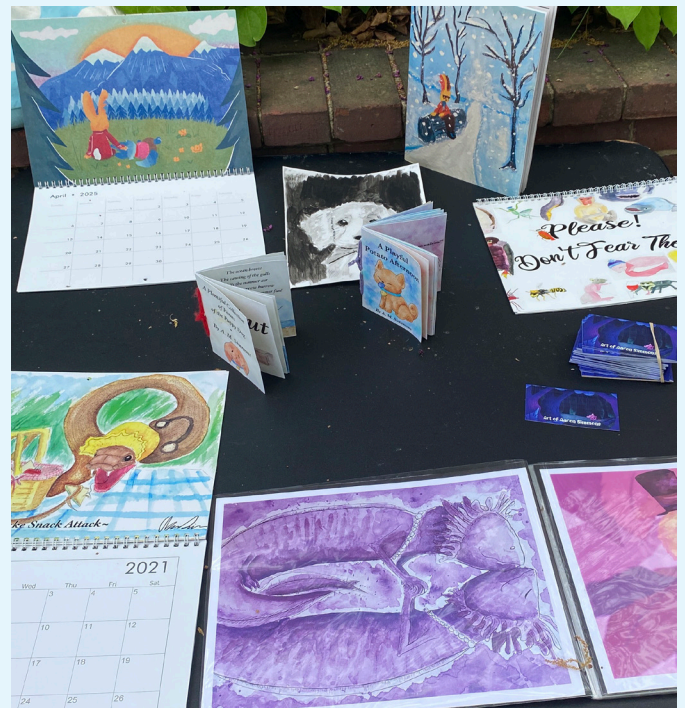


ART-n-Music Success

Jarrett Ferrier

Yep, in a word, "success" is the word that comes to mind when I look back on The GPCA's Inaugural ART-n-MUSIC Walk. Artists, musicians and neighbors were treated to an absolutely beautiful day for the festivities.

As the organizer, I would like to THANK all those individuals who participated. Everyone really worked hard to make their place inviting. We're looking forward to seeing it being a little bigger and a little better next year. We've already placed our order for the same weather!



The *Gazette* is available online at gpcadc.org.
Responsible letters to the editor will be published as space allows.

What's new in Glover Park? Visit www.gpcadc.org to keep up with community news!

2025–2026 Glover Park Citizens' Association (GPCA) Officers

President	Jarrett Ferrier (president@gpcadc.org)
First Vice President	Chris Finnegan (1stvicepresident@gpcadc.org)
Second Vice President	Allen Tomlinson (2ndvicepresident@gpcadc.org)
Treasurer	Maggie Simpson (treasurer@gpcadc.org)
Secretary	Miriam Van Dyck (secretary@gpcadc.org)
Sergeant at Arms	Jeff Russell (sergeantatarms@gpcadc.org)
Federation Reps	Jarrett Ferrier, Maggie Simpson, Chris Finnegan
Membership Director	Jeff Russell (gpcamemberships@gmail.com)
Glover Park Day	Alexandria Trager and Melissa Lane (gloverparkday@gpcadc.org)
Stoddert Liaison	Lisa McCluskey (lkmcccluskey@gmail.com)

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Gazette

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Thank You, GPCA Members

Your membership supports Glover Park Day, neighborhood improvements, holiday events and more.

Learn More About GPCA

Visit www.gpcadc.org



President's Report

GPCA+Earth Day= Hazardous Waste Drop Off

Jarrett Ferrier

Good morning Glover Park! It's a beautiful EARTH DAY as I compose this piece for the Gazette.

A little EARTH DAY history. The roots of Earth Day lie in the rising environmental awareness of the late 1960s. Rachel Carson's 1962 book *Silent Spring* exposed the dangers of pesticides like DDT, sparking public concern about pollution and ecosystem health. Carson, who lived nearby in Silver Spring, Maryland, used Glover Archbold Park as a site for observing nature and drawing inspiration for her writing.

On April 22, 1970, about 20 million Americans (roughly 10% of the population) participated in rallies, clean-ups, and educational events across the U.S.

With all that said, we're planning for our HAZARDOUS WASTE/ELECTRONIC RECYCLING DROP OFF. Saturday, May 9, starting at 9:00 a.m., we'll be collecting your items at the Guy Mason Parking Lot. What are we accepting? NOT accepting??

PLEASE check here for <https://dpw.dc.gov/specialwaste> to know ahead of time.

To be able to offer this to neighbors, we need to rent a large truck and, yep, that costs money.

If you're currently a member of the GPCA then there's no fee (putting your membership dollars to work). Nonmembers have an option—suggested \$20 donation, or, preferred, go ahead and sign up and become an active member of The Glover Park Citizens' Association!

I want to add: ACE HARDWARE collects batteries & SHERWIN/WILLIAMS collects old paint.

Other old paint (latex & acrylic) CAN be disposed of in your trash, but it MUST be dried out. You can accelerate drying out by mixing kitty litter into paint.

Join us at our next meet on May 5, 7 p.m. at Stoddert Elementary. We will vote on

GPCA Meeting

May 5, 7 p.m. 2026

Agenda:

- President's Report
- Secretary's Report
- Police Report
- Treasurer's Report
- Stoddert Principal Update
- Vote on GPCA Officers
- New Business

For updates, check www.gpcadc.org and Glover Park listserv (<https://groups.io/g/GloverPark>)

the following 2026–2027 slate of officers—President, Jarrett Ferrier; VP, Allen Tomlinson; Treasurer, Maggie Simpson; Secretary, Miriam Van Dyck; Sergeant at Arms, Jeff Russell, and Membership Director, Jeff Russell. As always, thank you for taking the time to stay in the know in the 'hood!



Lenore Rubino

202-262-1261
lenorerubino@wfp.com
lenorerubino.com



#10 Top Agent in DC - RealTrends Verified

The Rubino Report

Monthly real estate reports for select NW neighborhoods, Eastern Shore & luxury markets

As both a Glover Park neighbor and top-performing agent, Lenore brings an insider's perspective to every sale, having closed more than 40 homes locally totaling \$37M. She understands the rhythms of the neighborhood and guides clients through every step, whether they're upsizing, downsizing, or finding a second home, with care, precision, and strong advocacy.

CLOSED SALES, 1/1/26 - 4/15/26 averages

List price breaks	Properties sold		Average sales price		Change '25 to '26
	2025	2026	2025	2026	
▲ \$1.5M	0	0	-	-	-
▲ \$1M	5	2	\$1.29M	\$1.30M	1%
▼	0	1	-	\$0.85M	-
Average all price points	5	3	\$1.29M	\$1.15M	-11%

Data as of Apr 21, 2026 © 2026 BRIGHT. In the event that your property is currently listed for sale, this is not intended as a solicitation for services. This material is based upon information which we consider reliable, but because it has been provided by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This material is subject to errors, omissions, changes or withdrawal without notice.



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GPCA April 2026 Meeting

Miriam Van Dyck

MPD Lt. Paul Johnson presented the police report for PSA 204.

Planning for Glover Park Day on June 6 is well underway, with a grant for the event being pursued through Glover Park Main Street. Invitations have been sent to nonprofits and businesses, and several bands have already confirmed their participation. Activities such as dog agility and pet adoption are being considered. The organizing team is seeking volunteers. To express interest, email gloverparkday@gpcadc.org

Thirteen artists and three musical groups have expressed interest in participating in the Glover Park Art and Music Walk, to be held on Saturday, April 18.

More than 200 residents took part in the Glover Park Egg Hunt, which was held in the neighborhood on April 4.

Jeff Russell shared information on the Mayor's Spring Cleanup event to be held on April 25 at Guy Mason Park. DC Roll-Off Day for Ward 3 is scheduled for May 9 in the Guy Mason parking lot; residents are welcome to bring bulk items (non-hazardous) for disposal. More information is available at tinyurl.com/RollOffDC.

Frank Martorana noted that plans are in the works for a future hazardous waste pickup event at Guy Mason.

A slate of candidates for GPCA officers was read and will be presented for a vote at the May meeting. Additional nominations may be made

from the floor at the meeting. The current lineup of nominees are: President, Jarrett Ferrier; Vice President, Allen Tomlinson; Treasurer, Maggie Simpson; Secretary, Miriam Van Dyck; Sergeant at Arms, Jeff Russell and Membership Director, Jeff Russell.

Chris Finnegan presented the Treasurer's Report, noting that the current balance in the GPCA account is \$9,913.98. During the last month, \$724 was received and \$910.57 was spent.

Patricia Clark and Beth Miles provided updates on Glover Park Village, noting that the organization recently received a grant to provide house cleaning services for low-income seniors in the neighborhood. April events include a talk from the Deputy Director of the National Alzheimer's Association about new research and treatments.

Additional events include guided tours to the pop-up Ashe and Norton Gallery on Wisconsin Avenue, a virtual LGBTQ+ virtual social hour hosted by Capitol Hill Village, to which Glover Park residents are welcome, and community coffees at Point Chaud. More information is available at [Glover Park Village](http://GloverParkVillage.org).

Marsha Goldberg provided an update on events at the Guy Mason Recreation Center during the month of April, including the virtual reading group, an art show featuring the work of students taking art classes there, and a lunch and a movie event.

Jeff Russell shared details on the April 18 Bark in Bloom event, noting that a portrait artist would be available to create dog portraits.

April 2026

ANC3B Meeting Report for April 9

Melissa Lane

Police Report. Lt. Johnson reported that only six crimes were recorded in the past 30 days. Three were thefts and three were thefts from auto. Of the three thefts from auto, one was an unlocked vehicle. Lt. Johnson urged people to lock their vehicles and not keep anything valuable in them. Commissioner Howie asked about the reopening of Glover Park Tobacco. Lt. Johnson was under the impression that ABCA permanently closed it. Commissioner Lane said that they had paid a \$5,000 fine and re-opened a couple of weeks ago.

Review and Vote on Grant Request for Glover Park Day (GPD) 2026. Alexandria Trager, co-chair for Glover Park Day 2026, gave an overview of Glover Park Day and its history. She said that the grant request for \$5,000 was to cover part of the rental cost of the tables and chairs (total cost is just over \$8,200). Commissioner Lane recused from the vote as she is also a co-chair of GPD 2026. Commissioner Turmail made a motion to approve the grants. It was seconded and passed 4-0.

Discussion and Resolution on Request for Installation of a Public "Throne" Restroom on the Grounds of Guy Mason Recreation Center. Jeff Russell, President of the Friends of Guy Mason, said that DC's Public Restroom Pilot program has successfully installed public restrooms in several DC neighborhoods. The program has proven to be successful in reducing health and sanitation challenges

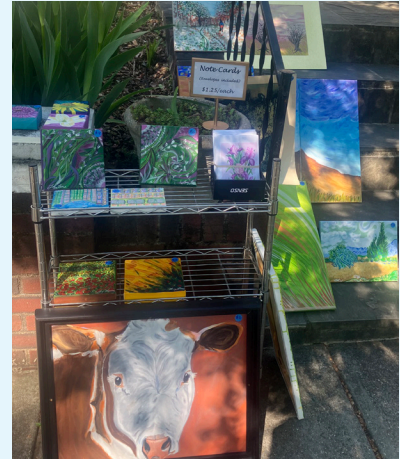
by increasing accessibility for families, seniors and others to clean and safe public restrooms. Guy Mason Recreation Center is a popular public facility with programming for children, adults and senior adults, a well-used playground, a regulation baseball field and a popular dog park. The facility is not open in the morning, on weekends, or after 8 p.m. on weekdays so there are no public restrooms available during those times.

When the center is open, access to restrooms for those with mobility challenges is via an external elevator that must be unlocked by Center staff to use it. Installing a Public "Throne" Restroom on the Guy Mason Recreation Center grounds would always give accessibility to bathroom facilities. Commissioner Lane introduced a resolution supporting installing a public restroom at Guy Mason. It was seconded and passed unanimously.

Briefing on Potomac Spill from Hedrick Belin, President of Potomac Conservancy. Mr. Belin said that his organization is the region's leading clean water advocate and they work with many local, state and national partners to deliver meaningful clean water results. His organization is closely monitoring the aftermath of the catastrophic failure of a six-foot wide sewage pipe in the Potomac

Continued on page 7

Continued from page 1



ART-n-Music



Glover Barkers **Luna** *Kari Paulson*

Luna has soft black fur with a white front and white paws. She is a middle-aged rescue pup who has been a Glover Park resident since 2020. Around the neighborhood, she tries to make friends with every dog she meets, and would clearly love to befriend cats also—but the cats disagree. She happily races to visit human neighbors if they have treats in their pockets. She enjoys socializing at the local dog parks, playing chase, rolling in grass, and hiking the trails with her family. She is also a contrarian, who goes against the dog stereotype by hating both car rides and playing fetch. She may deign to chew on a stick now and again, but turns up her nose at frisbees and balls.

At home, Luna uses her loud bark to defend her humans. She prefers to stick close to her family whenever possible and guards them against not just the mail delivery but even unexpected footsteps. When off duty, she enjoys her favorite hobbies—sitting on soft things (piles of clean laundry are the best), playing tug with her human kid, receiving ear scratches, sunning herself and watching the world go by from her front porch.



Before Glover Park

Carlton Fletcher

In 1907, Charles Carroll Glover snapped up over one hundred acres between Tunlaw Road and Foxhall Road from the estate of the late Henry Kengla. As the president of the leading bank in the nation's capital, he was in no hurry. "Mr. Glover, it is understood, made the purchase on speculation."

In 1909, a much smaller part of the Kengla estate was purchased by Ephraim Macht. The Baltimore real estate broker, who was looking for a more immediate return on his investment, quickly subdivided seven and a half acres west of Tunlaw Road and began advertising house lots in Observatory Heights but as no houses were built in Macht's subdivision, the name was soon forgotten, (and the only remaining trace of it on the map is Observatory Place).

The nearby Philip and Mary Ann Hall's Subdivision (1903) did better: advertisements for what would eventually be fifty row houses on Hall Place, W Place, and on Wisconsin Avenue began to appear in 1911.

The three houses at 2447-2451 Tunlaw Road were built in 1918. The houses at 2318 and 2316 Tunlaw Road were built in 1922, and the back-to-back houses at 2401 Tunlaw Road and 2328 37th Street were built in 1923. And things began to take off in 1924 and 1925,



A map that appeared in the Washington Herald (July 18, 1909) confirms the original plan to name the new neighborhood for its proximity to the Naval Observatory.

when the row of houses from 3716 to 3728 Benton Street were built, and about seventy rowhouses went up on 37th Street between Tunlaw Road and U Street. The birth of Glover Park was still a year away. ([For more information, see Residential Development Before 1926.](#))



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How is the Market?

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Continued from page 4

near the American Legion Bridge on January 19. While DC Water did an amazing job of designing an emergency bypass and the crews worked tirelessly to implement the bypass and contain the sewage by diverting it to the C&O Canal, hundreds of millions of gallons of raw sewage ran downhill into the Potomac for 5 days. By mid-March, all the sewage was contained back in the pipe but there was still major ecological harm and significant ramifications that need to be resolved and mitigated. The Conservancy is calling on DC Water to continue water quality testing and monitoring downstream from the spill to National Harbor, setting up an independent, third-party investigation into the root causes of the collapse and developing and implementing a long-term plan for mitigation and repair. Mr. Belin did say that we were fortunate in one regard in that the collapse was downstream of the drinking water intakes which supply DC and parts of Virginia and Maryland.

Updates and Information

Che Demczuk, the new Ward 3 representative from the Mayor's Office of Community Relations and Services (MOCRS) reminded everyone

to sign up for the Mayor's Annual Spring Clean-Up Hosted at Guy Mason Recreation Center on Saturday, April 25 at 10 a.m. and to bring equipment if possible. He also reminded everyone of the Mayor's Bi-Annual Roll Off Day at Guy Mason Recreation Center on Saturday, May 9.

Laura Gonzalez and Rose Carrillo from the Office of Human Rights Language Access Program (OHR) gave a brief overview of their programs. April is Language Access Awareness month. On April 22, they will be hosting language access office hours at the Cleveland Park library from 10 a.m. to 12 p.m. and on April 23, they will hold an information session at CentroNia Resource Resource Tabling Fair at 1420 Columbia Road from 4 p.m.–6 p.m. Ms. Gonzalez said that if an ANC requires translation services in Amharic, French, Spanish, Korean, Vietnamese or Chinese, that those services are available through OHR and can be reimbursed. For questions contact laura.gonzalez@dc.gov and rose.carrillo3@dc.gov. The OHR website is <https://ohr.dc.gov/page/resources-advisory-neighborhood-commissions-ancs>.



Glover Park Day

Saturday June 6!

Guy Mason Recreation Center playground and field




Glover Park Day is GPCA's annual outdoor festival that celebrates the Glover Park neighborhood in Washington, DC. This amazing even is co-sponsored with the Friends of Guy Mason, Glover Park Main Street and the DC Department of Parks and Recreation.

Glover Park Day was started more than 30 years ago and it has grown over the years to offer the neighborhood a chance to enjoy the outdoors together, spend time with family and friends, listen to good music and enjoy our local businesses and restaurants. Don't forget that most of the fun is FREE!

Features You Can Enjoy in 2026!



- Local Artists & Crafters
- Food from Local Restaurants
- Learn About Community Service Groups
- Free Sno Cones, popcorn, Air Tattooing and fun for Kids!

- Pottery Demonstrations
- Dog Obstacle Course
- Annual Glover Park Day Commemorative T-Shirt
- Buy Tickets for the Many Prize Drawings

SPECIAL FEATURES!

- We welcome back CommuniKids Glover Park, our awesome sponsor of free activities for kids. The CommuniKids "Kid Zone" will feature moon bounces, games and more!
- Live Music sponsored by Glover Park Main Street.




Business Sup: None of this is possible without the support of our businesses in Glover Park and beyond. To participate this year please visit gpcadc.org or email gloverparkday@gpcadc.org.



Glover Park Village Free May Events

Erin Byrne

Mary Belcher Presents the History of Adams Morgan Cemeteries Tuesday, May 5, 1–2:30 p.m.

Guy Mason Recreation Center ([map](#))

Join us as Mary Belcher presents the African American and Quaker cemeteries at today's Walter Pierce Park in Adams Morgan. [Sign Up Here](#)



Walking and Fun Club Wednesday, May 13, 10:30–11:30 a.m.

Meet at Guy Mason ([map](#)) Free!

Gentle movement feels so good at any age. Walking with a neighbor feels even more important now more than ever! This will be an easy walk, mostly flat, along sidewalks and alleys. We'll enjoy neighborhood gardens in bloom, stop at several Little Free Libraries (bring your book bag) and discover a secret park. Link Coming Soon

Walking and Fun Club - Self Directed Friday, May 22nd, 10:30–11:30 a.m

Meet at Guy Mason ([map](#))

Free!

Gentle movement feels so good at any age. Walking with a neighbor feels even more important now more than ever! The walk is self-directed, so wait for your neighbors, and choose your own adventure together! Link Coming Soon



Coffee and Conversation: Visit to Point Chaud Friday, May 29, 1–2:30 p.m.

Point Chaud Cafe & Crepes ([map](#))

Join us for coffee and conversation while we discuss our experiences and upcoming events.

[Sign Up Here](#)



GPCA's April Egg Hunt Fun



Glover Park Village Hippo Birdie 2 Ewe

Holly Pollinger

It is still difficult for me not to think of this time of year as the “end” of the year with ‘summer vacation’ coming up and then starting fresh in September. (Probably learned this pattern first from when the kids went to Stoddert.) This gives rise to the notion that reviewing what has gone on in the recent past and what is happening next is the natural thing to do now.

Glover Park Village is in the throes of doing this. As we are changing and our organization is growing, we are throwing around words like “logic model,” “processes” and “force multiplier” in a rather gay and joyful way, and learning as we go. Often, recently, various volunteers have talked about the kindness, joy and fulfillment we experience as we volunteer to help people stay in their homes in our community. It is not taken lightly by us—we have learned even more, recently, about the importance of outreach, community, and trust.

Looking back at this past year has been pretty amazing with all of our programs that help to prepare us for emergencies, the new bus routes, snow, and learning how your brain can work better, what science tells us about where we come from, what we need to do before we die, and

how kids are spreading kindness all over the place. Needs are being fulfilled with tech training, food deliveries, rides to everywhere and telephone and in-person check-ins. Whew!

You might even be the one who has given us ideas for new projects that are bubbling up as we look at how we might learn to tell stories to each other, build a robust social work program, institute a way to help clean and tidy up homes, encourage more involvement in making our environment healthier, understand the ways to protect against scams, build trust, and develop our relationships with other Villages around town.

It definitely takes a Village to grow this Village. We have a team that never quits—a webmaster, an events manager, a volunteer and service coordinator, a grant writer, data experts, drivers—the list goes on and we *still* need your experience, your expertise, your kindness.

We’ll be at Glover Park Day on June 6 with bells on! We, too, are celebrating! It’s our 15th year as a Village, so come and wish us Happy Birthday!




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- 3 TO ENROLL, YOU NEED TO LOG INTO THE ASPEN PARENT PORTAL**

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ASPEN PARENT PORTAL SCAN TO ENROLL

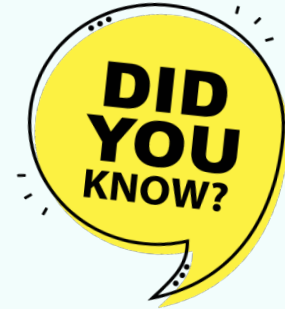


Need help? Contact the Stoddert Enrollment Team: Jill Sanderson and Terri Thompson in the Stoddert main office Monday-Friday between 8-4pm.

202-671-6030 | StoddertESEnroll@k12.dc.gov

COMMUNITY RESOURCES:

- [Glover Park Citizens' Association](#)
- [Glover Park listserv](#)
- [ANC3B](#)
- [Glover Park Village](#)
- [NextDoor](#)
- [Stoddert Elementary](#)
- [Ward 3 Council Member Mathew Frumin](#)
- [Police Information and Crime Stats](#)
- District Services: <https://311.dc.gov/>
File a DC Service Request to get streetlights repaired, alleys cleaned, yard waste collection and report trash problems and other concerns related to services provided by the District.
- [Visitors parking permits](#)



An extensive list of community resources and services can be found here:
<https://gpcadc.org/neighborhood-links/>



WARD 3



ROLL OFF DAYS

May 9, 2026
10AM - 2PM

Bring your items to
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Bulk items, broken furniture, toys, rugs,
old clothing, wrapped mattresses + more
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GPCA MEMBERS

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Georgetown Public Library

May Events

60 R St NW, Washington, DC 20007

To attend the following events, please visit the [library website](#) to confirm details and to register, if required.
For more information regarding Library events, contact us: 202-727-0232.

Children & Teen Events

Preschool Storytime

Saturday, May 2, 9: 11:00 a.m.–11:45 a.m.
Join us for story time geared toward ages 3–5 years and their caregivers!

Lego Challenge!

Calling all builders! Join us for some Lego fun each Tuesday!
Tuesdays, May 5, 12, 19, 26:
3:30 p.m.–5:00 p.m. Ages: 5–2

Baby & Toddler Story Time - 10 a.m.

No walk-ins, pre-registration only
Wednesdays, May 6, 13, 20:
10:00 a.m.–10:30 a.m.
Ages: Birth–5
This is for 10 a.m. One session PER day, please.
Join us at the Georgetown Library for stories, rhymes and songs for little ones ages 0–2!
Online pre-registration is REQUIRED.
No wait list/walk-ins.

Registration (dclibrary.org/georgetown)

Baby & Toddler Story Time - 11a.m.

No walk-ins, pre-registration only
Wednesdays, May 6, 13, 20:
11:00 a.m.–11:30 a.m.
Ages: Birth–5
This is for 11 a.m. One session PER day, please.
Join us at the Georgetown Library for stories, rhymes and songs for little ones ages 0–2!
Online pre-registration is REQUIRED.
No wait list/walk-ins.

Registration (dclibrary.org/georgetown)

Adult Events

English Conversation Club

Saturdays, May 2, 9, 16, 23, 30:
10:00 a.m. –1:30 a.m.
Is English your second language, and are you hoping to improve it? Would you like to know more about American culture and current events? Would you like to practice speaking in a comfortable group? **Contact library for more information.**

Pilates with Purpose

Mondays, May 4, 11, 18, 25:
9:30 a.m.–10:30 a.m.
Tuesdays, May 5, 16, 22, 29:
9:45 a.m.–10:30 a.m. flexibility, and restores balance—both physically and mentally.
Register: aroundtowndc.org

Chair Yoga - with Beth Lawrence

Mondays, May 4, 11, 18, 25:
11:00 a.m.–12:00 p.m.
Would you like to gain strength, flexibility, and balance physically while encouraging relaxation and meditation mentally?
Register: aroundtowndc.org

Monday Night Movies

Monday, May 4: 5:00 p.m.–7:00 p.m.
1917 (2019) 1hr, 59min

French Conversation Club - Club de Conversation en Francais

Monday, May 4: 5:30 p.m.–6:30 p.m.
Practice French through conversation, practical exercises and real-life situations. **Contact georgetownlibrary@dc.gov for more information.**

Art Workshop with Lindsay - Art Class

Tuesday, May 5: 11:00 a.m.–12:30 p.m.

Explore a variety of mixed-media approaches to art!

Coffee & Conversation - A Conversation Circle

Tuesdays, May 5, 12, 19, 26:

2:00 p.m.–3:00 p.m.

Customers are invited to join a casual conversation with other library customers and individuals from the neighborhood. Coffee, tea, and snacks are provided.

Knit and Crochet Club Meets Every Thursday

Thursdays, May 7, 14, 21, 28:

1:00 p.m.–3:00 p.m.

Where Creativity Connects

Game Night and Mocktails

Play. Sip. Connect.

Thursday, May 7: 6:00 p.m.–7:30 p.m.

Try your hand at a variety of board and card games while enjoying our crafted mocktails and maybe meeting a few new friends along the way.

Georgetown Sunday Book Club

Sunday, May 10: 3:00 p.m.–4:30 p.m.

This month we'll discuss Emily Bronte's *Wuthering Heights*.

All Ages!

Georgetown Library Chess Club

Saturday, May 9: 2:00 p.m.–3:30 p.m.

Karaoke Night

Thursday, May 14: 6:00 p.m.–7:30 p.m.

Karaoke at night.



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Real Estate Update

New Trends Show Market Revitalization

Erin Sobanski, COMPASS

In March, I reported that we were continuing to see listings close at reduced prices but also offered a glimmer of hope for the spring market. Indeed, the market for houses has picked up and the anticipated spring market is in full swing. My recent listing at 2322 37th St, brought in 3 offers, and ultimately escalated 4.5% over list price. And rumor has it that the private listings on Hall Place and 37th St are under contract for substantially more than their asking price.

What has changed? Mortgage rates have come down. At the time of press, Chase Home Mortgage and other leading lenders were offering jumbo loans at rates below 6% and just slightly above 6% for conforming loans for qualifying borrowers. Pent-up demand and very tight supply has also contributed to the increased contracts with the high value proposition listings receiving multiple offers.

The caveat is that only the homes that are priced to demonstrate a perceived value proposition are the ones that sell quickly. Furthermore, because buyers use price thresholds to search, listing a home in the appropriate price bracket is crucial. In Northwest DC (West of Rock Creek Park), the most concentrated buyer pool for houses appears to be in buyers searching under \$1,400,000, per COMPASS's weekly survey of agents. The majority of these buyers are looking for a "move-in ready" home and they are very thoughtful about price. Homes priced \$25,000–\$50,000 above the market's perceived value are being bypassed in favor of listings that offer an immediate lifestyle upgrade.

Outside of DC, the close-in Maryland and Virginia suburbs

are very competitive. In the same COMPASS agent survey as mentioned above, Agents in MD and VA report a 1.4x higher likelihood of receiving multiple offers on their listings compared to DC agents this week. I have observed this phenomenon first hand with my own buyer clients searching for a home in North Arlington. The attractive affordability of these areas likely play a crucial role, as the sweet spot for these markets is in the \$801,000–\$1 million range for single family homes and townhouses.

However, the market momentum remains highly segmented. We continue to see a lagging condo market, especially for one bedroom and studio apartments. At the time of press, we had more than 4.5 months inventory for 1-bedroom and studio units in Glover Park (which does not include the buildings that are technically in Wesley Heights and Cathedral Heights). The increased costs of owning a condo, coupled with our post-covid desire for more living space, likely influences this continued trend. Mortgage rates are higher for condos than for houses. And condo fees have collectively increased in response to new guidelines set by Fannie Mae and Freddie Mac following the condominium that collapsed in Surfside, Florida in 2021. Simply put, condos are not as affordable as they once were to first time homebuyers.

It is difficult to gauge the stamina of the buyers currently searching for homes. Based on my personal gauge of open house attendees, there are a lot of buyers who are just getting started in their searches. If they stay focused, and there are no major economic surprises, we are likely to have an active market well into the summer.

Recent Sales

Address	Close Price	Original List Price	Closed Date
2214 Hall Pl NW	Pending	\$1,895,000	TBD
4100 W St NW, Unit 203	Pending	\$155,000	TBD
2122 Observatory Pl NW	Pending	\$1,725,000	TBD
4000 Tunlaw Rd NW, Unit 1030	Pending	\$399,000	TBD
2606 41st St NW, Unit 3	Pending	\$529,900	TBD
2322 37th St NW	\$1,514,100	\$1,449,000	4/27/2026
3803 W St NW	\$1,400,000	\$1,395,000	4/17/2026
4000 Tunlaw Rd NW, Unit 811	\$248,000	\$265,000	4/14/2026
4000 Tunlaw Rd NW, Unit 1007	\$474,000	\$479,500	04/9/2026
2018 Tunlaw Rd NW	\$850,000	\$850,000	04/8/2026
2606 41st St NW, Unit 4	\$545,000	\$564,900	04/10/2026
4000 Tunlaw Rd NW, Unit 428	\$210,000	\$260,000	04/16/2026
2339 40th Pl NW, Unit 101	\$232,000	\$279,000	04/21/2026
4000 Tunlaw Rd. NW, Unit 1029	\$135,000	\$169,000	04/21/2026

Guy Mason Recreation Center May 2026 Virtual and In-Person Events

Marsha Goldberg

Guy Mason Reading Group (virtual)

Wednesday, May 19, 11 a.m.–12 noon

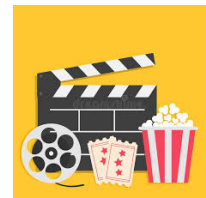
In May we will be reading *The Wedding People* by Alison Espach. The 2024 novel focuses on Phoebe Stone, a woman at a low point in her life, who travels to Newport, RI intending to end it. Instead she is mistaken for a wedding guest and gets swept up in a chaotic wedding weekend. To join the group and receive the link for the virtual meeting, contact Wendell Kellar at Wendell.kellar@dc.gov. Copies of the book are available at the Georgetown Branch of the DC Public Library. Ask the librarian for the book for the Guy Mason Reading Group.



Lunch and a Movie

Friday May 29, 2026, 12–3 p.m.

The movie for May is *RBG*. This 2018 documentary focuses on the life and career of Ruth Bader Ginsburg the second female Supreme Court Justice. Lunch begins at noon and the movie at 1 p.m. If you would like to join us please reply by Tuesday, May 26, 2026, to Marsha Goldberg at mstronggoldberg@gmail.com



New Glover Park Dog?

Welcome to the neighborhood! We are glad you are here. Below are a few DC laws for pet owners.

- All pets must be leashed unless they are home or in an official-fenced in dog park.
- Clean up your pet's poop and dispose of it properly in a waste bin-especially in the woods!
- Dogs are not allowed in public buildings, playgrounds, or sports fields unless they are service dogs.
- Make sure pet tags and shots are up to date!

Thank you! Check out DC.gov for all regulations.



Glover Park Dining Guide!

Glover Park Eateries

Forget the traffic, parking hassles or extra cost of a car service and enjoy a walk over to pick up or to dine-in at one of our many local establishments this Spring.

Check out individual websites listed below or call for more information about offerings, including happy hours, music, trivia, sporting event coverage or try out a new drink.

Don't forget that local businesses offer great ideas for gifts. How about flowers, wine, gourmet candy, cards, a salon visit or even a hand-woven rug?

You can find a lot of great options for gifts close to home! A list of Glover Park businesses is available [here](#).



**Aladdin House
of Kabob & Gyros**
aladdinhousedc.com
202-944-393

Domino's
dominos.com
202-342-0100

Old Europe
old-europe.com
202-333-7600

Angelico la Pizzeria
angelicopizzeria.com
202-333-8350

Dumplings and Beyond
places.singleplatform.com
202-338-381

Point Chaud
pointchaudcafe.com
202-758-2241

Bonjon Rumi
bonjonrumi.com
202-506-4246

Eerkin's
eerkins.com
202-333-3600

**Rocklands Barbeque
& Grilling Co.**
rocklands.com
202-333-2558

BreadSoda
breadsoda.com
202-333-7445

Einstein Bros. Bagels
einsteinbros.com
202-448-9473

Subway
order.subway.com
202-337-1080

Chipotle Mexican Grill
chipotle.com
202-706-7508

Joia Burger
joiaburgerdc.com
(202) 999-8195

Wingo's
wingos.com
202-878-6576

Divino
divinodc.com
202-621-7221

Kusshi
kusshisushi.com
202-333-3986

Xiquet
xiquetdl.com
202-913-4671

Mogee Tee
mogeteeusa.com
202-333-2929



Keep Our Neighborhood *Great* JOIN GPCA

With your help the Glover Park Citizens' Association promotes the well-being and interests of the residents and businesses of Glover Park.

Your dues support Glover Park Day, the *Glover Park Gazette* newsletter, Winter Holiday party, clean up events, food support programs, neighborhood improvements including welcome signs, benches, pocket park maintenance, Halloween decorating contests, Best of Glover Park, and more. Visit gpcadc.org to pay and learn more!

Join / Renew Now!

Membership Levels:

1 adult: \$25

Household of 2 or more adults: \$45

1 senior citizen: \$20

2 or more senior citizens: \$35

Business: \$80

Pay online at gpcadc.org, scan the QR code or mail in payment!

GPCA Membership
P.O. Box 32268
Washington, DC 20007

