

January thru March 2025 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$14,604,400	\$10,993,999	32.84%
Avg Sold Price	\$1,218,575	\$1,631,714	-25.32%
Median Sold Price	\$1,400,000	\$1,840,000	-23.91%
Units Sold	12	7	71.43%
Avg Days on Market	15	16	-6.25%
Avg List Price for Solds	\$1,217,033	\$1,570,571	-22.51%
Avg SP to OLP Ratio	101.5%	105.0%	-3.31%
Ratio of Avg SP to Avg OLP	99.6%	102.0%	-2.37%
Attached Avg Sold Price	\$511,225	\$0	0%
Detached Avg Sold Price	\$1,572,250	\$1,631,714	-3.64%
Attached Units Sold	4	0	0%
Detached Units Sold	8	7	14.29%

Financing (Sold)

Assumption	0
Cash	5
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	5
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
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	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	0
\$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	0
\$800K to \$999,999	0	0	0	0	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	4	0	0	4	2	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	0	6	0	4	5	2	1
Avg Sold Price	\$0	\$0	\$1,402,500	\$0	\$1,628,833	\$0	\$511,225			
Prev Year - Avg Sold Price	\$0	\$0	\$1,191,000	\$0	\$1,808,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	17.76%	0.00%	-9.91%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	5	0	0			

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