



**JEFF WILSON**  
**301.442.8533**  
 jeff.wilson@sir.com  
**LiveInDupont.com**

TTR Sotheby's International Realty  
 1206 30th St NW | Washington, DC 20007  
 Office: 202.333.1212

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“

Gratitude unlocks the fullness of life. It turns what we have into enough, and more. It turns denial into acceptance, chaos to order, confusion to clarity. It can turn a meal into a feast, a house into a home, a stranger into a friend. Gratitude makes sense of our past, brings peace for today, and creates a vision for tomorrow.”

- MELODY BEATTIE -

**FUTURE FRIENDS AND NEIGHBORS,**

May the end of 2022 bring you happiness, good health, and a moment of reflection before we begin a new year. I appreciate your time and am always here to help with any future real estate goals in the coming year.

LIVE IN *Dupont*

YEAR-END 2022 REAL ESTATE MARKET REPORT



TTR | **Sotheby's**  
 INTERNATIONAL REALTY



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**Dear Dupont Friends and Neighbors,**  
 As a Dupont resident and real estate advisor for over 3 decades, I have a keen ability to create record sales in a wide range of categories. Let me show you how to maximize your property's value. It would be my honor to advise you.

[www.LiveInDupont.com](http://www.LiveInDupont.com)



SCAN ME

If you want to know what your home would sell for in today's market, contact me today at **301.442.8533**.

**HOMES FOR SALE (SHOWING 10 OF 17)**

STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.*	LIST PRICE
Active	2040 S Street NW	12	6.2	17,000	\$14,500,000
Active	2015 R Street NW	16	7.0	6,200	\$4,250,000
Active	1337 21st Street NW	5	3.2	3,400	\$4,199,000
Active	1820 19th Street NW	9	9.0	4,500	\$2,650,000
Active	2008 R Street NW	5	4.1	3,000	\$2,495,000
Active	1836 California Street NW	9	6.0	3,900	\$2,495,000
Active	1538 Swann Street NW	4	4.0	1,600	\$2,395,000
Active	1834 Swann Street NW	4	4.1	2,500	\$2,365,000
Active	1744 T Street NW	5	4.1	2,400	\$2,349,900
Active	1731 Riggs Place NW	4	3.1	2,600	\$2,300,000

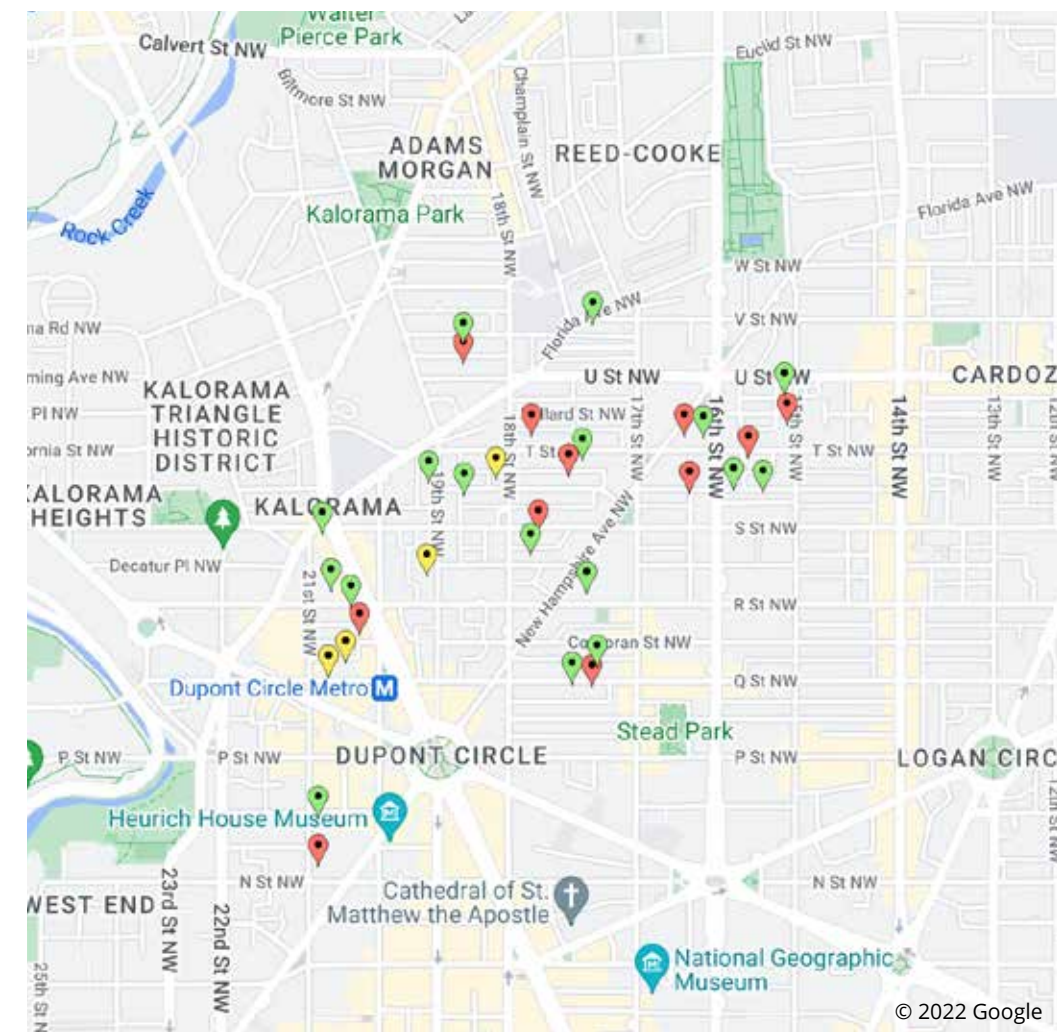
**THERE ARE 4 HOMES CURRENTLY PENDING OR UNDER CONTRACT**

**HOMES RECENTLY SOLD**

STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE
Sold	2017 Hillyer Place NW	5	4.1	2,880	\$2,795,000	\$2,795,000	08/31/22
Sold	1767 T Street NW	5	4.1	2,551	\$2,750,000	\$2,600,000	11/16/22
Sold	1908 15th Street NW	5	3.1	2,355	\$1,899,900	\$1,900,000	10/11/22
Sold	1746 S Street NW	5	2.0	4,000	\$1,999,900	\$1,800,000	09/29/22
Sold	1720 Q Street NW	4	5.1	2,598	\$1,900,000	\$1,775,000	10/21/22
Sold	1530 T Street NW	3	2.0	1,700	\$1,699,000	\$1,720,000	10/11/22
Sold	2025 N Street NW	4	2.1	2,285	\$1,595,000	\$1,595,000	10/28/22
Sold	1737 Swann Street NW	3	2.1	1,393	\$1,399,900	\$1,515,000	10/14/22
Sold	1903 New Hampshire Avenue NW	3	3.0	1,152	\$1,389,000	\$1,375,000	10/21/22
Sold	1835 Vernon Street NW	4	3.1	2,563	\$1,349,000	\$1,350,000	10/31/22
Sold	1614 Swann Street NW	3	1.1	1,696	\$1,100,000	\$1,125,000	10/19/22

**CURRENT DUPONT CIRCLE SALES ACTIVITY**

📍 Active 🟡 Pending 📌 Sold



**DUPONT CIRCLE AT A GLANCE**

**11**  
Homes Recently Sold

**\$3,026,406**  
Average Active List Price

**\$1,777,273**  
Average Sold Price

**10**  
Average Days On Market (Solds)

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This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.