Market Statistics – Detailed Report

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January thru February 2026 YTD
Glover Park, Washington, DC (Advertised)

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	$3,974,900	$5,230,900	-24.01%
Avg Sold Price	$649,583	$427,727	51.87%
Median Sold Price	$577,500	$305,600	88.97%
Units Sold	6	12	-50.00%
Avg Days on Market	38	27	40.74%
Avg List Price for Solds	$662,483	$435,908	51.98%
Avg SP to OLP Ratio	96.3%	98.6%	-2.40%
Ratio of Avg SP to Avg OLP	97.0%	102.0%	-4.90%
Attached Avg Sold Price	$649,583	$427,727	51.87%
Detached Avg Sold Price	$0	$0	%
Attached Units Sold	6	12	-50.00%
Detached Units Sold	0	0	%

Financing (Sold)

Assumption	0
Cash	2
Conventional	4
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	2
91 to 120	1
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 2 or Less BR Detached	Residential 2 or Less BR Attached/TH	Residential 3 BR Detached	Residential 3 BR Attached/TH	Residential 4 or More BR Detached	Residential 4 or More BR Attached/TH	Condo/Coop All Attached	Active Listings Residential Detached	Active Listings Residential Attached/TH	Active Listings Condo/Coop 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	3
$200K to $299,999	0	0	0	0	0	0	0	0	0	10
$300K to $399,999	0	0	0	0	0	0	2	0	0	3
$400K to $499,999	0	0	0	0	0	0	1	0	0	3
$500K to $599,999	0	0	0	0	0	0	0	0	0	3
$600K to $799,999	0	0	0	0	0	0	1	0	0	5
$800K to $999,999	0	0	0	0	0	1	0	0	1	1
$1M to $2,499,999	0	0	0	1	0	0	0	0	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	0	0	0
Total	0	0	0	1	0	1	4	0	1	28
Avg Sold Price	$0	$0	$0	$1,200,000	$0	$825,000	$468,125			
Prev Year - Avg Sold Price	$0	$1,227,000	$0	$0	$0	$0	$355,065			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	31.84%			
Prev Year - # of Solds	0	1	0	0	0	0	11			

MarketStats
by ShowingTime

Local Market **Insight**

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February 2026

Glover Park, Washington, DC

New Listings   **10**

▼ -9.1%   ▲ 25.0%
from Jan 2026: **11**   from Feb 2025: **8**

YTD	2026	2025	+/-
	22	22	0.0%

5-year Feb average: **9**

New Pendings   **9**

▲ 80.0%   ▲ 28.6%
from Jan 2026: **5**   from Feb 2025: **7**

YTD	2026	2025	+/-
	14	13	7.7%

5-year Feb average: **8**

Closed Sales   **4**

▲ 100.0%   ▼ -33.3%
from Jan 2026: **2**   from Feb 2025: **6**

YTD	2026	2025	+/-
	6	12	-50.0%

5-year Feb average: **8**

Median Sold Price   **$541,250**

▼ -14.1%   ▲ 140.6%
from Jan 2026: **$630,000**   from Feb 2025: **$225,000**

YTD	2026	2025	+/-
	$577,500	$305,600	89.0%

5-year Feb average: **$568,439**

Closed Sales / Median Sold Price ($1,000s) — 2024–2026

Active Listings   **29**

Min 9 — 18 (5-year Feb average) — Max 29 — current 29

Jan 2026	Feb 2025
28	22

Avg DOM   **30**

Min 23 — 32 (5-year Feb average) — Max 46 — current 30

Jan 2026	Feb 2025	YTD
54	46	38

Avg Sold to OLP Ratio   **98.7%**

Min 95.6% — 99.7% (5-year Feb average) — Max 102.9% — current 98.7%

Jan 2026	Feb 2025	YTD
91.4%	95.6%	96.3%

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