

**January thru May 2026 YTD**

Observatory Circle, Washington, DC (Advertised)

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**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$52,945,300	\$28,873,000	83.37%
Avg Sold Price	\$2,175,433	\$906,890	139.88%
Median Sold Price	\$599,950	\$750,000	-20.01%
Units Sold	24	32	-25.00%
Avg Days on Market	44	34	29.41%
Avg List Price for Solds	\$2,206,054	\$931,387	136.86%
Avg SP to OLP Ratio	95.0%	96.2%	-1.25%
Ratio of Avg SP to Avg OLP	98.0%	97.1%	0.91%
Attached Avg Sold Price	\$712,244	\$567,830	25.43%
Detached Avg Sold Price	\$6,565,000	\$2,670,000	145.88%
Attached Units Sold	18	27	-33.33%
Detached Units Sold	6	5	20.00%

**Financing (Sold)**

Assumption	0
Cash	11
Conventional	13
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	2
1 to 10	9
11 to 20	1
21 to 30	0
31 to 60	3
61 to 90	2
91 to 120	1
121 to 180	3
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	1	0	0	5
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	0	1	2	1	0	1	2
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	0	1	0
\$5,000,000+	1	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>16</b>	<b>1</b>	<b>2</b>	<b>27</b>
Avg Sold Price	\$22,225,000	\$0	\$0	\$0	\$3,433,000	\$2,287,500	\$515,337			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,670,000	\$0	\$567,830			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	28.58%	0.00%	-9.24%			
Prev Year - # of Solds	0	0	0	0	5	0	27			

## May 2026

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