

January thru January 2024 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$1,849,000	\$599,990	208.17%
Avg Sold Price	\$1,890,000	\$580,000	225.86%
Median Sold Price	\$1,890,000	\$580,000	225.86%
Units Sold	1	1	0.00%
Avg Days on Market	7	55	-87.27%
Avg List Price for Solds	\$1,849,000	\$599,990	208.17%
Avg SP to OLP Ratio	102.2%	96.7%	5.74%
Ratio of Avg SP to Avg OLP	102.2%	96.7%	5.74%
Attached Avg Sold Price	\$0	\$580,000	0%
Detached Avg Sold Price	\$1,890,000	\$0	0%
Attached Units Sold	0	1	0%
Detached Units Sold	1	0	0%

Financing (Sold)

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

Days on Market (Sold)

0	0
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	0
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	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	3
\$1M to \$2,499,999	0	0	1	0	0	0	0	0	0	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	1	0	0	0	0	0	0	14
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$580,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	0	0	1			

January 2024

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lenorerubino.com**New Listings****4****↑ 100.0%**from Dec 2023:
2**↓ -20.0%**from Jan 2023:
5

YTD	2024	2023	+/-
	4	5	-20.0%

5-year Jan average: 7

New Pendings**3****↑ 50.0%**from Dec 2023:
2**↓ -40.0%**from Jan 2023:
5

YTD	2024	2023	+/-
	3	5	-40.0%

5-year Jan average: 4

Closed Sales**1****↓ -66.7%**from Dec 2023:
3**↔ 0.0%**from Jan 2023:
1

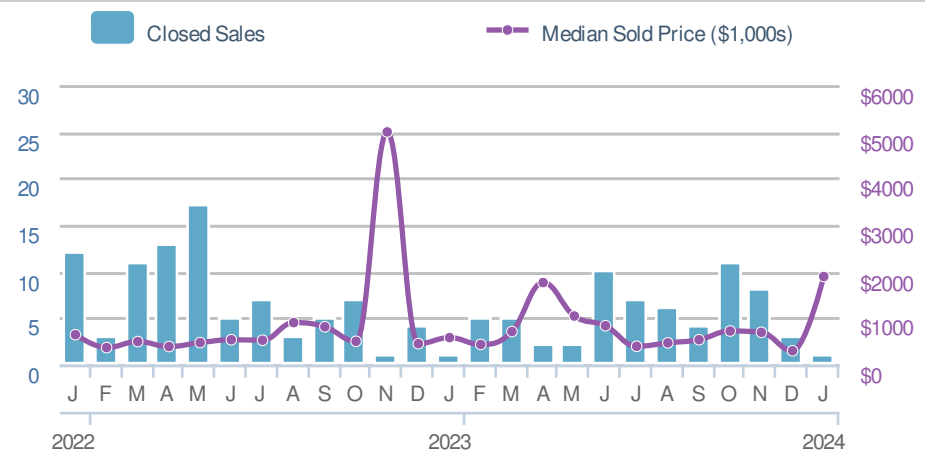
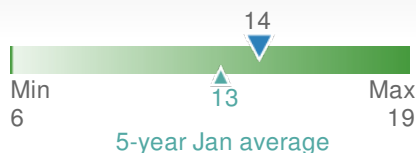
YTD	2024	2023	+/-
	1	1	0.0%

5-year Jan average: 3

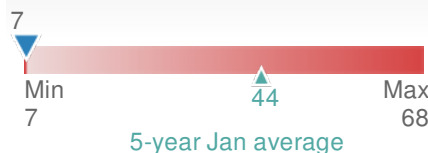
Median Sold Price**\$1,890,000****↑ 540.7%**from Dec 2023:
\$295,000**↑ 225.9%**from Jan 2023:
\$580,000

YTD	2024	2023	+/-
	\$1,890,000	\$580,000	225.9%

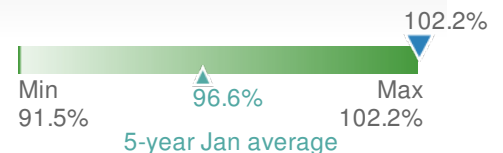
5-year Jan average: \$760,850

**Active Listings****14**

Dec 2023	Jan 2023
14	6

Avg DOM**7**

Dec 2023	Jan 2023	YTD
43	55	7

Avg Sold to OLP Ratio**102.2%**

Dec 2023	Jan 2023	YTD
98.0%	96.7%	102.2%

January thru February 2024 YTD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$4,719,000	\$4,188,990	12.65%
Avg Sold Price	\$943,200	\$690,000	36.70%
Median Sold Price	\$930,000	\$505,000	84.16%
Units Sold	5	6	-16.67%
Avg Days on Market	32	44	-27.27%
Avg List Price for Solds	\$943,800	\$698,165	35.18%
Avg SP to OLP Ratio	99.2%	93.6%	6.00%
Ratio of Avg SP to Avg OLP	99.5%	95.7%	3.94%
Attached Avg Sold Price	\$706,500	\$690,000	2.39%
Detached Avg Sold Price	\$1,890,000	\$0	0%
Attached Units Sold	4	6	-33.33%
Detached Units Sold	1	0	0%

Financing (Sold)

Assumption	0
Cash	3
Conventional	2
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	2
11 to 20	1
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

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	0
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	1
\$1M to \$2,499,999	0	0	1	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	0	1	3
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$1,450,000	\$458,666
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$690,000
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-33.53%
Prev Year - # of Solds	0	0	0	0	0	0	6

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	3
0	0	3
0	0	1
0	0	1
0	0	1
0	0	2
0	0	0
1	0	0
0	0	0
1	0	11

February 2024

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4**↑ 66.7%**from Feb 2023:
3

YTD	2024	2023	+/-
	12	9	33.3%

5-year Feb average: **9****New Pendings****8****↑ 166.7%**from Jan 2024:
3**↑ 166.7%**from Feb 2023:
3

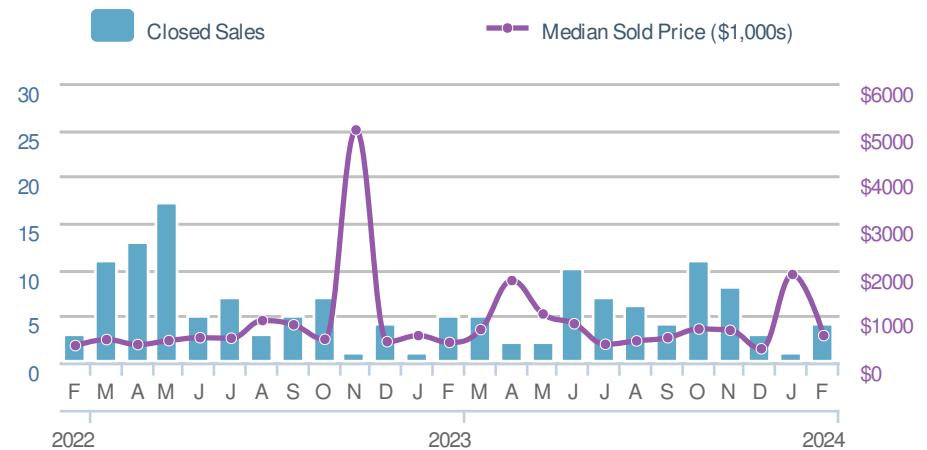
YTD	2024	2023	+/-
	11	8	37.5%

5-year Feb average: **7****Closed Sales****4****↑ 300.0%**from Jan 2024:
1**↓ -20.0%**from Feb 2023:
5

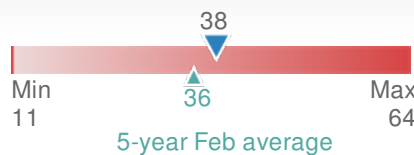
YTD	2024	2023	+/-
	5	6	-16.7%

5-year Feb average: **5****Median Sold Price****\$577,500****↓ -69.4%**from Jan 2024:
\$1,890,000**↑ 34.3%**from Feb 2023:
\$430,000

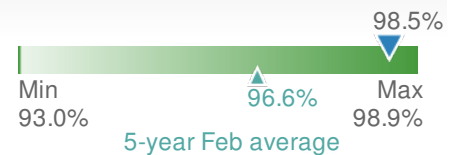
YTD	2024	2023	+/-
	\$930,000	\$505,000	84.2%

5-year Feb average: **\$446,700****Active Listings****12**

Jan 2024	Feb 2023
14	5

Avg DOM**38**

Jan 2024	Feb 2023	YTD
7	42	32

Avg Sold to OLP Ratio**98.5%**

Jan 2024	Feb 2023	YTD
102.2%	93.0%	99.2%

March 2024

Observatory Circle, Washington, DC

New Listings**5**

↔ 0.0%

from Feb 2024:

5

↓ -37.5%

from Mar 2023:

8

YTD	2024	2023	+/-
	17	18	-5.6%

5-year Mar average: 11

New Pendings**6**

↓ -25.0%

from Feb 2024:

8

↑ 100.0%

from Mar 2023:

3

YTD	2024	2023	+/-
	18	11	63.6%

5-year Mar average: 8

Closed Sales**6**

↑ 50.0%

from Feb 2024:

4

↑ 20.0%

from Mar 2023:

5

YTD	2024	2023	+/-
	11	11	0.0%

5-year Mar average: 7

Median Sold Price**\$709,000**

↑ 22.8%

from Feb 2024:

\$577,500

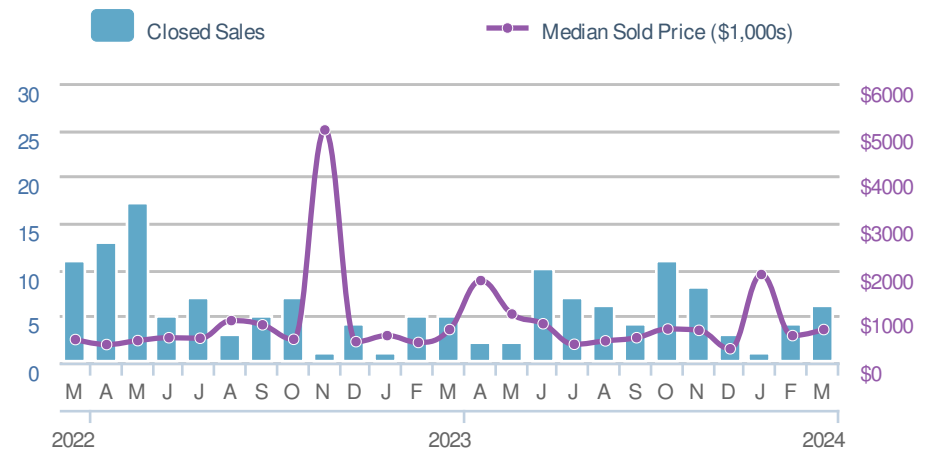
↑ 0.6%

from Mar 2023:

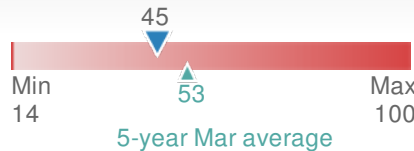
\$705,000

YTD	2024	2023	+/-
	\$930,000	\$580,000	60.3%

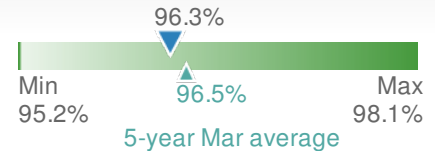
5-year Mar average: \$559,800

**Active Listings****8**

Feb 2024	Mar 2023
12	9

Avg DOM**45**

Feb 2024	Mar 2023	YTD
38	46	39

Avg Sold to OLP Ratio**96.3%**

Feb 2024	Mar 2023	YTD
98.5%	98.1%	97.6%

January thru April 2024 YTD
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$15,624,400	\$10,836,490	44.18%
Avg Sold Price	\$859,416	\$825,615	4.09%
Median Sold Price	\$454,500	\$580,000	-21.64%
Units Sold	18	13	38.46%
Avg Days on Market	39	40	-2.50%
Avg List Price for Solds	\$868,022	\$833,576	4.13%
Avg SP to OLP Ratio	97.6%	96.2%	1.43%
Ratio of Avg SP to Avg OLP	98.1%	97.7%	0.43%
Attached Avg Sold Price	\$798,794	\$619,416	28.96%
Detached Avg Sold Price	\$1,890,000	\$3,300,000	-42.73%
Attached Units Sold	17	12	41.67%
Detached Units Sold	1	1	0.00%

Financing (Sold)

Assumption	0
Cash	11
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

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

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	0
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$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	1	0	0	2	2	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	1	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	0	3	14	0	0	12
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$2,074,833	\$525,357			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,300,000	\$0	\$619,416			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-15.19%			
Prev Year - # of Solds	0	0	0	0	1	0	12			

April 2024

Observatory Circle, Washington, DC

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-20.0% **-20.0%**
 from Mar 2024: 5 from Apr 2023: 5

YTD	2024	2023	+/-
	25	25	0.0%

5-year Apr average: 7

New Pendings**4**

-33.3% **33.3%**
 from Mar 2024: 6 from Apr 2023: 3

YTD	2024	2023	+/-
	21	14	50.0%

5-year Apr average: 6

Closed Sales**6**

0.0% **200.0%**
 from Mar 2024: 6 from Apr 2023: 2

YTD	2024	2023	+/-
	18	13	38.5%

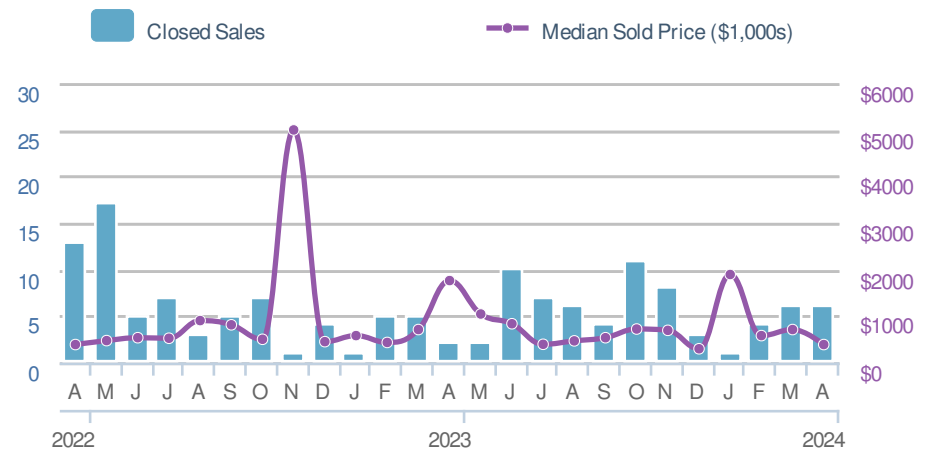
5-year Apr average: 7

Median Sold Price**\$387,500**

-45.3% **-78.0%**
 from Mar 2024: \$709,000 from Apr 2023: \$1,762,500

YTD	2024	2023	+/-
	\$454,500	\$580,000	-21.6%

5-year Apr average: \$752,716

**Active Listings****12**

Mar 2024	Apr 2023
8	13

Avg DOM**38**

Mar 2024	Apr 2023	YTD
45	11	39

Avg Sold to OLP Ratio**97.0%**

Mar 2024	Apr 2023	YTD
96.3%	99.1%	97.6%

January thru May 2024 YTD
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$25,888,400	\$12,931,490	100.20%
Avg Sold Price	\$1,152,363	\$854,400	34.87%
Median Sold Price	\$495,000	\$580,000	-14.66%
Units Sold	22	15	46.67%
Avg Days on Market	39	38	2.63%
Avg List Price for Solds	\$1,176,745	\$862,099	36.50%
Avg SP to OLP Ratio	97.6%	96.4%	1.24%
Ratio of Avg SP to Avg OLP	97.4%	97.9%	-0.58%
Attached Avg Sold Price	\$760,236	\$679,714	11.85%
Detached Avg Sold Price	\$3,635,833	\$3,300,000	10.18%
Attached Units Sold	19	14	35.71%
Detached Units Sold	3	1	200.00%

Financing (Sold)

Assumption	0
Cash	14
Conventional	7
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	8
11 to 20	3
21 to 30	1
31 to 60	2
61 to 90	1
91 to 120	1
121 to 180	3
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

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	0
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	1
\$1M to \$2,499,999	0	0	1	0	0	2	2	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	1	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	2	3	16	0	0	10
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,508,750	\$2,074,833	\$513,750			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,300,000	\$0	\$679,714			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	36.63%	0.00%	-24.42%			
Prev Year - # of Solds	0	0	0	0	1	0	14			

May 2024

Observatory Circle, Washington, DC

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lenore.rubino@wfp.com
lenorerubino.com**New Listings****4**

↔ 0.0%

from Apr 2024:
4

↓ -63.6%

from May 2023:
11

YTD	2024	2023	+/-
	28	37	-24.3%

5-year May average: **9****New Pendings****4**

↔ 0.0%

from Apr 2024:
4

↓ -60.0%

from May 2023:
10

YTD	2024	2023	+/-
	25	24	4.2%

5-year May average: **8****Closed Sales****4**

↓ -33.3%

from Apr 2024:
6

↑ 100.0%

from May 2023:
2

YTD	2024	2023	+/-
	22	15	46.7%

5-year May average: **7****Median Sold Price****\$2,223,750**

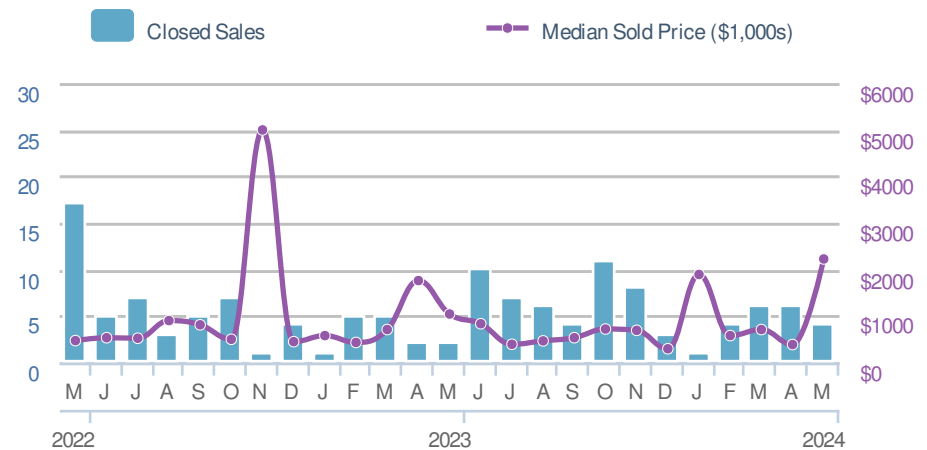
↑ 473.9%

from Apr 2024:
\$387,500

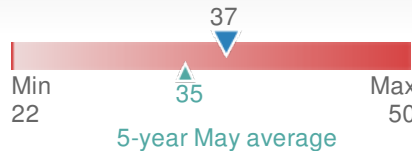
↑ 113.5%

from May 2023:
\$1,041,500

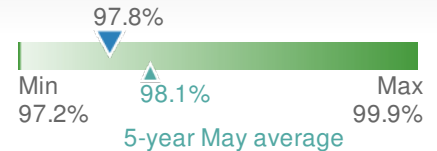
YTD	2024	2023	+/-
	\$495,000	\$580,000	-14.7%

5-year May average: **\$911,050****Active Listings****10**

Apr 2024	May 2023
12	14

Avg DOM**37**

Apr 2024	May 2023	YTD
38	24	39

Avg Sold to OLP Ratio**97.8%**

Apr 2024	May 2023	YTD
97.0%	97.8%	97.6%

January thru June 2024 YTD
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$31,070,300	\$24,124,490	28.79%
Avg Sold Price	\$1,120,851	\$974,595	15.01%
Median Sold Price	\$460,000	\$650,000	-29.23%
Units Sold	27	25	8.00%
Avg Days on Market	35	27	29.63%
Avg List Price for Solds	\$1,150,751	\$964,979	19.25%
Avg SP to OLP Ratio	97.7%	98.1%	-0.33%
Ratio of Avg SP to Avg OLP	96.9%	100.3%	-3.31%
Attached Avg Sold Price	\$702,413	\$694,994	1.07%
Detached Avg Sold Price	\$3,526,875	\$3,025,000	16.59%
Attached Units Sold	23	22	4.55%
Detached Units Sold	4	3	33.33%

Financing (Sold)

Assumption	0
Cash	16
Conventional	10
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	9
11 to 20	5
21 to 30	3
31 to 60	2
61 to 90	1
91 to 120	1
121 to 180	3
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

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	0
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	2
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	0
\$1M to \$2,499,999	0	0	1	0	0	2	2	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	1	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	3	3	20	0	0	8
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$496,550			
Prev Year - Avg Sold Price	\$0	\$1,817,000	\$0	\$0	\$3,025,000	\$0	\$641,565			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	34.63%	0.00%	-22.60%			
Prev Year - # of Solds	0	1	0	0	3	0	21			

June 2024

Observatory Circle, Washington, DC

New Listings**8****↑ 100.0%**

from May 2024:

4**↓ -33.3%**

from Jun 2023:

12

YTD	2024	2023	+/-
	37	50	-26.0%

5-year Jun average: **11****New Pendings****10****↑ 150.0%**

from May 2024:

4**↑ 25.0%**

from Jun 2023:

8

YTD	2024	2023	+/-
	35	32	9.4%

5-year Jun average: **7****Closed Sales****5****↑ 25.0%**

from May 2024:

4**↓ -50.0%**

from Jun 2023:

10

YTD	2024	2023	+/-
	27	25	8.0%

5-year Jun average: **8****Median Sold Price****\$450,000****↓ -79.8%**

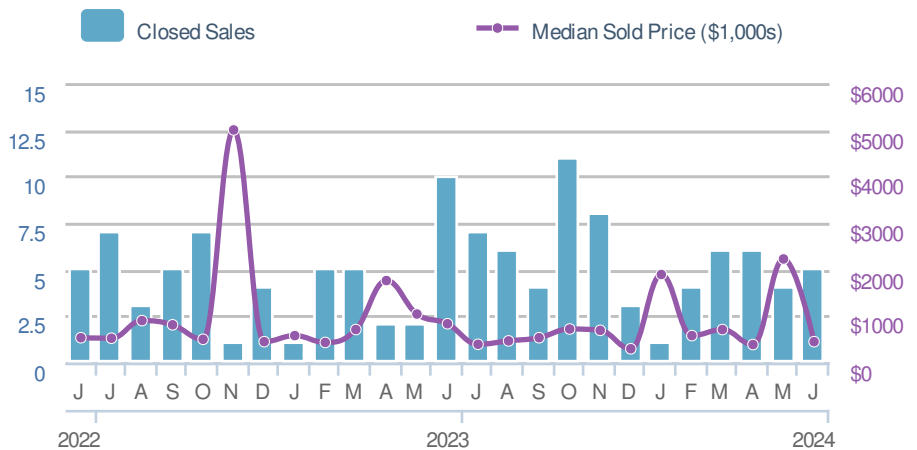
from May 2024:

\$2,223,750**↓ -45.9%**

from Jun 2023:

\$832,500

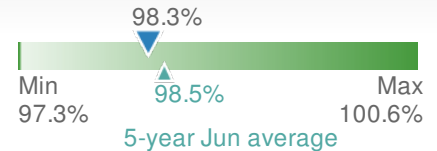
YTD	2024	2023	+/-
	\$460,000	\$650,000	-29.2%

5-year Jun average: **\$594,100****Active Listings****8**

May 2024	Jun 2023
10	13

Avg DOM**17**

May 2024	Jun 2023	YTD
37	10	35

Avg Sold to OLP Ratio**98.3%**

May 2024	Jun 2023	YTD
97.8%	100.6%	97.7%

January thru July 2024 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$34,612,150	\$28,707,390	20.57%
Avg Sold Price	\$936,413	\$897,089	4.38%
Median Sold Price	\$439,500	\$577,500	-23.90%
Units Sold	36	32	12.50%
Avg Days on Market	46	31	48.39%
Avg List Price for Solds	\$961,448	\$897,105	7.17%
Avg SP to OLP Ratio	96.8%	97.6%	-0.83%
Ratio of Avg SP to Avg OLP	96.7%	99.3%	-2.57%
Attached Avg Sold Price	\$612,606	\$676,961	-9.51%
Detached Avg Sold Price	\$3,526,875	\$3,025,000	16.59%
Attached Units Sold	32	29	10.34%
Detached Units Sold	4	3	33.33%

Financing (Sold)

Assumption	0
Cash	21
Conventional	14
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	11
11 to 20	7
21 to 30	3
31 to 60	3
61 to 90	2
91 to 120	2
121 to 180	3
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

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	0
\$200K to \$299,999	0	0	0	0	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	8
\$400K to \$499,999	0	0	0	0	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	3
\$1M to \$2,499,999	0	0	1	0	0	2	2
\$2.5M to \$4,999,999	0	0	0	0	2	1	0
\$5,000,000+	0	0	0	0	1	0	0
Total	0	0	1	0	3	3	29
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$461,341
Prev Year - Avg Sold Price	\$0	\$1,817,000	\$0	\$0	\$3,025,000	\$1,500,000	\$604,254
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	34.63%	38.32%	-23.65%
Prev Year - # of Solds	0	1	0	0	3	1	27

Active Detail

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

July 2024

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2**

↓ -75.0% ↓ -71.4%

from Jun 2024: 8 from Jul 2023: 7

YTD	2024	2023	+/-
	39	58	-32.8%

5-year Jul average: 7

New Pendings**3**

↓ -70.0% ↓ -40.0%

from Jun 2024: 10 from Jul 2023: 5

YTD	2024	2023	+/-
	38	37	2.7%

5-year Jul average: 5

Closed Sales**9**

↑ 80.0% ↑ 28.6%

from Jun 2024: 5 from Jul 2023: 7

YTD	2024	2023	+/-
	36	32	12.5%

5-year Jul average: 7

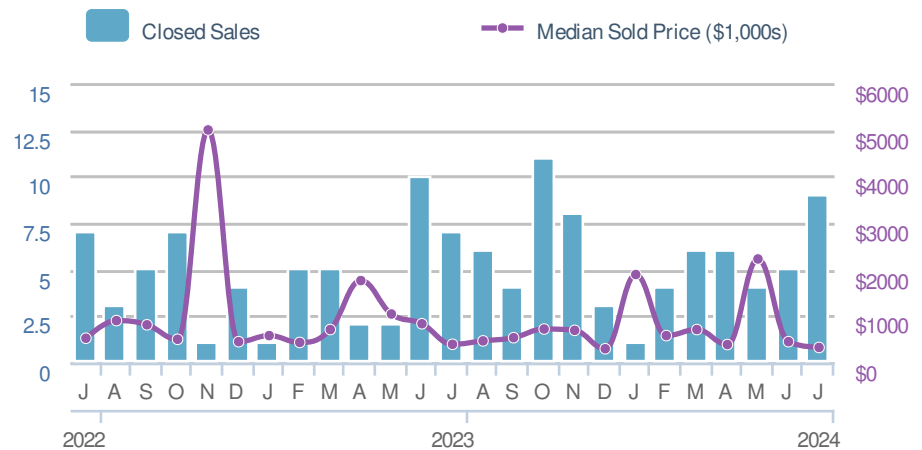
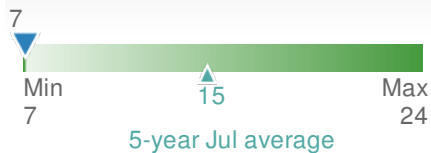
Median Sold Price**\$325,000**

↓ -27.8% ↓ -16.5%

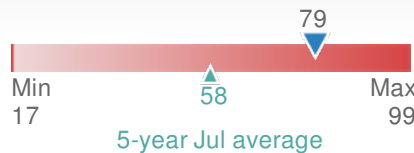
from Jun 2024: \$450,000 from Jul 2023: \$389,000

YTD	2024	2023	+/-
	\$439,500	\$577,500	-23.9%

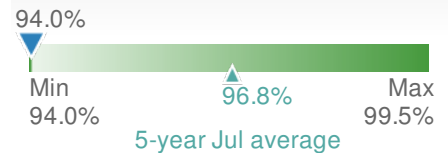
5-year Jul average: \$485,800

**Active Listings****7**

Jun 2024	Jul 2023
8	14

Avg DOM**79**

Jun 2024	Jul 2023	YTD
17	45	46

Avg Sold to OLP Ratio**94.0%**

Jun 2024	Jul 2023	YTD
98.3%	96.0%	96.8%

January thru August 2024 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$37,211,050	\$32,380,390	14.92%
Avg Sold Price	\$952,918	\$851,075	11.97%
Median Sold Price	\$449,500	\$514,500	-12.63%
Units Sold	38	38	0.00%
Avg Days on Market	44	32	37.50%
Avg List Price for Solds	\$979,238	\$852,115	14.92%
Avg SP to OLP Ratio	96.8%	97.7%	-0.90%
Ratio of Avg SP to Avg OLP	96.7%	99.1%	-2.39%
Attached Avg Sold Price	\$650,100	\$664,739	-2.20%
Detached Avg Sold Price	\$3,526,875	\$3,025,000	16.59%
Attached Units Sold	34	35	-2.86%
Detached Units Sold	4	3	33.33%

Financing (Sold)

Assumption	0
Cash	23
Conventional	14
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	12
11 to 20	8
21 to 30	3
31 to 60	3
61 to 90	2
91 to 120	2
121 to 180	3
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	0
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	8	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	4	0	0	1
\$1M to \$2,499,999	0	0	1	0	0	2	3	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	1	0	1	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	3	3	31	1	0	8
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$512,222			
Prev Year - Avg Sold Price	\$0	\$1,817,000	\$0	\$0	\$3,025,000	\$1,500,000	\$604,511			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	34.63%	38.32%	-15.27%			
Prev Year - # of Solds	0	1	0	0	3	1	33			

August 2024

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****3****↑50.0%**from Jul 2024:
2**↓-40.0%**from Aug 2023:
5

YTD	2024	2023	+/-
	43	63	-31.7%

5-year Aug average: 6

New Pendings**2****↓-33.3%**from Jul 2024:
3**↓-33.3%**from Aug 2023:
3

YTD	2024	2023	+/-
	40	40	0.0%

5-year Aug average: 5

Closed Sales**2****↓-77.8%**from Jul 2024:
9**↓-66.7%**from Aug 2023:
6

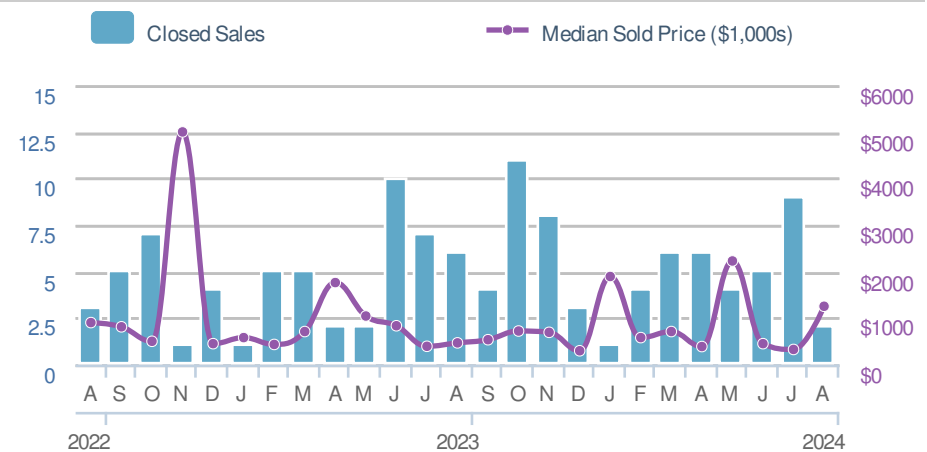
YTD	2024	2023	+/-
	38	38	0.0%

5-year Aug average: 6

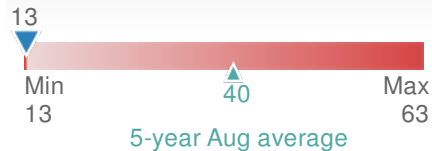
Median Sold Price**\$1,250,000****↑284.6%**from Jul 2024:
\$325,000**↑168.8%**from Aug 2023:
\$465,000

YTD	2024	2023	+/-
	\$449,500	\$514,500	-12.6%

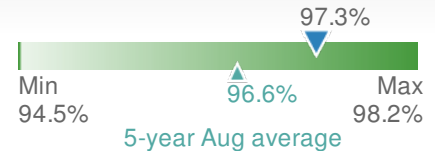
5-year Aug average: \$757,750

**Active Listings****9**

Jul 2024	Aug 2023
7	15

Avg DOM**13**

Jul 2024	Aug 2023	YTD
79	39	44

Avg Sold to OLP Ratio**97.3%**

Jul 2024	Aug 2023	YTD
94.0%	98.2%	96.8%

January thru September 2024 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$38,041,550	\$34,849,390	9.16%
Avg Sold Price	\$903,326	\$827,973	9.10%
Median Sold Price	\$430,000	\$514,500	-16.42%
Units Sold	41	42	-2.38%
Avg Days on Market	43	33	30.30%
Avg List Price for Solds	\$927,842	\$829,747	11.82%
Avg SP to OLP Ratio	96.9%	97.7%	-0.83%
Ratio of Avg SP to Avg OLP	96.7%	98.9%	-2.21%
Attached Avg Sold Price	\$619,700	\$658,971	-5.96%
Detached Avg Sold Price	\$3,526,875	\$3,025,000	16.59%
Attached Units Sold	37	39	-5.13%
Detached Units Sold	4	3	33.33%

- 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	24
Conventional	15
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	12
11 to 20	9
21 to 30	3
31 to 60	5
61 to 90	2
91 to 120	2
121 to 180	3
181 to 360	3
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	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	11	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	9	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	3
\$800K to \$999,999	0	0	0	0	0	0	4	0	0	1
\$1M to \$2,499,999	0	0	1	0	0	2	3	0	0	1
\$2.5M to \$4,999,999	0	0	0	0	2	1	0	0	1	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	3	3	34	0	1	16
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$491,305			
Prev Year - Avg Sold Price	\$0	\$1,817,000	\$0	\$0	\$3,025,000	\$1,500,000	\$604,942			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	34.63%	38.32%	-18.78%			
Prev Year - # of Solds	0	1	0	0	3	1	37			

Active Detail

September 2024

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****8****↑ 166.7%**from Aug 2024:
3**↓ -50.0%**from Sep 2023:
16

YTD	2024	2023	+/-
	56	81	-30.9%

5-year Sep average: **13****New Pendings****4****↑ 100.0%**from Aug 2024:
2**↓ -60.0%**from Sep 2023:
10

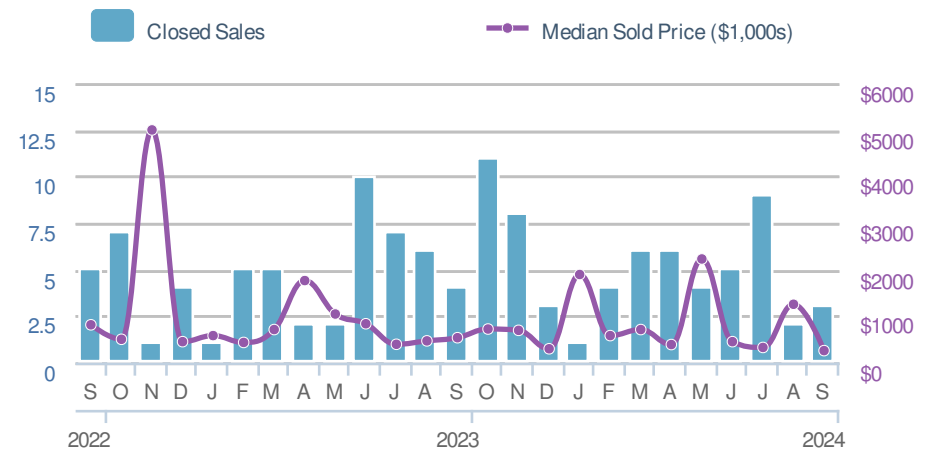
YTD	2024	2023	+/-
	44	51	-13.7%

5-year Sep average: **8****Closed Sales****3****↑ 50.0%**from Aug 2024:
2**↓ -25.0%**from Sep 2023:
4

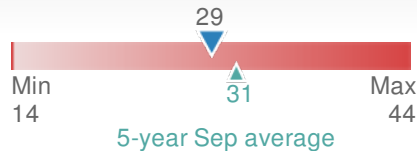
YTD	2024	2023	+/-
	41	42	-2.4%

5-year Sep average: **4****Median Sold Price****\$255,000****↓ -79.6%**from Aug 2024:
\$1,250,000**↓ -52.1%**from Sep 2023:
\$532,000

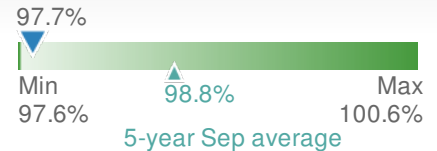
YTD	2024	2023	+/-
	\$430,000	\$514,500	-16.4%

5-year Sep average: **\$463,800****Active Listings****17**

Aug 2024	Sep 2023
9	17

Avg DOM**29**

Aug 2024	Sep 2023	YTD
13	40	43

Avg Sold to OLP Ratio**97.7%**

Aug 2024	Sep 2023	YTD
97.3%	97.6%	96.9%

January thru October 2024 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$38,745,550	\$45,880,390	-15.55%
Avg Sold Price	\$877,169	\$860,581	1.93%
Median Sold Price	\$430,000	\$575,000	-25.22%
Units Sold	43	53	-18.87%
Avg Days on Market	42	36	16.67%
Avg List Price for Solds	\$901,059	\$865,667	4.09%
Avg SP to OLP Ratio	96.9%	97.3%	-0.39%
Ratio of Avg SP to Avg OLP	96.7%	98.6%	-1.90%
Attached Avg Sold Price	\$605,405	\$652,371	-7.20%
Detached Avg Sold Price	\$3,526,875	\$2,859,400	23.34%
Attached Units Sold	39	48	-18.75%
Detached Units Sold	4	5	-20.00%

- 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	16
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	13
11 to 20	10
21 to 30	3
31 to 60	5
61 to 90	2
91 to 120	2
121 to 180	3
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	0
\$200K to \$299,999	0	0	0	0	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	4
\$1M to \$2,499,999	0	0	1	0	0	2	3
\$2.5M to \$4,999,999	0	0	0	0	2	1	0
\$5,000,000+	0	0	0	0	1	0	0
Total	0	0	1	0	3	3	36
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$482,952
Prev Year - Avg Sold Price	\$0	\$1,817,000	\$0	\$0	\$2,859,400	\$1,500,000	\$608,626
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	42.42%	38.32%	-20.65%
Prev Year - # of Solds	0	1	0	0	5	1	46

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	8
0	0	1
0	0	0
0	0	1
0	0	0
0	0	1
1	0	1
1	0	0
0	0	0
2	0	12

October 2024

Observatory Circle, Washington, DC

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

↔ 0.0%

from Sep 2024:
8

↔ 0.0%

from Oct 2023:
8

YTD	2024	2023	+/-
	67	89	-24.7%

5-year Oct average: 8

New Pendings**12**

↑ 200.0%

from Sep 2024:
4

↑ 50.0%

from Oct 2023:
8

YTD	2024	2023	+/-
	56	60	-6.7%

5-year Oct average: 7

Closed Sales**2**

↓ -33.3%

from Sep 2024:
3

↓ -81.8%

from Oct 2023:
11

YTD	2024	2023	+/-
	43	53	-18.9%

5-year Oct average: 7

Median Sold Price**\$340,950**

↑ 33.7%

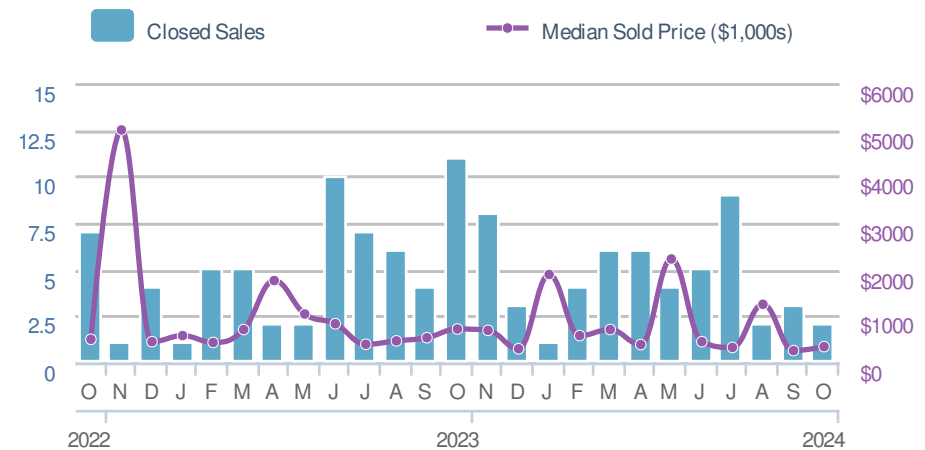
from Sep 2024:
\$255,000

↓ -52.7%

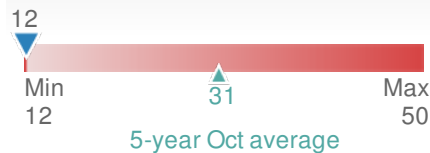
from Oct 2023:
\$720,956

YTD	2024	2023	+/-
	\$430,000	\$575,000	-25.2%

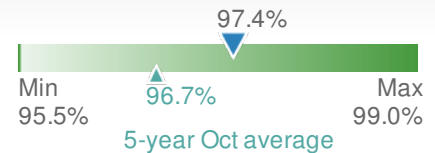
5-year Oct average: \$602,181

**Active Listings****14**

Sep 2024	Oct 2023
17	16

Avg DOM**12**

Sep 2024	Oct 2023	YTD
29	50	42

Avg Sold to OLP Ratio**97.4%**

Sep 2024	Oct 2023	YTD
97.7%	95.7%	96.9%

January thru November 2024 YTD
Observatory Circle, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$48,781,450	\$52,187,389	-6.53%
Avg Sold Price	\$886,218	\$849,620	4.31%
Median Sold Price	\$444,500	\$575,000	-22.70%
Units Sold	54	61	-11.48%
Avg Days on Market	36	35	2.86%
Avg List Price for Solds	\$903,360	\$855,530	5.59%
Avg SP to OLP Ratio	97.5%	97.2%	0.30%
Ratio of Avg SP to Avg OLP	97.6%	98.5%	-0.90%
Attached Avg Sold Price	\$650,353	\$670,175	-2.96%
Detached Avg Sold Price	\$3,197,700	\$2,859,400	11.83%
Attached Units Sold	49	56	-12.50%
Detached Units Sold	5	5	0.00%

Financing (Sold)

Assumption	0
Cash	31
Conventional	21
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	19
11 to 20	13
21 to 30	4
31 to 60	5
61 to 90	3
91 to 120	2
121 to 180	3
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	0
\$200K to \$299,999	0	0	0	0	0	0	15	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	10	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	6	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	3
\$800K to \$999,999	0	0	0	0	0	0	4	0	0	2
\$1M to \$2,499,999	0	0	1	0	1	3	4	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	2	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	4	5	44	0	0	13
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$3,524,625	\$2,047,900	\$491,540			
Prev Year - Avg Sold Price	\$0	\$1,817,000	\$0	\$0	\$2,859,400	\$1,718,500	\$608,977			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	23.26%	19.17%	-19.28%			
Prev Year - # of Solds	0	1	0	0	5	2	53			

November 2024

Observatory Circle, Washington, DC


202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****5**


 **-37.5%**
 from Oct 2024: **8**

 **-16.7%**
 from Nov 2023: **6**

YTD	2024	2023	+/-
	72	96	-25.0%


5-year Nov average: **6****New Pendings****6**


 **-50.0%**
 from Oct 2024: **12**

 **100.0%**
 from Nov 2023: **3**

YTD	2024	2023	+/-
	62	63	-1.6%


5-year Nov average: **5****Closed Sales****11**


 **450.0%**
 from Oct 2024: **2**

 **37.5%**
 from Nov 2023: **8**

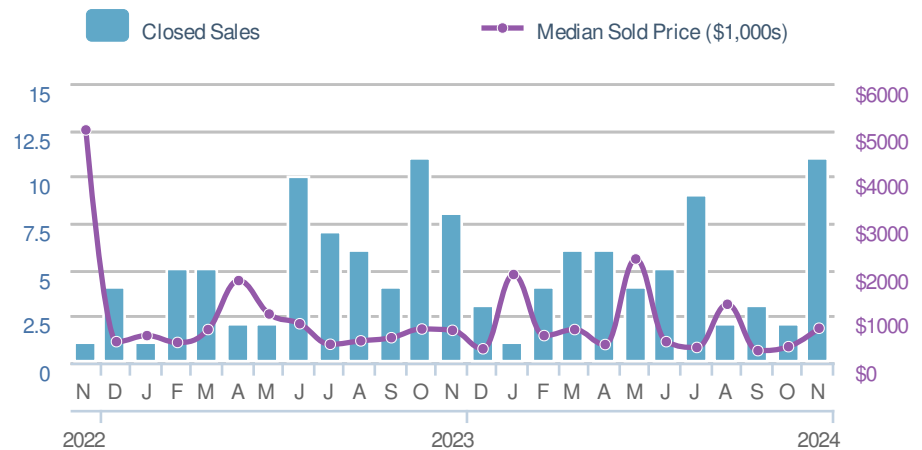
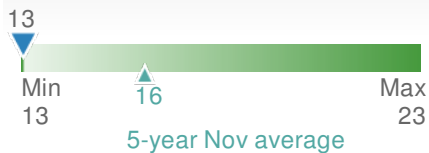
YTD	2024	2023	+/-
	54	61	-11.5%

5-year Nov average: **7****Median Sold Price****\$736,500**

 **116.0%**
 from Oct 2024: **\$340,950**

 **6.7%**
 from Nov 2023: **\$690,000**

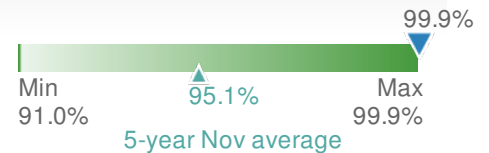
YTD	2024	2023	+/-
	\$444,500	\$575,000	-22.7%

5-year Nov average: **\$1,618,300****Active Listings****13**

Oct 2024	Nov 2023
14	18

Avg DOM**13**

Oct 2024	Nov 2023	YTD
12	27	36

Avg Sold to OLP Ratio**99.9%**

Oct 2024	Nov 2023	YTD
97.4%	96.8%	97.5%

January thru December 2024 YTD

Observatory Circle, Washington, DC (Advertised)

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

	2024	2023	% Change
Sold Dollar Volume	\$50,326,449	\$55,111,389	-8.68%
Avg Sold Price	\$851,910	\$856,108	-0.49%
Median Sold Price	\$435,000	\$567,000	-23.28%
Units Sold	58	64	-9.38%
Avg Days on Market	42	36	16.67%
Avg List Price for Solds	\$867,697	\$861,115	0.76%
Avg SP to OLP Ratio	97.8%	97.3%	0.50%
Ratio of Avg SP to Avg OLP	97.7%	98.7%	-0.96%
Attached Avg Sold Price	\$630,609	\$654,981	-3.72%
Detached Avg Sold Price	\$3,197,700	\$2,800,333	14.19%
Attached Units Sold	53	58	-8.62%
Detached Units Sold	5	6	-16.67%

Financing (Sold)

Assumption	0
Cash	33
Conventional	23
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	20
11 to 20	13
21 to 30	4
31 to 60	5
61 to 90	5
91 to 120	2
121 to 180	3
181 to 360	4
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	16	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	12	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	6	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	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	4	0	0	2
\$1M to \$2,499,999	0	0	1	0	1	3	4	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	2	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	4	5	48	0	0	11
Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$3,524,625	\$2,047,900	\$482,974			
Prev Year - Avg Sold Price	\$0	\$1,817,000	\$0	\$0	\$2,800,333	\$1,718,500	\$595,180			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	25.86%	19.17%	-18.85%			
Prev Year - # of Solds	0	1	0	0	6	2	55			

Active Detail

December 2024

Observatory Circle, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com