

**January thru March 2025 YTD**

Observatory Circle, Washington, DC (Advertised)

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**Sold Summary**

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

**Financing (Sold)**

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

**Days on Market (Sold)**

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

Notes:

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

**Sold Detail**

**Active Detail**

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	6	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	3	0	0	1
\$1M to \$2,499,999	0	0	0	0	3	0	2	1	1	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	0	0	4	0	17	3	1	18
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,712,500	\$0	\$642,250			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$0	\$2,074,833	\$492,857			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.31%			
Prev Year - # of Solds	0	0	1	0	0	3	7			

**March 2025**

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