

January thru November 2025 YTD

Observatory Circle, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$64,636,900	\$48,781,450	32.50%
Avg Sold Price	\$1,036,318	\$886,218	16.94%
Median Sold Price	\$750,500	\$444,500	68.84%
Units Sold	61	54	12.96%
Avg Days on Market	37	36	2.78%
Avg List Price for Solds	\$1,077,281	\$903,360	19.25%
Avg SP to OLP Ratio	94.5%	97.5%	-3.11%
Ratio of Avg SP to Avg OLP	93.9%	97.6%	-3.81%
Attached Avg Sold Price	\$720,797	\$650,353	10.83%
Detached Avg Sold Price	\$2,441,818	\$3,197,700	-23.64%
Attached Units Sold	50	49	2.04%
Detached Units Sold	11	5	120.00%

Financing (Sold)

Assumption	0
Cash	39
Conventional	19
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	15
11 to 20	10
21 to 30	6
31 to 60	8
61 to 90	3
91 to 120	4
121 to 180	6
181 to 360	5
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	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	3	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	10	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	5
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	10	0	0	5
\$800K to \$999,999	0	0	0	0	0	0	7	0	0	1
\$1M to \$2,499,999	0	0	1	0	6	4	5	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	1	0	1	2	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	10	5	45	2	2	24
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,531,000	\$1,967,000	\$579,184			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$3,524,625	\$2,047,900	\$491,540			
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-28.19%	-3.95%	17.83%			
Prev Year - # of Solds	0	0	1	0	4	5	44			

November 2025



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 **-75.0%**  **-20.0%**
 from Oct 2025: **16** from Nov 2024: **5**


YTD	2025	2024	+/-
	124	72	72.2%

5-year Nov average: **6****New Pendings****3**

 **-66.7%**  **-50.0%**
 from Oct 2025: **9** from Nov 2024: **6**



YTD	2025	2024	+/-
	59	62	-4.8%

5-year Nov average: **5****Closed Sales****5**

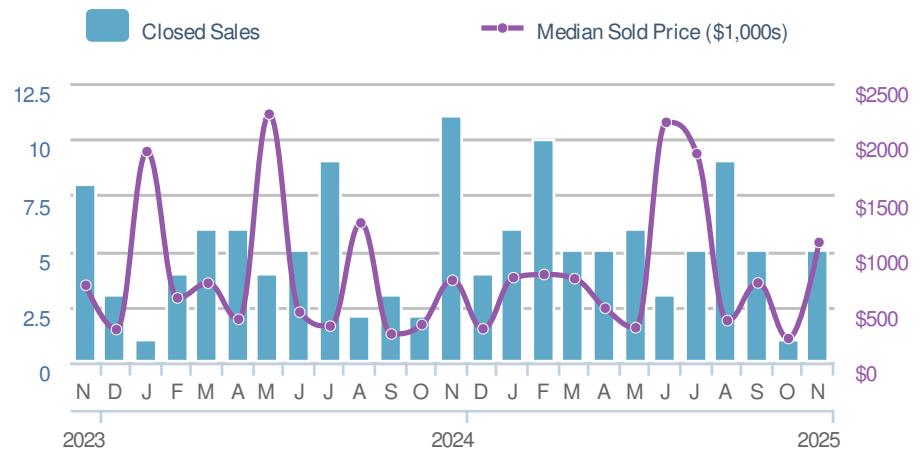
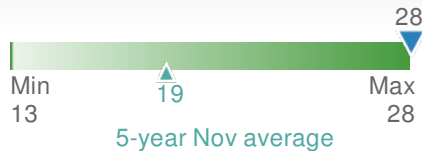
 **400.0%**  **-54.5%**
 from Oct 2025: **1** from Nov 2024: **11**

YTD	2025	2024	+/-
	61	54	13.0%

5-year Nov average: **6****Median Sold Price****\$1,075,000**

 **400.0%**  **46.0%**
 from Oct 2025: **\$215,000** from Nov 2024: **\$736,500**

YTD	2025	2024	+/-
	\$750,500	\$444,500	68.8%

5-year Nov average: **\$1,642,800****Active Listings****28**

Oct 2025	Nov 2024
37	13

Avg DOM**11**

Oct 2025	Nov 2024	YTD
63	13	37

Avg Sold to OLP Ratio**98.6%**

Oct 2025	Nov 2024	YTD
93.5%	99.9%	94.5%