

January thru January 2026 YTD

Observatory Circle, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$2,985,000	\$6,713,000	-55.53%
Avg Sold Price	\$976,666	\$1,289,000	-24.23%
Median Sold Price	\$960,000	\$760,000	26.32%
Units Sold	3	6	-50.00%
Avg Days on Market	13	26	-50.00%
Avg List Price for Solds	\$995,000	\$1,342,600	-25.89%
Avg SP to OLP Ratio	98.0%	94.8%	3.42%
Ratio of Avg SP to Avg OLP	98.2%	95.9%	2.40%
Attached Avg Sold Price	\$976,666	\$531,666	83.70%
Detached Avg Sold Price	\$0	\$2,425,000	0%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	0	2	0%

Financing (Sold)

Assumption	0
Cash	3
Conventional	0
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	1
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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	5
\$800K to \$999,999	0	0	0	0	0	0	2	0	0	2
\$1M to \$2,499,999	0	0	0	0	0	0	1	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	3	2	1	21
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$976,666			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,425,000	\$0	\$531,666			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	83.70%			
Prev Year - # of Solds	0	0	0	0	2	0	4			

January 2026

Observatory Circle, Washington, DC

New Listings 9

↑ **200.0%** ↑ **80.0%**
 from Dec 2025: 3 from Jan 2025: 5

YTD	2026	2025	+/-
	9	5	80.0%

5-year Jan average: 6

New Pendings 4

↑ **100.0%** ↓ **-42.9%**
 from Dec 2025: 2 from Jan 2025: 7

YTD	2026	2025	+/-
	4	7	-42.9%

5-year Jan average: 5

Closed Sales 3

↓ **-62.5%** ↓ **-50.0%**
 from Dec 2025: 8 from Jan 2025: 6

YTD	2026	2025	+/-
	3	6	-50.0%

5-year Jan average: 5

Median Sold Price \$960,000

↑ **180.7%** ↑ **26.3%**
 from Dec 2025: **\$342,000** from Jan 2025: **\$760,000**

YTD	2026	2025	+/-
	\$960,000	\$760,000	26.3%

5-year Jan average: **\$965,850**



Active Listings 24

Min 6 14 Max 24
5-year Jan average

Dec 2025	Jan 2025
19	9

Avg DOM 13

Min 7 30 Max 55
5-year Jan average

Dec 2025	Jan 2025	YTD
51	26	13

Avg Sold to OLP Ratio 98.0%

Min 94.8% 97.5% Max 102.2%
5-year Jan average

Dec 2025	Jan 2025	YTD
99.1%	94.8%	98.0%

January thru February 2026 YTD

Observatory Circle, Washington, DC (Advertised)

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$6,433,000	\$17,037,000	-62.24%
Avg Sold Price	\$896,857	\$1,095,733	-18.15%
Median Sold Price	\$870,000	\$760,000	14.47%
Units Sold	7	16	-56.25%
Avg Days on Market	29	26	11.54%
Avg List Price for Solds	\$919,000	\$1,135,800	-19.09%
Avg SP to OLP Ratio	94.5%	96.4%	-2.01%
Ratio of Avg SP to Avg OLP	96.7%	96.4%	0.28%
Attached Avg Sold Price	\$896,857	\$623,833	43.77%
Detached Avg Sold Price	\$0	\$2,983,333	0%
Attached Units Sold	7	13	-46.15%
Detached Units Sold	0	3	0%

Financing (Sold)

Assumption	0
Cash	5
Conventional	2
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	1
181 to 360	2
361 to 720	0
721+	0

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\$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	2
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	5
\$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	2	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	6	2	2	23
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$2,400,000	\$646,333			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,983,333	\$0	\$623,833			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.61%			
Prev Year - # of Solds	0	0	0	0	3	0	13			

February 2026

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