

January thru June 2025 YTD
American University Park, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$47,976,400	\$61,226,999	-21.64%
Avg Sold Price	\$1,451,118	\$1,629,510	-10.95%
Median Sold Price	\$1,388,000	\$1,624,529	-14.56%
Units Sold	33	39	-15.38%
Avg Days on Market	14	12	16.67%
Avg List Price for Solds	\$1,453,830	\$1,569,923	-7.39%
Avg SP to OLP Ratio	99.5%	104.0%	-4.37%
Ratio of Avg SP to Avg OLP	98.1%	103.1%	-4.81%
Attached Avg Sold Price	\$590,980	\$868,000	-31.91%
Detached Avg Sold Price	\$1,604,714	\$1,716,539	-6.51%
Attached Units Sold	5	4	25.00%
Detached Units Sold	28	35	-20.00%

- 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	12
Conventional	20
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	17
11 to 20	5
21 to 30	3
31 to 60	2
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	1	1	0	0
\$1M to \$2,499,999	0	0	11	0	11	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	12	1	16	0	4
Avg Sold Price	\$0	\$0	\$1,306,708	\$910,000	\$1,828,218	\$0	\$511,225
Prev Year - Avg Sold Price	\$0	\$0	\$1,354,055	\$930,000	\$1,882,678	\$0	\$847,333
Avg Sold % Change	0.00%	0.00%	-3.50%	-2.15%	-2.89%	0.00%	-39.67%
Prev Year - # of Solds	0	0	11	1	24	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
2	0	0
0	0	0
7	1	1

June 2025

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8 **40.0%**from Jun 2024:
5

YTD	2025	2024	+/-
	47	54	-13.0%

5-year Jun average: **11****New Pendings****7** **0.0%**from May 2025:
7 **0.0%**from Jun 2024:
7

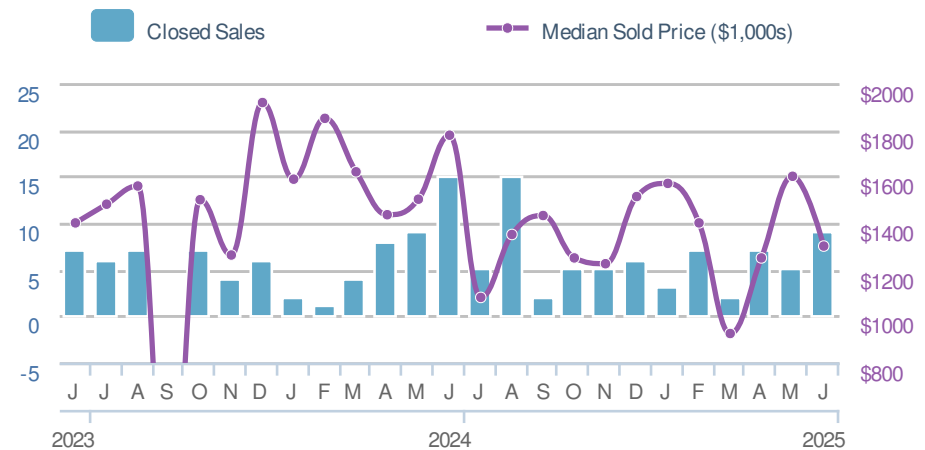
YTD	2025	2024	+/-
	38	43	-11.6%

5-year Jun average: **9****Closed Sales****9** **80.0%**from May 2025:
5 **-40.0%**from Jun 2024:
15

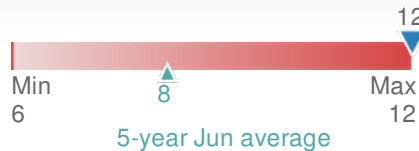
YTD	2025	2024	+/-
	33	39	-15.4%

5-year Jun average: **12****Median Sold Price****\$1,300,000** **-18.8%**from May 2025:
\$1,600,000 **-26.8%**from Jun 2024:
\$1,777,000

YTD	2025	2024	+/-
	\$1,388,000	\$1,624,529	-14.6%

5-year Jun average: **\$1,414,945****Active Listings****9**

May 2025	Jun 2024
10	11

Avg DOM**12**

May 2025	Jun 2024	YTD
8	6	14

Avg Sold to OLP Ratio**98.0%**

May 2025	Jun 2024	YTD
100.4%	105.1%	99.5%