

SINGLE FAMILY HOUSING

Glover Park

Closed sales, averages Jan 2022

Closed sales, averages Jan 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	3	\$1,224,300	\$1,160,000	47	3	\$1,130,667	6	3%
< \$900 K	1	\$799,900	\$700,000	20	1	\$812,000	6	-14%
\$900 K – \$1.5 M	2	\$1,436,500	\$1,390,000	61	2	\$1,290,000	6	8%
> \$1.5 M	-	-	-	-	-	-	-	-

I am proud to say that 60 percent of my business comes from previous clients and client referrals. Give me a call today to discuss how I can help you best position yourself for a successful purchase or sale. Talk to me about the Eastern Shore and the Virginia countryside if you are considering a second home.

Lenore G. Rubino

202.262.1261 - lenore.rubino@wfp.com

lenorerubino.com

'Virtually' ready and always client first

Washington Fine Properties, LLC – 3201 New Mexico Ave NW #220, Washington, DC 20016 - 202.944.5000

*Cumulative Days on Market.

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SINGLE FAMILY HOUSING

Glover Park

Closed sales, averages from Jan – Feb, 2022

Closed sales, averages from Jan – Feb, 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	7	\$1,213,700	\$1,211,071	39	4	\$1,191,125	6	2%
< \$900 K	1	\$799,900	\$700,000	20	1	\$812,000	6	-14%
\$900 K - \$1.5 M	5	\$1,249,400	\$1,253,000	49	3	\$1,317,500	6	-5%
> \$1.5 M	1	\$1,449,000	\$1,512,500	5	-	-	-	-

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SINGLE FAMILY HOUSING

Glover Park

Closed sales, averages from Jan. – Mar., 2022

Closed sales, averages from Jan. – Mar., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	7	\$ 1,213,700	\$ 1,211,071	39	9	\$ 1,267,222	15	- 4%
< \$900 K	1	\$ 799,900	\$ 700,000	20	1	\$ 812,000	6	- 14%
\$900 K - \$1.5 M	5	\$ 1,249,400	\$ 1,253,000	49	6	\$ 1,217,417	6	3%
> \$1.5 M	1	\$ 1,449,000	\$ 1,512,500	5	2	\$1,644,250	48	- 8%

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SINGLE FAMILY HOUSING

Glover Park

Closed sales, averages from Jan. – Apr., 2022

Closed sales, averages from Jan. – Apr., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	12	\$ 1,231,658	\$ 1,277,792	25	14	\$ 1,238,311	11	3%
< \$900 K	1	\$ 799,900	\$ 700,000	20	1	\$ 812,000	6	- 14%
\$900 K - \$1.5 M	8	\$ 1,195,125	\$1,213,125	33	11	\$ 1,203,259	5	1%
> \$1.5 M	3	\$ 1,473,000	\$ 1,642,833	5	2	\$1,644,250	48	< - 1%

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January thru May 2022 YTD

Glover Park, Washington, DC (Advertised)

202.262.1261

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lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$41,986,286	\$46,085,124	-8.89%
Avg Sold Price	\$702,762	\$681,503	3.12%
Median Sold Price	\$442,800	\$526,250	-15.86%
Units Sold	61	70	-12.86%
Avg Days on Market	38	24	58.33%
Avg List Price for Solds	\$688,299	\$658,358	4.55%
Avg SP to OLP Ratio	100.2%	101.1%	-0.90%
Ratio of Avg SP to Avg OLP	101.0%	103.2%	-2.09%
Attached Avg Sold Price	\$656,246	\$681,503	-3.71%
Detached Avg Sold Price	\$2,075,000	\$0	0%
Attached Units Sold	59	70	-15.71%
Detached Units Sold	2	0	0%

Financing (Sold)

Assumption	0
Cash	17
Conventional	40
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	25
11 to 20	6
21 to 30	3
31 to 60	5
61 to 90	8
91 to 120	4
121 to 180	7
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	10	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	16	0	1	3
\$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	3
\$600K to \$799,999	0	0	0	1	0	0	7	0	0	4
\$800K to \$999,999	0	0	0	1	0	0	3	0	0	0
\$1M to \$2,499,999	1	1	0	3	0	9	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	0	5	1	9	44	0	1	16
Avg Sold Price	\$1,600,000	\$1,125,000	\$0	\$1,066,000	\$2,550,000	\$1,449,833	\$436,705			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$1,223,011	\$0	\$1,173,333	\$408,696			
Avg Sold % Change	0.00%	0.00%	0.00%	-12.84%	0.00%	23.57%	6.85%			
Prev Year - # of Solds	0	0	0	15	0	9	46			

Active Detail

May 2022

Glover Park, Washington, DC

202.262.1261

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New Listings**24** **14.3%**from Apr 2022:
21 **0.0%**from May 2021:
24

YTD	2022	2021	+/-
	87	105	-17.1%

5-year May average: **20****New Pendings****23** **130.0%**from Apr 2022:
10 **27.8%**from May 2021:
18

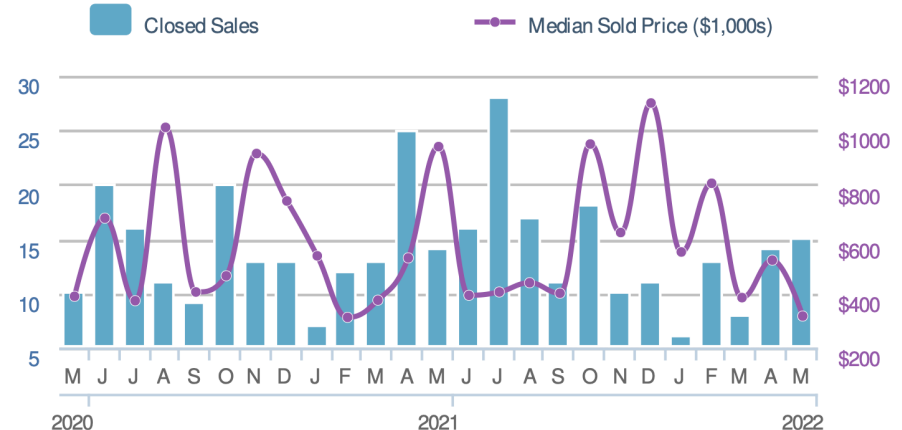
YTD	2022	2021	+/-
	73	79	-7.6%

5-year May average: **16****Closed Sales****15** **7.1%**from Apr 2022:
14 **7.1%**from May 2021:
14

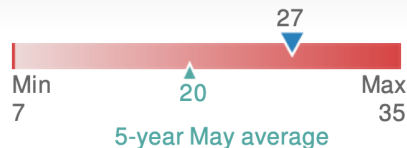
YTD	2022	2021	+/-
	61	70	-12.9%

5-year May average: **12****Median Sold Price****\$316,000** **-39.5%**from Apr 2022:
\$522,500 **-66.4%**from May 2021:
\$940,000

YTD	2022	2021	+/-
	\$442,800	\$526,250	-15.9%

5-year May average: **\$507,590****Active Listings****17**

Apr 2022	May 2021
21	23

Avg DOM**27**

Apr 2022	May 2021	YTD
49	12	38

Avg Sold to OLP Ratio**101.9%**

Apr 2022	May 2021	YTD
101.4%	105.1%	100.2%

January thru June 2022 YTD

Glover Park, Washington, DC (Advertised)

202.262.1261

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$58,859,985	\$55,439,224	6.17%
Avg Sold Price	\$737,040	\$660,611	11.57%
Median Sold Price	\$522,500	\$501,000	4.29%
Units Sold	82	87	-5.75%
Avg Days on Market	31	25	24.00%
Avg List Price for Solds	\$717,804	\$637,232	12.64%
Avg SP to OLP Ratio	100.6%	101.3%	-0.62%
Ratio of Avg SP to Avg OLP	101.6%	103.3%	-1.61%
Attached Avg Sold Price	\$693,826	\$660,611	5.03%
Detached Avg Sold Price	\$1,875,000	\$0	0%
Attached Units Sold	79	87	-9.20%
Detached Units Sold	3	0	0%

Financing (Sold)

Assumption	0
Cash	23
Conventional	55
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	39
11 to 20	7
21 to 30	5
31 to 60	8
61 to 90	8
91 to 120	4
121 to 180	7
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	1	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	12	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	19	0	1	5
\$400K to \$499,999	0	0	0	0	0	0	9	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	3
\$600K to \$799,999	0	0	0	1	0	0	9	0	0	3
\$800K to \$999,999	0	0	0	1	0	0	3	0	0	0
\$1M to \$2,499,999	1	1	1	6	0	14	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	8	1	14	56	0	3	19
Avg Sold Price	\$1,600,000	\$1,125,000	\$1,475,000	\$1,102,787	\$2,550,000	\$1,463,678	\$435,241			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$1,199,342	\$0	\$1,217,200	\$401,916			
Avg Sold % Change	0.00%	0.00%	0.00%	-8.05%	0.00%	20.25%	8.29%			
Prev Year - # of Solds	0	0	0	18	0	10	59			

Active Detail

June 2022

Glover Park, Washington, DC

202.262.1261
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lenorerubino.com**New Listings 23**

 **-4.2%**
 from May 2022: **24**
 **-30.3%**
 from Jun 2021: **33**

YTD	2022	2021	+/-
	110	138	-20.3%

5-year Jun average: **20****New Pendings 10**

 **-56.5%**
 from May 2022: **23**
 **-65.5%**
 from Jun 2021: **29**



YTD	2022	2021	+/-
	81	109	-25.7%

5-year Jun average: **17****Closed Sales 21**

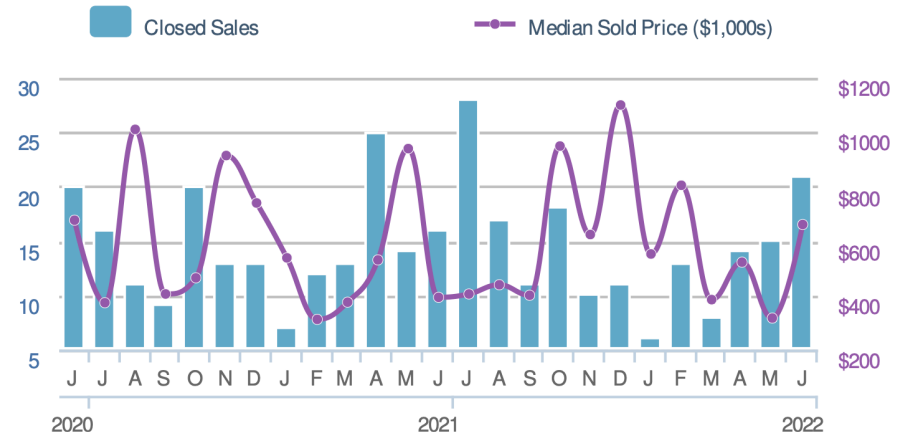
 **40.0%**
 from May 2022: **15**
 **31.3%**
 from Jun 2021: **16**

YTD	2022	2021	+/-
	82	87	-5.7%

5-year Jun average: **16****Median Sold Price \$660,000**

 **108.9%**
 from May 2022: **\$316,000**
 **68.2%**
 from Jun 2021: **\$392,500**

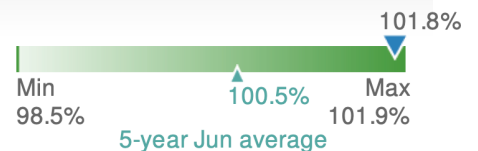
YTD	2022	2021	+/-
	\$522,500	\$501,000	4.3%

5-year Jun average: **\$580,300****Active Listings 22**

May 2022	Jun 2021
17	19

Avg DOM 12

May 2022	Jun 2021	YTD
27	30	31

Avg Sold to OLP Ratio 101.8%

May 2022	Jun 2021	YTD
101.9%	101.9%	100.6%

January thru July 2022 YTD

Glover Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$61,491,975	\$73,072,503	-15.85%
Avg Sold Price	\$716,276	\$658,418	8.79%
Median Sold Price	\$448,900	\$455,000	-1.34%
Units Sold	88	115	-23.48%
Avg Days on Market	30	24	25.00%
Avg List Price for Solds	\$698,772	\$635,413	9.97%
Avg SP to OLP Ratio	100.5%	101.0%	-0.52%
Ratio of Avg SP to Avg OLP	101.5%	103.0%	-1.45%
Attached Avg Sold Price	\$675,380	\$658,418	2.58%
Detached Avg Sold Price	\$1,875,000	\$0	0%
Attached Units Sold	85	115	-26.09%
Detached Units Sold	3	0	0%

Financing (Sold)

Assumption	0
Cash	24
Conventional	60
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	42
11 to 20	7
21 to 30	6
31 to 60	10
61 to 90	8
91 to 120	4
121 to 180	7
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	13	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	22	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	10	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	2
\$600K to \$799,999	0	0	0	1	0	0	9	0	0	1
\$800K to \$999,999	0	0	0	1	0	0	4	0	0	0
\$1M to \$2,499,999	1	1	1	6	0	14	0	0	2	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	8	1	14	62	0	2	18
Avg Sold Price	\$1,600,000	\$1,125,000	\$1,475,000	\$1,102,787	\$2,550,000	\$1,463,678	\$434,976			
Prev Year - Avg Sold Price	\$0	\$905,000	\$0	\$1,184,347	\$0	\$1,249,307	\$384,774			
Avg Sold % Change	0.00%	24.31%	0.00%	-6.89%	0.00%	17.16%	13.05%			
Prev Year - # of Solds	0	2	0	24	0	13	76			

Active Detail

July 2022

Glover Park, Washington, DC

202.262.1261
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lenorerubino.com**New Listings 16**

 **-30.4%**
 from Jun 2022:
 23

 **14.3%**
 from Jul 2021:
 14

YTD	2022	2021	+/-
	126	152	-17.1%

5-year Jul average: 17

New Pendings 12

 **20.0%**
 from Jun 2022:
 10

 **-20.0%**
 from Jul 2021:
 15

YTD	2022	2021	+/-
	92	124	-25.8%

5-year Jul average: 14

Closed Sales 6

 **-71.4%**
 from Jun 2022:
 21

 **-78.6%**
 from Jul 2021:
 28

YTD	2022	2021	+/-
	88	115	-23.5%

5-year Jul average: 16

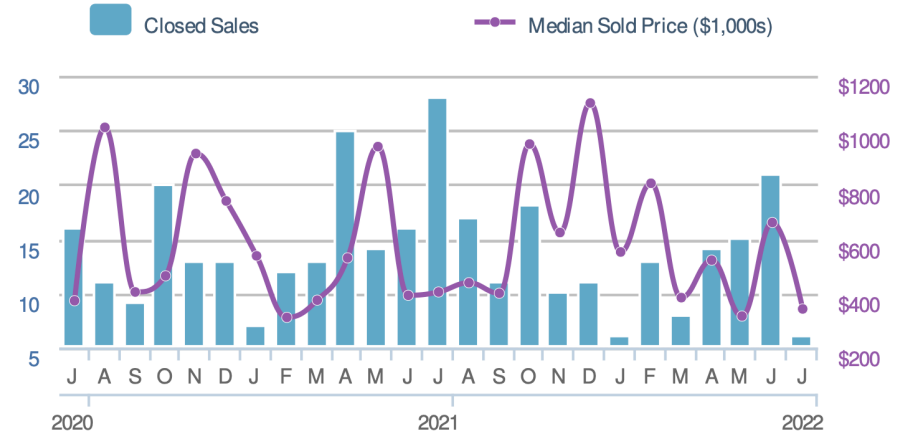
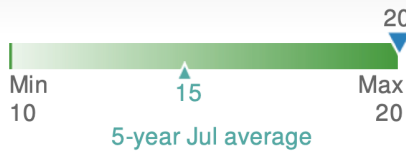
Median Sold Price \$342,500

 **-48.1%**
 from Jun 2022:
 \$660,000

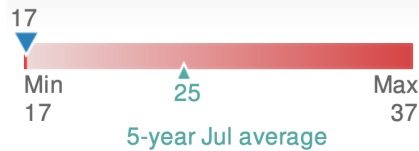
 **-15.6%**
 from Jul 2021:
 \$405,950

YTD	2022	2021	+/-
	\$448,900	\$455,000	-1.3%

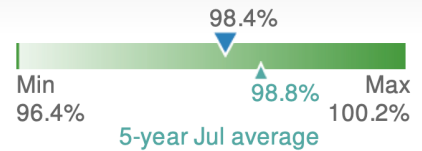
5-year Jul average: \$496,190

**Active Listings 20**

Jun 2022	Jul 2021
22	15

Avg DOM 17

Jun 2022	Jul 2021	YTD
12	21	30

Avg Sold to OLP Ratio 98.4%

Jun 2022	Jul 2021	YTD
101.8%	100.2%	100.5%

January thru August 2022 YTD

Glover Park, Washington, DC (Advertised)

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

	2022	2021	% Change
Sold Dollar Volume	\$71,500,974	\$85,208,302	-16.09%
Avg Sold Price	\$697,712	\$660,347	5.66%
Median Sold Price	\$442,800	\$460,000	-3.74%
Units Sold	105	134	-21.64%
Avg Days on Market	29	23	26.09%
Avg List Price for Solds	\$680,961	\$635,882	7.09%
Avg SP to OLP Ratio	100.2%	101.1%	-0.88%
Ratio of Avg SP to Avg OLP	101.6%	103.3%	-1.66%
Attached Avg Sold Price	\$669,557	\$660,347	1.39%
Detached Avg Sold Price	\$1,875,000	\$0	0%
Attached Units Sold	101	134	-24.63%
Detached Units Sold	3	0	0%

Financing (Sold)

Assumption	0
Cash	29
Conventional	72
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	48
11 to 20	9
21 to 30	8
31 to 60	14
61 to 90	8
91 to 120	6
121 to 180	7
181 to 360	1
361 to 720	1
721+	0

Notes:

- SP = Sold Price
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- 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	2
\$200K to \$299,999	0	0	0	0	0	0	17	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	25	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	12	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	5	0	0	1
\$600K to \$799,999	0	0	0	1	0	0	11	0	0	1
\$800K to \$999,999	0	0	0	1	0	0	4	0	0	0
\$1M to \$2,499,999	1	1	1	10	0	14	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	12	1	14	74	0	1	14
Avg Sold Price	\$1,600,000	\$1,125,000	\$1,475,000	\$1,189,441	\$2,550,000	\$1,463,678	\$428,858			
Prev Year - Avg Sold Price	\$0	\$905,000	\$0	\$1,172,969	\$0	\$1,239,263	\$384,163			
Avg Sold % Change	0.00%	24.31%	0.00%	1.40%	0.00%	18.11%	11.63%			
Prev Year - # of Solds	0	2	0	25	0	19	88			

Active Detail

August 2022

Glover Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****6**

 **-62.5%**
 from Jul 2022:
16

 **-64.7%**
 from Aug 2021:
17

YTD	2022	2021	+/-
	132	173	-23.7%

5-year Aug average: 12

New Pendings**10**

 **-16.7%**
 from Jul 2022:
12

 **11.1%**
 from Aug 2021:
9

YTD	2022	2021	+/-
	104	135	-23.0%

5-year Aug average: 9

Closed Sales**16**

 **166.7%**
 from Jul 2022:
6

 **-5.9%**
 from Aug 2021:
17

YTD	2022	2021	+/-
	105	134	-21.6%

5-year Aug average: 14

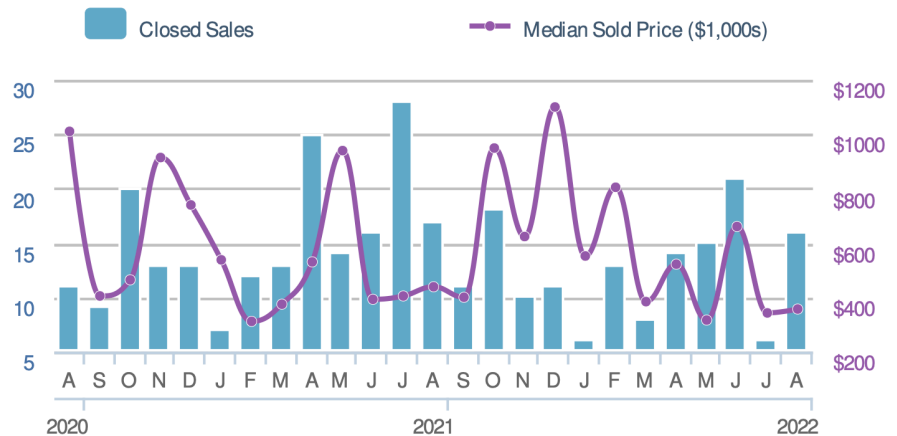
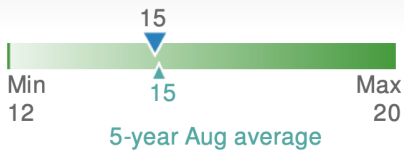
Median Sold Price**\$357,500**

 **4.4%**
 from Jul 2022:
\$342,500

 **-18.6%**
 from Aug 2021:
\$439,000

YTD	2022	2021	+/-
	\$442,800	\$460,000	-3.7%

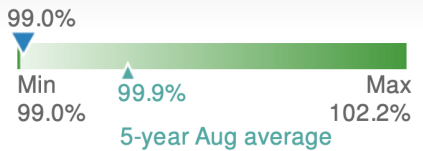
5-year Aug average: \$556,190

**Active Listings****15**

Jul 2022	Aug 2021
20	20

Avg DOM**24**

Jul 2022	Aug 2021	YTD
17	18	29

Avg Sold to OLP Ratio**99.0%**

Jul 2022	Aug 2021	YTD
98.4%	102.2%	100.2%

January thru September 2022 YTD
Glover Park, Washington, DC (Advertised)202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$77,928,673	\$91,302,902	-14.65%
Avg Sold Price	\$698,401	\$652,714	7.00%
Median Sold Price	\$440,400	\$444,500	-0.92%
Units Sold	114	145	-21.38%
Avg Days on Market	29	22	31.82%
Avg List Price for Solds	\$683,584	\$629,675	8.56%
Avg SP to OLP Ratio	100.0%	101.0%	-0.92%
Ratio of Avg SP to Avg OLP	101.3%	103.1%	-1.73%
Attached Avg Sold Price	\$672,575	\$652,714	3.04%
Detached Avg Sold Price	\$1,875,000	\$0	0%
Attached Units Sold	110	145	-24.14%
Detached Units Sold	3	0	0%

Financing (Sold)

Assumption	0
Cash	31
Conventional	79
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	49
11 to 20	12
21 to 30	8
31 to 60	16
61 to 90	9
91 to 120	6
121 to 180	8
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	2
\$200K to \$299,999	0	0	0	0	0	0	18	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	27	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	14	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	6	0	0	2
\$600K to \$799,999	0	0	0	1	0	0	11	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	4	0	0	0
\$1M to \$2,499,999	1	1	1	12	0	15	0	0	2	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	14	1	15	80	0	2	14
Avg Sold Price	\$1,600,000	\$1,125,000	\$1,475,000	\$1,203,807	\$2,550,000	\$1,466,100	\$425,169			
Prev Year - Avg Sold Price	\$0	\$905,000	\$0	\$1,164,230	\$0	\$1,229,800	\$383,368			
Avg Sold % Change	0.00%	24.31%	0.00%	3.40%	0.00%	19.21%	10.90%			
Prev Year - # of Solds	0	2	0	27	0	20	96			

Active Detail

September 2022

Glover Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings 19**

216.7% **-42.4%**
 from Aug 2022: 6 from Sep 2021: 33

YTD	2022	2021	+/-
	151	206	-26.7%

5-year Sep average: 23

New Pendings 11

10.0% **-38.9%**
 from Aug 2022: 10 from Sep 2021: 18

YTD	2022	2021	+/-
	115	152	-24.3%

5-year Sep average: 14

Closed Sales 8

-50.0% **-27.3%**
 from Aug 2022: 16 from Sep 2021: 11

YTD	2022	2021	+/-
	114	145	-21.4%

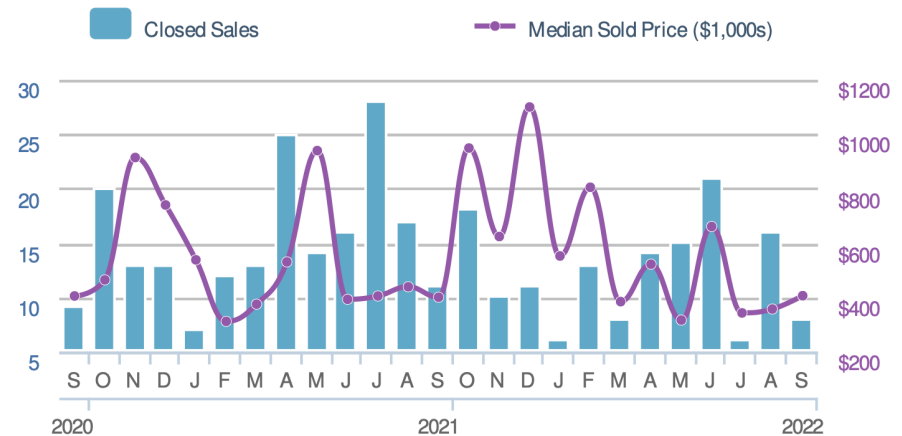
5-year Sep average: 9

Median Sold Price \$406,250

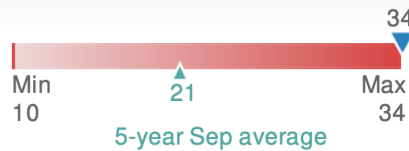
13.6% **1.6%**
 from Aug 2022: \$357,500 from Sep 2021: \$400,000

YTD	2022	2021	+/-
	\$440,400	\$444,500	-0.9%

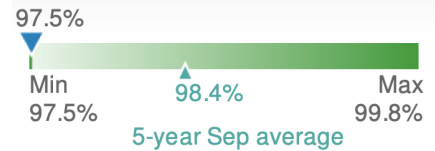
5-year Sep average: \$481,950

**Active Listings 16**

Aug 2022	Sep 2021
15	31

Avg DOM 34

Aug 2022	Sep 2021	YTD
24	18	29

Avg Sold to OLP Ratio 97.5%

Aug 2022	Sep 2021	YTD
99.0%	99.0%	100.0%

January thru October 2022 YTD

Glover Park, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$81,741,173	\$105,721,102	-22.68%
Avg Sold Price	\$678,112	\$670,935	1.07%
Median Sold Price	\$436,000	\$465,000	-6.24%
Units Sold	123	163	-24.54%
Avg Days on Market	30	22	36.36%
Avg List Price for Solds	\$664,562	\$648,595	2.46%
Avg SP to OLP Ratio	100.0%	101.0%	-1.00%
Ratio of Avg SP to Avg OLP	101.2%	103.1%	-1.80%
Attached Avg Sold Price	\$653,557	\$670,935	-2.59%
Detached Avg Sold Price	\$1,875,000	\$0	0%
Attached Units Sold	119	163	-26.99%
Detached Units Sold	3	0	0%

Financing (Sold)

Assumption	0
Cash	32
Conventional	87
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	53
11 to 20	13
21 to 30	9
31 to 60	17
61 to 90	10
91 to 120	6
121 to 180	8
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

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	2
\$200K to \$299,999	0	0	0	0	0	0	20	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	29	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	16	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	8	0	0	1
\$600K to \$799,999	0	0	0	1	0	0	12	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	4	0	0	0
\$1M to \$2,499,999	1	1	1	12	0	15	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	14	1	15	89	0	0	17
Avg Sold Price	\$1,600,000	\$1,125,000	\$1,475,000	\$1,203,807	\$2,550,000	\$1,466,100	\$424,758			
Prev Year - Avg Sold Price	\$0	\$905,000	\$0	\$1,158,582	\$0	\$1,224,213	\$392,022			
Avg Sold % Change	0.00%	24.31%	0.00%	3.90%	0.00%	19.76%	8.35%			
Prev Year - # of Solds	0	2	0	33	0	23	105			

Active Detail

October 2022



Glover Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings 14**

 **-26.3%**  **-26.3%**
 from Sep 2022: **19** from Oct 2021: **19**


YTD	2022	2021	+/-
	165	225	-26.7%

5-year Oct average: **18****New Pendings 10**

 **-9.1%**  **-33.3%**
 from Sep 2022: **11** from Oct 2021: **15**

YTD	2022	2021	+/-
	123	167	-26.3%

5-year Oct average: **12****Closed Sales 9**

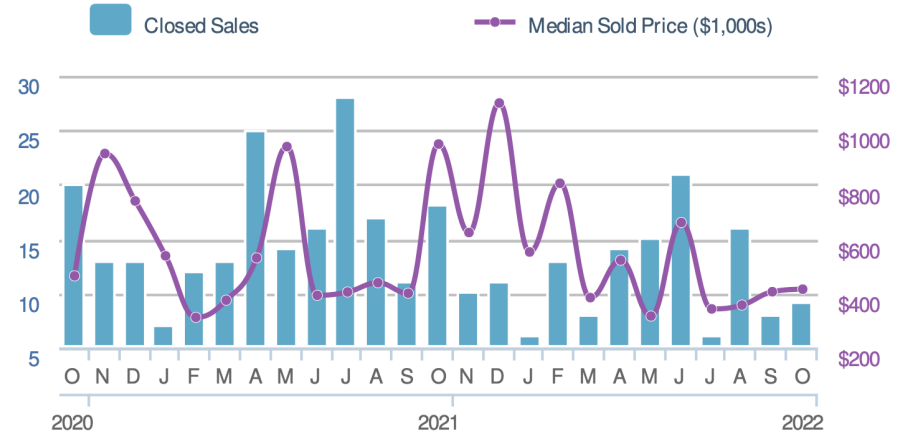
 **12.5%**  **-50.0%**
 from Sep 2022: **8** from Oct 2021: **18**

YTD	2022	2021	+/-
	123	163	-24.5%

5-year Oct average: **12****Median Sold Price \$415,000**

 **2.2%**  **-56.3%**
 from Sep 2022: **\$406,250** from Oct 2021: **\$949,000**

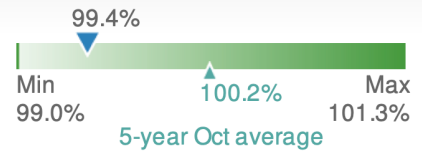
YTD	2022	2021	+/-
	\$436,000	\$465,000	-6.2%

5-year Oct average: **\$552,400****Active Listings 17**

Sep 2022	Oct 2021
16	26

Avg DOM 42

Sep 2022	Oct 2021	YTD
34	18	30

Avg Sold to OLP Ratio 99.4%

Sep 2022	Oct 2021	YTD
97.5%	101.3%	100.0%

January thru November 2022 YTD

Glover Park, Washington, DC (Advertised)

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

	2022	2021	% Change
Sold Dollar Volume	\$89,236,573	\$113,620,502	-21.46%
Avg Sold Price	\$683,028	\$678,719	0.63%
Median Sold Price	\$438,000	\$465,000	-5.81%
Units Sold	133	173	-23.12%
Avg Days on Market	29	21	38.10%
Avg List Price for Solds	\$670,951	\$656,765	2.16%
Avg SP to OLP Ratio	99.9%	100.9%	-1.02%
Ratio of Avg SP to Avg OLP	101.0%	102.9%	-1.92%
Attached Avg Sold Price	\$660,529	\$678,719	-2.68%
Detached Avg Sold Price	\$1,875,000	\$0	0%
Attached Units Sold	129	173	-25.43%
Detached Units Sold	3	0	0%

Financing (Sold)

Assumption	0
Cash	34
Conventional	95
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	56
11 to 20	15
21 to 30	10
31 to 60	19
61 to 90	11
91 to 120	6
121 to 180	9
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

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	2
\$200K to \$299,999	0	0	0	0	0	0	21	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	31	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	17	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	8	0	0	1
\$600K to \$799,999	0	0	0	1	0	0	14	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	5	0	0	0
\$1M to \$2,499,999	1	1	1	14	0	16	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	16	1	16	96	0	1	15
Avg Sold Price	\$1,600,000	\$1,125,000	\$1,475,000	\$1,202,237	\$2,550,000	\$1,462,906	\$431,677			
Prev Year - Avg Sold Price	\$0	\$869,666	\$0	\$1,184,534	\$0	\$1,223,204	\$389,175			
Avg Sold % Change	0.00%	29.36%	0.00%	1.49%	0.00%	19.60%	10.92%			
Prev Year - # of Solds	0	3	0	36	0	24	110			

Active Detail

November 2022

Glover Park, Washington, DC

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

New Listings**13**

-7.1%

from Oct 2022:
14

8.3%

from Nov 2021:
12

YTD	2022	2021	+/-
	177	235	-24.7%

5-year Nov average: **12****New Pendings****5**

-50.0%

from Oct 2022:
10

-50.0%

from Nov 2021:
10

YTD	2022	2021	+/-
	128	175	-26.9%

5-year Nov average: **10****Closed Sales****10**

11.1%

from Oct 2022:
9

0.0%

from Nov 2021:
10

YTD	2022	2021	+/-
	133	173	-23.1%

5-year Nov average: **10****Median Sold Price****\$730,000**

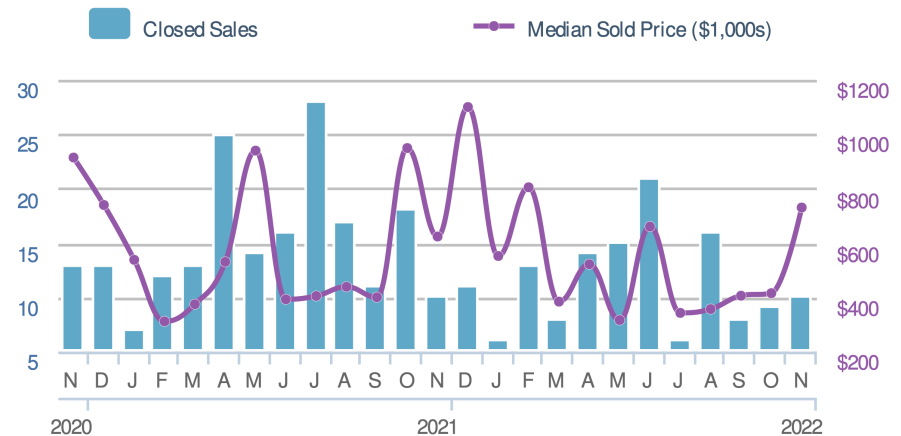
75.9%

from Oct 2022:
\$415,000

16.9%

from Nov 2021:
\$624,500

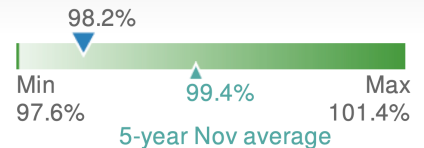
YTD	2022	2021	+/-
	\$438,000	\$465,000	-5.8%

5-year Nov average: **\$690,150****Active Listings****16**

Oct 2022	Nov 2021
17	27

Avg DOM**18**

Oct 2022	Nov 2021	YTD
42	18	29

Avg Sold to OLP Ratio**98.2%**

Oct 2022	Nov 2021	YTD
99.4%	98.9%	99.9%

January thru December 2022 YTD
Glover Park, Washington, DC (Advertised)202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$97,582,773	\$124,279,902	-21.48%
Avg Sold Price	\$698,338	\$693,751	0.66%
Median Sold Price	\$457,500	\$501,000	-8.68%
Units Sold	142	185	-23.24%
Avg Days on Market	28	22	27.27%
Avg List Price for Solds	\$687,202	\$671,783	2.30%
Avg SP to OLP Ratio	99.9%	100.9%	-1.02%
Ratio of Avg SP to Avg OLP	100.9%	102.9%	-1.93%
Attached Avg Sold Price	\$677,750	\$693,751	-2.31%
Detached Avg Sold Price	\$1,875,000	\$0	0%
Attached Units Sold	138	185	-25.41%
Detached Units Sold	3	0	0%

Financing (Sold)

Assumption	0
Cash	35
Conventional	101
FHA	1
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	7
1 to 10	60
11 to 20	16
21 to 30	10
31 to 60	20
61 to 90	11
91 to 120	6
121 to 180	9
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

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	1	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	2
\$200K to \$299,999	0	0	0	0	0	0	22	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	31	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	18	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	9	0	0	0
\$600K to \$799,999	0	0	0	1	0	0	14	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	6	0	0	0
\$1M to \$2,499,999	1	2	1	15	0	18	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	3	1	17	1	18	100	0	0	10
Avg Sold Price	\$1,600,000	\$1,075,733	\$1,475,000	\$1,193,870	\$2,550,000	\$1,464,472	\$436,460			
Prev Year - Avg Sold Price	\$0	\$869,666	\$0	\$1,177,580	\$0	\$1,235,255	\$393,737			
Avg Sold % Change	0.00%	23.69%	0.00%	1.38%	0.00%	18.56%	10.85%			
Prev Year - # of Solds	0	3	0	40	0	27	115			

Active Detail

December 2022

Glover Park, Washington, DC

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

New Listings**5** **-61.5%**from Nov 2022:
13 **0.0%**from Dec 2021:
5

YTD	2022	2021	+/-
	182	240	-24.2%

5-year Dec average: **6****New Pendings****7** **40.0%**from Nov 2022:
5 **-30.0%**from Dec 2021:
10

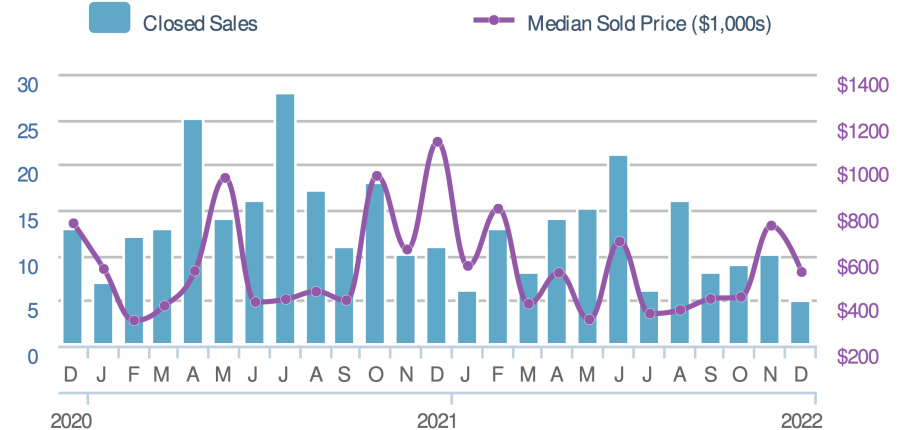
YTD	2022	2021	+/-
	138	186	-25.8%

5-year Dec average: **9****Closed Sales****5** **-50.0%**from Nov 2022:
10 **-54.5%**from Dec 2021:
11

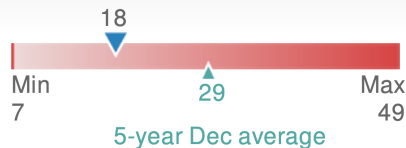
YTD	2022	2021	+/-
	142	185	-23.2%

5-year Dec average: **10****Median Sold Price****\$525,000** **-28.1%**from Nov 2022:
\$730,000 **-52.3%**from Dec 2021:
\$1,100,000

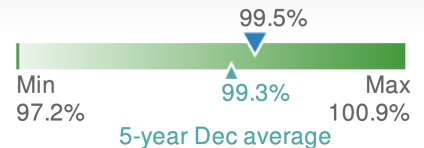
YTD	2022	2021	+/-
	\$457,500	\$501,000	-8.7%

5-year Dec average: **\$718,900****Active Listings****10**

Nov 2022	Dec 2021
16	15

Avg DOM**18**

Nov 2022	Dec 2021	YTD
18	36	28

Avg Sold to OLP Ratio**99.5%**

Nov 2022	Dec 2021	YTD
98.2%	100.8%	99.9%