

January thru June 2025 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$38,508,000	\$31,070,300	23.94%
Avg Sold Price	\$1,066,817	\$1,120,851	-4.82%
Median Sold Price	\$760,000	\$460,000	65.22%
Units Sold	36	27	33.33%
Avg Days on Market	32	35	-8.57%
Avg List Price for Solds	\$1,100,228	\$1,150,751	-4.39%
Avg SP to OLP Ratio	95.8%	97.7%	-2.02%
Ratio of Avg SP to Avg OLP	95.6%	96.9%	-1.33%
Attached Avg Sold Price	\$626,429	\$702,413	-10.82%
Detached Avg Sold Price	\$2,553,125	\$3,526,875	-27.61%
Attached Units Sold	28	23	21.74%
Detached Units Sold	8	4	100.00%

- 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	25
Conventional	8
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	3
1 to 10	9
11 to 20	7
21 to 30	4
31 to 60	3
61 to 90	1
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	1	0	4	1	2
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	7	1	27
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,696,428	\$2,150,000	\$567,830
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$496,550
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-33.79%	3.62%	14.36%
Prev Year - # of Solds	0	0	1	0	3	3	20

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	7
0	0	6
0	0	1
0	0	3
0	0	2
0	0	2
0	3	2
2	2	0
0	0	0
2	5	25

June 2025

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****8** **-38.5%**from May 2025:
13 **0.0%**from Jun 2024:
8

YTD	2025	2024	+/-
	67	37	81.1%

5-year Jun average: **9****New Pendings****3** **-50.0%**from May 2025:
6 **-70.0%**from Jun 2024:
10

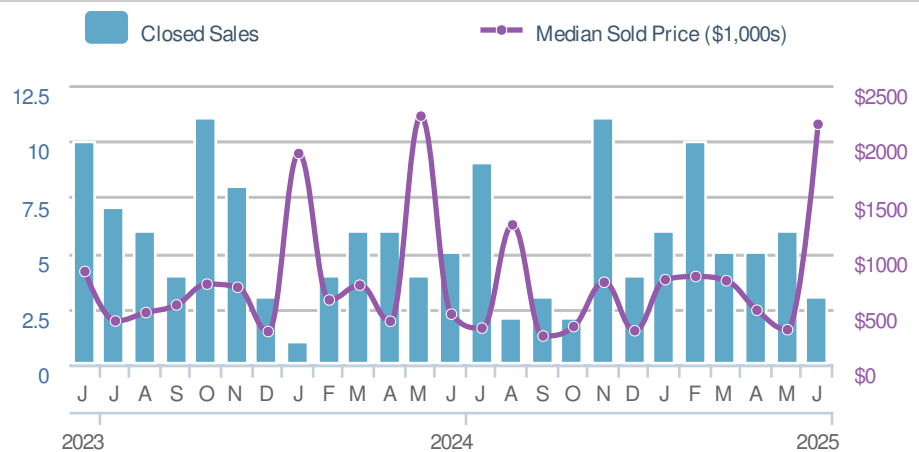
YTD	2025	2024	+/-
	32	35	-8.6%

5-year Jun average: **6****Closed Sales****3** **-50.0%**from May 2025:
6 **-40.0%**from Jun 2024:
5

YTD	2025	2024	+/-
	36	27	33.3%

5-year Jun average: **7****Median Sold Price****\$2,150,000** **588.0%**from May 2025:
\$312,500 **377.8%**from Jun 2024:
\$450,000

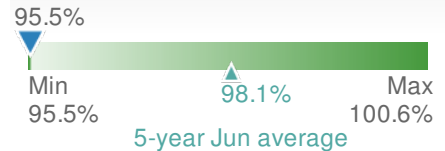
YTD	2025	2024	+/-
	\$760,000	\$460,000	65.2%

5-year Jun average: **\$909,100****Active Listings****32**

May 2025	Jun 2024
29	8

Avg DOM**13**

May 2025	Jun 2024	YTD
58	17	32

Avg Sold to OLP Ratio**95.5%**

May 2025	Jun 2024	YTD
94.4%	98.3%	95.8%