

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

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Sold Summary

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

Financing (Sold)

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

Days on Market (Sold)

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

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

July 2025

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

YTD	2025	2024	+/-
	84	39	115.4%

5-year Jul average: 7

New Pendings**8**

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

YTD	2025	2024	+/-
	42	38	10.5%

5-year Jul average: 5

Closed Sales**5**

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

YTD	2025	2024	+/-
	41	36	13.9%

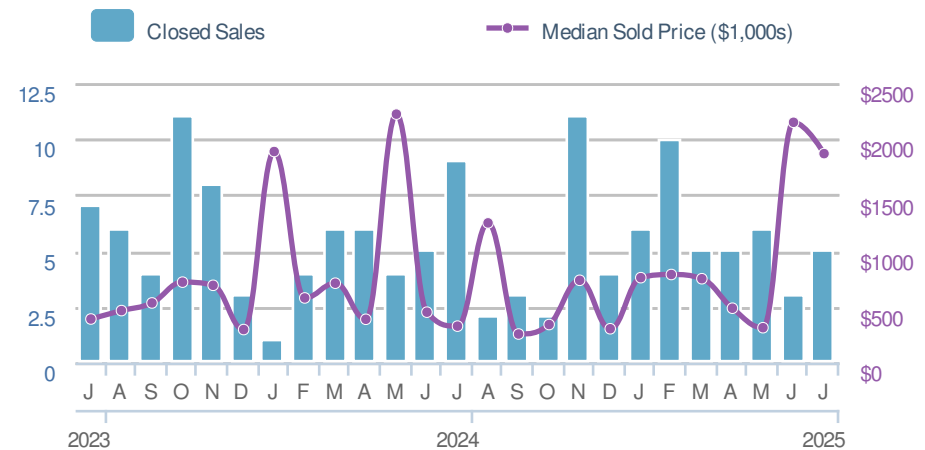
5-year Jul average: 7

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

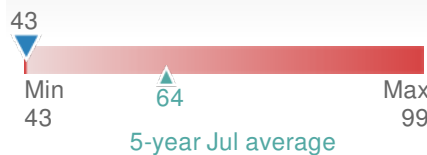
-13.0%
 from Jun 2025: **\$2,150,000**
475.7%
 from Jul 2024: **\$325,000**

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

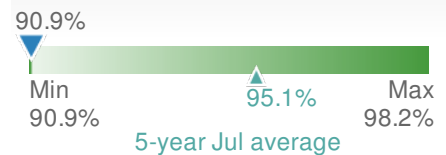
5-year Jul average: \$754,000

**Active Listings****33**

Jun 2025	Jul 2024
32	7

Avg DOM**43**

Jun 2025	Jul 2024	YTD
13	79	34

Avg Sold to OLP Ratio**90.9%**

Jun 2025	Jul 2024	YTD
95.5%	94.0%	95.2%