

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$58,416,900	\$38,745,550	50.77%
Avg Sold Price	\$1,019,665	\$877,169	16.24%
Median Sold Price	\$750,000	\$430,000	74.42%
Units Sold	56	43	30.23%
Avg Days on Market	39	42	-7.14%
Avg List Price for Solds	\$1,062,125	\$901,059	17.88%
Avg SP to OLP Ratio	94.1%	96.9%	-2.88%
Ratio of Avg SP to Avg OLP	93.5%	96.7%	-3.36%
Attached Avg Sold Price	\$686,813	\$605,405	13.45%
Detached Avg Sold Price	\$2,517,500	\$3,526,875	-28.62%
Attached Units Sold	46	39	17.95%
Detached Units Sold	10	4	150.00%

Financing (Sold)

Assumption	0
Cash	36
Conventional	17
FHA	2
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	10
21 to 30	6
31 to 60	8
61 to 90	3
91 to 120	4
121 to 180	5
181 to 360	5
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	3	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	9	0	0	6
\$800K to \$999,999	0	0	0	0	0	0	7	0	0	2
\$1M to \$2,499,999	0	0	1	0	5	4	4	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	3	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	9	4	42	2	3	32
Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,833,750	\$574,917			
Prev Year - Avg Sold Price	\$0	\$0	\$1,890,000	\$0	\$4,072,500	\$2,074,833	\$482,952			
Avg Sold % Change	0.00%	0.00%	-17.99%	0.00%	-35.54%	-11.62%	19.04%			
Prev Year - # of Solds	0	0	1	0	3	3	36			

October 2025

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45.5%
 from Sep 2025: **11**

100.0%
 from Oct 2024: **8**

YTD	2025	2024	+/-
	119	67	77.6%

5-year Oct average: **10****New Pendings****9**

800.0%

-25.0%
 from Oct 2024: **12**

YTD	2025	2024	+/-
	56	56	0.0%

5-year Oct average: **8****Closed Sales****1**

-80.0%
 from Sep 2025: **5**

-50.0%
 from Oct 2024: **2**

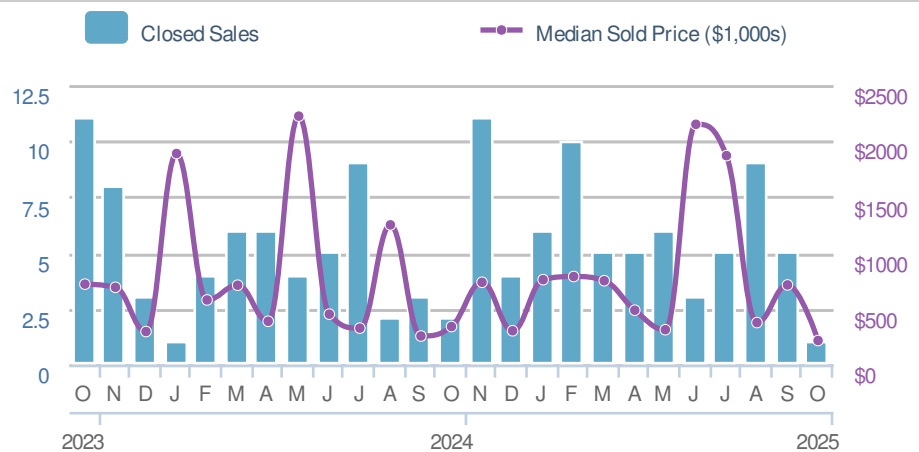
YTD	2025	2024	+/-
	56	43	30.2%

5-year Oct average: **5****Median Sold Price****\$215,000**

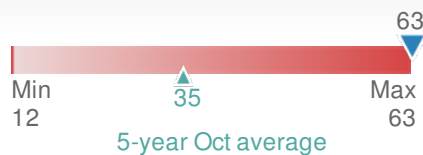
-69.8%
 from Sep 2025: **\$713,000**

-36.9%
 from Oct 2024: **\$340,950**

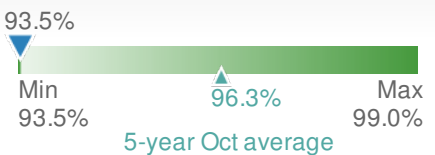
YTD	2025	2024	+/-
	\$750,000	\$430,000	74.4%

5-year Oct average: **\$550,381****Active Listings****37**

Sep 2025	Oct 2024
35	14

Avg DOM**63**

Sep 2025	Oct 2024	YTD
65	12	39

Avg Sold to OLP Ratio**93.5%**

Sep 2025	Oct 2024	YTD
94.7%	97.4%	94.1%