

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$87,457,100	\$100,607,999	-13.07%
Avg Sold Price	\$1,444,623	\$1,560,586	-7.43%
Median Sold Price	\$1,340,000	\$1,536,555	-12.79%
Units Sold	61	66	-7.58%
Avg Days on Market	16	16	0.00%
Avg List Price for Solds	\$1,433,722	\$1,524,363	-5.95%
Avg SP to OLP Ratio	99.6%	101.3%	-1.65%
Ratio of Avg SP to Avg OLP	98.4%	100.2%	-1.81%
Attached Avg Sold Price	\$825,390	\$749,145	10.18%
Detached Avg Sold Price	\$1,566,041	\$1,722,874	-9.10%
Attached Units Sold	10	11	-9.09%
Detached Units Sold	51	55	-7.27%

Financing (Sold)

Assumption	0
Cash	19
Conventional	39
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	5
1 to 10	33
11 to 20	7
21 to 30	5
31 to 60	6
61 to 90	3
91 to 120	1
121 to 180	0
181 to 360	1
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

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	20	3	23	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	21	4	29	1	5
Avg Sold Price	\$1,054,000	\$0	\$1,254,304	\$1,028,500	\$1,809,439	\$1,200,000	\$587,980
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,323,874	\$1,005,000	\$1,933,457	\$1,110,000	\$660,085
Avg Sold % Change	0.00%	0.00%	-5.26%	2.34%	-6.41%	8.11%	-10.92%
Prev Year - # of Solds	0	1	19	2	36	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	1
0	0	2
0	0	0
1	1	0
5	1	0
1	0	0
0	0	0
7	2	3

October 2025

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33.3%
 from Sep 2025: **9**

200.0%
 from Oct 2024: **4**

YTD	2025	2024	+/-
	87	79	10.1%

5-year Oct average: **8****New Pendings****7**

-12.5%
 from Sep 2025: **8**

40.0%
 from Oct 2024: **5**

YTD	2025	2024	+/-
	66	69	-4.3%

5-year Oct average: **8****Closed Sales****8**

33.3%
 from Sep 2025: **6**

60.0%
 from Oct 2024: **5**

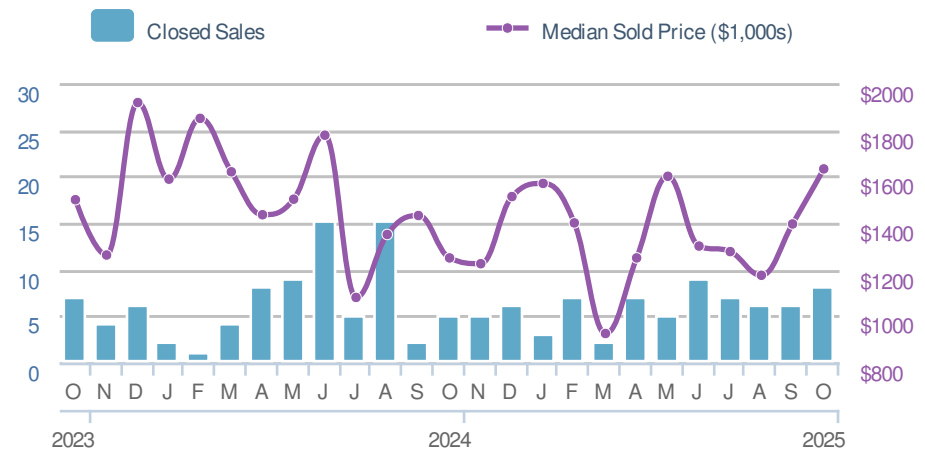
YTD	2025	2024	+/-
	61	66	-7.6%

5-year Oct average: **7****Median Sold Price****\$1,632,500**

17.0%
 from Sep 2025: **\$1,395,000**

30.6%
 from Oct 2024: **\$1,250,000**

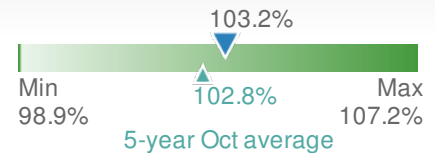
YTD	2025	2024	+/-
	\$1,340,000	\$1,536,555	-12.8%

5-year Oct average: **\$1,396,500****Active Listings****12**

Sep 2025	Oct 2024
6	4

Avg DOM**23**

Sep 2025	Oct 2024	YTD
10	7	16

Avg Sold to OLP Ratio**103.2%**

Sep 2025	Oct 2024	YTD
104.9%	100.9%	99.6%