

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

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$53,202,000	\$37,211,050	42.97%
Avg Sold Price	\$1,041,910	\$952,918	9.34%
Median Sold Price	\$751,000	\$449,500	67.07%
Units Sold	50	38	31.58%
Avg Days on Market	36	44	-18.18%
Avg List Price for Solds	\$1,085,755	\$979,238	10.88%
Avg SP to OLP Ratio	94.1%	96.8%	-2.84%
Ratio of Avg SP to Avg OLP	93.4%	96.7%	-3.43%
Attached Avg Sold Price	\$663,553	\$650,100	2.07%
Detached Avg Sold Price	\$2,517,500	\$3,526,875	-28.62%
Attached Units Sold	40	34	17.65%
Detached Units Sold	10	4	150.00%

- 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	33
Conventional	14
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	9
21 to 30	6
31 to 60	5
61 to 90	2
91 to 120	4
121 to 180	4
181 to 360	5
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	3
\$200K to \$299,999	0	0	0	0	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	6
\$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	8
\$800K to \$999,999	0	0	0	0	0	0	7
\$1M to \$2,499,999	0	0	1	0	5	3	3
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	9	3	37
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,736,666	\$574,127
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$512,222
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-35.54%	-16.30%	12.09%
Prev Year - # of Solds	0	0	1	0	3	3	31

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	9
0	0	7
0	0	2
0	0	4
0	0	1
0	0	2
0	0	1
1	1	0
0	0	0
1	1	27

**August 2025**

Observatory Circle, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****4****↓ -55.6%**from Jul 2025:  
**9****↑ 33.3%**from Aug 2024:  
**3**

YTD	2025	2024	+/-
	<b>89</b>	<b>43</b>	107.0%

5-year Aug average: **5****New Pendings****4****↓ -50.0%**from Jul 2025:  
**8****↑ 100.0%**from Aug 2024:  
**2**

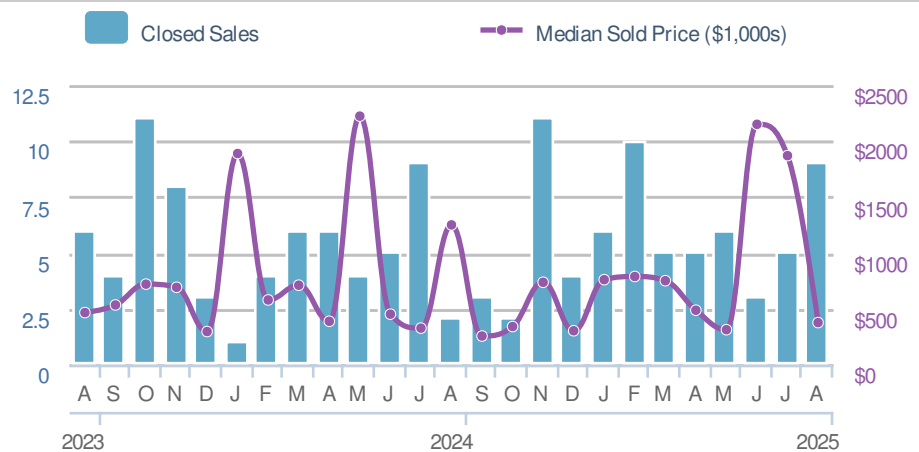
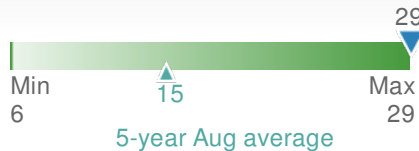
YTD	2025	2024	+/-
	<b>46</b>	<b>40</b>	15.0%

5-year Aug average: **3****Closed Sales****9****↑ 80.0%**from Jul 2025:  
**5****↑ 350.0%**from Aug 2024:  
**2**

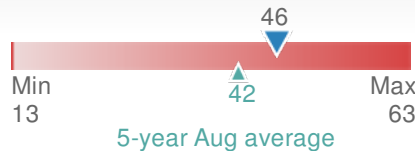
YTD	2025	2024	+/-
	<b>50</b>	<b>38</b>	31.6%

5-year Aug average: **5****Median Sold Price****\$375,000****↓ -80.0%**from Jul 2025:  
**\$1,871,000****↓ -70.0%**from Aug 2024:  
**\$1,250,000**

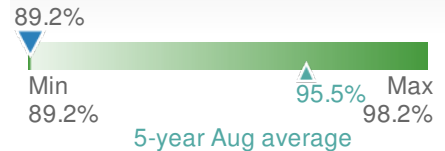
YTD	2025	2024	+/-
	<b>\$751,000</b>	<b>\$449,500</b>	67.1%

5-year Aug average: **\$712,000****Active Listings****29**

Jul 2025	Aug 2024
<b>33</b>	<b>9</b>

**Avg DOM****46**

Jul 2025	Aug 2024	YTD
<b>43</b>	<b>13</b>	<b>36</b>

**Avg Sold to OLP Ratio****89.2%**

Jul 2025	Aug 2024	YTD
<b>90.9%</b>	<b>97.3%</b>	<b>94.1%</b>