

January thru May 2025 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

| | 2025 | 2024 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$33,112,400 | \$37,259,999 | -11.13% |
| Avg Sold Price | \$1,373,391 | \$1,597,375 | -14.02% |
| Median Sold Price | \$1,394,000 | \$1,526,000 | -8.65% |
| Units Sold | 24 | 24 | 0.00% |
| Avg Days on Market | 15 | 16 | -6.25% |
| Avg List Price for Solds | \$1,379,683 | \$1,552,499 | -11.13% |
| Avg SP to OLP Ratio | 100.0% | 103.3% | -3.23% |
| Ratio of Avg SP to Avg OLP | 98.4% | 102.0% | -3.52% |
| Attached Avg Sold Price | \$511,225 | \$847,333 | -39.67% |
| Detached Avg Sold Price | \$1,545,825 | \$1,704,523 | -9.31% |
| Attached Units Sold | 4 | 3 | 33.33% |
| Detached Units Sold | 20 | 21 | -4.76% |

- 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.

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 9 |
| Conventional | 15 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 2 |
| 1 to 10 | 13 |
| 11 to 20 | 3 |
| 21 to 30 | 2 |
| 31 to 60 | 1 |
| 61 to 90 | 2 |
| 91 to 120 | 1 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| 721+ | 0 |

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|-------------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 1 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 6 | 0 | 10 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 7 | 0 | 13 | 0 | 4 |
| Avg Sold Price | \$0 | \$0 | \$1,306,142 | \$0 | \$1,674,884 | \$0 | \$511,225 |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$1,315,785 | \$0 | \$1,898,892 | \$0 | \$847,333 |
| Avg Sold % Change | 0.00% | 0.00% | -0.73% | 0.00% | -11.80% | 0.00% | -39.67% |
| Prev Year - # of Solds | 0 | 0 | 7 | 0 | 14 | 0 | 3 |

Active Detail

| Active Listings | | |
|-----------------|-------------|------------|
| Residential | | Condo/Coop |
| Detached | Attached/TH | Attached |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 1 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 5 | 1 | 0 |
| 3 | 0 | 0 |
| 0 | 0 | 0 |
| 8 | 1 | 1 |

May 2025

American University Park, Washington, DC

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6**↓-38.5%**from May 2024:
13

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 38 | 48 | -20.8% |

5-year May average: **10****New Pendings****7****↓-12.5%**from Apr 2025:
8**↓-50.0%**from May 2024:
14

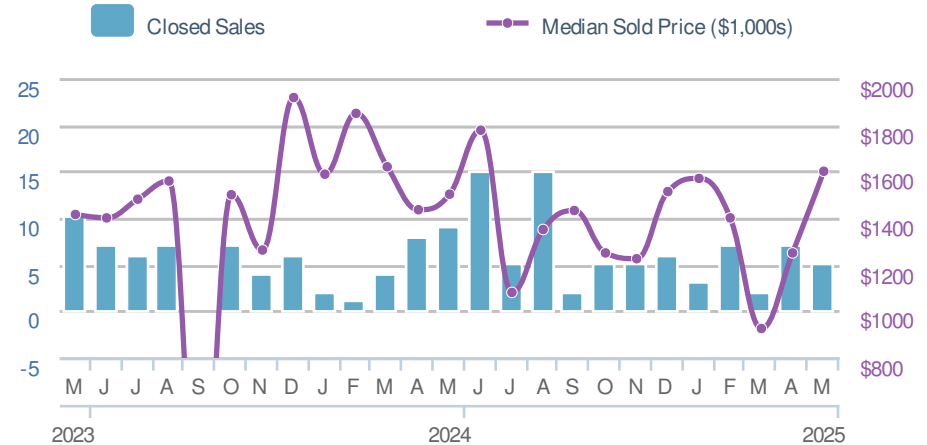
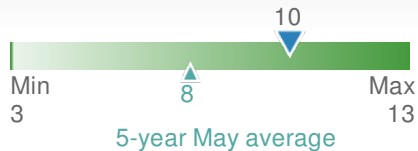
| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 31 | 35 | -11.4% |

5-year May average: **9****Closed Sales****5****↓-28.6%**from Apr 2025:
7**↓-44.4%**from May 2024:
9

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 24 | 24 | 0.0% |

5-year May average: **10****Median Sold Price****\$1,600,000****↑28.0%**from Apr 2025:
\$1,250,000**↑6.5%**from May 2024:
\$1,502,000

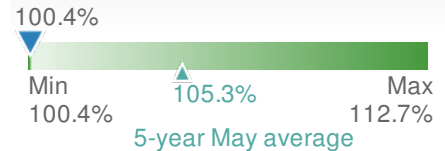
| YTD | 2025 | 2024 | +/- |
|-----|--------------------|--------------------|-------|
| | \$1,394,000 | \$1,526,000 | -8.7% |

5-year May average: **\$1,476,500****Active Listings****10**

| Apr 2025 | May 2024 |
|----------|-----------|
| 8 | 13 |

Avg DOM**8**

| Apr 2025 | May 2024 | YTD |
|-----------|-----------|-----------|
| 21 | 11 | 15 |

Avg Sold to OLP Ratio**100.4%**

| Apr 2025 | May 2024 | YTD |
|--------------|---------------|---------------|
| 97.1% | 103.2% | 100.0% |