

January thru January 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$2,985,000	\$6,713,000	-55.53%
Avg Sold Price	\$976,666	\$1,289,000	-24.23%
Median Sold Price	\$960,000	\$760,000	26.32%
Units Sold	3	6	-50.00%
Avg Days on Market	13	26	-50.00%
Avg List Price for Solds	\$995,000	\$1,342,600	-25.89%
Avg SP to OLP Ratio	98.0%	94.8%	3.42%
Ratio of Avg SP to Avg OLP	98.2%	95.9%	2.40%
Attached Avg Sold Price	\$976,666	\$531,666	83.70%
Detached Avg Sold Price	\$0	\$2,425,000	0%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	0	2	0%

Financing (Sold)

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

Days on Market (Sold)

0	1
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	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	1
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	7
\$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	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	5
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	0	0	0	1	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	3	2	1	21
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$976,666			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,425,000	\$0	\$531,666			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	83.70%			
Prev Year - # of Solds	0	0	0	0	2	0	4			

January 2026

Observatory Circle, Washington, DC

202.262.1261
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200.0%
 from Dec 2025: **3**

80.0%
 from Jan 2025: **5**

YTD	2026	2025	+/-
	9	5	80.0%

5-year Jan average: **6****New Pendings****4**

100.0%
 from Dec 2025: **2**

-42.9%
 from Jan 2025: **7**

YTD	2026	2025	+/-
	4	7	-42.9%

5-year Jan average: **5****Closed Sales****3**

-62.5%
 from Dec 2025: **8**

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

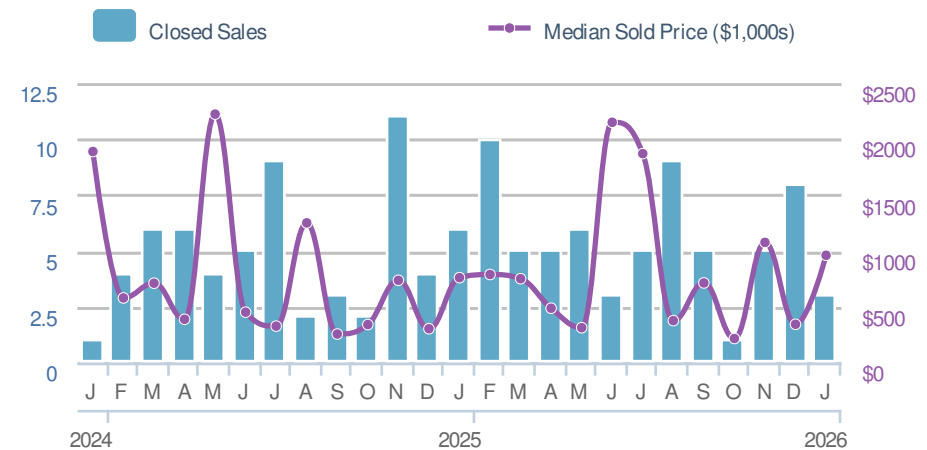
YTD	2026	2025	+/-
	3	6	-50.0%

5-year Jan average: **5****Median Sold Price****\$960,000**

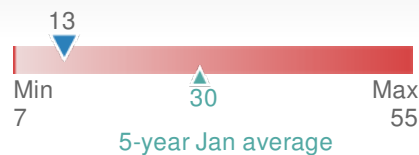
180.7%
 from Dec 2025: **\$342,000**

26.3%
 from Jan 2025: **\$760,000**

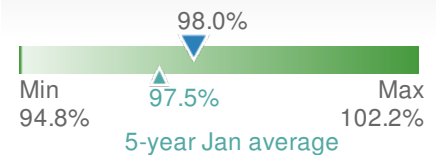
YTD	2026	2025	+/-
	\$960,000	\$760,000	26.3%

5-year Jan average: **\$965,850****Active Listings****24**

Dec 2025	Jan 2025
19	9

Avg DOM**13**

Dec 2025	Jan 2025	YTD
51	26	13

Avg Sold to OLP Ratio**98.0%**

Dec 2025	Jan 2025	YTD
99.1%	94.8%	98.0%

January thru February 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$6,433,000	\$17,037,000	-62.24%
Avg Sold Price	\$896,857	\$1,095,733	-18.15%
Median Sold Price	\$870,000	\$760,000	14.47%
Units Sold	7	16	-56.25%
Avg Days on Market	29	26	11.54%
Avg List Price for Solds	\$919,000	\$1,135,800	-19.09%
Avg SP to OLP Ratio	94.5%	96.4%	-2.01%
Ratio of Avg SP to Avg OLP	96.7%	96.4%	0.28%
Attached Avg Sold Price	\$896,857	\$623,833	43.77%
Detached Avg Sold Price	\$0	\$2,983,333	0%
Attached Units Sold	7	13	-46.15%
Detached Units Sold	0	3	0%

Financing (Sold)

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

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	1
181 to 360	2
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	1	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	5
\$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	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	6	2	2	23
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$2,400,000	\$646,333			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,983,333	\$0	\$623,833			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.61%			
Prev Year - # of Solds	0	0	0	0	3	0	13			

Active Detail

February 2026

Observatory Circle, Washington, DC

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lenorerubino.com**New Listings****5**

 **-44.4%**  **-16.7%**
 from Jan 2026: 9 from Feb 2025: 6

YTD	2026	2025	+/-
	16	12	33.3%

5-year Feb average: 7

New Pendings**2**

 **-50.0%**  **-33.3%**
 from Jan 2026: 4 from Feb 2025: 3

YTD	2026	2025	+/-
	8	11	-27.3%

5-year Feb average: 5

Closed Sales**4**

 **33.3%**  **-60.0%**
 from Jan 2026: 3 from Feb 2025: 10

YTD	2026	2025	+/-
	7	16	-56.3%

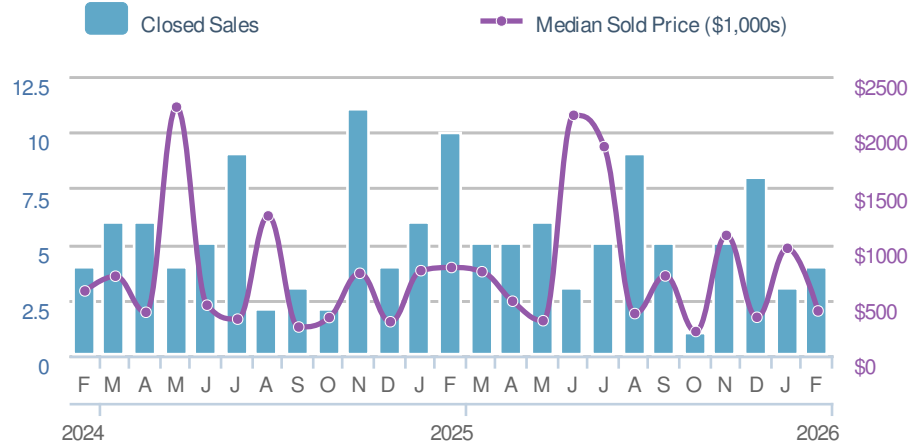
5-year Feb average: 5

Median Sold Price**\$399,000**

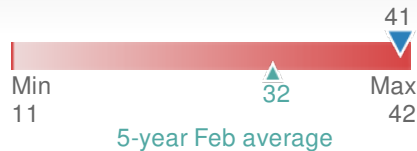
 **-58.4%**  **-49.4%**
 from Jan 2026: **\$960,000** from Feb 2025: **\$788,000**

YTD	2026	2025	+/-
	\$870,000	\$760,000	14.5%

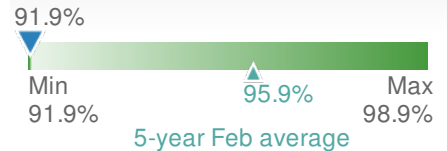
5-year Feb average: \$511,400

**Active Listings****27**

Jan 2026	Feb 2025
24	12

Avg DOM**41**

Jan 2026	Feb 2025	YTD
13	26	29

Avg Sold to OLP Ratio**91.9%**

Jan 2026	Feb 2025	YTD
98.0%	97.3%	94.5%

January thru March 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$7,971,900	\$21,720,500	-63.30%
Avg Sold Price	\$779,200	\$1,056,300	-26.23%
Median Sold Price	\$519,500	\$755,500	-31.24%
Units Sold	10	21	-52.38%
Avg Days on Market	51	24	112.50%
Avg List Price for Solds	\$797,190	\$1,086,025	-26.60%
Avg SP to OLP Ratio	95.5%	97.0%	-1.62%
Ratio of Avg SP to Avg OLP	96.9%	97.2%	-0.35%
Attached Avg Sold Price	\$779,200	\$642,250	21.32%
Detached Avg Sold Price	\$0	\$2,712,500	0%
Attached Units Sold	10	17	-41.18%
Detached Units Sold	0	4	0%

Financing (Sold)

Assumption	0
Cash	6
Conventional	4
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	1
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

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	3
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	6
\$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	0
\$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	1	0	0
Total	0	0	0	0	0	1	9	2	2	26
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$2,400,000	\$599,111			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,712,500	\$0	\$642,250			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-6.72%			
Prev Year - # of Solds	0	0	0	0	4	0	17			

Active Detail

March 2026

Observatory Circle, Washington, DC

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lenorerubino.com**New Listings****8****↑60.0%**from Feb 2026:
5**↓-38.5%**from Mar 2025:
13

YTD	2026	2025	+/-
	25	29	-13.8%

5-year Mar average: **10****New Pendings****6****↑200.0%**from Feb 2026:
2**↓-14.3%**from Mar 2025:
7

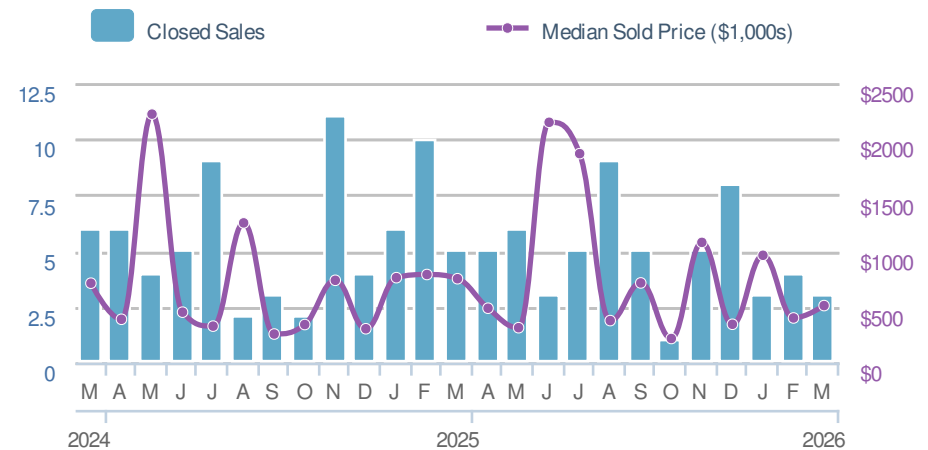
YTD	2026	2025	+/-
	14	18	-22.2%

5-year Mar average: **7****Closed Sales****3****↓-25.0%**from Feb 2026:
4**↓-40.0%**from Mar 2025:
5

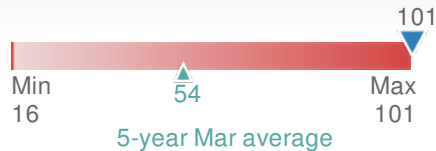
YTD	2026	2025	+/-
	10	21	-52.4%

5-year Mar average: **6****Median Sold Price****\$510,000****↑27.8%**from Feb 2026:
\$399,000**↓-32.0%**from Mar 2025:
\$750,000

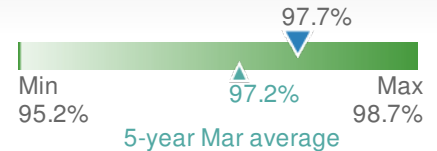
YTD	2026	2025	+/-
	\$519,500	\$755,500	-31.2%

5-year Mar average: **\$633,800****Active Listings****30**

Feb 2026	Mar 2025
27	22

Avg DOM**101**

Feb 2026	Mar 2025	YTD
41	16	51

Avg Sold to OLP Ratio**97.7%**

Feb 2026	Mar 2025	YTD
91.9%	98.7%	95.5%

January thru April 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****12**
50.0%
from Mar 2026:
8

 33.3%
from Apr 2025:
9

YTD	2026	2025	+/-
	40	41	-2.4%

5-year Apr average: 8

New Pendings**8**
33.3%
from Mar 2026:
6

 33.3%
from Apr 2025:
6

YTD	2026	2025	+/-
	22	24	-8.3%

5-year Apr average: 7

Closed Sales**3**
0.0%
from Mar 2026:
3

 -40.0%
from Apr 2025:
5

YTD	2026	2025	+/-
	14	26	-46.2%

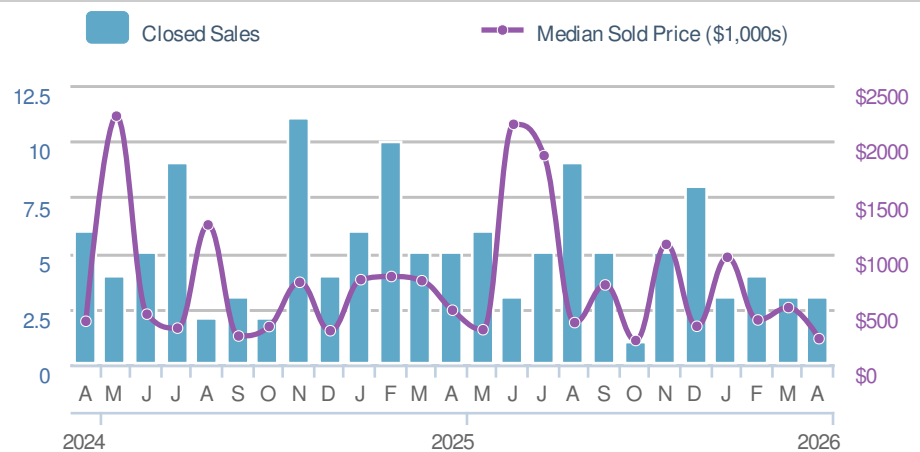
5-year Apr average: 6

Median Sold Price**\$230,000**
-54.9%
from Mar 2026:
\$510,000

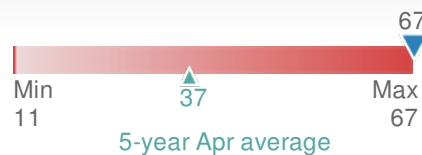
 -52.7%
from Apr 2025:
\$486,000

YTD	2026	2025	+/-
	\$492,500	\$751,000	-34.4%

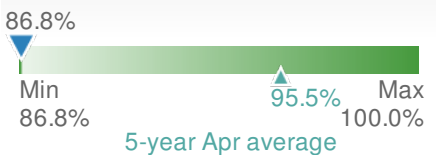
5-year Apr average: \$650,200

**Active Listings****31**

Mar 2026	Apr 2025
30	22

Avg DOM**67**

Mar 2026	Apr 2025	YTD
101	45	51

Avg Sold to OLP Ratio**86.8%**

Mar 2026	Apr 2025	YTD
97.7%	94.8%	93.9%

January thru May 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$52,945,300	\$28,873,000	83.37%
Avg Sold Price	\$2,175,433	\$906,890	139.88%
Median Sold Price	\$599,950	\$750,000	-20.01%
Units Sold	24	32	-25.00%
Avg Days on Market	44	34	29.41%
Avg List Price for Solds	\$2,206,054	\$931,387	136.86%
Avg SP to OLP Ratio	95.0%	96.2%	-1.25%
Ratio of Avg SP to Avg OLP	98.0%	97.1%	0.91%
Attached Avg Sold Price	\$712,244	\$567,830	25.43%
Detached Avg Sold Price	\$6,565,000	\$2,670,000	145.88%
Attached Units Sold	18	27	-33.33%
Detached Units Sold	6	5	20.00%

Financing (Sold)

Assumption	0
Cash	11
Conventional	13
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	9
11 to 20	1
21 to 30	0
31 to 60	3
61 to 90	2
91 to 120	1
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	1	0	0	5
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	0	1	2	1	0	1	2
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	0	1	0
\$5,000,000+	1	0	0	0	0	0	0	1	0	0
Total	1	0	0	0	5	2	16	1	2	27
Avg Sold Price	\$22,225,000	\$0	\$0	\$0	\$3,433,000	\$2,287,500	\$515,337			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,670,000	\$0	\$567,830			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	28.58%	0.00%	-9.24%			
Prev Year - # of Solds	0	0	0	0	5	0	27			

May 2026

Observatory Circle, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****10**

↓ **-16.7%** ↓ **-23.1%**
from Apr 2026: **12** from May 2025: **13**

YTD	2026	2025	+/-
	55	55	0.0%

5-year May average: **10****New Pendings****13**

↑ **62.5%** ↑ **116.7%**
from Apr 2026: **8** from May 2025: **6**

YTD	2026	2025	+/-
	35	29	20.7%

5-year May average: **8****Closed Sales****10**

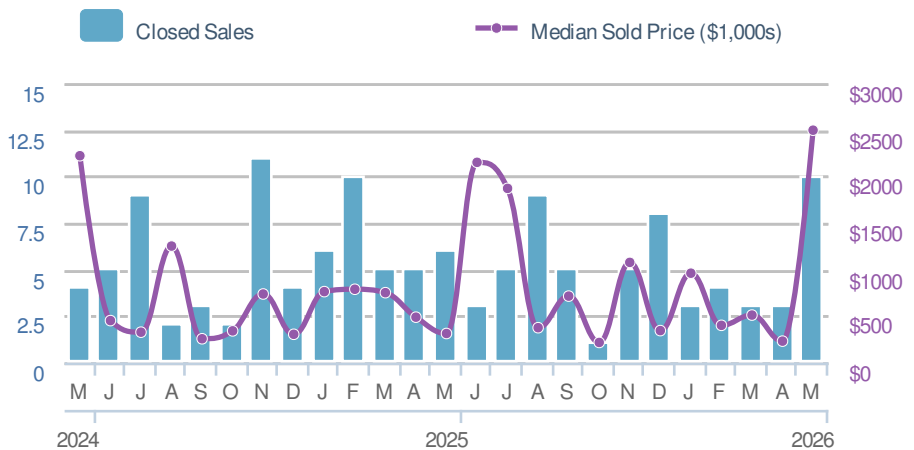
↑ **233.3%** ↑ **66.7%**
from Apr 2026: **3** from May 2025: **6**

YTD	2026	2025	+/-
	24	32	-25.0%

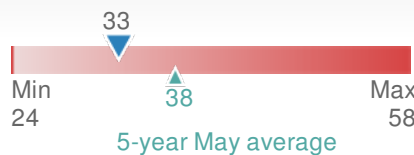
5-year May average: **8****Median Sold Price****\$2,495,000**

↑ **984.8%** ↑ **698.4%**
from Apr 2026: **\$230,000** from May 2025: **\$312,500**

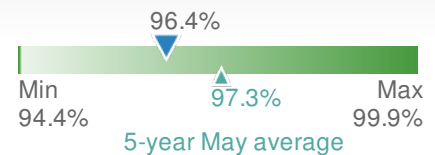
YTD	2026	2025	+/-
	\$599,950	\$750,000	-20.0%

5-year May average: **\$1,308,550****Active Listings****30**

Apr 2026	May 2025
31	29

Avg DOM**33**

Apr 2026	May 2025	YTD
67	58	44

Avg Sold to OLP Ratio**96.4%**

Apr 2026	May 2025	YTD
86.8%	94.4%	95.0%

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

202.262.1261
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lenorerubino.com**New Listings****7**

 **-30.0%**  **-12.5%**
 from May 2026: **10** from Jun 2025: **8**

YTD	2026	2025	+/-
	67	67	0.0%

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

 **-46.2%**  **133.3%**
 from May 2026: **13** from Jun 2025: **3**

YTD	2026	2025	+/-
	41	32	28.1%

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

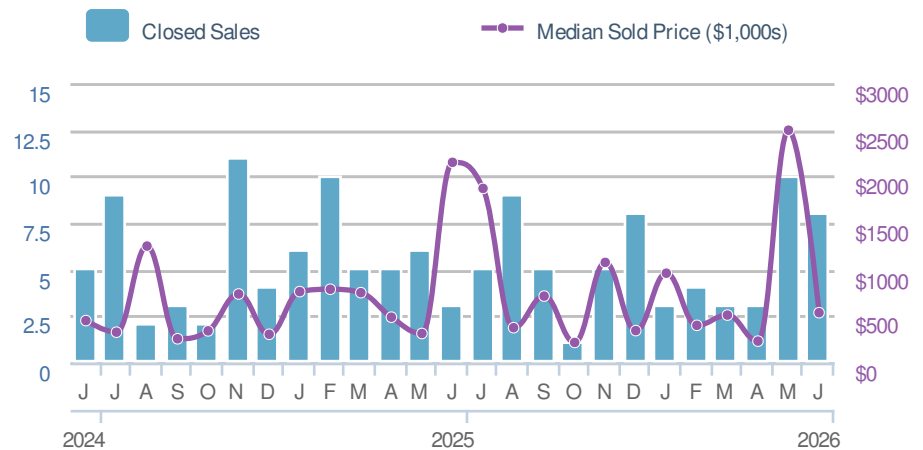
 **-20.0%**  **166.7%**
 from May 2026: **10** from Jun 2025: **3**

YTD	2026	2025	+/-
	32	36	-11.1%

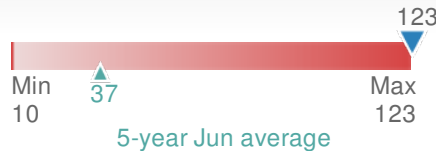
5-year Jun average: **6****Median Sold Price****\$535,000**

 **-78.6%**  **-75.1%**
 from May 2026: **\$2,495,000** from Jun 2025: **\$2,150,000**

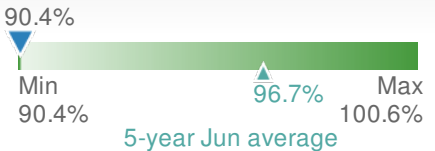
YTD	2026	2025	+/-
	\$585,000	\$760,000	-23.0%

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%

January thru July 2026 YTD

Observatory Circle, Washington, DC (Advertised)

202.262.1261
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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

Observatory Circle, Washington, DC

202.262.1261
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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%

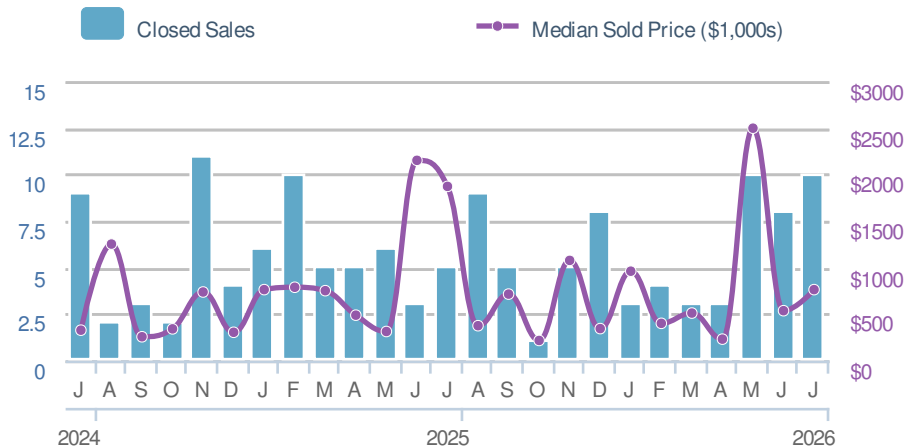
5-year Jul average: 8

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%

January thru August 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$73,677,100	\$53,202,000	38.49%
Avg Sold Price	\$1,577,245	\$1,041,910	51.38%
Median Sold Price	\$617,500	\$751,000	-17.78%
Units Sold	46	50	-8.00%
Avg Days on Market	63	36	75.00%
Avg List Price for Solds	\$1,601,676	\$1,085,755	47.52%
Avg SP to OLP Ratio	94.1%	94.1%	0.01%
Ratio of Avg SP to Avg OLP	97.5%	93.4%	4.39%
Attached Avg Sold Price	\$761,879	\$663,553	14.82%
Detached Avg Sold Price	\$6,120,000	\$2,517,500	143.10%
Attached Units Sold	39	40	-2.50%
Detached Units Sold	7	10	-30.00%

Financing (Sold)

Assumption	0
Cash	27
Conventional	18
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	6
61 to 90	3
91 to 120	1
121 to 180	9
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

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	4	0	0	4
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	2
\$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	1
\$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	5
\$1M to \$2,499,999	0	0	0	1	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	1	6	3	35	1	1	25
Avg Sold Price	\$22,225,000	\$0	\$0	\$1,805,000	\$3,435,833	\$2,362,501	\$594,880			
Prev Year - Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,736,666	\$574,127			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	30.89%	36.04%	3.61%			
Prev Year - # of Solds	0	0	1	0	9	3	37			

Active Detail

August 2026

Observatory Circle, Washington, DC

New Listings**4****↓ -20.0%**from Jul 2026:
5**↔ 0.0%**from Aug 2025:
4

YTD	2026	2025	+/-
	79	89	-11.2%

5-year Aug average: **4****New Pendings****5****↓ -16.7%**from Jul 2026:
6**↑ 25.0%**from Aug 2025:
4

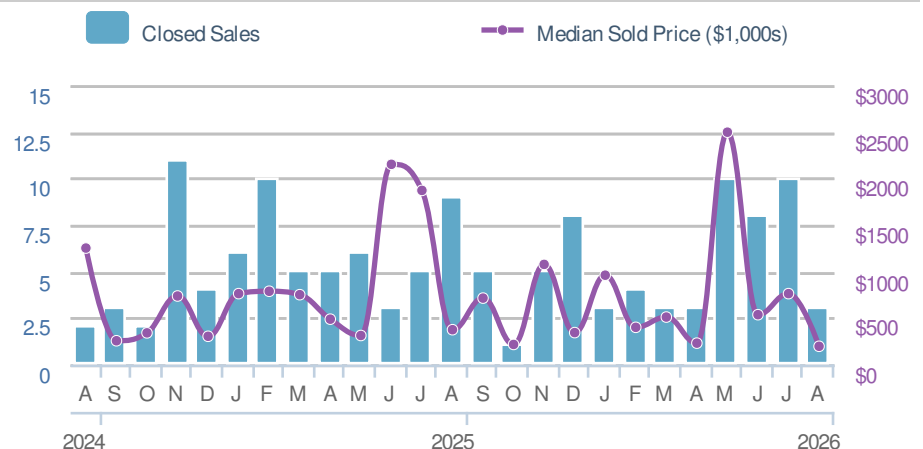
YTD	2026	2025	+/-
	52	46	13.0%

5-year Aug average: **4****Closed Sales****3****↓ -70.0%**from Jul 2026:
10**↓ -66.7%**from Aug 2025:
9

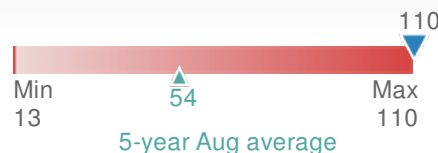
YTD	2026	2025	+/-
	46	50	-8.0%

5-year Aug average: **5****Median Sold Price****\$194,000****↓ -74.5%**from Jul 2026:
\$762,000**↓ -48.3%**from Aug 2025:
\$375,000

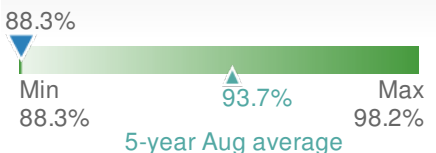
YTD	2026	2025	+/-
	\$617,500	\$751,000	-17.8%

5-year Aug average: **\$636,800****Active Listings****27**

Jul 2026	Aug 2025
31	29

Avg DOM**110**

Jul 2026	Aug 2025	YTD
48	46	63

Avg Sold to OLP Ratio**88.3%**

Jul 2026	Aug 2025	YTD
96.9%	89.2%	94.1%