

January thru April 2026 YTD

Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$9,235,400	\$24,519,500	-62.33%
Avg Sold Price	\$645,392	\$951,080	-32.14%
Median Sold Price	\$492,500	\$751,000	-34.42%
Units Sold	14	26	-46.15%
Avg Days on Market	51	28	82.14%
Avg List Price for Solds	\$659,671	\$980,780	-32.74%
Avg SP to OLP Ratio	93.9%	96.6%	-2.74%
Ratio of Avg SP to Avg OLP	96.1%	96.9%	-0.81%
Attached Avg Sold Price	\$645,392	\$615,571	4.84%
Detached Avg Sold Price	\$0	\$2,712,500	0%
Attached Units Sold	14	22	-36.36%
Detached Units Sold	0	4	0%

Financing (Sold)

Assumption	0
Cash	8
Conventional	6
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	6
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	2
181 to 360	3
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

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	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	1
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	4
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	10
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	2
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	0	0	1	1	0	1	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	1	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	0	0	0	0	0	1	13	3	2	26
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$2,400,000	\$510,423			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,712,500	\$0	\$615,571			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-17.08%			
Prev Year - # of Solds	0	0	0	0	4	0	22			

April 2026

Observatory Circle, Washington, DC

