

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$66,804,300	\$91,190,999	-26.74%
Avg Sold Price	\$1,416,772	\$1,586,113	-10.68%
Median Sold Price	\$1,287,500	\$1,575,000	-18.25%
Units Sold	47	59	-20.34%
Avg Days on Market	16	17	-5.88%
Avg List Price for Solds	\$1,421,368	\$1,545,610	-8.04%
Avg SP to OLP Ratio	98.4%	101.7%	-3.25%
Ratio of Avg SP to Avg OLP	97.1%	100.5%	-3.46%
Attached Avg Sold Price	\$774,987	\$749,145	3.45%
Detached Avg Sold Price	\$1,548,420	\$1,777,918	-12.91%
Attached Units Sold	8	11	-27.27%
Detached Units Sold	39	48	-18.75%

- 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	16
Conventional	28
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	23
11 to 20	7
21 to 30	4
31 to 60	5
61 to 90	3
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	1
\$1M to \$2,499,999	1	0	16	1	16	1	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	1	0	17	2	21	1	5
Avg Sold Price	\$1,054,000	\$0	\$1,269,875	\$1,030,000	\$1,797,452	\$1,200,000	\$587,980
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,310,686	\$1,005,000	\$1,970,308	\$1,110,000	\$660,085
Avg Sold % Change	0.00%	0.00%	-3.11%	2.49%	-8.77%	8.11%	-10.92%
Prev Year - # of Solds	0	1	14	2	34	1	7

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
1	0	0
1	0	0
0	0	0
2	0	1

August 2025

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400.0% **150.0%**
 from Jul 2025: 1 from Aug 2024: 2

YTD	2025	2024	+/-
	58	65	-10.8%

5-year Aug average: 4

New Pendings**5**

0.0% **-16.7%**
 from Jul 2025: 5 from Aug 2024: 6

YTD	2025	2024	+/-
	49	59	-16.9%

5-year Aug average: 5

Closed Sales**6**

-14.3% **-60.0%**
 from Jul 2025: 7 from Aug 2024: 15

YTD	2025	2024	+/-
	47	59	-20.3%

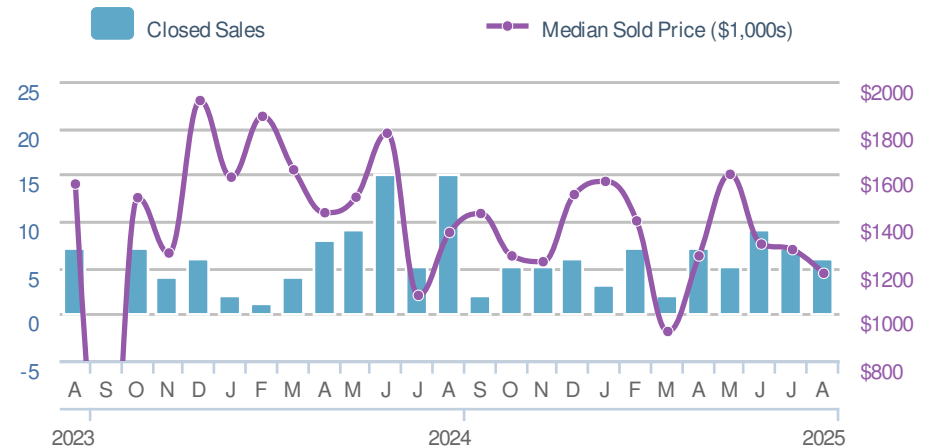
5-year Aug average: 9

Median Sold Price**\$1,175,000**

-8.0% **-13.0%**
 from Jul 2025: **\$1,277,385** from Aug 2024: **\$1,350,000**

YTD	2025	2024	+/-
	\$1,287,500	\$1,575,000	-18.3%

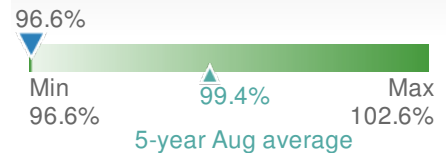
5-year Aug average: \$1,398,800

**Active Listings****3**

Jul 2025	Aug 2024
4	2

Avg DOM**13**

Jul 2025	Aug 2024	YTD
14	27	16

Avg Sold to OLP Ratio**96.6%**

Jul 2025	Aug 2024	YTD
98.4%	98.7%	98.4%