

January thru July 2025 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$58,795,300	\$67,179,999	-12.48%
Avg Sold Price	\$1,430,958	\$1,575,192	-9.16%
Median Sold Price	\$1,300,000	\$1,612,264	-19.37%
Units Sold	41	44	-6.82%
Avg Days on Market	16	14	14.29%
Avg List Price for Solds	\$1,434,031	\$1,526,818	-6.08%
Avg SP to OLP Ratio	98.6%	102.7%	-3.95%
Ratio of Avg SP to Avg OLP	97.4%	102.0%	-4.49%
Attached Avg Sold Price	\$757,842	\$808,228	-6.23%
Detached Avg Sold Price	\$1,569,540	\$1,720,294	-8.76%
Attached Units Sold	7	7	0.00%
Detached Units Sold	34	37	-8.11%

Financing (Sold)

Assumption	0
Cash	14
Conventional	24
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	21
11 to 20	6
21 to 30	3
31 to 60	4
61 to 90	3
91 to 120	1
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	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	14	1	14	1	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	15	2	19	1	4	4	0	0
Avg Sold Price	\$0	\$0	\$1,282,525	\$1,030,000	\$1,796,131	\$1,200,000	\$511,225			
Prev Year - Avg Sold Price	\$0	\$0	\$1,354,055	\$1,005,000	\$1,875,241	\$0	\$729,520			
Avg Sold % Change	0.00%	0.00%	-5.28%	2.49%	-4.22%	0.00%	-29.92%			
Prev Year - # of Solds	0	0	11	2	26	0	5			

July 2025

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↓ -85.7% ↓ -80.0%
from Jun 2025: 7 from Jul 2024: 5

YTD	2025	2024	+/-
	51	61	-16.4%

5-year Jul average: 5

New Pendings**5**

↓ -28.6% ↓ -44.4%
from Jun 2025: 7 from Jul 2024: 9

YTD	2025	2024	+/-
	43	52	-17.3%

5-year Jul average: 6

Closed Sales**7**

↓ -22.2% ↑ 40.0%
from Jun 2025: 9 from Jul 2024: 5

YTD	2025	2024	+/-
	41	44	-6.8%

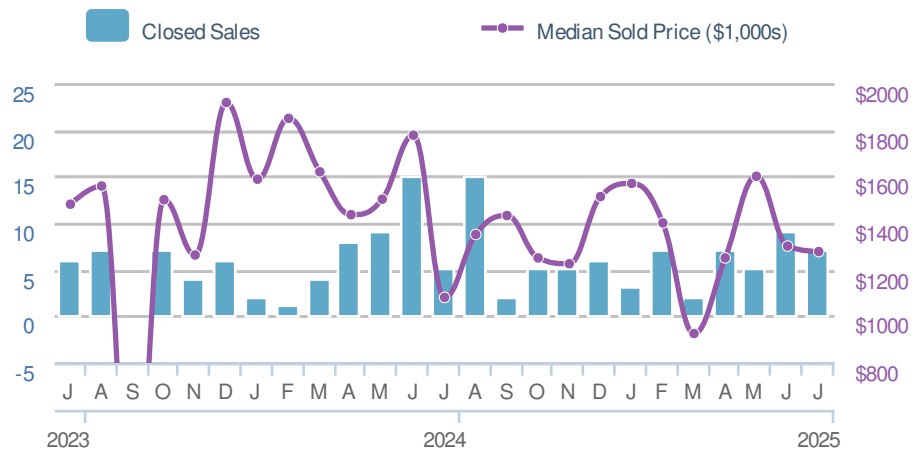
5-year Jul average: 7

Median Sold Price**\$1,277,385**

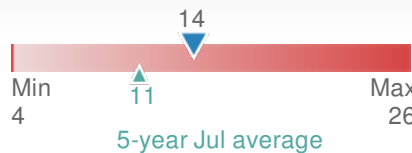
↓ -1.7% ↑ 18.3%
from Jun 2025: \$1,300,000 from Jul 2024: \$1,080,000

YTD	2025	2024	+/-
	\$1,300,000	\$1,612,264	-19.4%

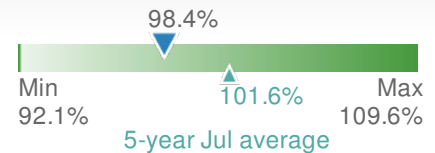
5-year Jul average: \$1,272,477

**Active Listings****4**

Jun 2025	Jul 2024
9	7

Avg DOM**14**

Jun 2025	Jul 2024	YTD
12	26	16

Avg Sold to OLP Ratio**98.4%**

Jun 2025	Jul 2024	YTD
98.0%	92.1%	98.6%