

January thru January 2023 YTD
Berkley, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$0	\$3,400,000	0%
Avg Sold Price	\$0	\$3,300,000	0%
Median Sold Price	\$0	\$3,300,000	0%
Units Sold	0	1	0%
Avg Days on Market	0	90	0%
Avg List Price for Solds	\$0	\$3,400,000	0%
Avg SP to OLP Ratio	0.0%	91.9%	0%
Ratio of Avg SP to Avg OLP	0.0%	91.9%	0%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$0	\$3,300,000	0%
Attached Units Sold	0	0	%
Detached Units Sold	0	1	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	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	2	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,300,000	\$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	1	0	0			

January 2023

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New Listings 2

↔ 0.0% ↑ 100.0%

from Dec 2022: 0 from Jan 2022: 1

YTD	2023	2022	+/-
	2	1	100.0%

5-year Jan average: 2

New Pendings 1

↔ 0.0% ↔ 0.0%

from Dec 2022: 0 from Jan 2022: 0

YTD	2023	2022	+/-
	1	0	0.0%

5-year Jan average: 1

Closed Sales 0

↓ -100.0% ↓ -100.0%

from Dec 2022: 1 from Jan 2022: 1

YTD	2023	2022	+/-
	0	1	-100.0%

5-year Jan average: 1

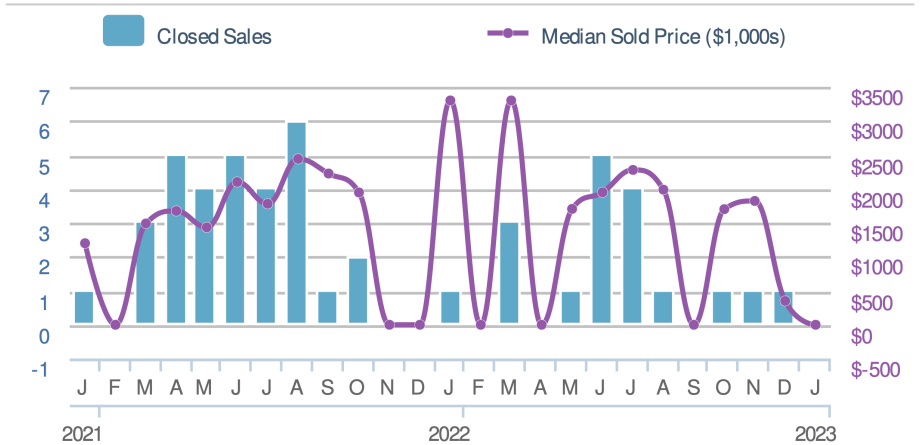
Median Sold Price \$0

↓ -100.0% ↓ -100.0%

from Dec 2022: \$350,000 from Jan 2022: \$3,300,000

YTD	2023	2022	+/-
	\$0	\$3,300,000	-100.0%

5-year Jan average: \$1,180,000



Active Listings 2

2

Min 2 4 Max 6

5-year Jan average

Dec 2022	Jan 2022
2	3

Avg DOM 0

0

Min 0 35 Max 90

5-year Jan average

Dec 2022	Jan 2022	YTD
46	90	0

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% 53.3% Max 91.9%

5-year Jan average

Dec 2022	Jan 2022	YTD
95.9%	91.9%	0.0%

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$1,899,000	\$3,400,000	-44.15%
Avg Sold Price	\$2,150,000	\$3,300,000	-34.85%
Median Sold Price	\$2,150,000	\$3,300,000	-34.85%
Units Sold	1	1	0.00%
Avg Days on Market	2	90	-97.78%
Avg List Price for Solds	\$1,899,000	\$3,400,000	-44.15%
Avg SP to OLP Ratio	113.2%	91.9%	23.17%
Ratio of Avg SP to Avg OLP	113.2%	91.9%	23.17%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,150,000	\$3,300,000	-34.85%
Attached Units Sold	0	0	%
Detached Units Sold	1	1	0.00%

Financing (Sold)

Assumption	0
Cash	0
Conventional	1
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	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

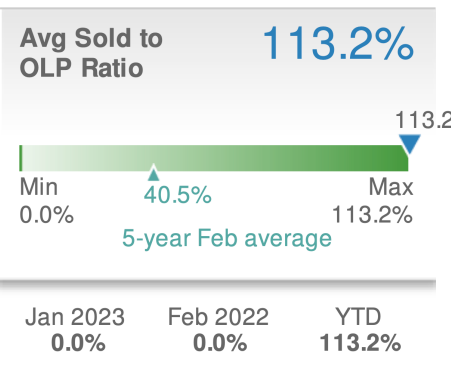
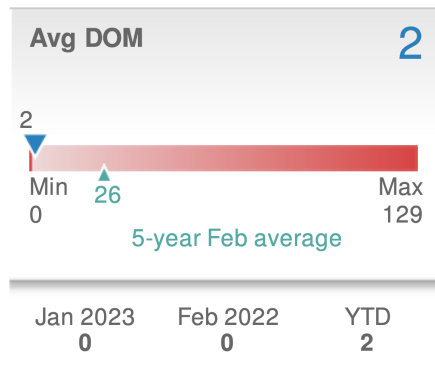
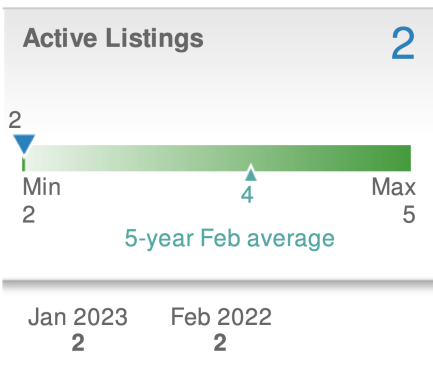
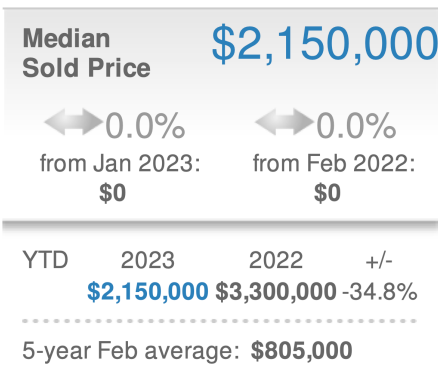
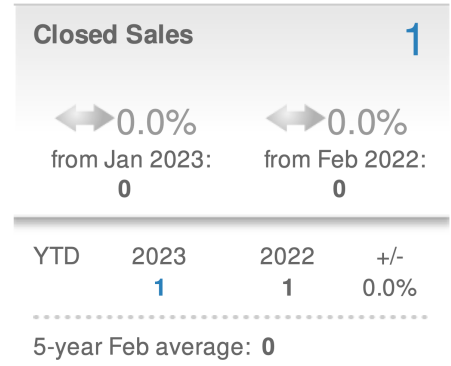
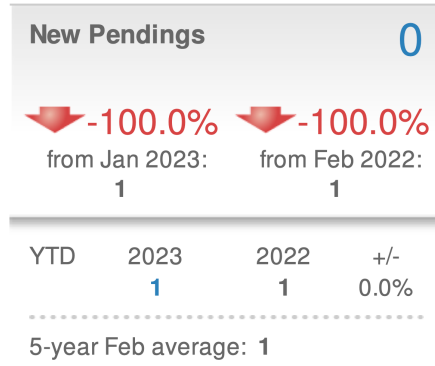
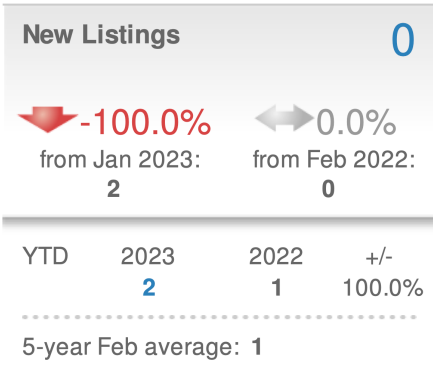
Active Detail

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	1	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	2	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,300,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-34.85%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	1	0	0			

February 2023

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January thru March 2023 YTD
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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$1,899,000	\$13,298,000	-85.72%
Avg Sold Price	\$2,150,000	\$3,256,250	-33.97%
Median Sold Price	\$2,150,000	\$3,300,000	-34.85%
Units Sold	1	4	-75.00%
Avg Days on Market	2	76	-97.37%
Avg List Price for Solds	\$1,899,000	\$3,324,500	-42.88%
Avg SP to OLP Ratio	113.2%	95.0%	19.14%
Ratio of Avg SP to Avg OLP	113.2%	94.8%	19.43%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,150,000	\$3,256,250	-33.97%
Attached Units Sold	0	0	%
Detached Units Sold	1	4	-75.00%

Financing (Sold)

Assumption	0
Cash	0
Conventional	1
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	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

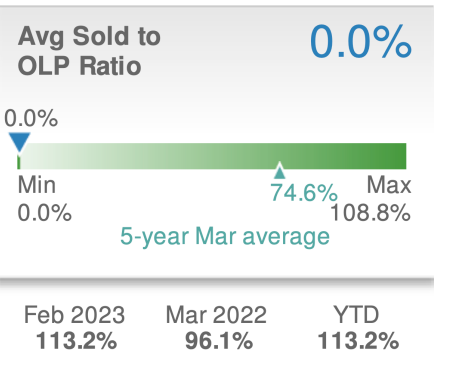
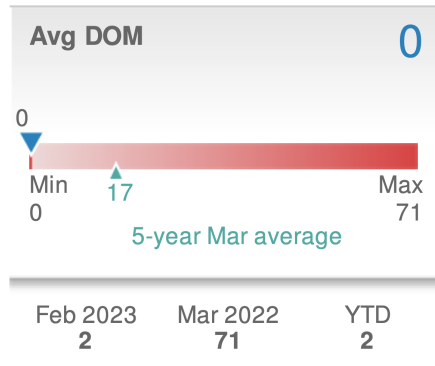
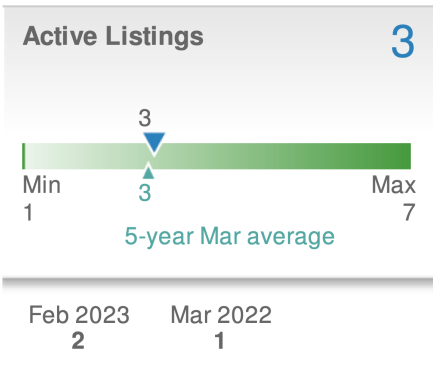
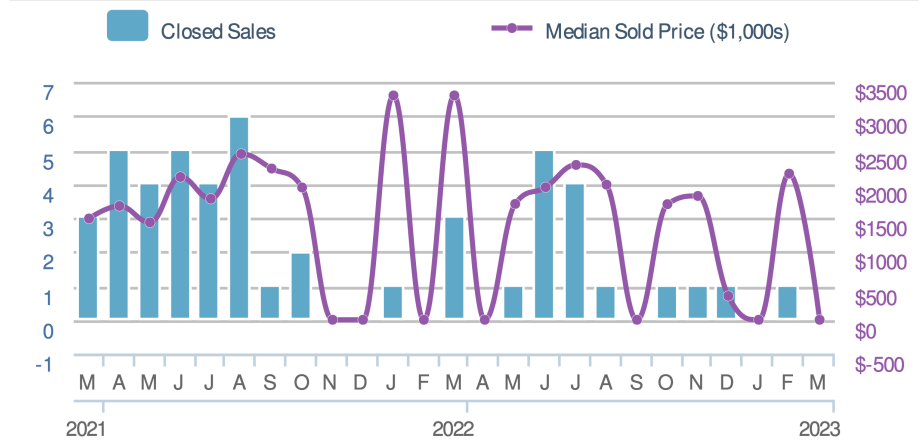
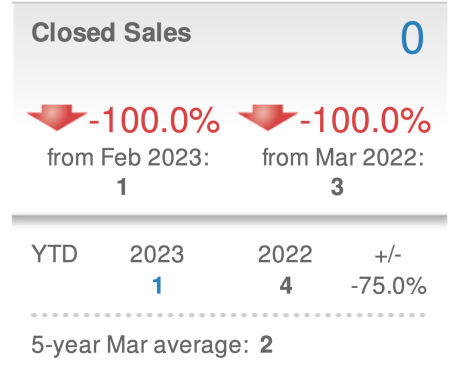
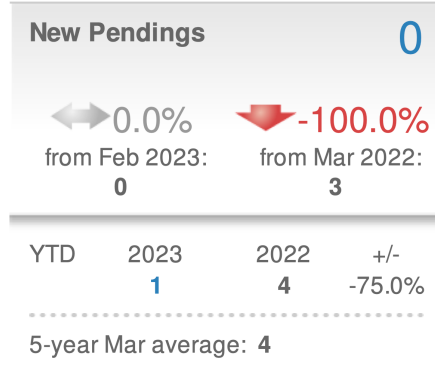
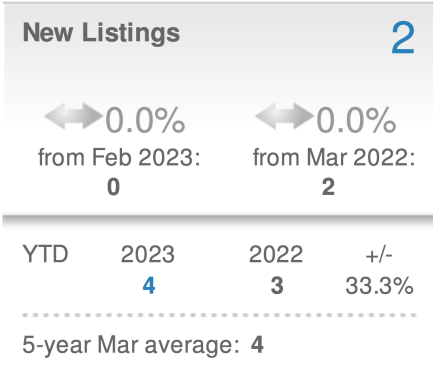
Active Detail

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	1	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	3	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,256,250	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-33.97%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	4	0	0			

March 2023

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January thru April 2023 YTD
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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$1,899,000	\$13,298,000	-85.72%
Avg Sold Price	\$2,150,000	\$3,256,250	-33.97%
Median Sold Price	\$2,150,000	\$3,300,000	-34.85%
Units Sold	1	4	-75.00%
Avg Days on Market	2	76	-97.37%
Avg List Price for Solds	\$1,899,000	\$3,324,500	-42.88%
Avg SP to OLP Ratio	113.2%	95.0%	19.14%
Ratio of Avg SP to Avg OLP	113.2%	94.8%	19.43%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,150,000	\$3,256,250	-33.97%
Attached Units Sold	0	0	%
Detached Units Sold	1	4	-75.00%

Financing (Sold)

Assumption	0
Cash	0
Conventional	1
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	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

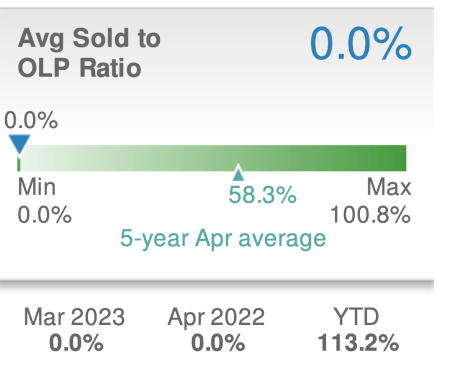
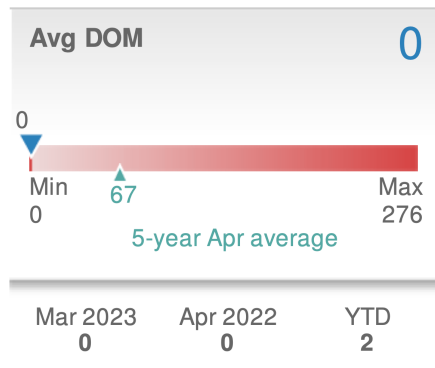
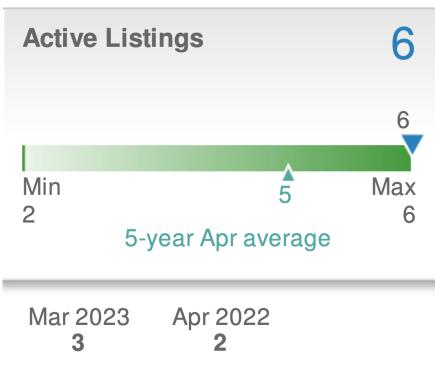
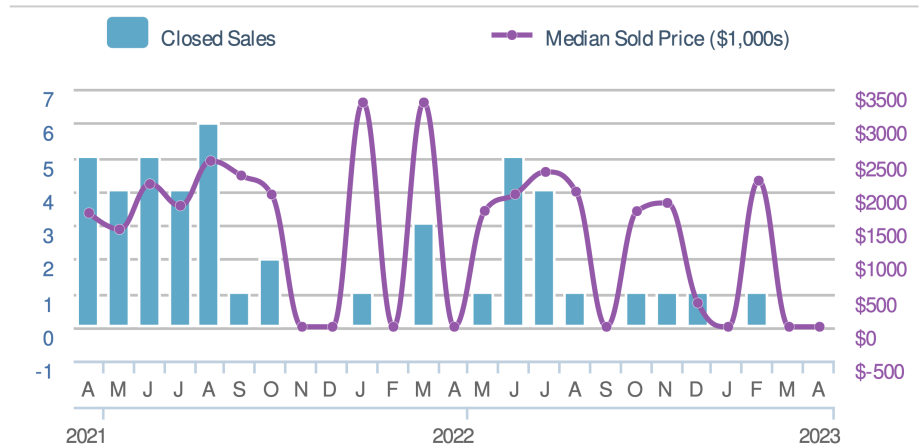
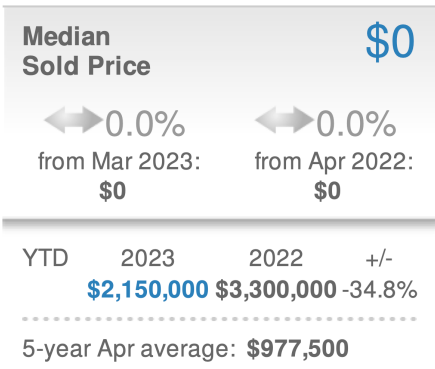
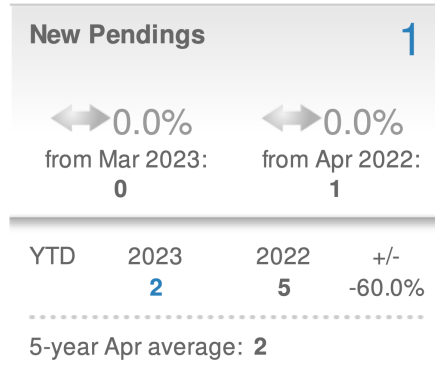
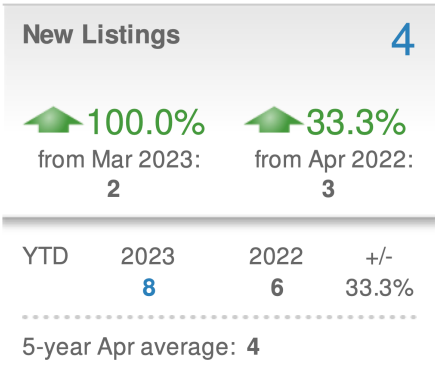
Active Detail

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	1	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	0	0	1	0	0	6	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,256,250	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-33.97%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	4	0	0			

April 2023

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$1,899,000	\$14,973,000	-87.32%
Avg Sold Price	\$2,150,000	\$2,946,000	-27.02%
Median Sold Price	\$2,150,000	\$3,300,000	-34.85%
Units Sold	1	5	-80.00%
Avg Days on Market	2	64	-96.88%
Avg List Price for Solds	\$1,899,000	\$2,994,600	-36.59%
Avg SP to OLP Ratio	113.2%	95.5%	18.54%
Ratio of Avg SP to Avg OLP	113.2%	95.1%	19.07%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,150,000	\$2,946,000	-27.02%
Attached Units Sold	0	0	%
Detached Units Sold	1	5	-80.00%

Financing (Sold)

Assumption	0
Cash	0
Conventional	1
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	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

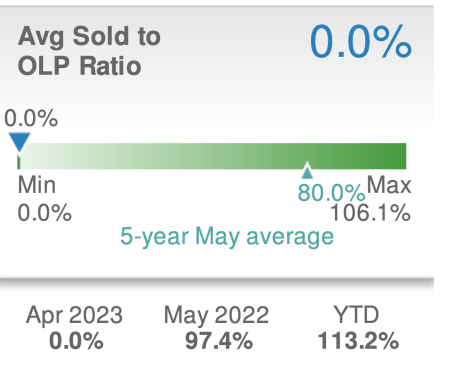
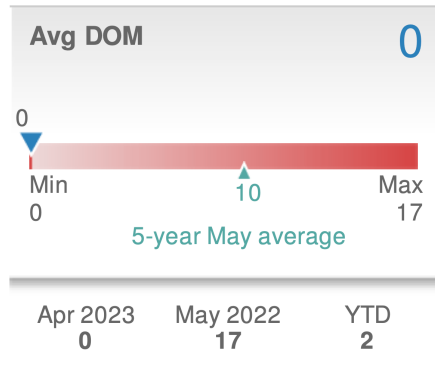
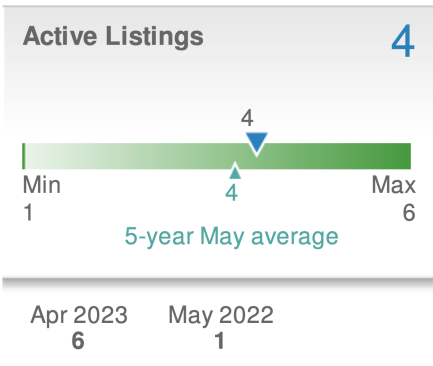
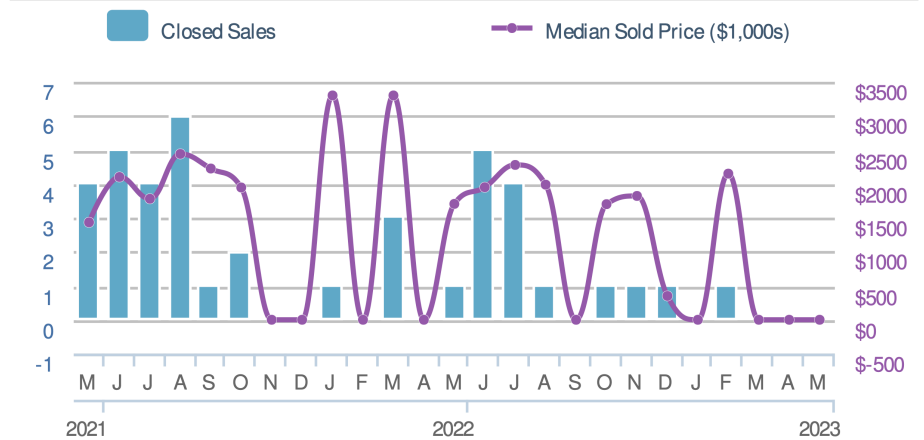
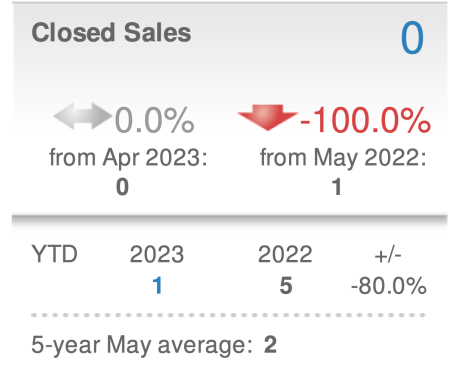
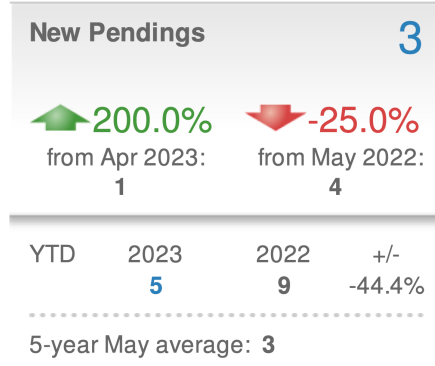
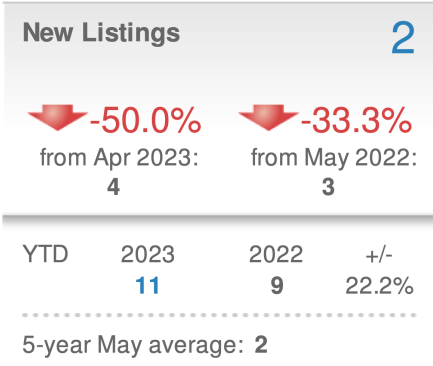
Active Detail

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	1	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	0	0	0	0	1	0	0	4	0	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,150,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,946,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-27.02%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	5	0	0			

May 2023

Berkley, Washington, DC

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January thru June 2023 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$7,694,000	\$26,817,000	-71.31%
Avg Sold Price	\$2,016,250	\$2,702,412	-25.39%
Median Sold Price	\$2,087,500	\$3,200,000	-34.77%
Units Sold	4	10	-60.00%
Avg Days on Market	10	34	-70.59%
Avg List Price for Solds	\$1,923,500	\$2,681,700	-28.27%
Avg SP to OLP Ratio	103.2%	99.2%	4.00%
Ratio of Avg SP to Avg OLP	102.1%	98.9%	3.28%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$2,016,250	\$2,702,412	-25.39%
Attached Units Sold	0	0	%
Detached Units Sold	4	10	-60.00%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	2
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	1	0	3	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	0	0	1	0	3	0	0	5	0	0
Avg Sold Price	\$0	\$0	\$1,490,000	\$0	\$2,191,666	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,295,000	\$0	\$2,858,792	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	15.06%	0.00%	-23.34%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	9	0	0			

June 2023

Berkley, Washington, DC

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New Listings **3**

▲ **50.0%** ▼ **-25.0%**
 from May 2023: **2** from Jun 2022: **4**

YTD	2023	2022	+/-
	14	13	7.7%

5-year Jun average: **5**

New Pendings **1**

▼ **-66.7%** ▼ **-66.7%**
 from May 2023: **3** from Jun 2022: **3**

YTD	2023	2022	+/-
	6	13	-53.8%

5-year Jun average: **3**

Closed Sales **3**

↔ **0.0%** ▼ **-40.0%**
 from May 2023: **0** from Jun 2022: **5**

YTD	2023	2022	+/-
	4	10	-60.0%

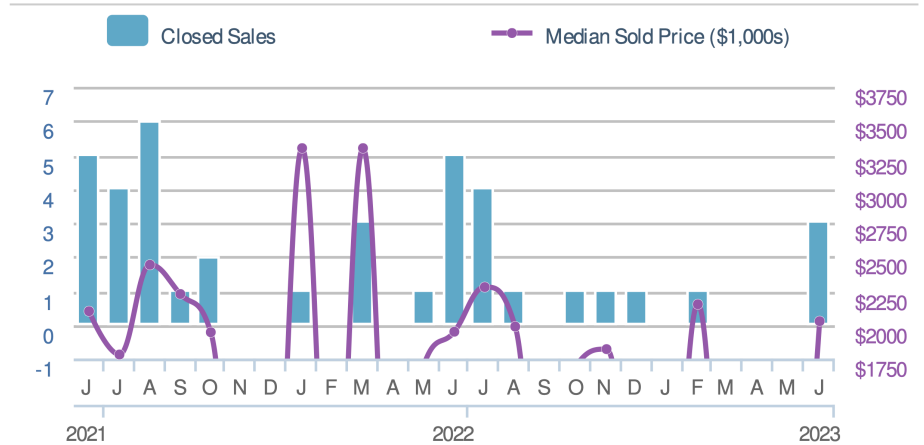
5-year Jun average: **4**

Median Sold Price **\$2,025,000**

↔ **0.0%** ▲ **3.9%**
 from May 2023: **\$0** from Jun 2022: **\$1,949,000**

YTD	2023	2022	+/-
	\$2,087,500	\$3,200,000	-34.8%

5-year Jun average: **\$1,846,800**



Active Listings **5**

Min 1 | 5 | Max 7
▲ **5**
 5-year Jun average

May 2023	Jun 2022
4	1

Avg DOM **13**

Min 4 | 9 | Max 17
▲ **13**
 5-year Jun average

May 2023	Jun 2022	YTD
0	4	10

Avg Sold to OLP Ratio **99.8%**

Min 98.6% | 99.8% | Max 113.2%
▲ **103.1%**
 5-year Jun average

May 2023	Jun 2022	YTD
0.0%	102.9%	103.2%

January thru July 2023 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$10,089,000	\$36,046,000	-72.01%
Avg Sold Price	\$2,063,000	\$2,592,080	-20.41%
Median Sold Price	\$2,150,000	\$2,743,750	-21.64%
Units Sold	5	14	-64.29%
Avg Days on Market	9	28	-67.86%
Avg List Price for Solds	\$2,017,800	\$2,574,714	-21.63%
Avg SP to OLP Ratio	101.3%	98.9%	2.47%
Ratio of Avg SP to Avg OLP	100.2%	97.7%	2.57%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$2,063,000	\$2,592,080	-20.41%
Attached Units Sold	0	0	0%
Detached Units Sold	5	14	-64.29%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	3
11 to 20	2
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	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	4	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	3	0	0
Total	0	0	1	0	4	0	0	5	0	1
Avg Sold Price	\$0	\$0	\$1,490,000	\$0	\$2,206,250	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,623,750	\$0	\$2,753,469	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-8.24%	0.00%	-19.87%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	12	0	0			

July 2023

Berkley, Washington, DC

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New Listings **1**

↓ **-66.7%** ↓ **-75.0%**
 from Jun 2023: **3** from Jul 2022: **4**

YTD	2023	2022	+/-
	16	17	-5.9%

5-year Jul average: **3**

New Pendings **0**

↓ **-100.0%** ↓ **-100.0%**
 from Jun 2023: **1** from Jul 2022: **2**

YTD	2023	2022	+/-
	6	15	-60.0%

5-year Jul average: **2**

Closed Sales **1**

↓ **-66.7%** ↓ **-75.0%**
 from Jun 2023: **3** from Jul 2022: **4**

YTD	2023	2022	+/-
	5	14	-64.3%

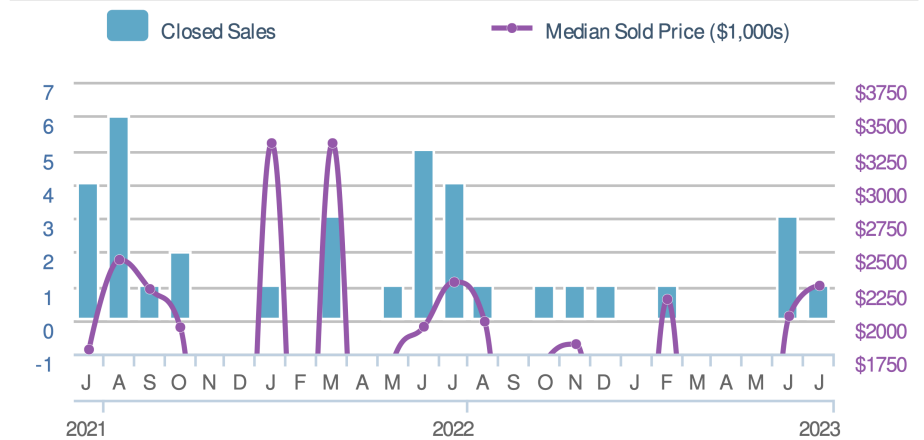
5-year Jul average: **2**

Median Sold Price **\$2,250,000**

↑ **11.1%** ↓ **-1.2%**
 from Jun 2023: **\$2,025,000** from Jul 2022: **\$2,276,250**

YTD	2023	2022	+/-
	\$2,150,000	\$2,743,750	-21.6%

5-year Jul average: **\$1,989,375**



Active Listings **6**

Min 2 | 4 | Max 6
 5-year Jul average

Jun 2023	Jul 2022
5	2

Avg DOM **8**

Min 0 | 22 | Max 82
 5-year Jul average

Jun 2023	Jul 2022	YTD
13	14	9

Avg Sold to OLP Ratio **94.0%**

Min 94.0% | 99.0% | Max 106.7%
 5-year Jul average

Jun 2023	Jul 2022	YTD
99.8%	98.1%	101.3%

January thru August 2023 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$13,138,000	\$39,990,500	-67.15%
Avg Sold Price	\$1,898,857	\$2,523,070	-24.74%
Median Sold Price	\$2,025,000	\$2,347,500	-13.74%
Units Sold	7	16	-56.25%
Avg Days on Market	10	28	-64.29%
Avg List Price for Solds	\$1,876,857	\$2,499,406	-24.91%
Avg SP to OLP Ratio	99.8%	99.5%	0.34%
Ratio of Avg SP to Avg OLP	99.3%	98.3%	1.02%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,898,857	\$2,523,070	-24.74%
Attached Units Sold	0	0	0%
Detached Units Sold	7	16	-56.25%

Financing (Sold)

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

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	2
21 to 30	1
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

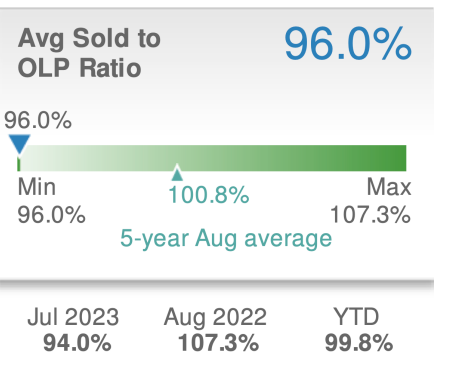
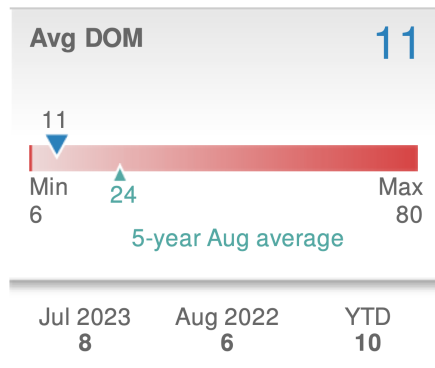
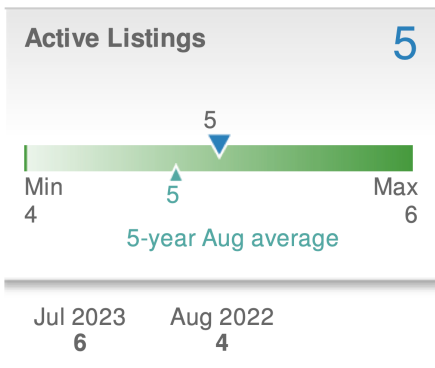
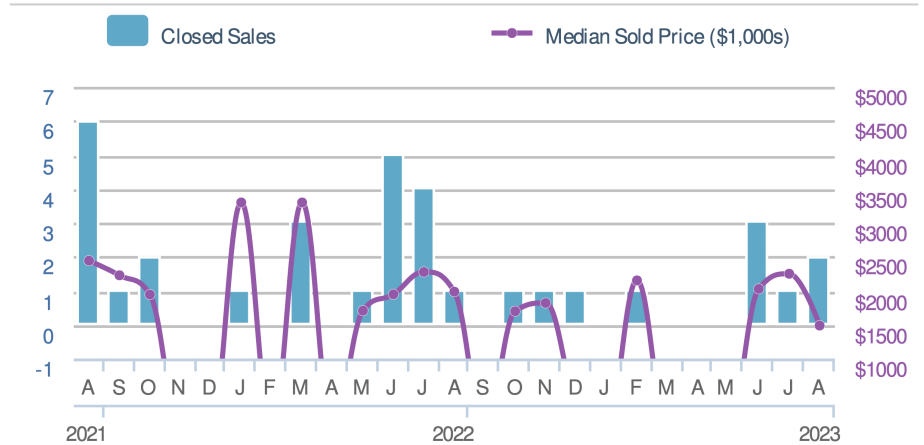
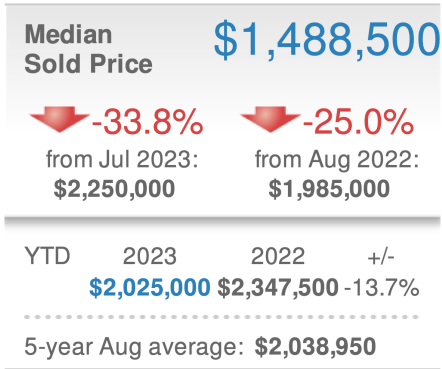
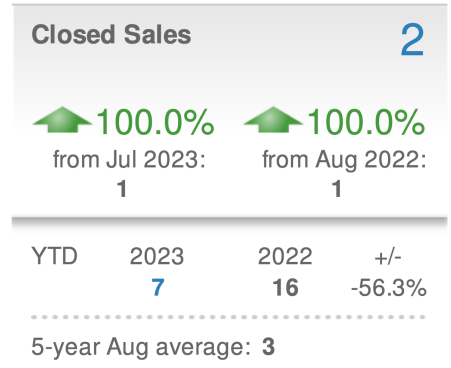
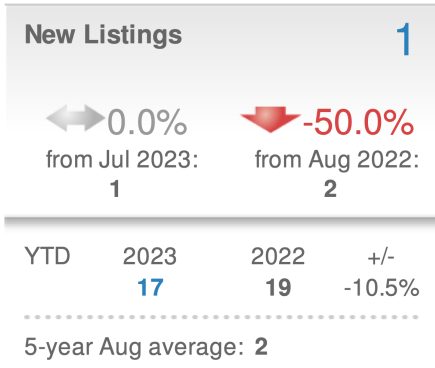
Active Detail

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	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	5	0	0	1	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	3	0	0
Total	0	0	2	0	5	0	0	4	0	1
Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,623,750	\$0	\$2,651,544	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-10.18%	0.00%	-21.74%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	14	0	0			

August 2023

Berkley, Washington, DC

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January thru September 2023 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$13,138,000	\$39,990,500	-67.15%
Avg Sold Price	\$1,898,857	\$2,523,070	-24.74%
Median Sold Price	\$2,025,000	\$2,347,500	-13.74%
Units Sold	7	16	-56.25%
Avg Days on Market	10	28	-64.29%
Avg List Price for Solds	\$1,876,857	\$2,499,406	-24.91%
Avg SP to OLP Ratio	99.8%	99.5%	0.34%
Ratio of Avg SP to Avg OLP	99.3%	98.3%	1.02%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,898,857	\$2,523,070	-24.74%
Attached Units Sold	0	0	0%
Detached Units Sold	7	16	-56.25%

Financing (Sold)

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

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	2
21 to 30	1
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

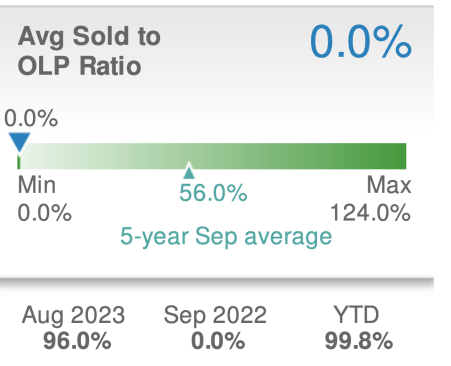
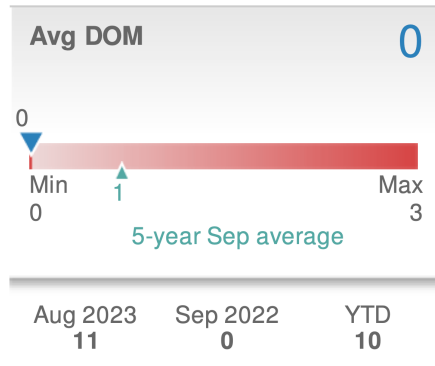
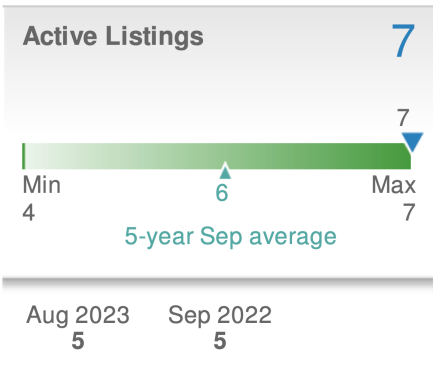
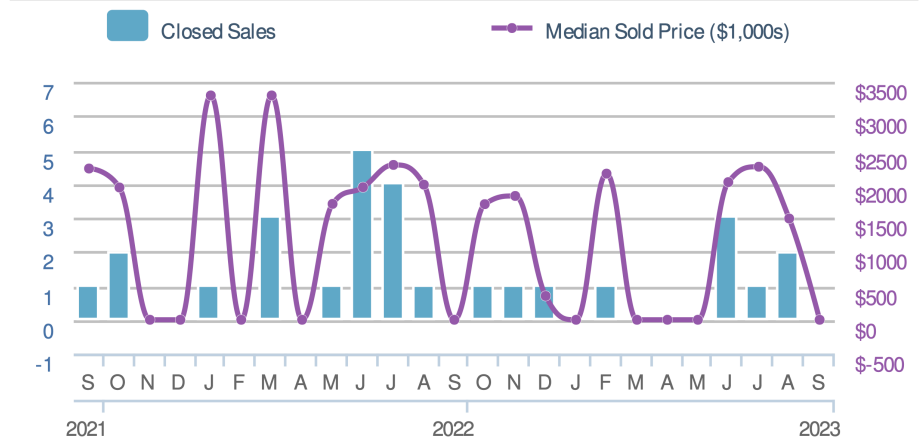
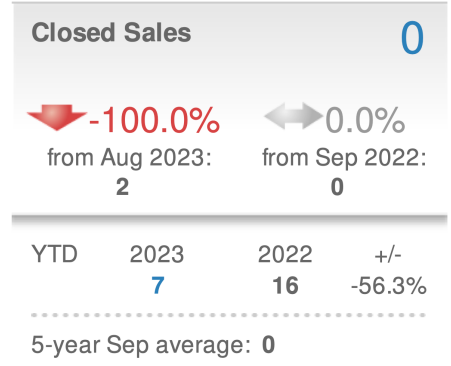
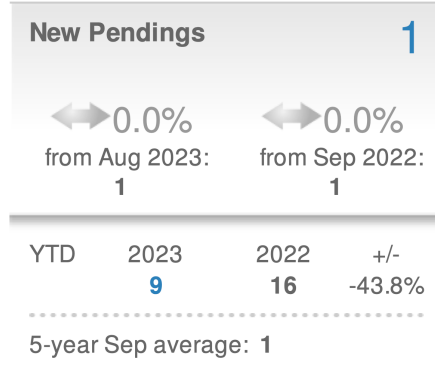
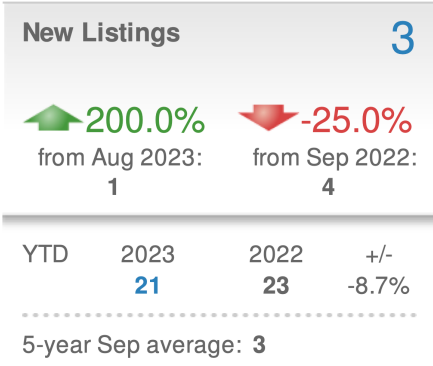
Active Detail

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	2	0	5	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	0	0	2	0	5	0	0	7	0	0
Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,623,750	\$0	\$2,651,544	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-10.18%	0.00%	-21.74%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	14	0	0			

September 2023

Berkley, Washington, DC

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January thru October 2023 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$13,863,000	\$41,715,500	-66.77%
Avg Sold Price	\$1,754,625	\$2,474,654	-29.10%
Median Sold Price	\$1,787,500	\$2,095,000	-14.68%
Units Sold	8	17	-52.94%
Avg Days on Market	9	26	-65.38%
Avg List Price for Solds	\$1,732,875	\$2,453,852	-29.38%
Avg SP to OLP Ratio	100.2%	99.4%	0.76%
Ratio of Avg SP to Avg OLP	99.4%	98.3%	1.19%
Attached Avg Sold Price	\$745,000	\$0	0%
Detached Avg Sold Price	\$1,898,857	\$2,474,654	-23.27%
Attached Units Sold	1	0	0%
Detached Units Sold	7	17	-58.82%

Financing (Sold)

Assumption	0
Cash	2
Conventional	6
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	2
21 to 30	2
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	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	5	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	4	0	0
Total	0	0	2	0	5	0	1	8	0	0
Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$745,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,623,750	\$0	\$2,588,108	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-10.18%	0.00%	-19.83%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	15	0	0			

October 2023

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New Listings **2**

↓ **-33.3%** ↑ **100.0%**
from Sep 2023: **3** from Oct 2022: **1**

YTD	2023	2022	+/-
	24	24	0.0%

5-year Oct average: **2**

New Pendings **1**

↔ **0.0%** ↔ **0.0%**
from Sep 2023: **1** from Oct 2022: **1**

YTD	2023	2022	+/-
	10	17	-41.2%

5-year Oct average: **1**

Closed Sales **1**

↔ **0.0%** ↔ **0.0%**
from Sep 2023: **0** from Oct 2022: **1**

YTD	2023	2022	+/-
	8	17	-52.9%

5-year Oct average: **2**

Median Sold Price **\$745,000**

↔ **0.0%** ↓ **-56.2%**
from Sep 2023: **\$0** from Oct 2022: **\$1,700,000**

YTD	2023	2022	+/-
	\$1,787,500	\$2,095,000	-14.7%

5-year Oct average: **\$1,353,900**



Active Listings **8**

Min **4** Max **8**
5-year Oct average **5**

Sep 2023	Oct 2022
7	4

Avg DOM **6**

Min **4** Max **83**
5-year Oct average **40**

Sep 2023	Oct 2022	YTD
0	4	9

Avg Sold to OLP Ratio **102.8%**

Min **97.0%** Max **102.8%**
5-year Oct average **99.2%**

Sep 2023	Oct 2022	YTD
0.0%	98.6%	100.2%

January thru November 2023 YTD

Berkley, Washington, DC (Advertised)

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$13,863,000	\$43,364,500	-68.03%
Avg Sold Price	\$1,754,625	\$2,438,284	-28.04%
Median Sold Price	\$1,787,500	\$2,040,000	-12.38%
Units Sold	8	18	-55.56%
Avg Days on Market	9	25	-64.00%
Avg List Price for Solds	\$1,732,875	\$2,409,138	-28.07%
Avg SP to OLP Ratio	100.2%	100.0%	0.15%
Ratio of Avg SP to Avg OLP	99.4%	98.7%	0.73%
Attached Avg Sold Price	\$745,000	\$0	0%
Detached Avg Sold Price	\$1,898,857	\$2,438,284	-22.12%
Attached Units Sold	1	0	0%
Detached Units Sold	7	18	-61.11%

Financing (Sold)

Assumption	0
Cash	2
Conventional	6
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	2
21 to 30	2
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	2	0	5	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	4	0	0
Total	0	0	2	0	5	0	1	7	0	0
Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,075,000	\$0	\$745,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,623,750	\$0	\$2,540,101	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-10.18%	0.00%	-18.31%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	16	0	0			

November 2023

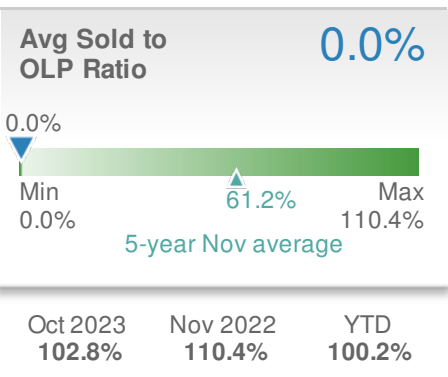
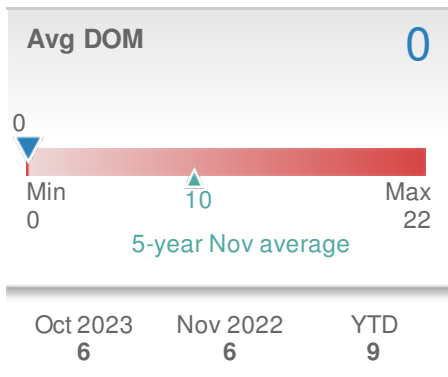
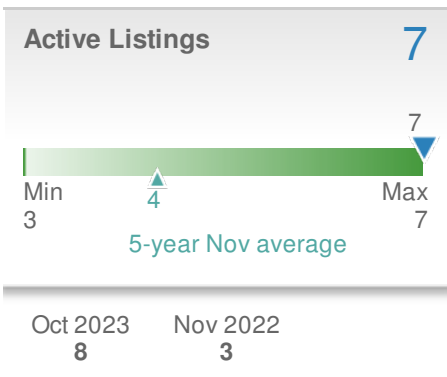
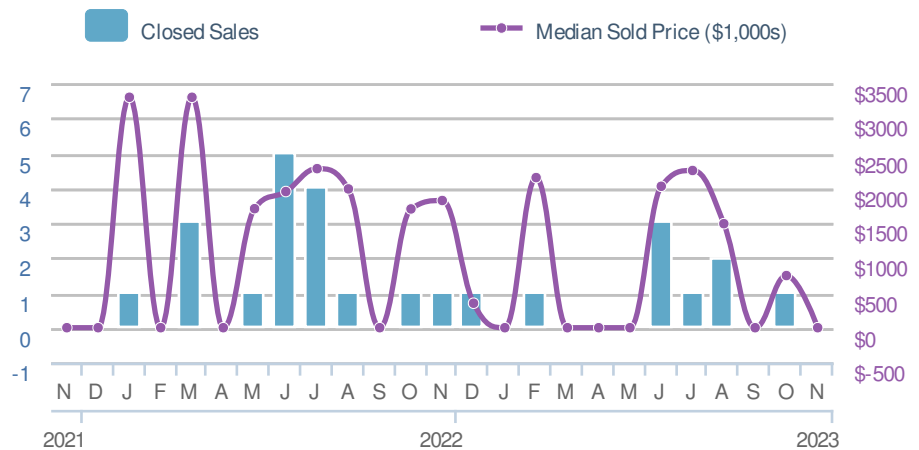
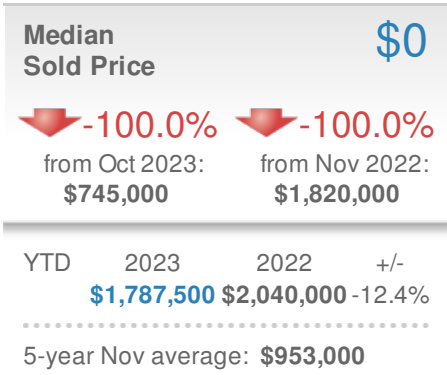
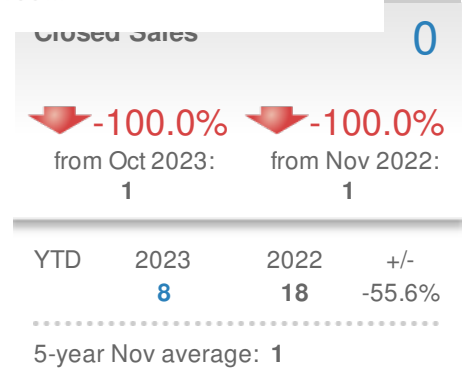
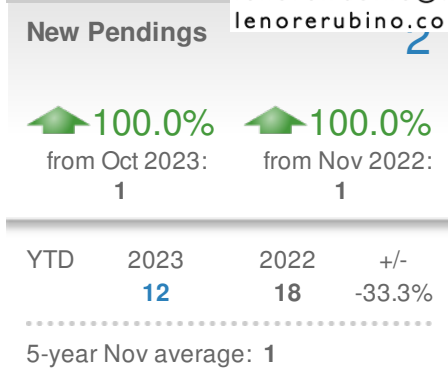
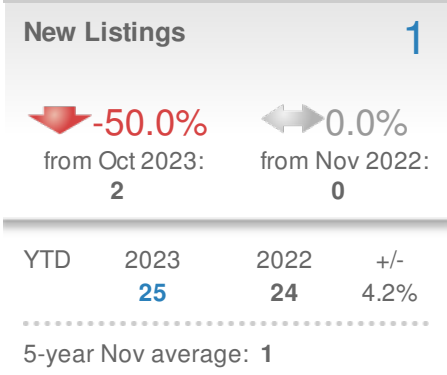
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pg 2 of 2

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January thru December 2023 YTD
Berkley, Washington, DC (Advertised)

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$20,283,000	\$43,714,400	-53.60%
Avg Sold Price	\$1,832,909	\$2,328,375	-21.28%
Median Sold Price	\$1,995,000	\$1,985,000	0.50%
Units Sold	11	19	-42.11%
Avg Days on Market	22	26	-15.38%
Avg List Price for Solds	\$1,843,909	\$2,300,757	-19.86%
Avg SP to OLP Ratio	98.7%	99.8%	-1.12%
Ratio of Avg SP to Avg OLP	97.7%	98.7%	-1.01%
Attached Avg Sold Price	\$737,500	\$350,000	110.71%
Detached Avg Sold Price	\$2,076,333	\$2,438,284	-14.84%
Attached Units Sold	2	1	100.00%
Detached Units Sold	9	18	-50.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	9
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	3
21 to 30	2
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	0
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	2	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	6	0	0	2	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	2	0	0
Total	0	0	2	0	7	0	2	4	0	0
Avg Sold Price	\$0	\$0	\$1,458,500	\$0	\$2,252,857	\$0	\$737,500			
Prev Year - Avg Sold Price	\$0	\$0	\$1,623,750	\$0	\$2,540,101	\$0	\$350,000			
Avg Sold % Change	0.00%	0.00%	-10.18%	0.00%	-11.31%	0.00%	110.71%			
Prev Year - # of Solds	0	0	2	0	16	0	1			

December 2023

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