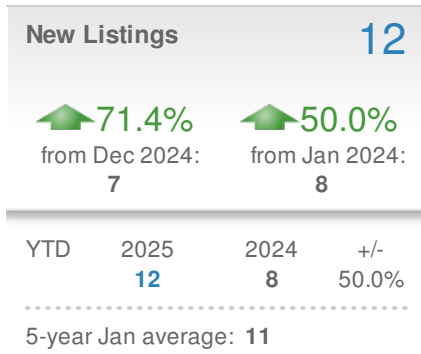
Sold Detail

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

Active Detail

January 2025

Wesley Heights, Washington, DC

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January thru February 2025 YTD

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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.

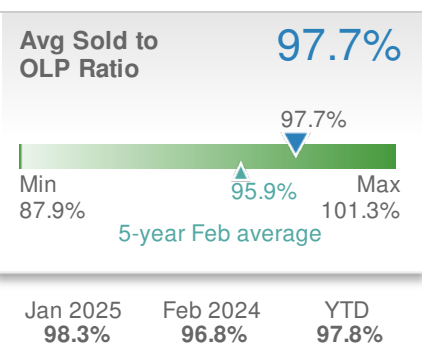
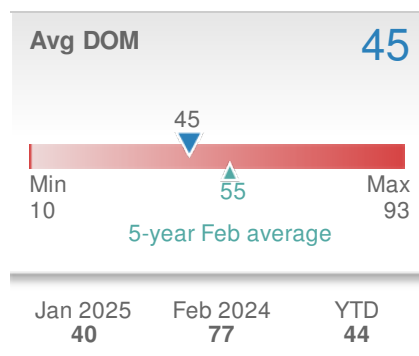
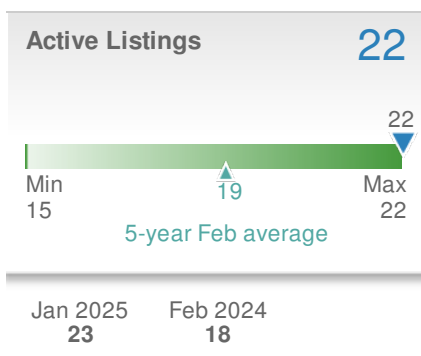
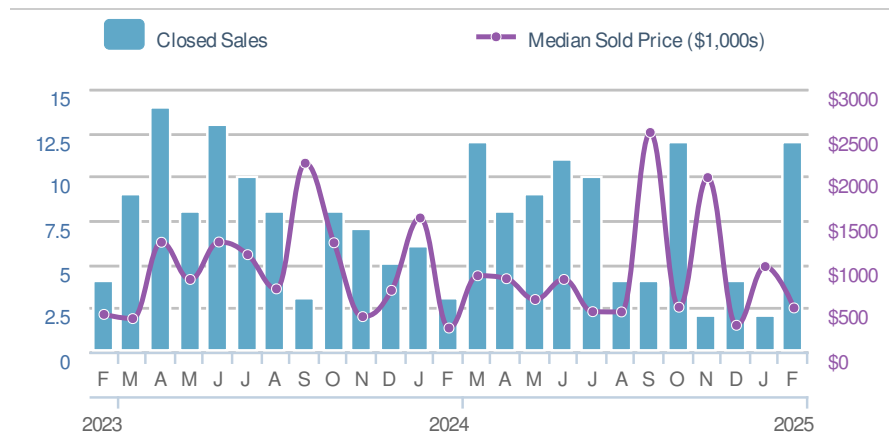
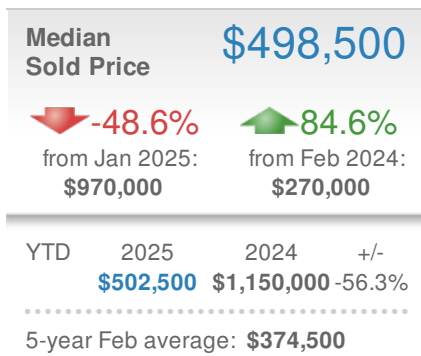
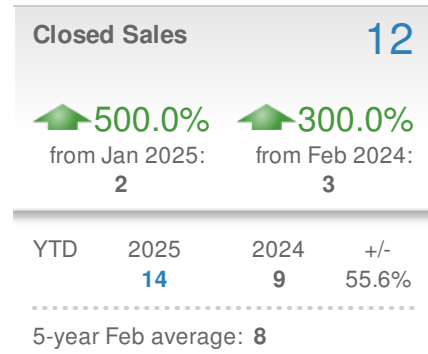
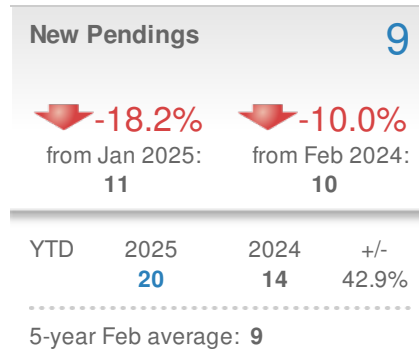
Sold Detail

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

Active Detail

February 2025

Wesley Heights, Washington, DC

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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

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	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
lenorerubino.com**New Listings****13**

↑ **30.0%**
from Feb 2025:
10

↑ **30.0%**
from Mar 2024:
10

YTD	2025	2024	+/-
	42	30	40.0%

5-year Mar average: **12****New Pendings****10**

↑ **11.1%**
from Feb 2025:
9

↔ **0.0%**
from Mar 2024:
10

YTD	2025	2024	+/-
	30	24	25.0%

5-year Mar average: **12****Closed Sales****7**

↓ **-41.7%**
from Feb 2025:
12

↓ **-41.7%**
from Mar 2024:
12

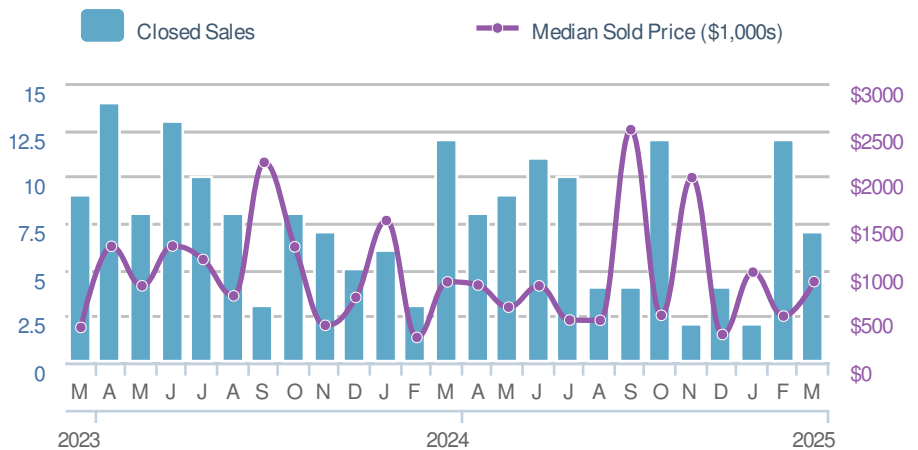
YTD	2025	2024	+/-
	22	21	4.8%

5-year Mar average: **9****Median Sold Price****\$870,000**

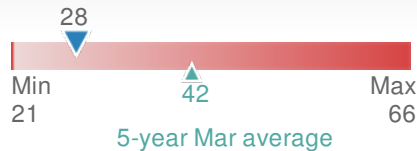
↑ **74.5%**
from Feb 2025:
\$498,500

↑ **0.3%**
from Mar 2024:
\$867,500

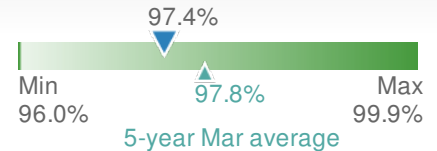
YTD	2025	2024	+/-
	\$602,500	\$905,000	-33.4%

5-year Mar average: **\$736,500****Active Listings****28**

Feb 2025	Mar 2024
22	20

Avg DOM**28**

Feb 2025	Mar 2024	YTD
45	21	42

Avg Sold to OLP Ratio**97.4%**

Feb 2025	Mar 2024	YTD
97.7%	99.9%	97.6%

January thru April 2025 YTD

Wesley Heights, Washington, DC (Advertised)

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	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**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	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			

April 2025

Wesley Heights, Washington, DC

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 **-38.5%**
 from Mar 2025: **13**

 **-38.5%**
 from Apr 2024: **13**

YTD	2025	2024	+/-
	54	44	22.7%


5-year Apr average: **13****New Pendings****6**


 **-40.0%**
 from Mar 2025: **10**

 **-45.5%**
 from Apr 2024: **11**

YTD	2025	2024	+/-
	36	35	2.9%


5-year Apr average: **10****Closed Sales****9**


 **28.6%**
 from Mar 2025: **7**

 **12.5%**
 from Apr 2024: **8**

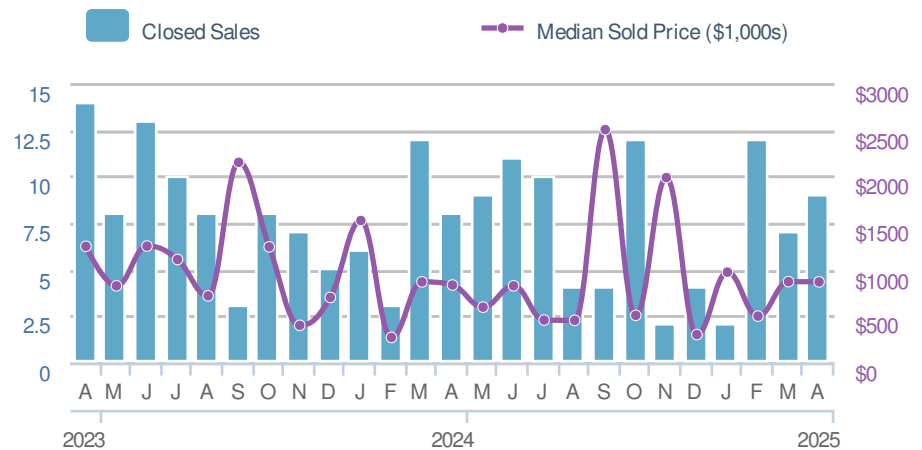
YTD	2025	2024	+/-
	31	29	6.9%

5-year Apr average: **11****Median Sold Price****\$865,000**

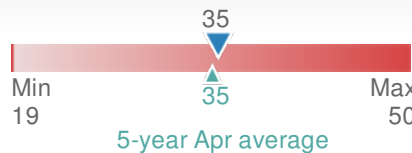
 **-0.6%**
 from Mar 2025: **\$870,000**

 **3.9%**
 from Apr 2024: **\$832,500**

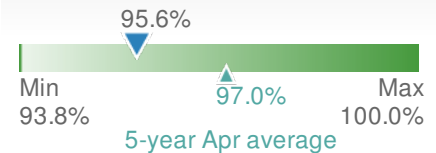
YTD	2025	2024	+/-
	\$812,000	\$905,000	-10.3%

5-year Apr average: **\$862,650****Active Listings****32**

Mar 2025	Apr 2024
28	22

Avg DOM**35**

Mar 2025	Apr 2024	YTD
28	44	40

Avg Sold to OLP Ratio**95.6%**

Mar 2025	Apr 2024	YTD
97.4%	93.8%	97.0%

January thru May 2025 YTD

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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

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	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			

Active Detail

May 2025

Kent, Washington, DC

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

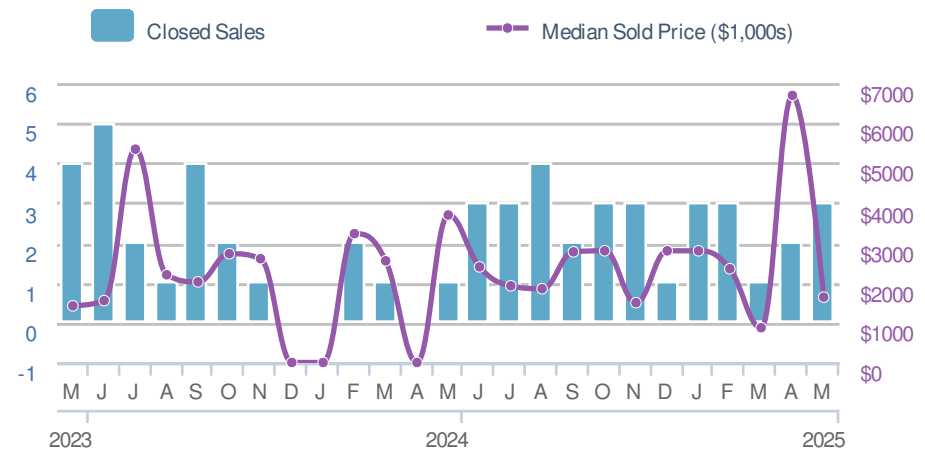
↑ **50.0%** from Apr 2025: **2**
↑ **200.0%** from May 2024: **1**

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	May 2024
14	11

Avg DOM**13**

Min 5 | 13 | Max 36
5-year May average

Apr 2025	May 2024	YTD
68	36	24

Avg Sold to OLP Ratio**99.1%**

Min 97.4% | 99.1% | Max 103.3%
5-year May average

Apr 2025	May 2024	YTD
93.7%	97.4%	95.4%

January thru June 2025 YTD

Wesley Heights, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
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**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	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%**
 from May 2025:
18

 **-33.3%**
 from Jun 2024:
12

YTD	2025	2024	+/-
	91	77	18.2%


5-year Jun average: **13****New Pendings****10**


 **0.0%**
 from May 2025:
10

 **25.0%**
 from Jun 2024:
8

YTD	2025	2024	+/-
	57	54	5.6%


5-year Jun average: **9****Closed Sales****13**


 **85.7%**
 from May 2025:
7

 **18.2%**
 from Jun 2024:
11

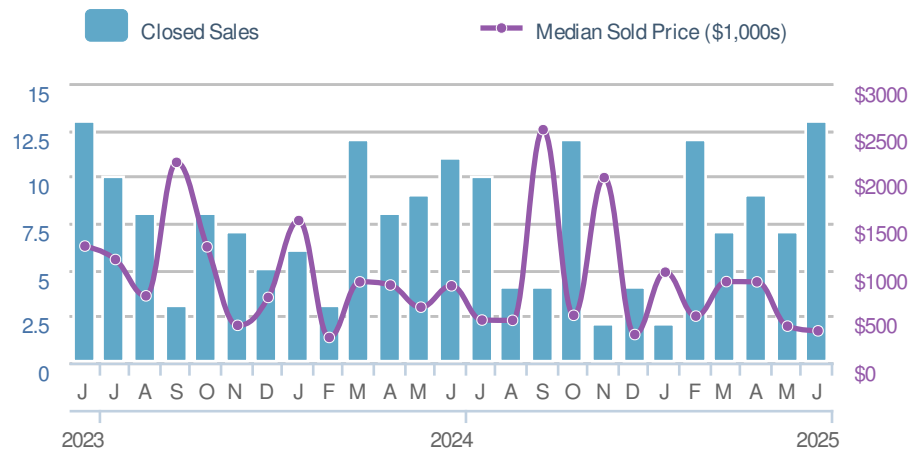
YTD	2025	2024	+/-
	52	49	6.1%

5-year Jun average: **13****Median Sold Price****\$340,000**

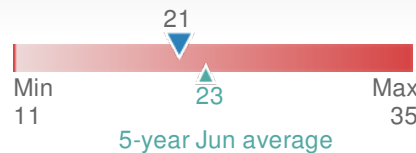
 **-12.8%**
 from May 2025:
\$390,000

 **-58.8%**
 from Jun 2024:
\$825,000

YTD	2025	2024	+/-
	\$602,500	\$825,000	-27.0%

5-year Jun average: **\$844,832****Active Listings****36**

May 2025	Jun 2024
39	29

Avg DOM**21**

May 2025	Jun 2024	YTD
82	32	40

Avg Sold to OLP Ratio**96.3%**

May 2025	Jun 2024	YTD
94.6%	97.6%	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**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	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% **25.0%**
 from Jun 2025: **8** from Jul 2024: **4**

YTD	2025	2024	+/-
	101	82	23.2%

5-year Jul average: **8****New Pendings****8**

-20.0% **33.3%**
 from Jun 2025: **10** from Jul 2024: **6**

YTD	2025	2024	+/-
	65	59	10.2%

5-year Jul average: **7****Closed Sales****4**

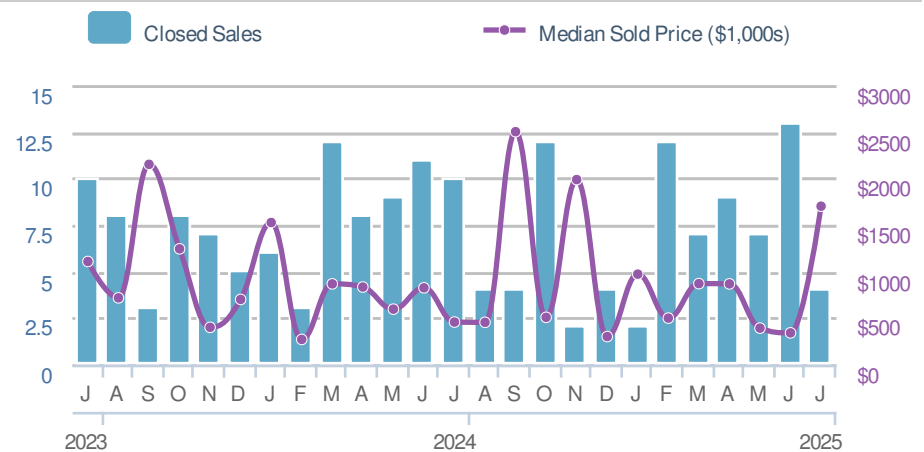
-69.2% **-60.0%**
 from Jun 2025: **13** from Jul 2024: **10**

YTD	2025	2024	+/-
	56	60	-6.7%

5-year Jul average: **8****Median Sold Price****\$1,700,000**

400.0% **273.2%**
 from Jun 2025: **\$340,000** from Jul 2024: **\$455,500**

YTD	2025	2024	+/-
	\$718,500	\$760,000	-5.5%

5-year Jul average: **\$1,224,950****Active Listings****32**

Min 12 **21** Max 32
 5-year Jul average

Jun 2025	Jul 2024
36	23

Avg DOM**31**

Min 10 **45** Max 111
 5-year Jul average

Jun 2025	Jul 2024	YTD
21	53	39

Avg Sold to OLP Ratio**95.8%**

Min 93.2% **97.2%** Max 100.4%
 5-year Jul average

Jun 2025	Jul 2024	YTD
96.3%	93.2%	96.5%

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

202.262.1261
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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%

- 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.

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	13
\$400K to \$499,999	0	0	0	0	0	0	6
\$500K to \$599,999	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	10
\$1M to \$2,499,999	0	0	1	4	4	1	7
\$2.5M to \$4,999,999	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	3	0	0
Total	0	0	1	4	12	1	49
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	7
0	0	8
0	0	2
0	0	3
0	0	0
0	1	1
2	0	2
2	0	0
2	0	0
6	1	23

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	2024	+/-
	89	43	107.0%

5-year Aug average: **5****New Pendings****4****↓ -50.0%**from Jul 2025:
8**↑ 100.0%**from Aug 2024:
2

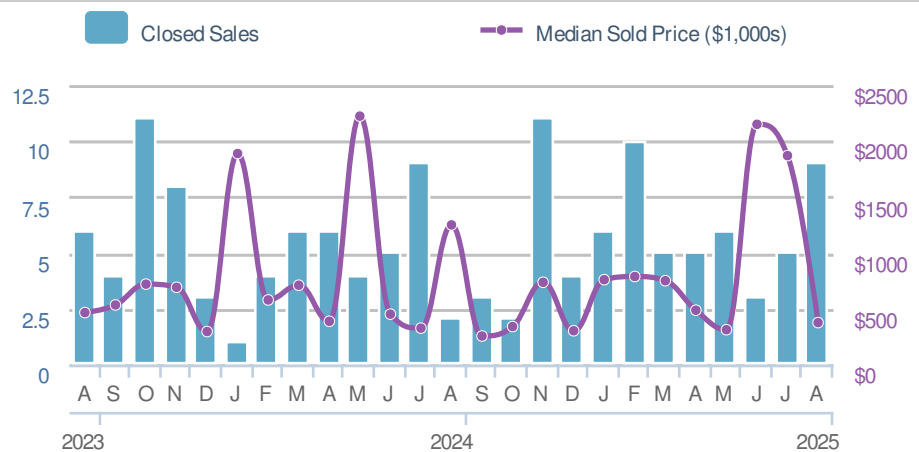
YTD	2025	2024	+/-
	46	40	15.0%

5-year Aug average: **3****Closed Sales****9****↑ 80.0%**from Jul 2025:
5**↑ 350.0%**from Aug 2024:
2

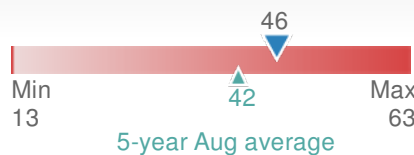
YTD	2025	2024	+/-
	50	38	31.6%

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

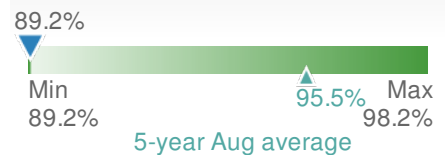
YTD	2025	2024	+/-
	\$751,000	\$449,500	67.1%

5-year Aug average: **\$712,000****Active Listings****29**

Jul 2025	Aug 2024
33	9

Avg DOM**46**

Jul 2025	Aug 2024	YTD
43	13	36

Avg Sold to OLP Ratio**89.2%**

Jul 2025	Aug 2024	YTD
90.9%	97.3%	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

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	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	2024	+/-
	125	100	25.0%

5-year Sep average: **11****New Pendings****9****↑200.0%**from Aug 2025:
3**↓-18.2%**from Sep 2024:
11

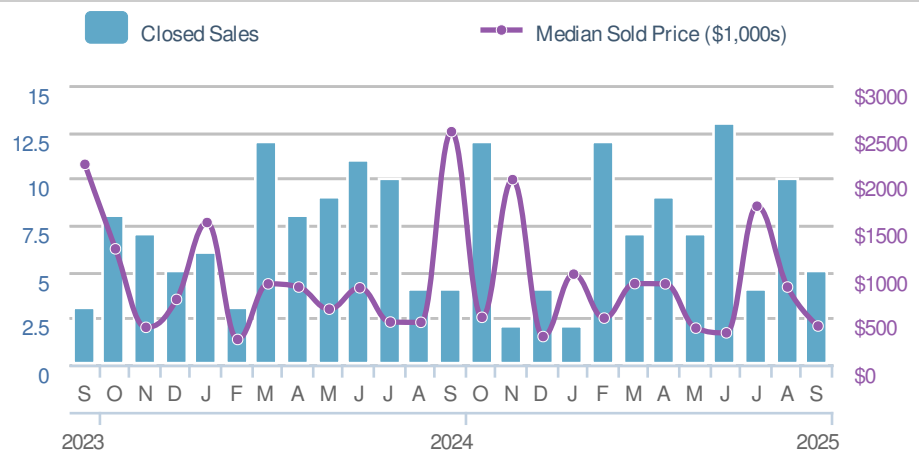
YTD	2025	2024	+/-
	77	77	0.0%

5-year Sep average: **9****Closed Sales****5****↓-50.0%**from Aug 2025:
10**↑25.0%**from Sep 2024:
4

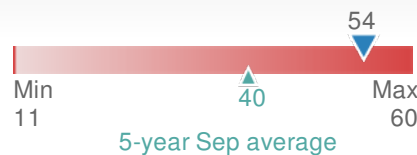
YTD	2025	2024	+/-
	72	69	4.3%

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

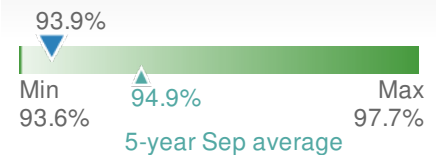
YTD	2025	2024	+/-
	\$791,563	\$735,000	7.7%

5-year Sep average: **\$1,345,150****Active Listings****36**

Aug 2025	Sep 2024
30	14

Avg DOM**54**

Aug 2025	Sep 2024	YTD
27	60	38

Avg Sold to OLP Ratio**93.9%**

Aug 2025	Sep 2024	YTD
95.5%	97.7%	96.2%

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

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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%

- 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.

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	11
\$300K to \$399,999	0	0	0	0	0	0	15
\$400K to \$499,999	0	0	0	0	0	0	8
\$500K to \$599,999	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	2
\$800K to \$999,999	0	1	0	0	0	0	11
\$1M to \$2,499,999	0	0	2	4	5	1	7
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	4	0	0
Total	0	1	2	4	15	1	57
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	6
0	0	5
0	0	5
0	0	3
0	0	0
0	0	3
2	2	3
2	0	0
4	0	0
8	2	25

October 2025

Wesley Heights, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****12****↑9.1%**from Sep 2025:
11**↓-29.4%**from Oct 2024:
17

YTD	2025	2024	+/-
	138	121	14.0%

5-year Oct average: **11****New Pendings****6****↓-33.3%**from Sep 2025:
9**↑50.0%**from Oct 2024:
4

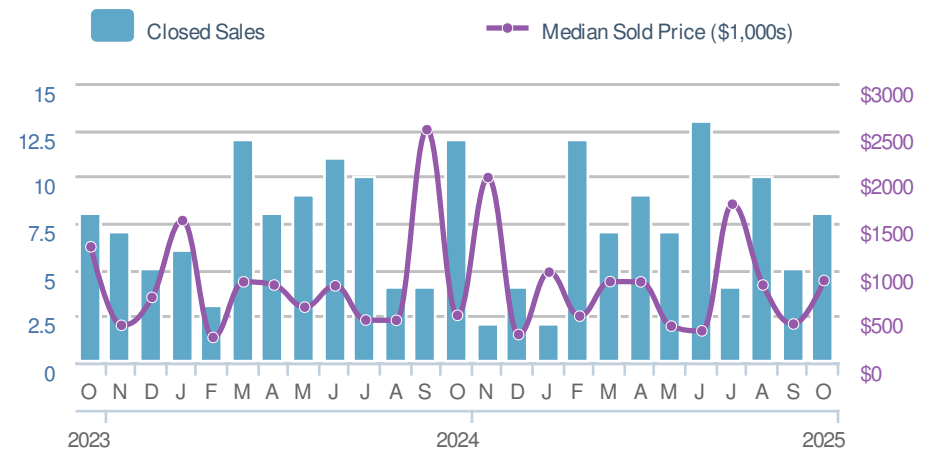
YTD	2025	2024	+/-
	82	80	2.5%

5-year Oct average: **7****Closed Sales****8****↑60.0%**from Sep 2025:
5**↓-33.3%**from Oct 2024:
12

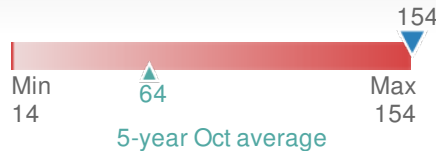
YTD	2025	2024	+/-
	80	81	-1.2%

5-year Oct average: **8****Median Sold Price****\$879,500****↑113.5%**from Sep 2025:
\$412,000**↑73.3%**from Oct 2024:
\$507,500

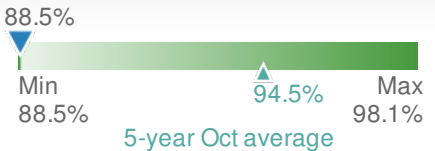
YTD	2025	2024	+/-
	\$821,000	\$650,000	26.3%

5-year Oct average: **\$786,590****Active Listings****35**

Sep 2025	Oct 2024
36	25

Avg DOM**154**

Sep 2025	Oct 2024	YTD
54	63	50

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)

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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%

- 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.

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	15
\$400K to \$499,999	0	0	0	0	0	0	8
\$500K to \$599,999	0	0	0	0	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	2
\$800K to \$999,999	0	1	0	0	0	0	11
\$1M to \$2,499,999	0	0	2	6	5	1	7
\$2.5M to \$4,999,999	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	4	0	0
Total	0	1	2	6	16	1	59
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	6
0	0	9
0	0	3
0	0	2
0	0	3
0	0	1
2	2	3
2	0	0
3	0	0
7	2	28

November 2025

Wesley Heights, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****9** **-25.0%**from Oct 2025:
12 **50.0%**from Nov 2024:
6

YTD	2025	2024	+/-
	150	127	18.1%

5-year Nov average: **9****New Pendings****6** **0.0%**from Oct 2025:
6 **500.0%**from Nov 2024:
1

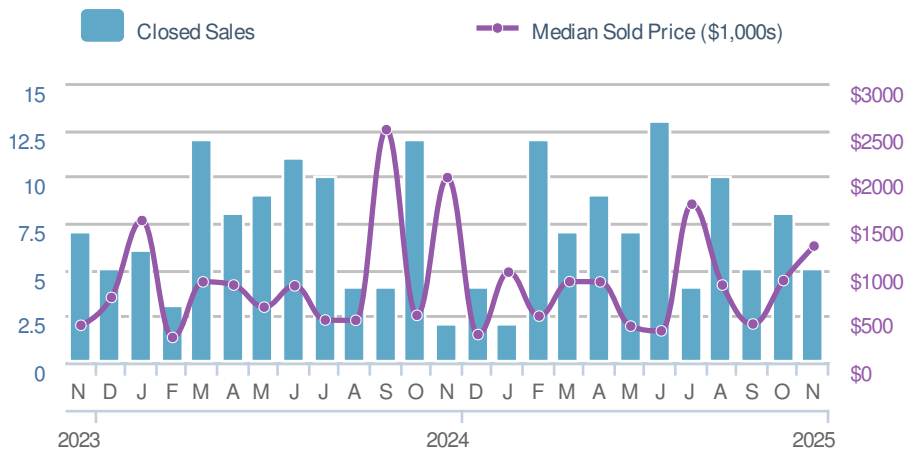
YTD	2025	2024	+/-
	88	81	8.6%

5-year Nov average: **5****Closed Sales****5** **-37.5%**from Oct 2025:
8 **150.0%**from Nov 2024:
2

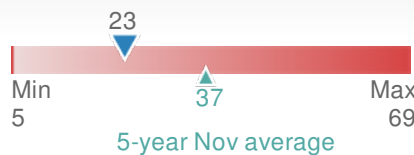
YTD	2025	2024	+/-
	85	83	2.4%

5-year Nov average: **6****Median Sold Price****\$1,250,000** **42.1%**from Oct 2025:
\$879,500 **-37.1%**from Nov 2024:
\$1,987,000

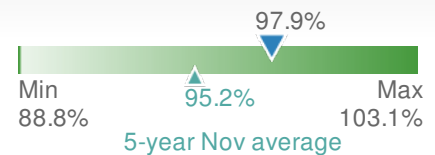
YTD	2025	2024	+/-
	\$830,000	\$680,000	22.1%

5-year Nov average: **\$1,069,800****Active Listings****37**

Oct 2025	Nov 2024
35	26

Avg DOM**23**

Oct 2025	Nov 2024	YTD
154	5	48

Avg Sold to OLP Ratio**97.9%**

Oct 2025	Nov 2024	YTD
88.5%	103.1%	95.6%

January thru December 2025 YTD

Wesley Heights, Washington, DC (Advertised)

202.262.1261
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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**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	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



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 **-77.8%**
 from Nov 2025: **9**
 **-71.4%**
 from Dec 2024: **7**

YTD	2025	2024	+/-
	154	135	14.1%

5-year Dec average: 5



New Pendings**8**

 **33.3%**
 from Nov 2025: **6**
 **100.0%**
 from Dec 2024: **4**

YTD	2025	2024	+/-
	98	85	15.3%

5-year Dec average: 6



Closed Sales**10**

 **100.0%**
 from Nov 2025: **5**
 **150.0%**
 from Dec 2024: **4**

YTD	2025	2024	+/-
	95	87	9.2%

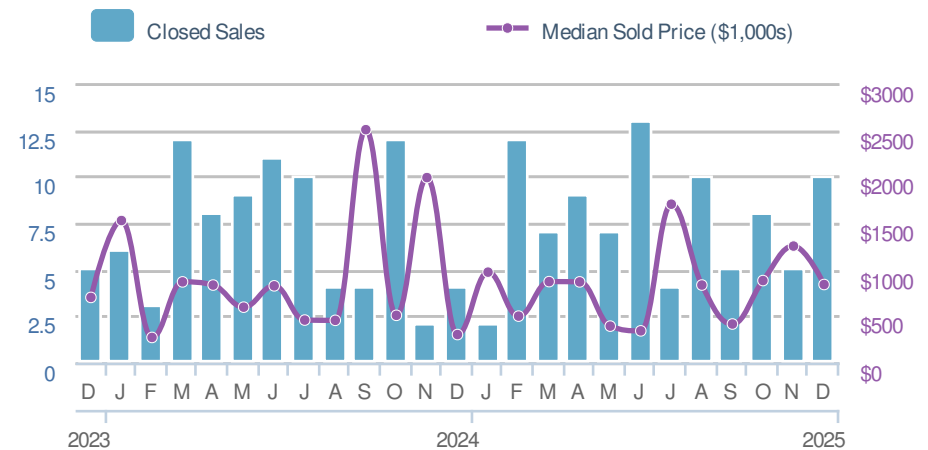
5-year Dec average: 7

Median Sold Price**\$837,500**

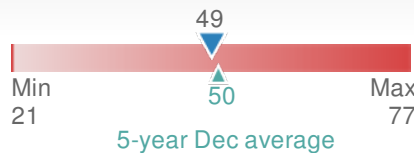
 **-33.0%**
 from Nov 2025: **\$1,250,000**
 **179.2%**
 from Dec 2024: **\$300,000**

YTD	2025	2024	+/-
	\$830,000	\$645,000	28.7%

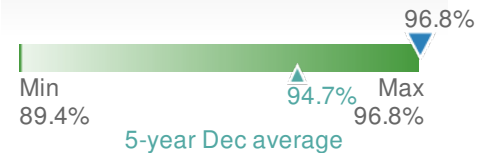
5-year Dec average: \$1,171,980

**Active Listings****29**

Nov 2025	Dec 2024
37	22

Avg DOM**49**

Nov 2025	Dec 2024	YTD
23	60	48

Avg Sold to OLP Ratio**96.8%**

Nov 2025	Dec 2024	YTD
97.9%	94.9%	95.7%