

January thru May 2025 YTD

Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

| | 2025 | 2024 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$28,873,000 | \$25,888,400 | 11.53% |
| Avg Sold Price | \$906,890 | \$1,152,363 | -21.30% |
| Median Sold Price | \$750,000 | \$495,000 | 51.52% |
| Units Sold | 32 | 22 | 45.45% |
| Avg Days on Market | 34 | 39 | -12.82% |
| Avg List Price for Solds | \$931,387 | \$1,176,745 | -20.85% |
| Avg SP to OLP Ratio | 96.2% | 97.6% | -1.47% |
| Ratio of Avg SP to Avg OLP | 97.1% | 97.4% | -0.26% |
| Attached Avg Sold Price | \$567,830 | \$760,236 | -25.31% |
| Detached Avg Sold Price | \$2,670,000 | \$3,635,833 | -26.56% |
| Attached Units Sold | 27 | 19 | 42.11% |
| Detached Units Sold | 5 | 3 | 66.67% |

- 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 | 24 |
| Conventional | 5 |
| FHA | 2 |
| Other | 1 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| | |
|------------|---|
| 0 | 2 |
| 1 to 10 | 9 |
| 11 to 20 | 7 |
| 21 to 30 | 3 |
| 31 to 60 | 2 |
| 61 to 90 | 0 |
| 91 to 120 | 2 |
| 121 to 180 | 3 |
| 181 to 360 | 4 |
| 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 | 2 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 3 | 0 | 2 |
| \$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 | 5 | 0 | 27 |
| Avg Sold Price | \$0 | \$0 | \$0 | \$0 | \$2,670,000 | \$0 | \$567,830 |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$1,890,000 | \$0 | \$4,508,750 | \$2,074,833 | \$513,750 |
| Avg Sold % Change | 0.00% | 0.00% | 0.00% | 0.00% | -40.78% | 0.00% | 10.53% |
| Prev Year - # of Solds | 0 | 0 | 1 | 0 | 2 | 3 | 16 |

Active Detail


| Active Listings | | |
|-----------------|-------------|------------|
| Residential | | Condo/Coop |
| Detached | Attached/TH | Attached |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 2 |
| 0 | 0 | 6 |
| 0 | 0 | 7 |
| 0 | 0 | 2 |
| 0 | 0 | 2 |
| 0 | 0 | 2 |
| 0 | 0 | 3 |
| 1 | 2 | 0 |
| 0 | 0 | 0 |
| 1 | 2 | 26 |

May 2025


Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****13**
 **44.4%**
from Apr 2025:
9
 **225.0%**
from May 2024:
4



| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 55 | 28 | 96.4% |

5-year May average: **9****New Pendings****6**
 **0.0%**
from Apr 2025:
6
 **50.0%**
from May 2024:
4

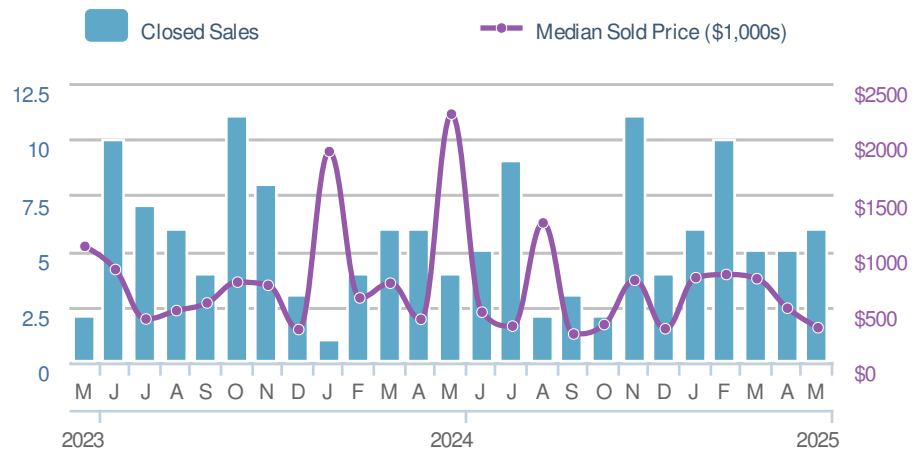
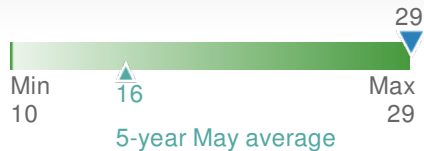
| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 29 | 25 | 16.0% |

5-year May average: **8****Closed Sales****6**
 **20.0%**
from Apr 2025:
5
 **50.0%**
from May 2024:
4

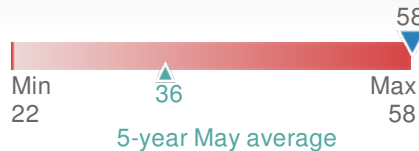
| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 32 | 22 | 45.5% |

5-year May average: **7****Median Sold Price****\$312,500**
 **-35.7%**
from Apr 2025:
\$486,000
 **-85.9%**
from May 2024:
\$2,223,750

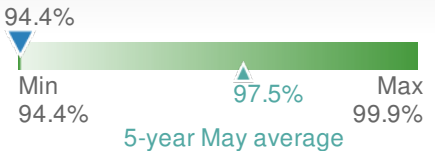
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$750,000 | \$495,000 | 51.5% |

5-year May average: **\$914,550****Active Listings****29**

| Apr 2025 | May 2024 |
|-----------|-----------|
| 22 | 10 |

Avg DOM**58**

| Apr 2025 | May 2024 | YTD |
|-----------|-----------|-----------|
| 45 | 37 | 34 |

Avg Sold to OLP Ratio**94.4%**

| Apr 2025 | May 2024 | YTD |
|--------------|--------------|--------------|
| 94.8% | 97.8% | 96.2% |