

January thru August 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$73,677,100	\$53,202,000	38.49%
Avg Sold Price	\$1,577,245	\$1,041,910	51.38%
Median Sold Price	\$617,500	\$751,000	-17.78%
Units Sold	46	50	-8.00%
Avg Days on Market	63	36	75.00%
Avg List Price for Solds	\$1,601,676	\$1,085,755	47.52%
Avg SP to OLP Ratio	94.1%	94.1%	0.01%
Ratio of Avg SP to Avg OLP	97.5%	93.4%	4.39%
Attached Avg Sold Price	\$761,879	\$663,553	14.82%
Detached Avg Sold Price	\$6,120,000	\$2,517,500	143.10%
Attached Units Sold	39	40	-2.50%
Detached Units Sold	7	10	-30.00%

Financing (Sold)

Assumption	0
Cash	27
Conventional	18
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	13
11 to 20	4
21 to 30	1
31 to 60	6
61 to 90	3
91 to 120	1
121 to 180	9
181 to 360	7
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

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	4	0	0	4
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	5	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	4	0	0	2
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	5
\$1M to \$2,499,999	0	0	0	1	1	2	4	0	0	3
\$2.5M to \$4,999,999	0	0	0	0	5	1	0	0	1	0
\$5,000,000+	1	0	0	0	0	0	0	1	0	0
Total	1	0	0	1	6	3	35	1	1	25
Avg Sold Price	\$22,225,000	\$0	\$0	\$1,805,000	\$3,435,833	\$2,362,501	\$594,880			
Prev Year - Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,736,666	\$574,127			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	30.89%	36.04%	3.61%			
Prev Year - # of Solds	0	0	1	0	9	3	37			

Active Detail

August 2026

Observatory Circle, Washington, DC

New Listings**4****↓ -20.0%**from Jul 2026:
5**↔ 0.0%**from Aug 2025:
4

YTD	2026	2025	+/-
	79	89	-11.2%

5-year Aug average: **4****New Pendings****5****↓ -16.7%**from Jul 2026:
6**↑ 25.0%**from Aug 2025:
4

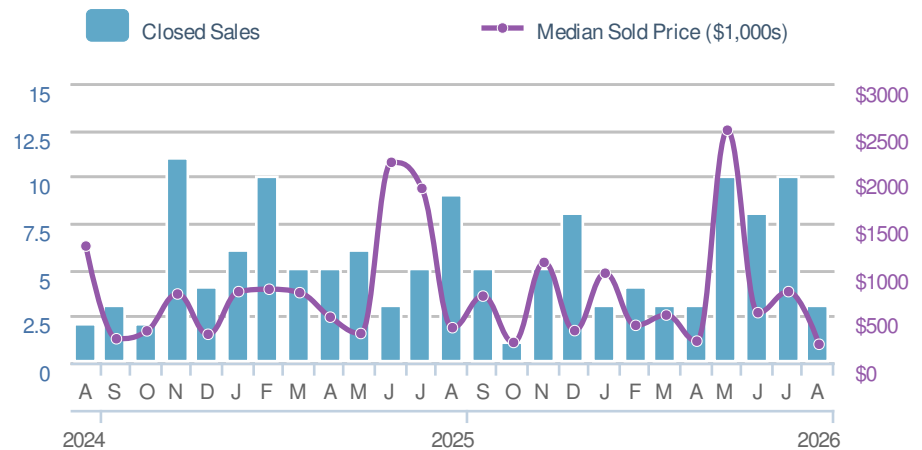
YTD	2026	2025	+/-
	52	46	13.0%

5-year Aug average: **4****Closed Sales****3****↓ -70.0%**from Jul 2026:
10**↓ -66.7%**from Aug 2025:
9

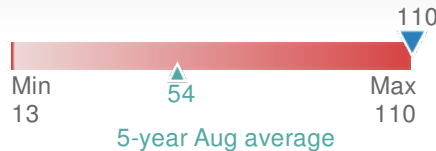
YTD	2026	2025	+/-
	46	50	-8.0%

5-year Aug average: **5****Median Sold Price****\$194,000****↓ -74.5%**from Jul 2026:
\$762,000**↓ -48.3%**from Aug 2025:
\$375,000

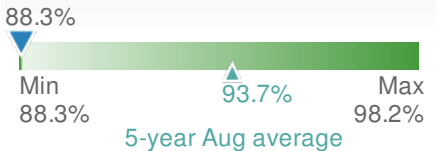
YTD	2026	2025	+/-
	\$617,500	\$751,000	-17.8%

5-year Aug average: **\$636,800****Active Listings****27**

Jul 2026	Aug 2025
31	29

Avg DOM**110**

Jul 2026	Aug 2025	YTD
48	46	63

Avg Sold to OLP Ratio**88.3%**

Jul 2026	Aug 2025	YTD
96.9%	89.2%	94.1%