

January thru June 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$61,138,300	\$38,508,000	58.77%
Avg Sold Price	\$1,882,887	\$1,066,817	76.50%
Median Sold Price	\$585,000	\$760,000	-23.03%
Units Sold	32	36	-11.11%
Avg Days on Market	63	32	96.88%
Avg List Price for Solds	\$1,910,571	\$1,100,228	73.65%
Avg SP to OLP Ratio	93.8%	95.8%	-2.04%
Ratio of Avg SP to Avg OLP	97.6%	95.6%	2.05%
Attached Avg Sold Price	\$696,496	\$626,429	11.19%
Detached Avg Sold Price	\$6,120,000	\$2,553,125	139.71%
Attached Units Sold	25	28	-10.71%
Detached Units Sold	7	8	-12.50%

Financing (Sold)

Assumption	0
Cash	16
Conventional	15
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	11
11 to 20	1
21 to 30	1
31 to 60	3
61 to 90	2
91 to 120	1
121 to 180	5
181 to 360	6
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

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	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	2	0	0	7
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	2
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	1
\$1M to \$2,499,999	0	0	0	0	1	2	3	0	0	4
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	0	1	0
\$5,000,000+	1	0	0	0	0	0	0	2	0	0
Total	1	0	0	0	6	2	23	2	1	31
Avg Sold Price	\$22,225,000	\$0	\$0	\$0	\$3,435,833	\$2,287,500	\$558,147			
Prev Year - Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,696,428	\$2,150,000	\$567,830			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	27.42%	6.40%	-1.71%			
Prev Year - # of Solds	0	0	1	0	7	1	27			

Active Detail

June 2026

Observatory Circle, Washington, DC

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-30.0%
 from May 2026:
10

-12.5%
 from Jun 2025:
8

YTD	2026	2025	+/-
	67	67	0.0%

5-year Jun average: **8****New Pendings****7**

-46.2%
 from May 2026:
13

133.3%
 from Jun 2025:
3

YTD	2026	2025	+/-
	41	32	28.1%

5-year Jun average: **7****Closed Sales****8**

-20.0%
 from May 2026:
10

166.7%
 from Jun 2025:
3

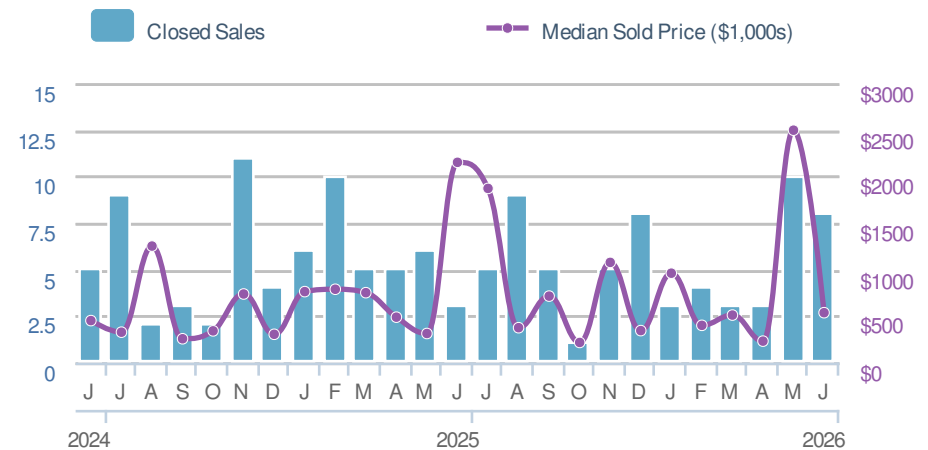
YTD	2026	2025	+/-
	32	36	-11.1%

5-year Jun average: **6****Median Sold Price****\$535,000**

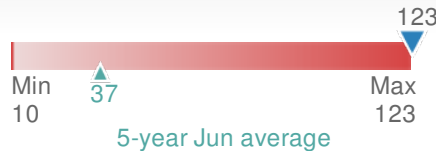
-78.6%
 from May 2026:
\$2,495,000

-75.1%
 from Jun 2025:
\$2,150,000

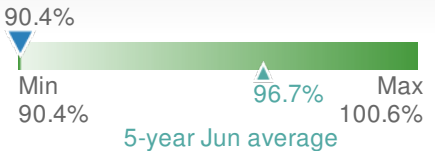
YTD	2026	2025	+/-
	\$585,000	\$760,000	-23.0%

5-year Jun average: **\$899,500****Active Listings****34**

May 2026	Jun 2025
30	32

Avg DOM**123**

May 2026	Jun 2025	YTD
33	13	63

Avg Sold to OLP Ratio**90.4%**

May 2026	Jun 2025	YTD
96.4%	95.5%	93.8%