

January thru July 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$71,421,300	\$46,836,000	52.49%
Avg Sold Price	\$1,637,044	\$1,124,715	45.55%
Median Sold Price	\$625,000	\$792,500	-21.14%
Units Sold	43	41	4.88%
Avg Days on Market	59	34	73.53%
Avg List Price for Solds	\$1,660,960	\$1,170,900	41.85%
Avg SP to OLP Ratio	94.5%	95.2%	-0.71%
Ratio of Avg SP to Avg OLP	97.6%	93.7%	4.15%
Attached Avg Sold Price	\$765,358	\$660,453	15.88%
Detached Avg Sold Price	\$6,120,000	\$2,517,500	143.10%
Attached Units Sold	36	31	16.13%
Detached Units Sold	7	10	-30.00%

Financing (Sold)

Assumption	0
Cash	25
Conventional	17
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	13
11 to 20	4
21 to 30	1
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	7
181 to 360	7
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	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	3	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	5	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	4	0	0	2
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	0
\$1M to \$2,499,999	0	0	0	0	1	2	4	0	0	3
\$2.5M to \$4,999,999	0	0	0	0	5	1	0	0	1	0
\$5,000,000+	1	0	0	0	0	0	0	1	0	0
Total	1	0	0	0	6	3	33	1	1	29
Avg Sold Price	\$22,225,000	\$0	\$0	\$0	\$3,435,833	\$2,362,501	\$620,163			
Prev Year - Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$2,150,000	\$609,089			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	30.89%	9.88%	1.82%			
Prev Year - # of Solds	0	0	1	0	9	1	30			

July 2026

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 **-28.6%**  **-44.4%**
 from Jun 2026: 7 from Jul 2025: 9

YTD	2026	2025	+/-
	72	84	-14.3%

5-year Jul average: 6

New Pendings**6**

 **-14.3%**  **-25.0%**
 from Jun 2026: 7 from Jul 2025: 8

YTD	2026	2025	+/-
	47	42	11.9%

5-year Jul average: 5

Closed Sales**10**

 **25.0%**  **100.0%**
 from Jun 2026: 8 from Jul 2025: 5

YTD	2026	2025	+/-
	43	41	4.9%

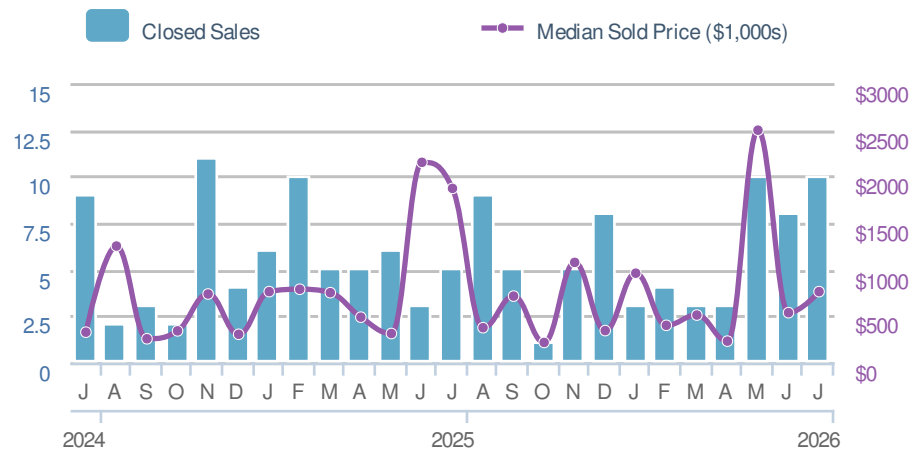
5-year Jul average: 8

Median Sold Price**\$762,000**

 **42.4%**  **-59.3%**
 from Jun 2026: **\$535,000** from Jul 2025: **\$1,871,000**

YTD	2026	2025	+/-
	\$625,000	\$792,500	-21.1%

5-year Jul average: \$773,400

**Active Listings****31**

Min 7 19 Max 33
 5-year Jul average

Jun 2026	Jul 2025
34	33

Avg DOM**48**

Min 43 63 Max 99
 5-year Jul average

Jun 2026	Jul 2025	YTD
123	43	59

Avg Sold to OLP Ratio**96.9%**

Min 90.9% 95.2% Max 98.2%
 5-year Jul average

Jun 2026	Jul 2025	YTD
90.4%	90.9%	94.5%