

January thru September 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$81,755,000	\$58,197,000	40.48%
Avg Sold Price	\$1,492,383	\$1,034,566	44.25%
Median Sold Price	\$569,500	\$750,500	-24.12%
Units Sold	54	55	-1.82%
Avg Days on Market	61	38	60.53%
Avg List Price for Solds	\$1,513,981	\$1,077,722	40.48%
Avg SP to OLP Ratio	94.1%	94.1%	-0.01%
Ratio of Avg SP to Avg OLP	97.6%	93.5%	4.41%
Attached Avg Sold Price	\$690,189	\$697,536	-1.05%
Detached Avg Sold Price	\$6,105,000	\$2,517,500	142.50%
Attached Units Sold	46	45	2.22%
Detached Units Sold	8	10	-20.00%

Financing (Sold)

Assumption	0
Cash	32
Conventional	21
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	15
11 to 20	4
21 to 30	1
31 to 60	6
61 to 90	4
91 to 120	2
121 to 180	11
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	5	0	0	5
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	5	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	6	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	4	0	0	6
\$800K to \$999,999	0	0	0	0	0	0	6	0	0	4
\$1M to \$2,499,999	0	0	0	1	1	2	4	0	2	4
\$2.5M to \$4,999,999	0	0	0	0	5	1	0	1	1	0
\$5,000,000+	1	0	0	0	1	0	0	1	0	0
Total	1	0	0	1	7	3	42	2	3	34
Avg Sold Price	\$22,225,000	\$0	\$0	\$1,805,000	\$3,802,142	\$2,362,501	\$544,195			
Prev Year - Avg Sold Price	\$0	\$0	\$1,550,000	\$0	\$2,625,000	\$1,833,750	\$583,915			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	44.84%	28.83%	-6.80%			
Prev Year - # of Solds	0	0	1	0	9	4	41			

Active Detail

September 2026

Observatory Circle, Washington, DC

New Listings**14****↑ 250.0%**from Aug 2026:
4**↑ 27.3%**from Sep 2025:
11

YTD	2026	2025	+/-
	100	102	-2.0%

5-year Sep average: **13****New Pendings****4****↓ -20.0%**from Aug 2026:
5**↑ 300.0%**from Sep 2025:
1

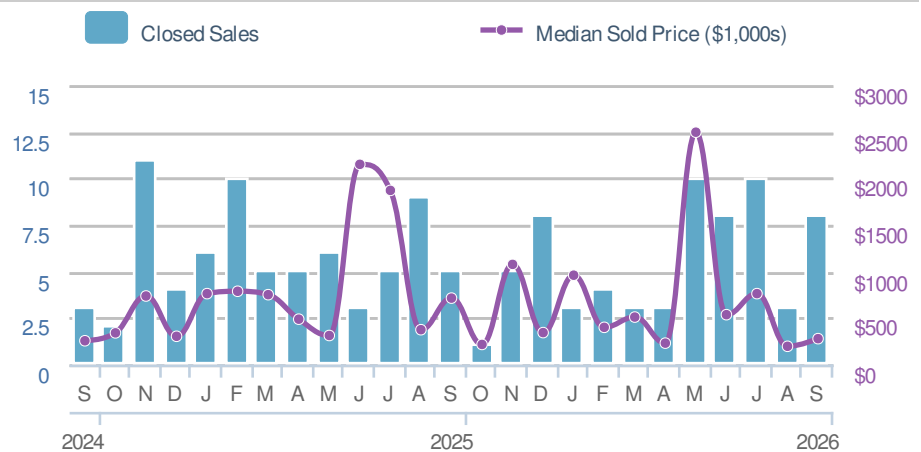
YTD	2026	2025	+/-
	60	47	27.7%

5-year Sep average: **5****Closed Sales****8****↑ 166.7%**from Aug 2026:
3**↑ 60.0%**from Sep 2025:
5

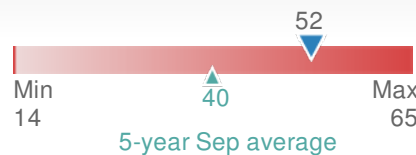
YTD	2026	2025	+/-
	54	55	-1.8%

5-year Sep average: **5****Median Sold Price****\$277,500****↑ 43.0%**from Aug 2026:
\$194,000**↓ -61.1%**from Sep 2025:
\$713,000

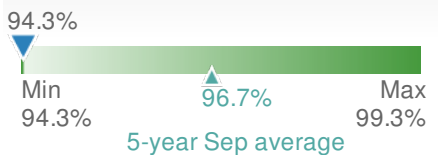
YTD	2026	2025	+/-
	\$569,500	\$750,500	-24.1%

5-year Sep average: **\$517,500****Active Listings****39**

Aug 2026	Sep 2025
27	35

Avg DOM**52**

Aug 2026	Sep 2025	YTD
110	65	61

Avg Sold to OLP Ratio**94.3%**

Aug 2026	Sep 2025	YTD
88.3%	94.7%	94.1%