

January thru January 2026 YTD

Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$2,985,000	\$6,713,000	-55.53%
Avg Sold Price	\$976,666	\$1,289,000	-24.23%
Median Sold Price	\$960,000	\$760,000	26.32%
Units Sold	3	6	-50.00%
Avg Days on Market	13	26	-50.00%
Avg List Price for Solds	\$995,000	\$1,342,600	-25.89%
Avg SP to OLP Ratio	98.0%	94.8%	3.42%
Ratio of Avg SP to Avg OLP	98.2%	95.9%	2.40%
Attached Avg Sold Price	\$976,666	\$531,666	83.70%
Detached Avg Sold Price	\$0	\$2,425,000	0%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	0	2	0%

Financing (Sold)

Assumption	0
Cash	3
Conventional	0
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	5
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	0	0	0	1	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	3	2	1	21
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$976,666			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,425,000	\$0	\$531,666			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	83.70%			
Prev Year - # of Solds	0	0	0	0	2	0	4			

January 2026

Observatory Circle, Washington, DC

New Listings

9

▲ 200.0%

from Dec 2025:
3

▲ 80.0%

from Jan 2025:
5YTD 2026 2025 +/-
9 5 80.0%

5-year Jan average: 6

Median Sold Price

\$960,000

▲ 180.7%

from Dec 2025:
\$342,000

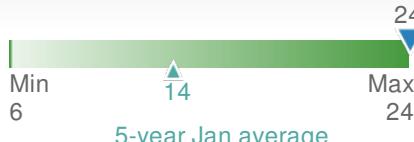
▲ 26.3%

from Jan 2025:
\$760,000YTD 2026 2025 +/-
\$960,000 \$760,000 26.3%

5-year Jan average: \$965,850

Active Listings

24



Dec 2025 19 Jan 2025 9

New Pensions

4

▲ 100.0%

from Dec 2025:
2

▼ -42.9%

from Jan 2025:
7YTD 2026 2025 +/-
4 7 -42.9%

5-year Jan average: 5

Closed Sales

3

▼ -62.5%

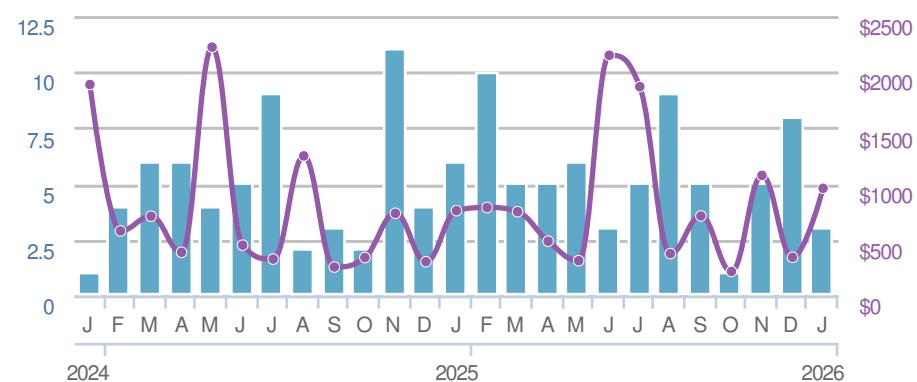
from Dec 2025:
8

▼ -50.0%

from Jan 2025:
6YTD 2026 2025 +/-
3 6 -50.0%

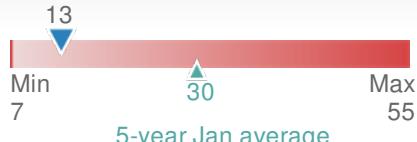
5-year Jan average: 5

Closed Sales Median Sold Price (\$1,000s)



Avg DOM

13



Dec 2025 51 Jan 2025 26 YTD 13

Avg Sold to OLP Ratio

98.0%



Dec 2025 99.1% Jan 2025 94.8% YTD 98.0%