

January thru January 2025 YTD

Observatory Circle, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$6,713,000	\$1,849,000	263.06%
Avg Sold Price	\$1,289,000	\$1,890,000	-31.80%
Median Sold Price	\$760,000	\$1,890,000	-59.79%
Units Sold	6	1	500.00%
Avg Days on Market	26	7	271.43%
Avg List Price for Solds	\$1,342,600	\$1,849,000	-27.39%
Avg SP to OLP Ratio	94.8%	102.2%	-7.28%
Ratio of Avg SP to Avg OLP	95.9%	102.2%	-6.22%
Attached Avg Sold Price	\$531,666	\$0	0%
Detached Avg Sold Price	\$2,425,000	\$1,890,000	28.31%
Attached Units Sold	4	0	0%
Detached Units Sold	2	1	100.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	1
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

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

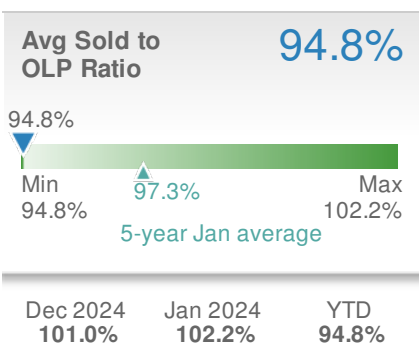
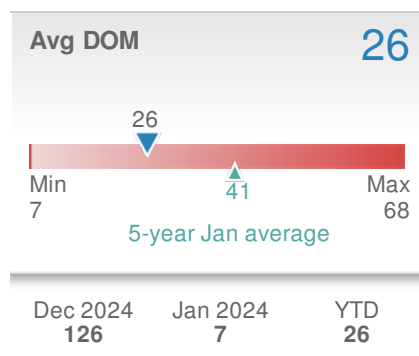
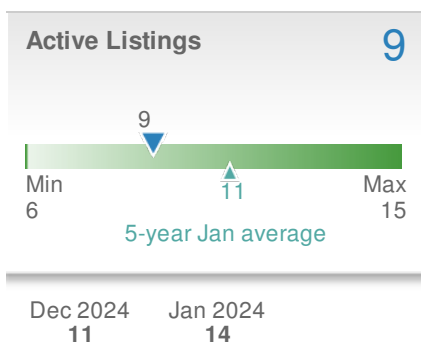
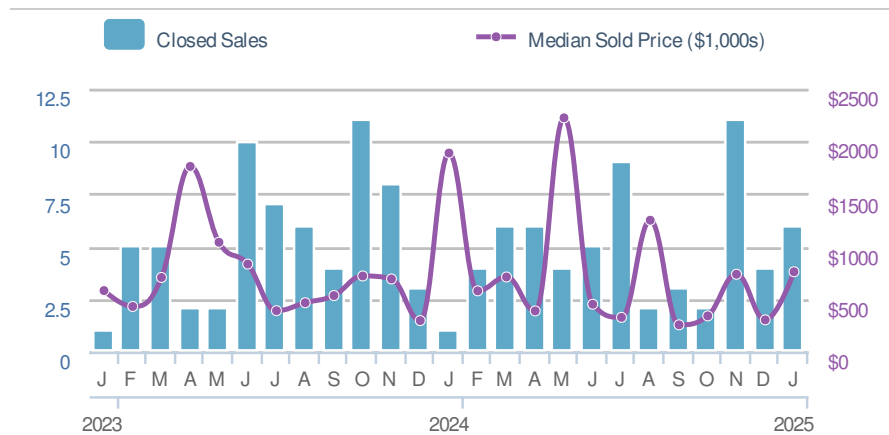
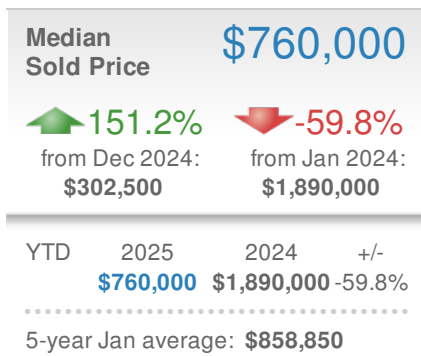
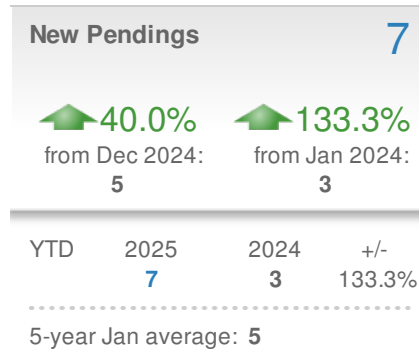
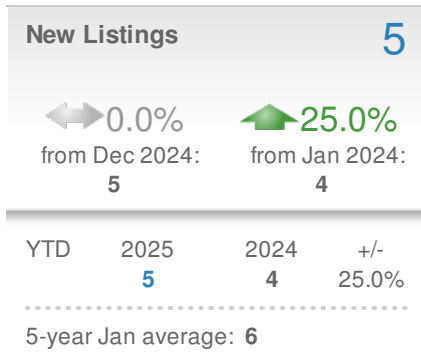
Sold Detail

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	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	1	0	0	4
\$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	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	2
\$1M to \$2,499,999	0	0	0	0	2	0	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	2	0	4	0	1	8
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,425,000	\$0	\$531,666			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	0	0	0			

Active Detail

January 2025

Observatory Circle, Washington, DC

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January thru February 2025 YTD

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$17,037,000	\$4,719,000	261.03%
Avg Sold Price	\$1,095,733	\$943,200	16.17%
Median Sold Price	\$760,000	\$930,000	-18.28%
Units Sold	16	5	220.00%
Avg Days on Market	26	32	-18.75%
Avg List Price for Solds	\$1,135,800	\$943,800	20.34%
Avg SP to OLP Ratio	96.4%	99.2%	-2.81%
Ratio of Avg SP to Avg OLP	96.4%	99.5%	-3.11%
Attached Avg Sold Price	\$623,833	\$706,500	-11.70%
Detached Avg Sold Price	\$2,983,333	\$1,890,000	57.85%
Attached Units Sold	13	4	225.00%
Detached Units Sold	3	1	200.00%

Financing (Sold)

Assumption	0
Cash	12
Conventional	3
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	5
11 to 20	4
21 to 30	2
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	1
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.

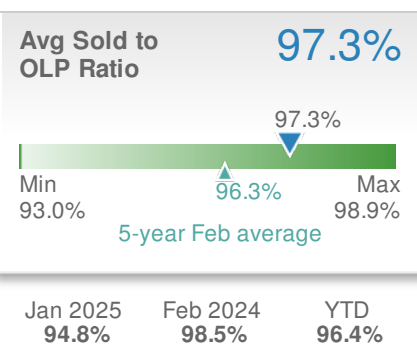
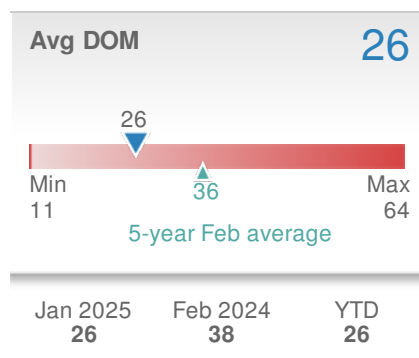
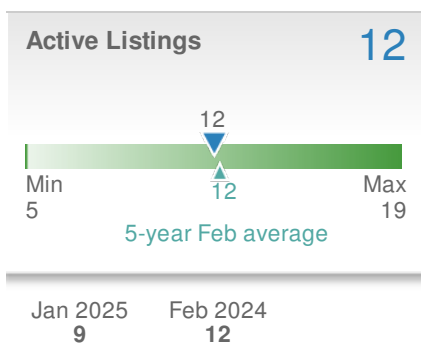
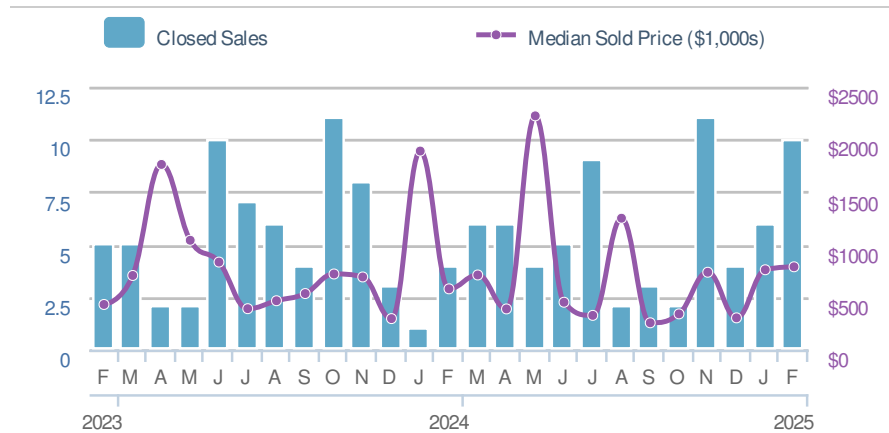
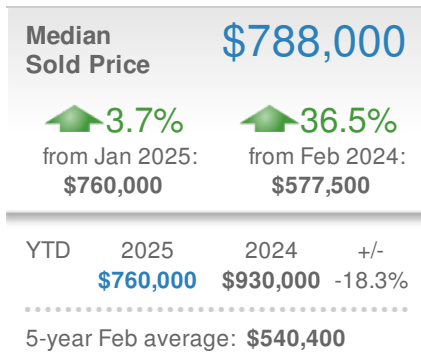
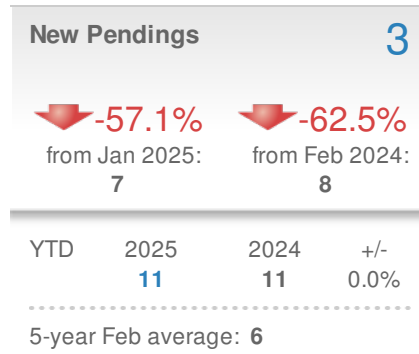
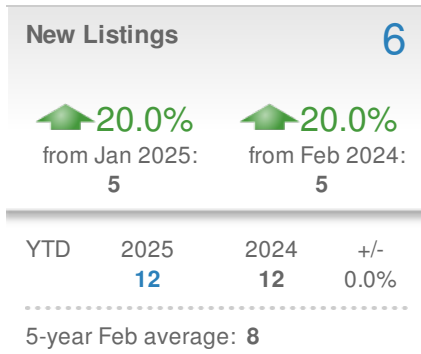
Sold Detail

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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	4	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	3	0	0	2
\$1M to \$2,499,999	0	0	0	0	2	0	1	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	3	0	13	0	1	11
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,983,333	\$0	\$623,833			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$1,450,000	\$458,666			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	36.01%			
Prev Year - # of Solds	0	0	1	0	0	1	3			

Active Detail

February 2025

Observatory Circle, Washington, DC

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January thru March 2025 YTD
Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$21,720,500	\$11,615,500	87.00%
Avg Sold Price	\$1,056,300	\$1,051,318	0.47%
Median Sold Price	\$755,500	\$930,000	-18.76%
Units Sold	21	11	90.91%
Avg Days on Market	24	39	-38.46%
Avg List Price for Solds	\$1,086,025	\$1,055,954	2.85%
Avg SP to OLP Ratio	97.0%	97.6%	-0.62%
Ratio of Avg SP to Avg OLP	97.2%	98.4%	-1.21%
Attached Avg Sold Price	\$642,250	\$967,450	-33.61%
Detached Avg Sold Price	\$2,712,500	\$1,890,000	43.52%
Attached Units Sold	17	10	70.00%
Detached Units Sold	4	1	300.00%

Financing (Sold)

Assumption	0
Cash	16
Conventional	3
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	7
11 to 20	4
21 to 30	2
31 to 60	1
61 to 90	0
91 to 120	2
121 to 180	1
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	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	2
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	6	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	3	0	0	1
\$1M to \$2,499,999	0	0	0	0	3	0	2	1	1	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	4	0	17	3	1	18
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,712,500	\$0	\$642,250			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$2,074,833	\$492,857			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.31%			
Prev Year - # of Solds	0	0	1	0	0	3	7			

March 2025

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****13**

116.7% **160.0%**
 from Feb 2025: 6 from Mar 2024: 5

YTD	2025	2024	+/-
	29	17	70.6%

5-year Mar average: 11

New Pendings**7**

133.3% **16.7%**
 from Feb 2025: 3 from Mar 2024: 6

YTD	2025	2024	+/-
	18	18	0.0%

5-year Mar average: 7

Closed Sales**5**

-50.0% **-16.7%**
 from Feb 2025: 10 from Mar 2024: 6

YTD	2025	2024	+/-
	21	11	90.9%

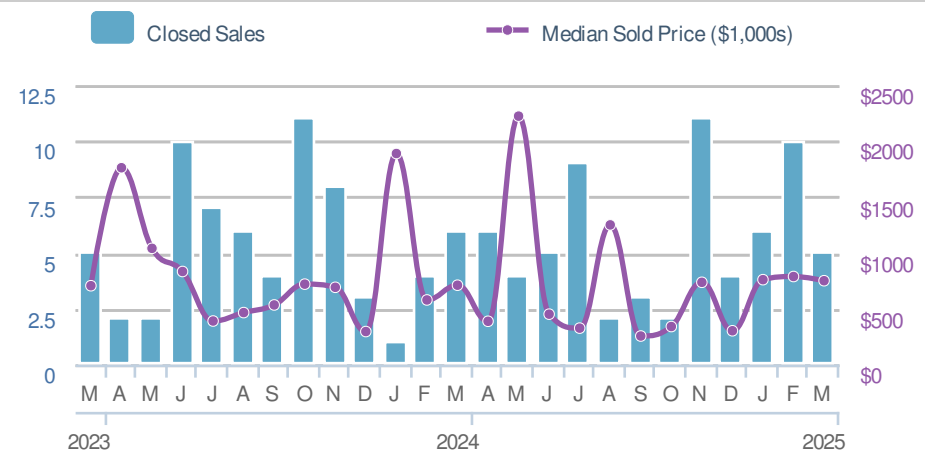
5-year Mar average: 6

Median Sold Price**\$750,000**

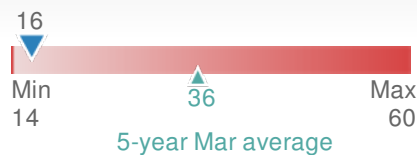
-4.8% **5.8%**
 from Feb 2025: **\$788,000** from Mar 2024: **\$709,000**

YTD	2025	2024	+/-
	\$755,500	\$930,000	-18.8%

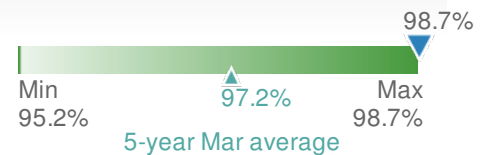
5-year Mar average: \$649,800

**Active Listings****22**

Feb 2025	Mar 2024
12	8

Avg DOM**16**

Feb 2025	Mar 2024	YTD
26	45	24

Avg Sold to OLP Ratio**98.7%**

Feb 2025	Mar 2024	YTD
97.3%	96.3%	97.0%

January thru April 2025 YTD
Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$24,519,500	\$15,624,400	56.93%
Avg Sold Price	\$951,080	\$859,416	10.67%
Median Sold Price	\$751,000	\$454,500	65.24%
Units Sold	26	18	44.44%
Avg Days on Market	28	39	-28.21%
Avg List Price for Solds	\$980,780	\$868,022	12.99%
Avg SP to OLP Ratio	96.6%	97.6%	-1.01%
Ratio of Avg SP to Avg OLP	96.9%	98.1%	-1.22%
Attached Avg Sold Price	\$615,571	\$798,794	-22.94%
Detached Avg Sold Price	\$2,712,500	\$1,890,000	43.52%
Attached Units Sold	22	17	29.41%
Detached Units Sold	4	1	300.00%

- 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.

Financing (Sold)

Assumption	0
Cash	21
Conventional	3
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	7
11 to 20	7
21 to 30	3
31 to 60	1
61 to 90	0
91 to 120	2
121 to 180	2
181 to 360	3
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	6
\$800K to \$999,999	0	0	0	0	0	0	5
\$1M to \$2,499,999	0	0	0	0	3	0	2
\$2.5M to \$4,999,999	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	4	0	22
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,712,500	\$0	\$615,571
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$2,074,833	\$525,357
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	17.17%
Prev Year - # of Solds	0	0	1	0	0	3	14

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	5
0	0	4
0	0	2
0	0	2
0	0	1
2	0	2
1	0	0
0	0	0
3	0	19

April 2025

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****9**

-30.8%
125.0%
 from Mar 2025: 13 from Apr 2024: 4

YTD	2025	2024	+/-
	41	25	64.0%

5-year Apr average: 8

New Pendings**6**

-14.3%
50.0%
 from Mar 2025: 7 from Apr 2024: 4

YTD	2025	2024	+/-
	24	21	14.3%

5-year Apr average: 7

Closed Sales**5**

0.0%
-16.7%
 from Mar 2025: 5 from Apr 2024: 6

YTD	2025	2024	+/-
	26	18	44.4%

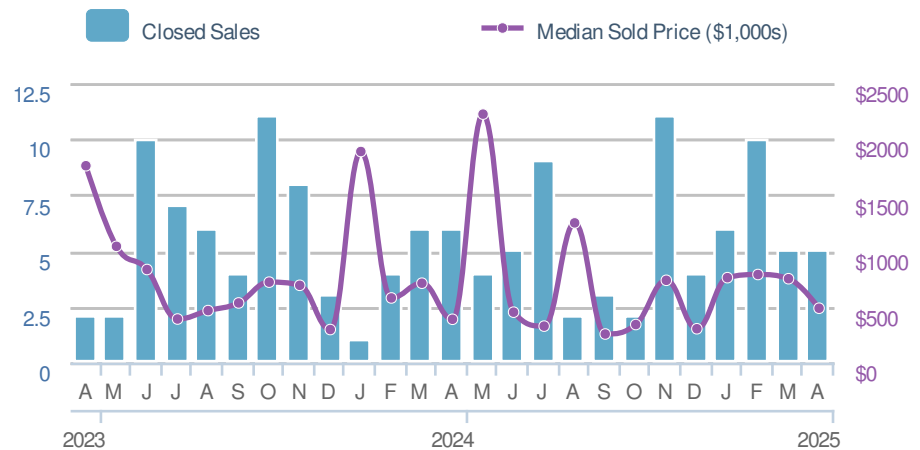
5-year Apr average: 7

Median Sold Price**\$486,000**

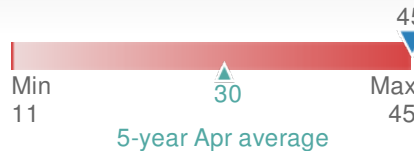
-35.2%
25.4%
 from Mar 2025: \$750,000 from Apr 2024: \$387,500

YTD	2025	2024	+/-
	\$751,000	\$454,500	65.2%

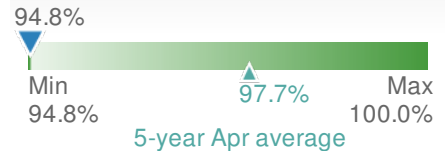
5-year Apr average: \$747,916

**Active Listings****22**

Mar 2025	Apr 2024
22	12

Avg DOM**45**

Mar 2025	Apr 2024	YTD
16	38	28

Avg Sold to OLP Ratio**94.8%**

Mar 2025	Apr 2024	YTD
98.7%	97.0%	96.6%

January thru May 2025 YTD

Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$28,873,000	\$25,888,400	11.53%
Avg Sold Price	\$906,890	\$1,152,363	-21.30%
Median Sold Price	\$750,000	\$495,000	51.52%
Units Sold	32	22	45.45%
Avg Days on Market	34	39	-12.82%
Avg List Price for Solds	\$931,387	\$1,176,745	-20.85%
Avg SP to OLP Ratio	96.2%	97.6%	-1.47%
Ratio of Avg SP to Avg OLP	97.1%	97.4%	-0.26%
Attached Avg Sold Price	\$567,830	\$760,236	-25.31%
Detached Avg Sold Price	\$2,670,000	\$3,635,833	-26.56%
Attached Units Sold	27	19	42.11%
Detached Units Sold	5	3	66.67%

- Notes:
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 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Financing (Sold)

Assumption	0
Cash	24
Conventional	5
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	9
11 to 20	7
21 to 30	3
31 to 60	2
61 to 90	0
91 to 120	2
121 to 180	3
181 to 360	4
361 to 720	0
721+	0

Sold Detail


Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	6
\$800K to \$999,999	0	0	0	0	0	0	6
\$1M to \$2,499,999	0	0	0	0	3	0	2
\$2.5M to \$4,999,999	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	0	5	0	27
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,670,000	\$0	\$567,830
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,508,750	\$2,074,833	\$513,750
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-40.78%	0.00%	10.53%
Prev Year - # of Solds	0	0	1	0	2	3	16

Active Detail


Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	2
0	0	6
0	0	7
0	0	2
0	0	2
0	0	2
0	0	3
1	2	0
0	0	0
1	2	26

May 2025


Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****13**
 **44.4%**
from Apr 2025:
9
 **225.0%**
from May 2024:
4



YTD	2025	2024	+/-
	55	28	96.4%

5-year May average: **9****New Pendings****6**
 **0.0%**
from Apr 2025:
6
 **50.0%**
from May 2024:
4

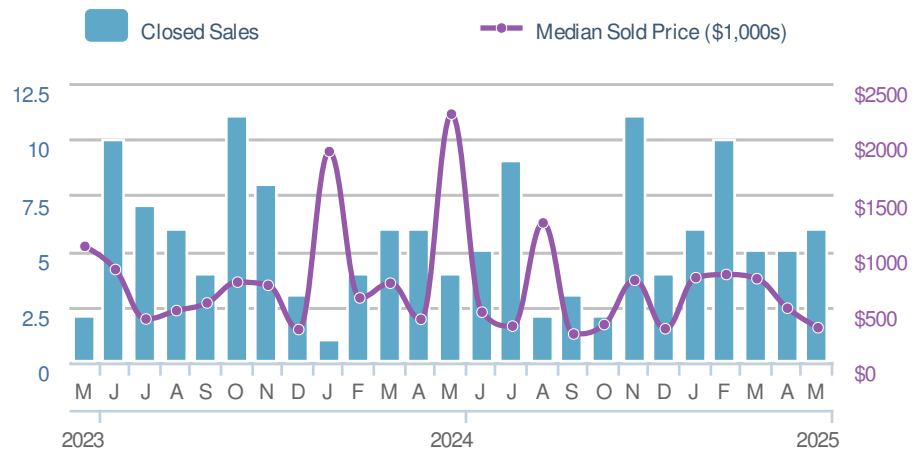
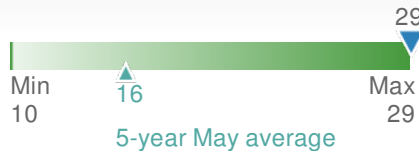
YTD	2025	2024	+/-
	29	25	16.0%

5-year May average: **8****Closed Sales****6**
 **20.0%**
from Apr 2025:
5
 **50.0%**
from May 2024:
4

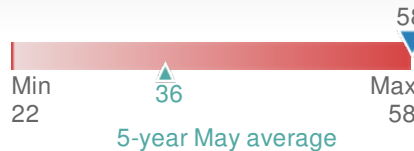
YTD	2025	2024	+/-
	32	22	45.5%

5-year May average: **7****Median Sold Price****\$312,500**
 **-35.7%**
from Apr 2025:
\$486,000
 **-85.9%**
from May 2024:
\$2,223,750

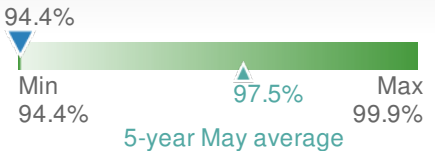
YTD	2025	2024	+/-
	\$750,000	\$495,000	51.5%

5-year May average: **\$914,550****Active Listings****29**

Apr 2025	May 2024
22	10

Avg DOM**58**

Apr 2025	May 2024	YTD
45	37	34

Avg Sold to OLP Ratio**94.4%**

Apr 2025	May 2024	YTD
94.8%	97.8%	96.2%

January thru June 2025 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$38,508,000	\$31,070,300	23.94%
Avg Sold Price	\$1,066,817	\$1,120,851	-4.82%
Median Sold Price	\$760,000	\$460,000	65.22%
Units Sold	36	27	33.33%
Avg Days on Market	32	35	-8.57%
Avg List Price for Solds	\$1,100,228	\$1,150,751	-4.39%
Avg SP to OLP Ratio	95.8%	97.7%	-2.02%
Ratio of Avg SP to Avg OLP	95.6%	96.9%	-1.33%
Attached Avg Sold Price	\$626,429	\$702,413	-10.82%
Detached Avg Sold Price	\$2,553,125	\$3,526,875	-27.61%
Attached Units Sold	28	23	21.74%
Detached Units Sold	8	4	100.00%

- 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.

Financing (Sold)

Assumption	0
Cash	25
Conventional	8
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	3
1 to 10	9
11 to 20	7
21 to 30	4
31 to 60	3
61 to 90	1
91 to 120	2
121 to 180	3
181 to 360	4
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	6
\$800K to \$999,999	0	0	0	0	0	0	6
\$1M to \$2,499,999	0	0	1	0	4	1	2
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	7	1	27
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,696,428	\$2,150,000	\$567,830
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$496,550
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-33.79%	3.62%	14.36%
Prev Year - # of Solds	0	0	1	0	3	3	20

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	2
0	0	7
0	0	6
0	0	1
0	0	3
0	0	2
0	0	2
0	3	2
2	2	0
0	0	0
2	5	25

June 2025

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****8**

-38.5%
 from May 2025: **13**

0.0%
 from Jun 2024: **8**

YTD	2025	2024	+/-
	67	37	81.1%

5-year Jun average: **9****New Pendings****3**

-50.0%
 from May 2025: **6**

-70.0%
 from Jun 2024: **10**

YTD	2025	2024	+/-
	32	35	-8.6%

5-year Jun average: **6****Closed Sales****3**

-50.0%
 from May 2025: **6**

-40.0%
 from Jun 2024: **5**

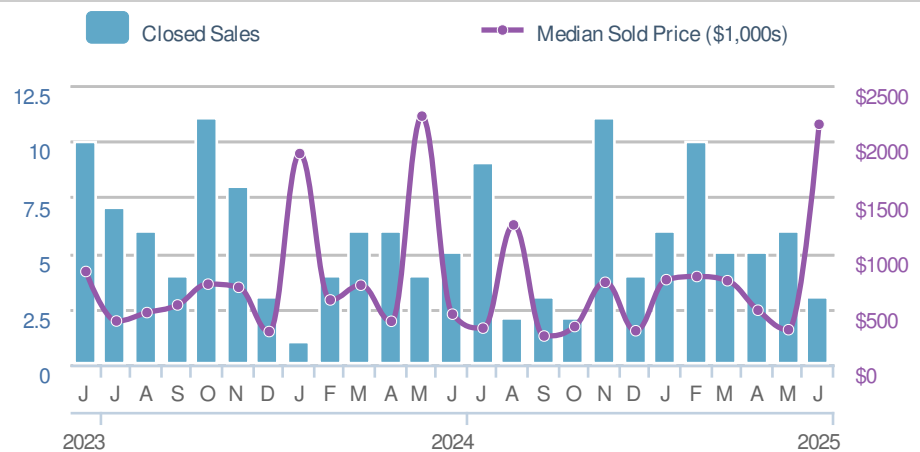
YTD	2025	2024	+/-
	36	27	33.3%

5-year Jun average: **7****Median Sold Price****\$2,150,000**

588.0%
 from May 2025: **\$312,500**

377.8%
 from Jun 2024: **\$450,000**

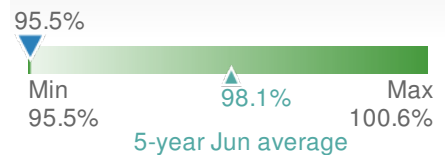
YTD	2025	2024	+/-
	\$760,000	\$460,000	65.2%

5-year Jun average: **\$909,100****Active Listings****32**

May 2025	Jun 2024
29	8

Avg DOM**13**

May 2025	Jun 2024	YTD
58	17	32

Avg Sold to OLP Ratio**95.5%**

May 2025	Jun 2024	YTD
94.4%	98.3%	95.8%

January thru July 2025 YTD

Observatory Circle, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$46,836,000	\$34,612,150	35.32%
Avg Sold Price	\$1,124,715	\$936,413	20.11%
Median Sold Price	\$792,500	\$439,500	80.32%
Units Sold	41	36	13.89%
Avg Days on Market	34	46	-26.09%
Avg List Price for Solds	\$1,170,900	\$961,448	21.79%
Avg SP to OLP Ratio	95.2%	96.8%	-1.68%
Ratio of Avg SP to Avg OLP	93.7%	96.7%	-3.12%
Attached Avg Sold Price	\$660,453	\$612,606	7.81%
Detached Avg Sold Price	\$2,517,500	\$3,526,875	-28.62%
Attached Units Sold	31	32	-3.13%
Detached Units Sold	10	4	150.00%

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.

Financing (Sold)

Assumption	0
Cash	28
Conventional	10
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	10
11 to 20	7
21 to 30	4
31 to 60	4
61 to 90	2
91 to 120	3
121 to 180	3
181 to 360	4
361 to 720	0
721+	0

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	0
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	8
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	5
\$600K to \$799,999	0	0	0	0	0	0	7	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	2
\$1M to \$2,499,999	0	0	1	0	5	1	3	0	1	2
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	2	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	9	1	30	1	3	29
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$2,150,000	\$609,089			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$461,341			
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-35.54%	3.62%	32.03%			
Prev Year - # of Solds	0	0	1	0	3	3	29			

Active Detail

July 2025

Observatory Circle, Washington, DC


202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****9**

 **12.5%**  **350.0%**
 from Jun 2025: from Jul 2024:
 8 2

YTD	2025	2024	+/-
	84	39	115.4%

5-year Jul average: 7

New Pendings**8**

 **166.7%**  **166.7%**
 from Jun 2025: from Jul 2024:
 3 3

YTD	2025	2024	+/-
	42	38	10.5%

5-year Jul average: 5



Closed Sales**5**

 **66.7%**  **-44.4%**
 from Jun 2025: from Jul 2024:
 3 9

YTD	2025	2024	+/-
	41	36	13.9%

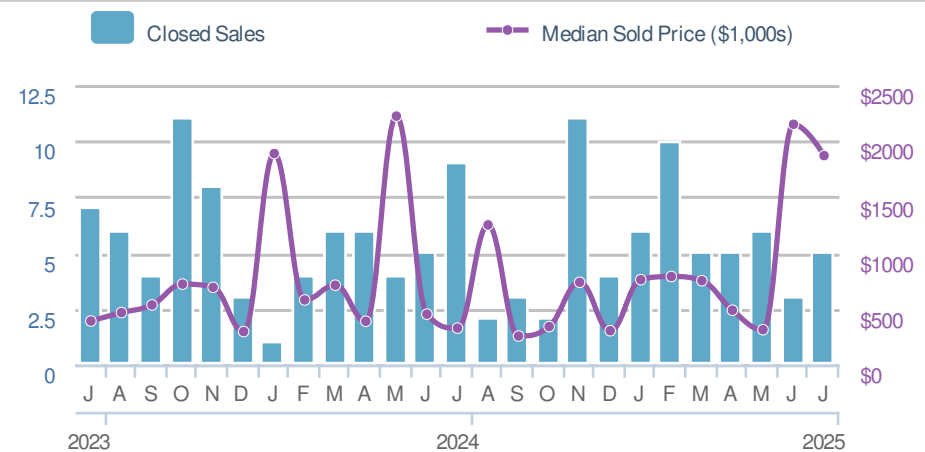
5-year Jul average: 7

Median Sold Price**\$1,871,000**

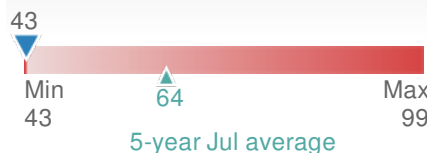
 **-13.0%**  **475.7%**
 from Jun 2025: from Jul 2024:
 \$2,150,000 \$325,000

YTD	2025	2024	+/-
	\$792,500	\$439,500	80.3%

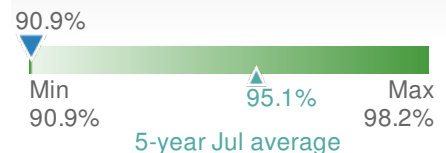
5-year Jul average: \$754,000

**Active Listings****33**

Jun 2025	Jul 2024
32	7

Avg DOM**43**

Jun 2025	Jul 2024	YTD
13	79	34

Avg Sold to OLP Ratio**90.9%**

Jun 2025	Jul 2024	YTD
95.5%	94.0%	95.2%

January thru August 2025 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$53,202,000	\$37,211,050	42.97%
Avg Sold Price	\$1,041,910	\$952,918	9.34%
Median Sold Price	\$751,000	\$449,500	67.07%
Units Sold	50	38	31.58%
Avg Days on Market	36	44	-18.18%
Avg List Price for Solds	\$1,085,755	\$979,238	10.88%
Avg SP to OLP Ratio	94.1%	96.8%	-2.84%
Ratio of Avg SP to Avg OLP	93.4%	96.7%	-3.43%
Attached Avg Sold Price	\$663,553	\$650,100	2.07%
Detached Avg Sold Price	\$2,517,500	\$3,526,875	-28.62%
Attached Units Sold	40	34	17.65%
Detached Units Sold	10	4	150.00%

- 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.

Financing (Sold)

Assumption	0
Cash	33
Conventional	14
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	9
21 to 30	6
31 to 60	5
61 to 90	2
91 to 120	4
121 to 180	4
181 to 360	5
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	3
\$200K to \$299,999	0	0	0	0	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	8
\$800K to \$999,999	0	0	0	0	0	0	7
\$1M to \$2,499,999	0	0	1	0	5	3	3
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	9	3	37
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,736,666	\$574,127
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$512,222
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-35.54%	-16.30%	12.09%
Prev Year - # of Solds	0	0	1	0	3	3	31

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	9
0	0	7
0	0	2
0	0	4
0	0	1
0	0	2
0	0	1
1	1	0
0	0	0
1	1	27

August 2025

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****4****↓ -55.6%**from Jul 2025:
9**↑ 33.3%**from Aug 2024:
3

YTD	2025	2024	+/-
	89	43	107.0%

5-year Aug average: **5****New Pendings****4****↓ -50.0%**from Jul 2025:
8**↑ 100.0%**from Aug 2024:
2

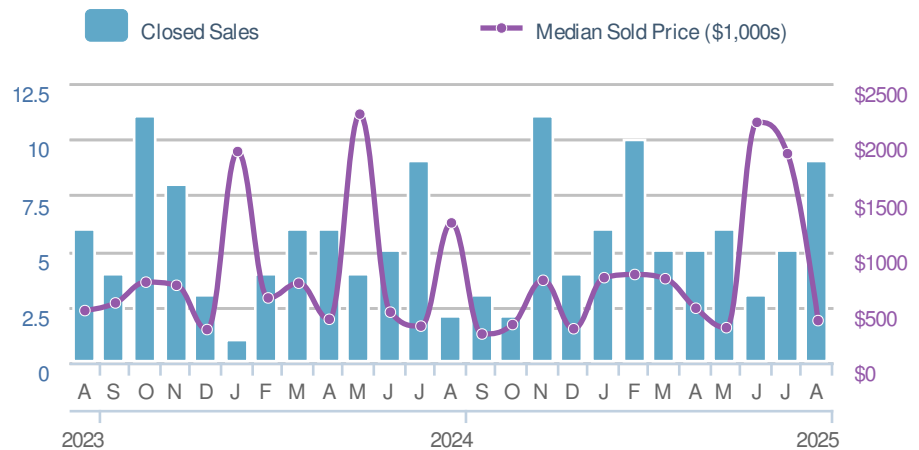
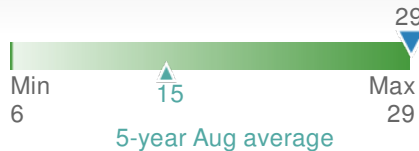
YTD	2025	2024	+/-
	46	40	15.0%

5-year Aug average: **3****Closed Sales****9****↑ 80.0%**from Jul 2025:
5**↑ 350.0%**from Aug 2024:
2

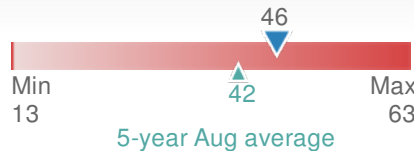
YTD	2025	2024	+/-
	50	38	31.6%

5-year Aug average: **5****Median Sold Price****\$375,000****↓ -80.0%**from Jul 2025:
\$1,871,000**↓ -70.0%**from Aug 2024:
\$1,250,000

YTD	2025	2024	+/-
	\$751,000	\$449,500	67.1%

5-year Aug average: **\$712,000****Active Listings****29**

Jul 2025	Aug 2024
33	9

Avg DOM**46**

Jul 2025	Aug 2024	YTD
43	13	36

Avg Sold to OLP Ratio**89.2%**

Jul 2025	Aug 2024	YTD
90.9%	97.3%	94.1%

January thru September 2025 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$58,197,000	\$38,041,550	52.98%
Avg Sold Price	\$1,034,566	\$903,326	14.53%
Median Sold Price	\$750,500	\$430,000	74.53%
Units Sold	55	41	34.15%
Avg Days on Market	38	43	-11.63%
Avg List Price for Solds	\$1,077,722	\$927,842	16.15%
Avg SP to OLP Ratio	94.1%	96.9%	-2.85%
Ratio of Avg SP to Avg OLP	93.5%	96.7%	-3.36%
Attached Avg Sold Price	\$697,536	\$619,700	12.56%
Detached Avg Sold Price	\$2,517,500	\$3,526,875	-28.62%
Attached Units Sold	45	37	21.62%
Detached Units Sold	10	4	150.00%

Financing (Sold)

Assumption	0
Cash	36
Conventional	16
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	10
21 to 30	6
31 to 60	8
61 to 90	2
91 to 120	4
121 to 180	5
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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	3
\$200K to \$299,999	0	0	0	0	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	9
\$800K to \$999,999	0	0	0	0	0	0	7
\$1M to \$2,499,999	0	0	1	0	5	4	4
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	9	4	41
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,833,750	\$583,915
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$491,305
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-35.54%	-11.62%	18.85%
Prev Year - # of Solds	0	0	1	0	3	3	34

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	3
0	0	8
0	0	6
0	0	2
0	0	5
0	0	4
0	0	2
0	0	1
1	3	0
0	0	0
1	3	31

September 2025

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****11****↑ 175.0%**from Aug 2025:
4**↑ 37.5%**from Sep 2024:
8

YTD	2025	2024	+/-
	102	56	82.1%

5-year Sep average: **13****New Pendings****1****↓ -75.0%**from Aug 2025:
4**↓ -75.0%**from Sep 2024:
4

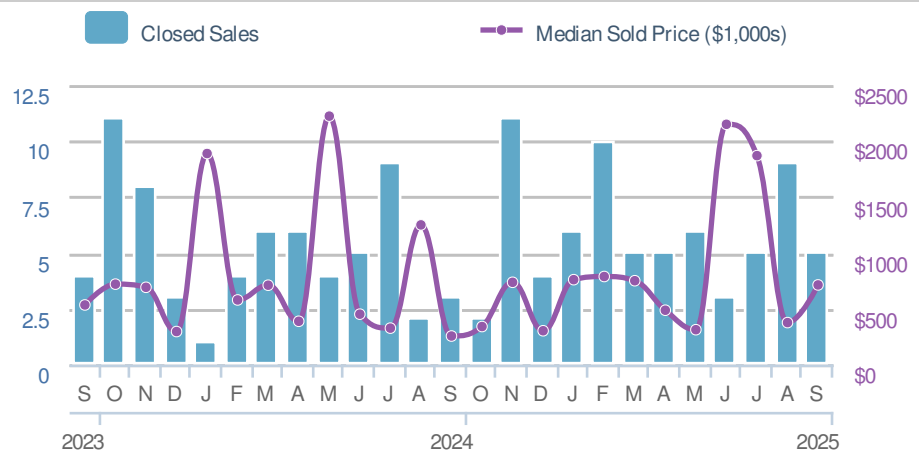
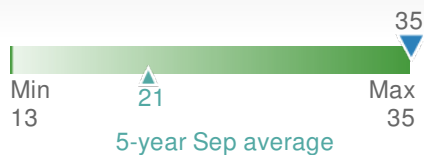
YTD	2025	2024	+/-
	47	44	6.8%

5-year Sep average: **6****Closed Sales****5****↓ -44.4%**from Aug 2025:
9**↑ 66.7%**from Sep 2024:
3

YTD	2025	2024	+/-
	55	41	34.1%

5-year Sep average: **4****Median Sold Price****\$713,000****↑ 90.1%**from Aug 2025:
\$375,000**↑ 179.6%**from Sep 2024:
\$255,000

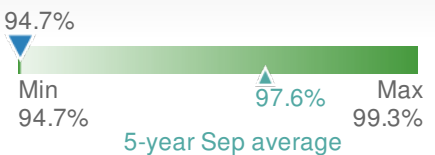
YTD	2025	2024	+/-
	\$750,500	\$430,000	74.5%

5-year Sep average: **\$510,600****Active Listings****35**

Aug 2025	Sep 2024
29	17

Avg DOM**65**

Aug 2025	Sep 2024	YTD
46	29	38

Avg Sold to OLP Ratio**94.7%**

Aug 2025	Sep 2024	YTD
89.2%	97.7%	94.1%

January thru October 2025 YTD
Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$58,416,900	\$38,745,550	50.77%
Avg Sold Price	\$1,019,665	\$877,169	16.24%
Median Sold Price	\$750,000	\$430,000	74.42%
Units Sold	56	43	30.23%
Avg Days on Market	39	42	-7.14%
Avg List Price for Solds	\$1,062,125	\$901,059	17.88%
Avg SP to OLP Ratio	94.1%	96.9%	-2.88%
Ratio of Avg SP to Avg OLP	93.5%	96.7%	-3.36%
Attached Avg Sold Price	\$686,813	\$605,405	13.45%
Detached Avg Sold Price	\$2,517,500	\$3,526,875	-28.62%
Attached Units Sold	46	39	17.95%
Detached Units Sold	10	4	150.00%

- 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.

Financing (Sold)

Assumption	0
Cash	36
Conventional	17
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	10
21 to 30	6
31 to 60	8
61 to 90	3
91 to 120	4
121 to 180	5
181 to 360	5
361 to 720	0
721+	0

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	3	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	9	0	0	6
\$800K to \$999,999	0	0	0	0	0	0	7	0	0	2
\$1M to \$2,499,999	0	0	1	0	5	4	4	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	3	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	9	4	42	2	3	32
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,833,750	\$574,917			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$482,952			
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-35.54%	-11.62%	19.04%			
Prev Year - # of Solds	0	0	1	0	3	3	36			

Active Detail

October 2025

Observatory Circle, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****16**

45.5%
 from Sep 2025: **11**

100.0%
 from Oct 2024: **8**

YTD	2025	2024	+/-
	119	67	77.6%

5-year Oct average: **10****New Pendings****9**

800.0%

-25.0%
 from Oct 2024: **12**

YTD	2025	2024	+/-
	56	56	0.0%

5-year Oct average: **8****Closed Sales****1**

-80.0%
 from Sep 2025: **5**

-50.0%
 from Oct 2024: **2**

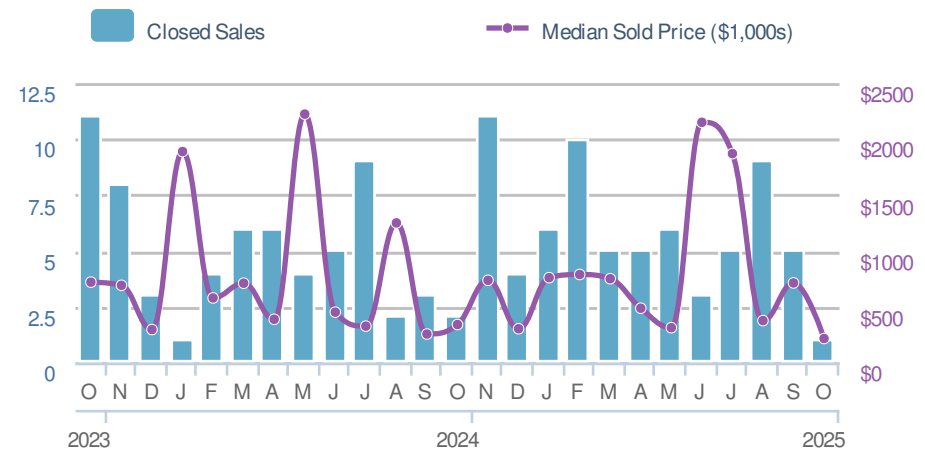
YTD	2025	2024	+/-
	56	43	30.2%

5-year Oct average: **5****Median Sold Price****\$215,000**

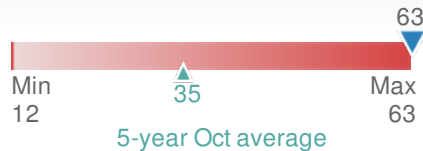
-69.8%
 from Sep 2025: **\$713,000**

-36.9%
 from Oct 2024: **\$340,950**

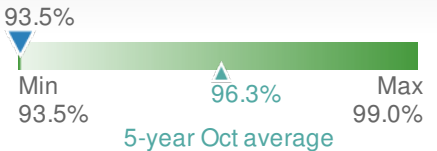
YTD	2025	2024	+/-
	\$750,000	\$430,000	74.4%

5-year Oct average: **\$550,381****Active Listings****37**

Sep 2025	Oct 2024
35	14

Avg DOM**63**

Sep 2025	Oct 2024	YTD
65	12	39

Avg Sold to OLP Ratio**93.5%**

Sep 2025	Oct 2024	YTD
94.7%	97.4%	94.1%

January thru November 2025 YTD

Observatory Circle, Washington, DC (Advertised)

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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%

- 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.

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	3
\$200K to \$299,999	0	0	0	0	0	0	10
\$300K to \$399,999	0	0	0	0	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	10
\$800K to \$999,999	0	0	0	0	0	0	7
\$1M to \$2,499,999	0	0	1	0	6	4	5
\$2.5M to \$4,999,999	0	0	0	0	4	1	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	10	5	45
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	8
0	0	5
0	0	2
0	0	2
0	0	5
0	0	1
1	0	0
1	2	0
0	0	0
2	2	24

November 2025



Observatory Circle, Washington, DC

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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**

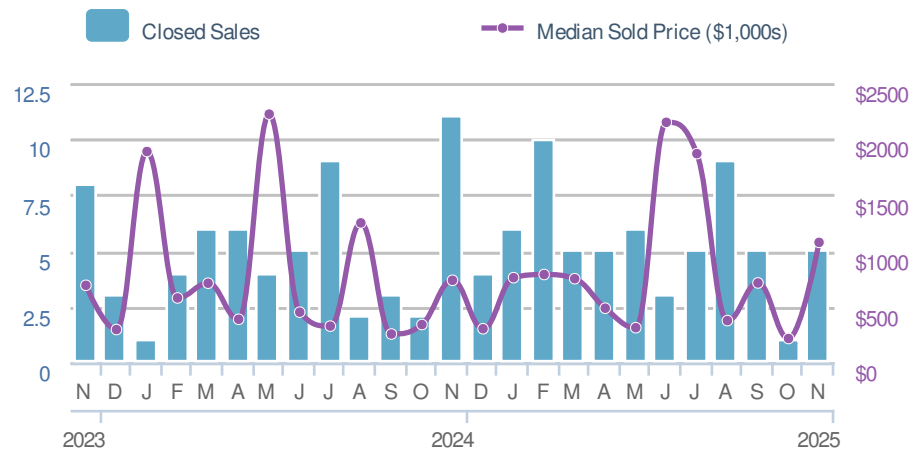
 **400.0%**  **-54.5%**
 from Oct 2025: **1** from Nov 2024: **11**

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**

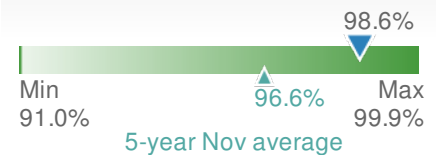
YTD	2025	2024	+/-
	\$750,500	\$444,500	68.8%

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%

January thru December 2025 YTD

Observatory Circle, Washington, DC (Advertised)

202.262.1261
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$69,194,300	\$50,326,449	37.49%
Avg Sold Price	\$983,632	\$851,910	15.46%
Median Sold Price	\$740,000	\$435,000	70.11%
Units Sold	69	58	18.97%
Avg Days on Market	38	42	-9.52%
Avg List Price for Solds	\$1,017,563	\$867,697	17.27%
Avg SP to OLP Ratio	95.0%	97.8%	-2.78%
Ratio of Avg SP to Avg OLP	94.4%	97.7%	-3.40%
Attached Avg Sold Price	\$680,912	\$630,609	7.98%
Detached Avg Sold Price	\$2,396,328	\$3,197,700	-25.06%
Attached Units Sold	57	53	7.55%
Detached Units Sold	12	5	140.00%

Financing (Sold)

Assumption	0
Cash	43
Conventional	22
FHA	3
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	18
11 to 20	10
21 to 30	6
31 to 60	8
61 to 90	4
91 to 120	7
121 to 180	7
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**

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	5	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	12	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	7	0	0	1
\$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	0
\$600K to \$799,999	0	0	0	0	0	0	11	0	0	4
\$800K to \$999,999	0	0	0	0	0	0	8	0	0	1
\$1M to \$2,499,999	0	0	1	0	7	4	5	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	1	0	2	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	11	5	52	2	1	16
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,473,267	\$1,967,000	\$554,825			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$3,524,625	\$2,047,900	\$482,974			
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-29.83%	-3.95%	14.88%			
Prev Year - # of Solds	0	0	1	0	4	5	48			

December 2025

Observatory Circle, Washington, DC

202.262.1261
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↓ **-25.0%** ↓ **-40.0%**
from Nov 2025: from Dec 2024:
4 5

YTD	2025	2024	+/-
	124	79	57.0%

5-year Dec average: 4

New Pendings**2**

↓ **-33.3%** ↓ **-60.0%**
from Nov 2025: from Dec 2024:
3 5

YTD	2025	2024	+/-
	62	66	-6.1%

5-year Dec average: 4

Closed Sales**8**

↑ **60.0%** ↑ **100.0%**
from Nov 2025: from Dec 2024:
5 4

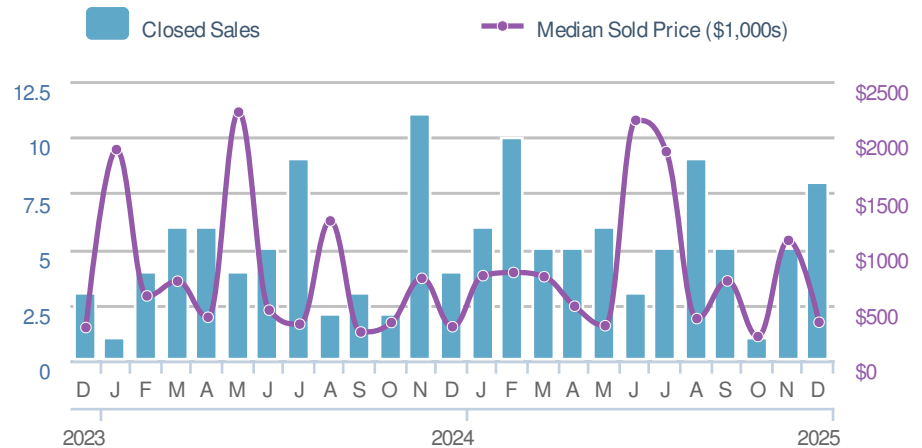
YTD	2025	2024	+/-
	69	58	19.0%

5-year Dec average: 5

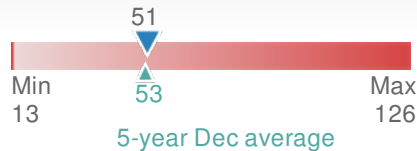
Median Sold Price**\$342,000**

↓ **-68.2%** ↑ **13.1%**
from Nov 2025: from Dec 2024:
\$1,075,000 **\$302,500**

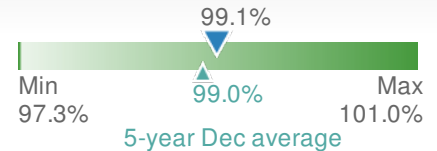
YTD	2025	2024	+/-
	\$740,000	\$435,000	70.1%

5-year Dec average: **\$375,700****Active Listings****19**

Nov 2025	Dec 2024
28	11

Avg DOM**51**

Nov 2025	Dec 2024	YTD
11	126	38

Avg Sold to OLP Ratio**99.1%**

Nov 2025	Dec 2024	YTD
98.6%	101.0%	95.0%