

January thru March 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	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

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	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			

March 2026

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