

January thru January 2024 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$0	\$0	0%
Avg Sold Price	\$0	\$0	0%
Median Sold Price	\$0	\$0	0%
Units Sold	0	0	0%
Avg Days on Market	0	0	0%
Avg List Price for Solds	\$0	\$0	0%
Avg SP to OLP Ratio	0.0%	0.0%	0%
Ratio of Avg SP to Avg OLP	0.0%	0.0%	0%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$0	\$0	0%
Attached Units Sold	0	0	%
Detached Units Sold	0	0	0%

Financing (Sold)

Assumption	0
Cash	0
Conventional	0
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	0
31 to 60	0
61 to 90	0
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	0	0	0	0	0	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	0	0	0	0	0	0	0	4	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	0	0	0			

January 2024

Berkley, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****0**

-100.0% **-100.0%**
 from Dec 2023: 1 from Jan 2023: 2

YTD	2024	2023	+/-
	0	2	-
-----100.0%			
5-year Jan average: 2			

New Pendings**0**

-100.0% **-100.0%**
 from Dec 2023: 2 from Jan 2023: 1

YTD	2024	2023	+/-
	0	1	-
-----100.0%			
5-year Jan average: 1			

Closed Sales**0**

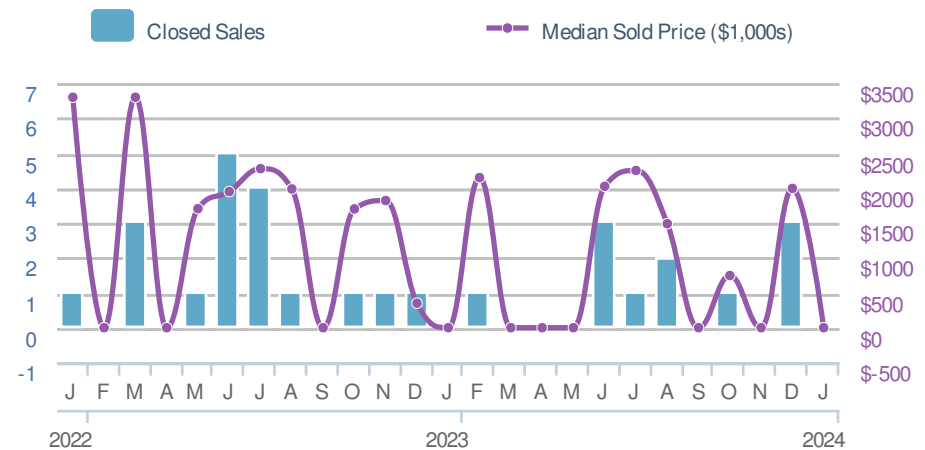
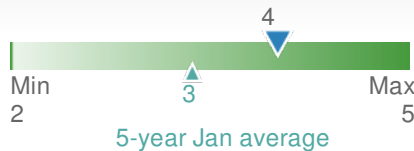
-100.0% **0.0%**
 from Dec 2023: 3 from Jan 2023: 0

YTD	2024	2023	+/-
	0	0	0.0%
-----0.0%			
5-year Jan average: 0			

Median Sold Price**\$0**

-100.0% **0.0%**
 from Dec 2023: **\$1,995,000** from Jan 2023: **\$0**

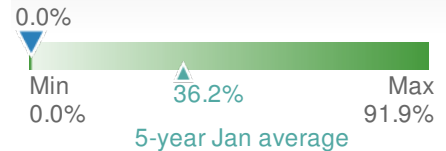
YTD	2024	2023	+/-
	\$0	\$0	0.0%
-----0.0%			
5-year Jan average: \$900,000			

**Active Listings****4**

Dec 2023	Jan 2023
4	2

Avg DOM**0**

Dec 2023	Jan 2023	YTD
54	0	0

Avg Sold to OLP Ratio**0.0%**

Dec 2023	Jan 2023	YTD
94.7%	0.0%	0.0%

January thru February 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$7,134,000	\$1,899,000	275.67%
Avg Sold Price	\$3,375,000	\$2,150,000	56.98%
Median Sold Price	\$3,375,000	\$2,150,000	56.98%
Units Sold	2	1	100.00%
Avg Days on Market	39	2	1,850.00%
Avg List Price for Solds	\$3,567,000	\$1,899,000	87.84%
Avg SP to OLP Ratio	94.0%	113.2%	-16.94%
Ratio of Avg SP to Avg OLP	94.6%	113.2%	-16.43%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$3,375,000	\$2,150,000	56.98%
Attached Units Sold	0	0	%
Detached Units Sold	2	1	100.00%

- 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	0
Conventional	2
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
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	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	2	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$3,375,000	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	56.98%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	1	0	0

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	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
1	0	0
0	0	0
2	0	0
3	0	0

February 2024

Berkley, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****3**

↔ 0.0% ↔ 0.0%

from Jan 2024: from Feb 2023:

0 **0**

YTD	2024	2023	+/-
	4	2	100.0%

5-year Feb average: 2

New Pendings**5**

↔ 0.0% ↔ 0.0%

from Jan 2024: from Feb 2023:

0 **0**

YTD	2024	2023	+/-
	5	1	400.0%

5-year Feb average: 2

Closed Sales**2**

↔ 0.0% ↑ 100.0%

from Jan 2024: from Feb 2023:

0 **1**

YTD	2024	2023	+/-
	2	1	100.0%

5-year Feb average: 1

Median Sold Price**\$3,375,000**

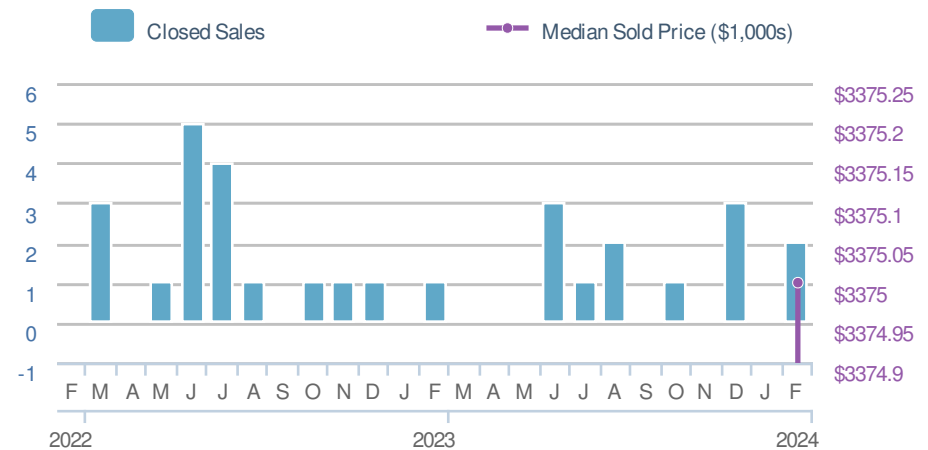
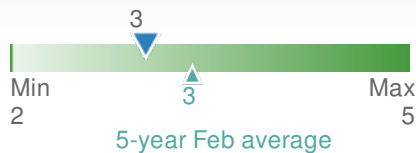
↔ 0.0% ↑ 57.0%

from Jan 2024: from Feb 2023:

\$0 **\$2,150,000**

YTD	2024	2023	+/-
	\$3,375,000	\$2,150,000	57.0%

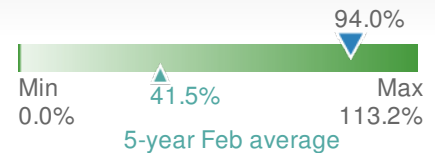
5-year Feb average: \$1,105,000

**Active Listings****3**

Jan 2024	Feb 2023
4	2

Avg DOM**39**

Jan 2024	Feb 2023	YTD
0	2	39

Avg Sold to OLP Ratio**94.0%**

Jan 2024	Feb 2023	YTD
0.0%	113.2%	94.0%

January thru March 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$22,531,900	\$1,899,000	1,086.51%
Avg Sold Price	\$2,976,428	\$2,150,000	38.44%
Median Sold Price	\$2,700,000	\$2,150,000	25.58%
Units Sold	7	1	600.00%
Avg Days on Market	65	2	3,150.00%
Avg List Price for Solds	\$3,218,842	\$1,899,000	69.50%
Avg SP to OLP Ratio	93.8%	113.2%	-17.20%
Ratio of Avg SP to Avg OLP	88.3%	113.2%	-22.03%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,976,428	\$2,150,000	38.44%
Attached Units Sold	0	0	%
Detached Units Sold	7	1	600.00%

- 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	2
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	1
361 to 720	0
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	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	0	0	0	0	7	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,976,428	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	38.44%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	1	0	0

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	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
1	0	0
2	0	0
2	0	0
5	0	0

March 2024

Berkley, Washington, DC

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lenorerubino.com**New Listings****2****↓ -33.3%**from Feb 2024:
3**↔ 0.0%**from Mar 2023:
2

YTD	2024	2023	+/-
	8	4	100.0%

5-year Mar average: **3****New Pendings****2****↓ -60.0%**from Feb 2024:
5**↔ 0.0%**from Mar 2023:
0

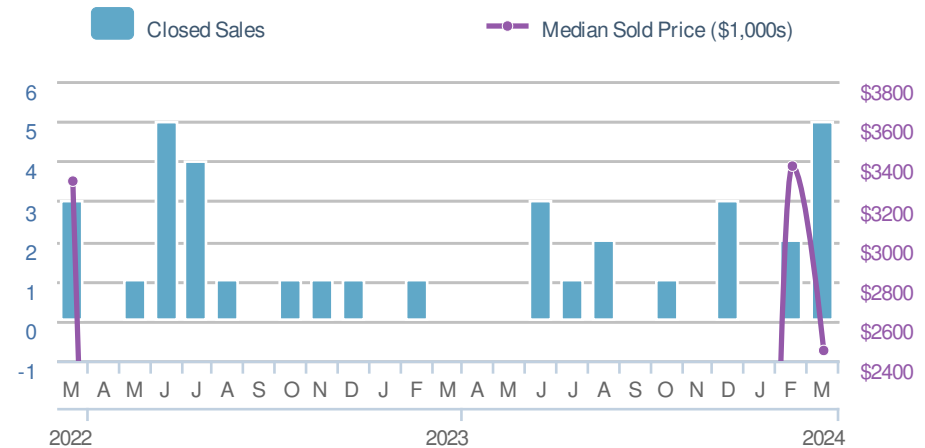
YTD	2024	2023	+/-
	7	1	600.0%

5-year Mar average: **3****Closed Sales****5****↑ 150.0%**from Feb 2024:
2**↔ 0.0%**from Mar 2023:
0

YTD	2024	2023	+/-
	7	1	600.0%

5-year Mar average: **3****Median Sold Price****\$2,450,000****↓ -27.4%**from Feb 2024:
\$3,375,000**↔ 0.0%**from Mar 2023:
\$0

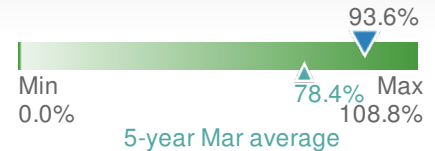
YTD	2024	2023	+/-
	\$2,700,000	\$2,150,000	25.6%

5-year Mar average: **\$1,638,500****Active Listings****5**

Feb 2024	Mar 2023
3	3

Avg DOM**75**

Feb 2024	Mar 2023	YTD
39	0	65

Avg Sold to OLP Ratio**93.6%**

Feb 2024	Mar 2023	YTD
94.0%	0.0%	93.8%

January thru April 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$22,531,900	\$1,899,000	1,086.51%
Avg Sold Price	\$2,976,428	\$2,150,000	38.44%
Median Sold Price	\$2,700,000	\$2,150,000	25.58%
Units Sold	7	1	600.00%
Avg Days on Market	65	2	3,150.00%
Avg List Price for Solds	\$3,218,842	\$1,899,000	69.50%
Avg SP to OLP Ratio	93.8%	113.2%	-17.20%
Ratio of Avg SP to Avg OLP	88.3%	113.2%	-22.03%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,976,428	\$2,150,000	38.44%
Attached Units Sold	0	0	%
Detached Units Sold	7	1	600.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	1
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
	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	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	0	0	0	0	7	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,976,428	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	38.44%	0.00%	0.00%
Prev Year - # of Solds	0	0	0	0	1	0	0

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	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
1	0	0
3	0	0
3	0	0
7	0	0

April 2024

Berkley, Washington, DC

202.262.1261
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↔ 0.0%

from Mar 2024:
2

↓ -50.0%

from Apr 2023:
4

YTD	2024	2023	+/-
	11	8	37.5%

5-year Apr average: 4

New Pendings**1**

↓ -50.0%

from Mar 2024:
2

↔ 0.0%

from Apr 2023:
1

YTD	2024	2023	+/-
	8	2	300.0%

5-year Apr average: 1

Closed Sales**0**

↓ -100.0%

from Mar 2024:
5

↔ 0.0%

from Apr 2023:
0

YTD	2024	2023	+/-
	7	1	600.0%

5-year Apr average: 1

Median Sold Price**\$0**

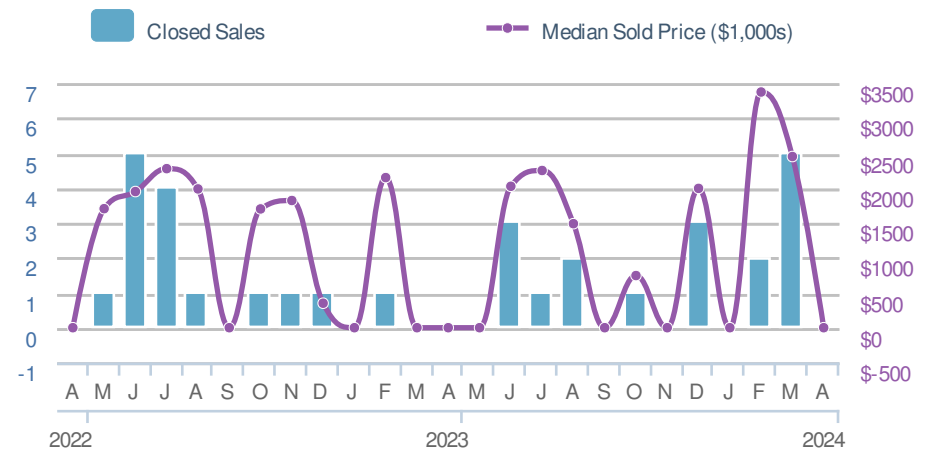
↓ -100.0%

from Mar 2024:
\$2,450,000

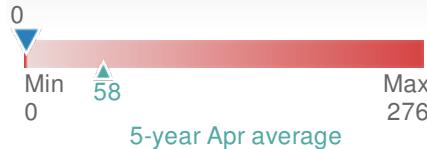
↔ 0.0%

from Apr 2023:
\$0

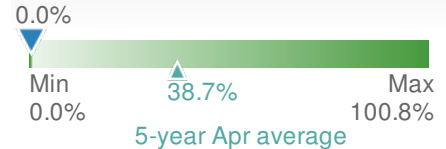
YTD	2024	2023	+/-
	\$2,700,000	\$2,150,000	25.6%

5-year Apr average: **\$705,000****Active Listings****7**

Mar 2024	Apr 2023
5	6

Avg DOM**0**

Mar 2024	Apr 2023	YTD
75	0	65

Avg Sold to OLP Ratio**0.0%**

Mar 2024	Apr 2023	YTD
93.6%	0.0%	93.8%

January thru May 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$27,721,900	\$1,899,000	1,359.82%
Avg Sold Price	\$2,606,000	\$2,150,000	21.21%
Median Sold Price	\$2,150,000	\$2,150,000	0.00%
Units Sold	10	1	900.00%
Avg Days on Market	51	2	2,450.00%
Avg List Price for Solds	\$2,772,190	\$1,899,000	45.98%
Avg SP to OLP Ratio	95.9%	113.2%	-15.31%
Ratio of Avg SP to Avg OLP	90.5%	113.2%	-20.06%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,606,000	\$2,150,000	21.21%
Attached Units Sold	0	0	%
Detached Units Sold	10	1	900.00%

Financing (Sold)

Assumption	0
Cash	3
Conventional	6
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	6
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	1
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	0	0	0	0	6	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	3	0	0
Total	0	0	0	0	10	0	0	8	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,606,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	21.21%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	1	0	0			

May 2024

Berkley, Washington, DC

New Listings**3****↑50.0%**from Apr 2024:
2**↑50.0%**from May 2023:
2

YTD	2024	2023	+/-
	14	11	27.3%

5-year May average: 2

New Pendings**1****↔0.0%**from Apr 2024:
1**↓-66.7%**from May 2023:
3

YTD	2024	2023	+/-
	9	5	80.0%

5-year May average: 3

Closed Sales**3****↔0.0%**from Apr 2024:
0**↔0.0%**from May 2023:
0

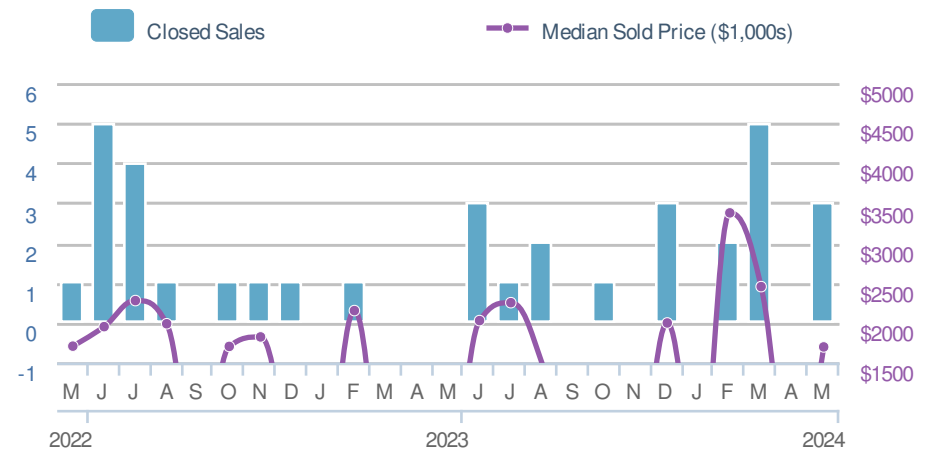
YTD	2024	2023	+/-
	10	1	900.0%

5-year May average: 2

Median Sold Price**\$1,695,000****↔0.0%**from Apr 2024:
\$0**↔0.0%**from May 2023:
\$0

YTD	2024	2023	+/-
	\$2,150,000	\$2,150,000	0.0%

5-year May average: \$1,306,400

**Active Listings****8**

Apr 2024	May 2023
7	4

Avg DOM**20**

Apr 2024	May 2023	YTD
0	0	51

Avg Sold to OLP Ratio**100.9%**

Apr 2024	May 2023	YTD
0.0%	0.0%	95.9%

January thru June 2024 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$29,706,900	\$7,694,000	286.10%
Avg Sold Price	\$2,549,545	\$2,016,250	26.45%
Median Sold Price	\$1,985,000	\$2,087,500	-4.91%
Units Sold	11	4	175.00%
Avg Days on Market	48	10	380.00%
Avg List Price for Solds	\$2,700,627	\$1,923,500	40.40%
Avg SP to OLP Ratio	96.3%	103.2%	-6.69%
Ratio of Avg SP to Avg OLP	91.1%	102.1%	-10.76%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,549,545	\$2,016,250	26.45%
Attached Units Sold	0	0	%
Detached Units Sold	11	4	175.00%

Financing (Sold)

Assumption	0
Cash	3
Conventional	7
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	6
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	1
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	0	0	0	0	7	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	3	0	0
Total	0	0	0	0	11	0	0	7	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,549,545	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,490,000	\$0	\$2,191,666	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	16.33%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	3	0	0			

June 2024

Berkley, Washington, DC



202.262.1261
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lenorerubino.com**New Listings****1**

 **-66.7%**
 from May 2024: **3**
 **-66.7%**
 from Jun 2023: **3**

YTD	2024	2023	+/-
	15	14	7.1%

5-year Jun average: 4



New Pendings**2**

 **100.0%**
 from May 2024: **1**
 **100.0%**
 from Jun 2023: **1**

YTD	2024	2023	+/-
	11	6	83.3%

5-year Jun average: 3



Closed Sales**1**

 **-66.7%**
 from May 2024: **3**
 **-66.7%**
 from Jun 2023: **3**

YTD	2024	2023	+/-
	11	4	175.0%

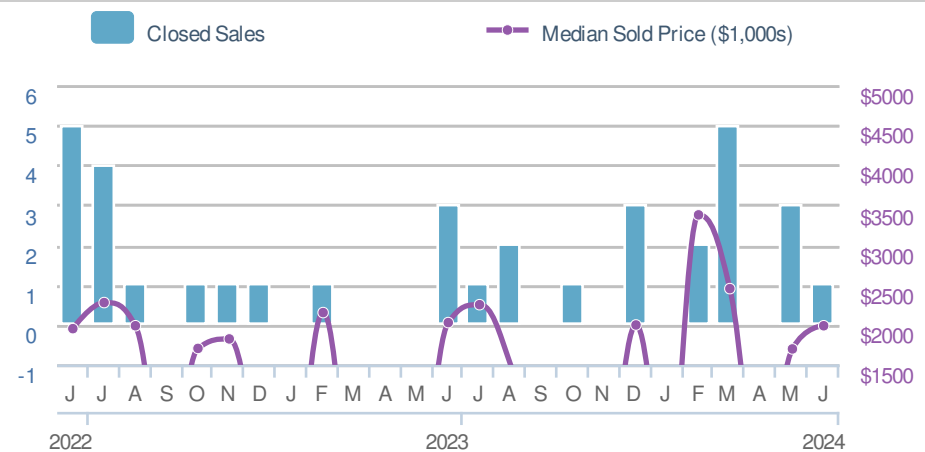
5-year Jun average: 3

Median Sold Price**\$1,985,000**

 **17.1%**
 from May 2024: **\$1,695,000**
 **-2.0%**
 from Jun 2023: **\$2,025,000**

YTD	2024	2023	+/-
	\$1,985,000	\$2,087,500	-4.9%

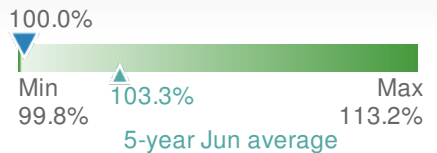
5-year Jun average: \$1,883,800

**Active Listings****7**

May 2024	Jun 2023
8	5

Avg DOM**13**

May 2024	Jun 2023	YTD
20	13	48

Avg Sold to OLP Ratio**100.0%**

May 2024	Jun 2023	YTD
100.9%	99.8%	96.3%

January thru July 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$31,356,900	\$10,089,000	210.80%
Avg Sold Price	\$2,480,833	\$2,063,000	20.25%
Median Sold Price	\$1,917,500	\$2,150,000	-10.81%
Units Sold	12	5	140.00%
Avg Days on Market	44	9	388.89%
Avg List Price for Solds	\$2,613,075	\$2,017,800	29.50%
Avg SP to OLP Ratio	97.0%	101.3%	-4.31%
Ratio of Avg SP to Avg OLP	91.8%	100.2%	-8.38%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$2,480,833	\$2,063,000	20.25%
Attached Units Sold	0	0	0%
Detached Units Sold	12	5	140.00%

Financing (Sold)

Assumption	0
Cash	3
Conventional	8
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	1
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	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	7	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	2	0	0
Total	0	0	1	0	11	0	0	7	0	1
Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,549,545	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,490,000	\$0	\$2,206,250	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	15.77%	0.00%	15.56%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	4	0	0			

July 2024

Berkley, Washington, DC

202.262.1261
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↔ 0.0%

from Jun 2024:

1

↔ 0.0%

from Jul 2023:

1

YTD	2024	2023	+/-
	19	16	18.8%

5-year Jul average: **3****New Pendings****3**

↑ 50.0%

from Jun 2024:

2

↔ 0.0%

from Jul 2023:

0

YTD	2024	2023	+/-
	13	6	116.7%

5-year Jul average: **2****Closed Sales****1**

↔ 0.0%

from Jun 2024:

1

↔ 0.0%

from Jul 2023:

1

YTD	2024	2023	+/-
	12	5	140.0%

5-year Jul average: **3****Median Sold Price****\$1,725,000**

↓ -13.1%

from Jun 2024:

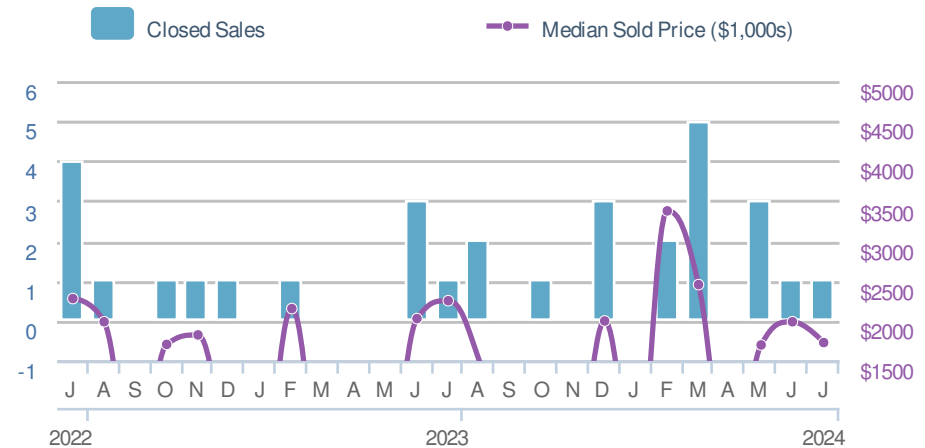
\$1,985,000

↓ -23.3%

from Jul 2023:

\$2,250,000

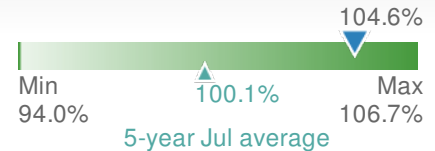
YTD	2024	2023	+/-
	\$1,917,500	\$2,150,000	-10.8%

5-year Jul average: **\$1,936,500****Active Listings****8**

Jun 2024	Jul 2023
7	6

Avg DOM**3**

Jun 2024	Jul 2023	YTD
13	8	44

Avg Sold to OLP Ratio**104.6%**

Jun 2024	Jul 2023	YTD
100.0%	94.0%	97.0%

January thru August 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$45,600,900	\$13,138,000	247.09%
Avg Sold Price	\$2,878,000	\$1,898,857	51.56%
Median Sold Price	\$2,450,000	\$2,025,000	20.99%
Units Sold	15	7	114.29%
Avg Days on Market	52	10	420.00%
Avg List Price for Solds	\$3,040,060	\$1,876,857	61.98%
Avg SP to OLP Ratio	96.0%	99.8%	-3.78%
Ratio of Avg SP to Avg OLP	92.3%	99.3%	-7.00%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$2,878,000	\$1,898,857	51.56%
Attached Units Sold	0	0	0%
Detached Units Sold	15	7	114.29%

Financing (Sold)

Assumption	0
Cash	4
Conventional	10
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	1
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	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	7	0	0	2	0	0
\$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	2	0	0
Total	0	0	1	0	14	0	0	7	0	1
Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,960,357	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	18.27%	0.00%	42.67%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	5	0	0			

August 2024

Berkley, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****1**

↔ 0.0%

from Jul 2024:

1

↔ 0.0%

from Aug 2023:

1

YTD	2024	2023	+/-
	20	17	17.6%

5-year Aug average: **1****New Pendings****1**

↓ -66.7%

from Jul 2024:

3

↔ 0.0%

from Aug 2023:

1

YTD	2024	2023	+/-
	14	8	75.0%

5-year Aug average: **1****Closed Sales****3**

↑ 200.0%

from Jul 2024:

1

↑ 50.0%

from Aug 2023:

2

YTD	2024	2023	+/-
	15	7	114.3%

5-year Aug average: **3****Median Sold Price****\$2,950,000**

↑ 71.0%

from Jul 2024:

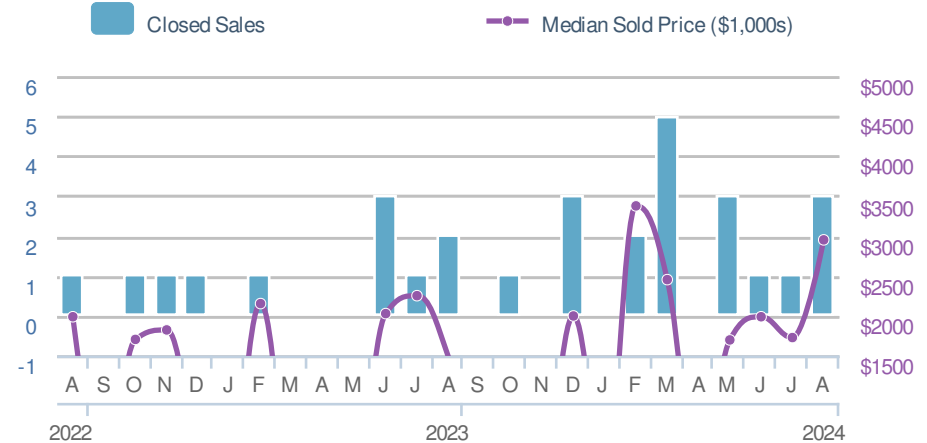
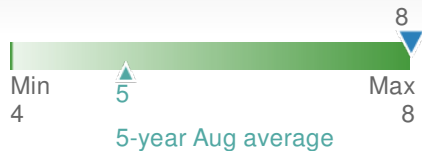
\$1,725,000

↑ 98.2%

from Aug 2023:

\$1,488,500

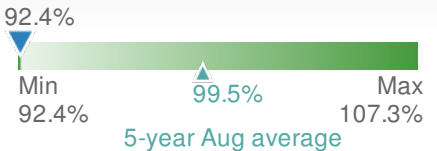
YTD	2024	2023	+/-
	\$2,450,000	\$2,025,000	21.0%

5-year Aug average: **\$2,053,950****Active Listings****8**

Jul 2024	Aug 2023
8	5

Avg DOM**84**

Jul 2024	Aug 2023	YTD
3	11	52

Avg Sold to OLP Ratio**92.4%**

Jul 2024	Aug 2023	YTD
104.6%	96.0%	96.0%

January thru September 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$45,600,900	\$13,138,000	247.09%
Avg Sold Price	\$2,878,000	\$1,898,857	51.56%
Median Sold Price	\$2,450,000	\$2,025,000	20.99%
Units Sold	15	7	114.29%
Avg Days on Market	52	10	420.00%
Avg List Price for Solds	\$3,040,060	\$1,876,857	61.98%
Avg SP to OLP Ratio	96.0%	99.8%	-3.78%
Ratio of Avg SP to Avg OLP	92.3%	99.3%	-7.00%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$2,878,000	\$1,898,857	51.56%
Attached Units Sold	0	0	0%
Detached Units Sold	15	7	114.29%

- 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	4
Conventional	10
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	1
361 to 720	0
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	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	2	0	0
Total	0	0	1	0	14	0	0
Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,960,357	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$0
Avg Sold % Change	0.00%	0.00%	18.27%	0.00%	42.67%	0.00%	0.00%
Prev Year - # of Solds	0	0	2	0	5	0	0

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	0
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
2	0	0
4	0	0
2	0	0
8	0	1

September 2024

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****3****↑ 200.0%**from Aug 2024:
1**↔ 0.0%**from Sep 2023:
3

YTD	2024	2023	+/-
	24	21	14.3%

5-year Sep average: **3****New Pendings****2****↑ 100.0%**from Aug 2024:
1**↑ 100.0%**from Sep 2023:
1

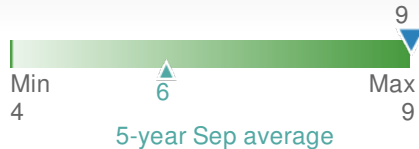
YTD	2024	2023	+/-
	16	9	77.8%

5-year Sep average: **2****Closed Sales****0****↓ -100.0%**from Aug 2024:
3**↔ 0.0%**from Sep 2023:
0

YTD	2024	2023	+/-
	15	7	114.3%

5-year Sep average: **0****Median Sold Price****\$0****↓ -100.0%**from Aug 2024:
\$2,950,000**↔ 0.0%**from Sep 2023:
\$0

YTD	2024	2023	+/-
	\$2,450,000	\$2,025,000	21.0%

5-year Sep average: **\$518,000****Active Listings****9**

Aug 2024	Sep 2023
8	7

Avg DOM**0**

Aug 2024	Sep 2023	YTD
84	0	52

Avg Sold to OLP Ratio**0.0%**

Aug 2024	Sep 2023	YTD
92.4%	0.0%	96.0%

January thru October 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$51,575,800	\$13,863,000	272.04%
Avg Sold Price	\$2,576,578	\$1,754,625	46.84%
Median Sold Price	\$1,985,000	\$1,787,500	11.05%
Units Sold	19	8	137.50%
Avg Days on Market	53	9	488.89%
Avg List Price for Solds	\$2,714,515	\$1,732,875	56.65%
Avg SP to OLP Ratio	95.4%	100.2%	-4.81%
Ratio of Avg SP to Avg OLP	91.6%	99.4%	-7.92%
Attached Avg Sold Price	\$395,000	\$745,000	-46.98%
Detached Avg Sold Price	\$2,697,777	\$1,898,857	42.07%
Attached Units Sold	1	1	0.00%
Detached Units Sold	18	7	157.14%

- 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	6
Conventional	12
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	10
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	2
361 to 720	0
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	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	2	0	0
Total	0	0	1	0	17	0	1
Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,755,000	\$0	\$395,000
Prev Year - Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$745,000
Avg Sold % Change	0.00%	0.00%	18.27%	0.00%	32.77%	0.00%	-46.98%
Prev Year - # of Solds	0	0	2	0	5	0	1

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	0
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
3	0	0
2	0	0
1	0	0
6	0	1

October 2024

Berkley, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****2** **-33.3%**from Sep 2024:
3 **0.0%**from Oct 2023:
2

YTD	2024	2023	+/-
	27	24	12.5%

5-year Oct average: **2****New Pendings****3** **50.0%**from Sep 2024:
2 **200.0%**from Oct 2023:
1

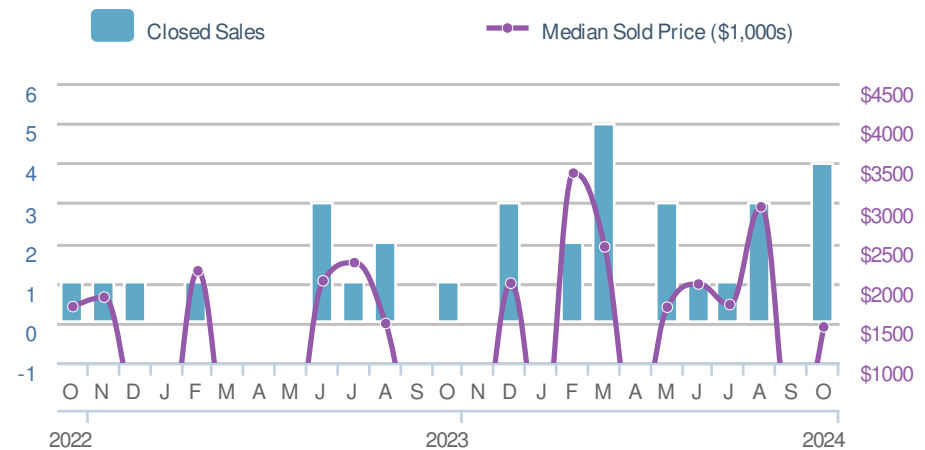
YTD	2024	2023	+/-
	19	10	90.0%

5-year Oct average: **2****Closed Sales****4** **0.0%**from Sep 2024:
0 **300.0%**from Oct 2023:
1

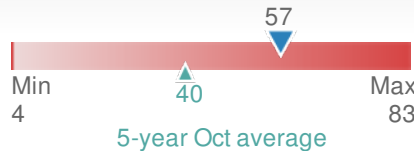
YTD	2024	2023	+/-
	19	8	137.5%

5-year Oct average: **2****Median Sold Price****\$1,445,000** **0.0%**from Sep 2024:
\$0 **94.0%**from Oct 2023:
\$745,000

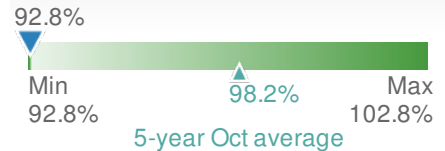
YTD	2024	2023	+/-
	\$1,985,000	\$1,787,500	11.0%

5-year Oct average: **\$1,403,300****Active Listings****7**

Sep 2024	Oct 2023
9	8

Avg DOM**57**

Sep 2024	Oct 2023	YTD
0	6	53

Avg Sold to OLP Ratio**92.8%**

Sep 2024	Oct 2023	YTD
0.0%	102.8%	95.4%

January thru November 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$54,925,800	\$13,863,000	296.20%
Avg Sold Price	\$2,605,250	\$1,754,625	48.48%
Median Sold Price	\$2,217,500	\$1,787,500	24.06%
Units Sold	20	8	150.00%
Avg Days on Market	61	9	577.78%
Avg List Price for Solds	\$2,746,290	\$1,732,875	58.48%
Avg SP to OLP Ratio	94.8%	100.2%	-5.37%
Ratio of Avg SP to Avg OLP	91.1%	99.4%	-8.41%
Attached Avg Sold Price	\$395,000	\$745,000	-46.98%
Detached Avg Sold Price	\$2,721,578	\$1,898,857	43.33%
Attached Units Sold	1	1	0.00%
Detached Units Sold	19	7	171.43%

- 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	6
Conventional	13
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	10
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	3
361 to 720	0
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	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	2	0	0
Total	0	0	1	0	18	0	1
Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$2,776,944	\$0	\$395,000
Prev Year - Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$745,000
Avg Sold % Change	0.00%	0.00%	18.27%	0.00%	33.83%	0.00%	-46.98%
Prev Year - # of Solds	0	0	2	0	5	0	1

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	0
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
2	0	0
3	0	0
1	0	0
6	0	1

November 2024

Berkley, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****1****↓ -50.0%**from Oct 2024:
2**↔ 0.0%**from Nov 2023:
1

YTD	2024	2023	+/-
	28	25	12.0%

5-year Nov average: **1****New Pendings****1****↓ -66.7%**from Oct 2024:
3**↓ -50.0%**from Nov 2023:
2

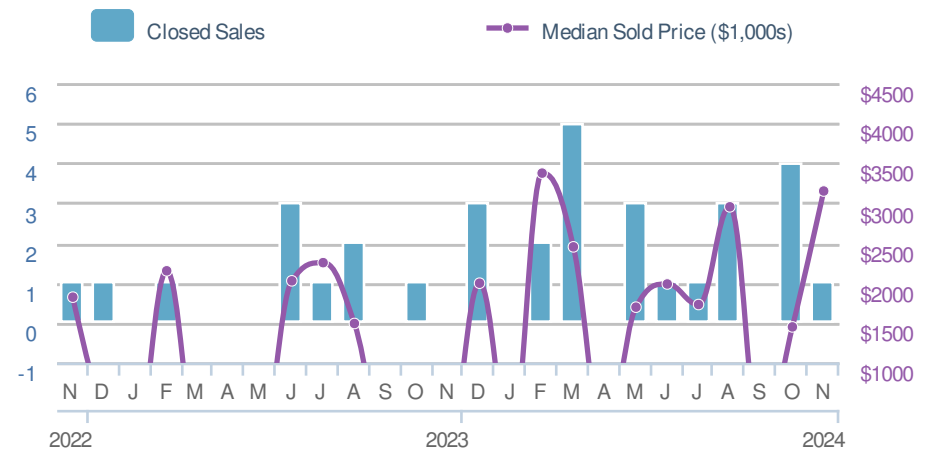
YTD	2024	2023	+/-
	20	12	66.7%

5-year Nov average: **1****Closed Sales****1****↓ -75.0%**from Oct 2024:
4**↔ 0.0%**from Nov 2023:
0

YTD	2024	2023	+/-
	20	8	150.0%

5-year Nov average: **1****Median Sold Price****\$3,150,000****↑ 118.0%**from Oct 2024:
\$1,445,000**↔ 0.0%**from Nov 2023:
\$0

YTD	2024	2023	+/-
	\$2,217,500	\$1,787,500	24.1%

5-year Nov average: **\$1,363,000****Active Listings****7**

Oct 2024	Nov 2023
7	7

Avg DOM**212**

Oct 2024	Nov 2023	YTD
57	0	61

Avg Sold to OLP Ratio**84.0%**

Oct 2024	Nov 2023	YTD
92.8%	0.0%	94.8%

January thru December 2024 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$86,470,800	\$20,283,000	326.32%
Avg Sold Price	\$3,619,545	\$1,832,909	97.48%
Median Sold Price	\$2,475,000	\$1,995,000	24.06%
Units Sold	22	11	100.00%
Avg Days on Market	76	22	245.45%
Avg List Price for Solds	\$3,930,490	\$1,843,909	113.16%
Avg SP to OLP Ratio	94.1%	98.7%	-4.68%
Ratio of Avg SP to Avg OLP	86.8%	97.7%	-11.17%
Attached Avg Sold Price	\$395,000	\$737,500	-46.44%
Detached Avg Sold Price	\$3,773,095	\$2,076,333	81.72%
Attached Units Sold	1	2	-50.00%
Detached Units Sold	21	9	133.33%

- 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	8
Conventional	13
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	10
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	3
361 to 720	1
721+	0

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	0
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	9	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	3	0	0
\$5,000,000+	0	0	0	0	3	0	0	0	0	0
Total	0	0	1	0	20	0	1	5	0	1
Avg Sold Price	\$0	\$0	\$1,725,000	\$0	\$3,875,500	\$0	\$395,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,252,857	\$0	\$737,500			
Avg Sold % Change	0.00%	0.00%	18.27%	0.00%	72.03%	0.00%	-46.44%			
Prev Year - # of Solds	0	0	2	0	7	0	2			

Active Detail

December 2024

Berkley, Washington, DC

202.262.1261
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↓ -100.0% ↓ -100.0%
from Nov 2024: 1 from Dec 2023: 1

YTD	2024	2023	+/-
	28	26	7.7%

5-year Dec average: 0

New Pendings **1**

↔ 0.0% ↓ -50.0%
from Nov 2024: 1 from Dec 2023: 2

YTD	2024	2023	+/-
	20	14	42.9%

5-year Dec average: 1

Closed Sales **2**

↑ 100.0% ↓ -33.3%
from Nov 2024: 1 from Dec 2023: 3

YTD	2024	2023	+/-
	22	11	100.0%

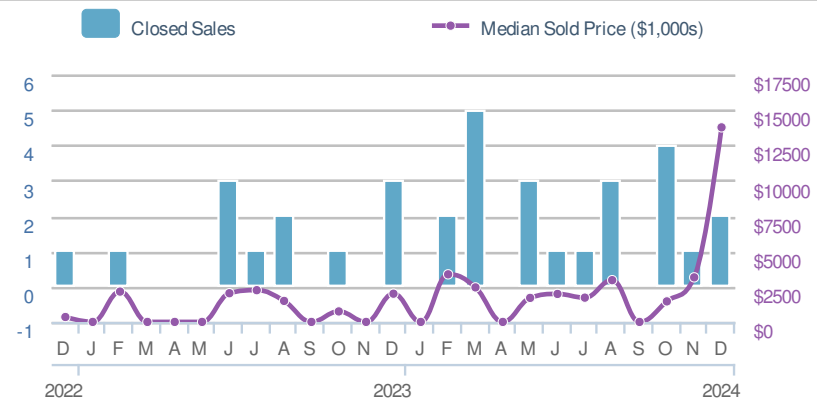
5-year Dec average: 1

Median Sold Price **\$13,762,500**

↑ 336.9% ↑ 589.8%
from Nov 2024: \$3,150,000 from Dec 2023: \$1,995,000

YTD	2024	2023	+/-
	\$2,475,000	\$1,995,000	24.1%

5-year Dec average: \$3,221,500

**Active Listings** **6**

Min 2 Max 6
5-year Dec average 4

Nov 2024	Dec 2023
7	4

Avg DOM **229**

Min 0 Max 229
5-year Dec average 66

Nov 2024	Dec 2023	YTD
212	54	76

Avg Sold to OLP Ratio **86.8%**

Min 0.0% Max 95.9%
5-year Dec average 55.5%

Nov 2024	Dec 2023	YTD
84.0%	94.7%	94.1%