

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$98,350,100	\$107,621,999	-8.62%
Avg Sold Price	\$1,415,614	\$1,528,995	-7.42%
Median Sold Price	\$1,293,750	\$1,501,000	-13.81%
Units Sold	70	72	-2.78%
Avg Days on Market	15	15	0.00%
Avg List Price for Solds	\$1,405,001	\$1,494,749	-6.00%
Avg SP to OLP Ratio	99.8%	101.1%	-1.35%
Ratio of Avg SP to Avg OLP	98.6%	100.1%	-1.51%
Attached Avg Sold Price	\$901,575	\$729,300	23.62%
Detached Avg Sold Price	\$1,521,967	\$1,688,934	-9.89%
Attached Units Sold	12	12	0.00%
Detached Units Sold	58	60	-3.33%

- 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	23
Conventional	44
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	6
1 to 10	40
11 to 20	7
21 to 30	6
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

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	2	1	1	0	1
\$1M to \$2,499,999	1	0	25	4	24	2	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	27	5	30	2	5
Avg Sold Price	\$1,054,000	\$0	\$1,249,866	\$1,058,800	\$1,782,458	\$1,292,500	\$587,980
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,313,200	\$1,005,000	\$1,922,499	\$1,110,000	\$641,450
Avg Sold % Change	0.00%	0.00%	-4.82%	5.35%	-7.28%	16.44%	-8.34%
Prev Year - # of Solds	0	1	23	2	37	1	8

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
0	1	0
4	1	0
1	0	0
0	0	0
5	2	3

November 2025

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-75.0%
 from Oct 2025: **12**

50.0%
 from Nov 2024: **2**

YTD	2025	2024	+/-
	91	84	8.3%

5-year Nov average: **4****New Pendings****4**

-42.9%
 from Oct 2025: **7**

-20.0%
 from Nov 2024: **5**

YTD	2025	2024	+/-
	70	76	-7.9%

5-year Nov average: **4****Closed Sales****9**

12.5%
 from Oct 2025: **8**

80.0%
 from Nov 2024: **5**

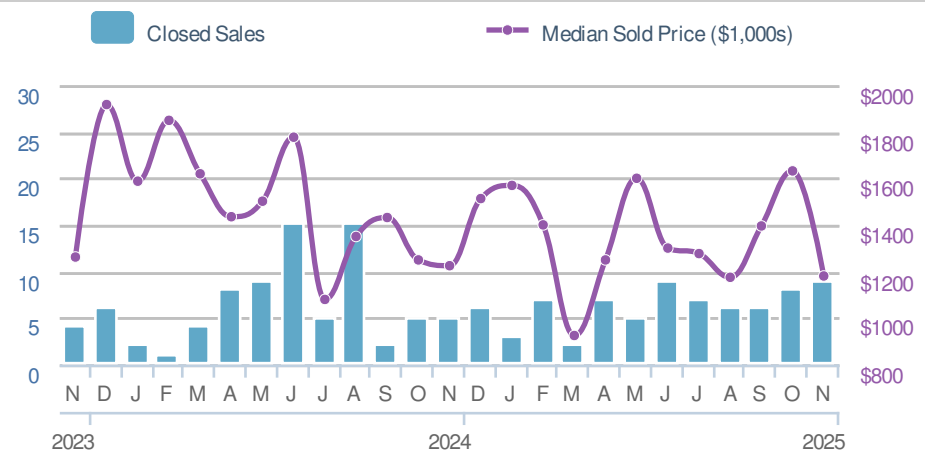
YTD	2025	2024	+/-
	70	72	-2.8%

5-year Nov average: **7****Median Sold Price****\$1,180,000**

-27.7%
 from Oct 2025: **\$1,632,500**

-3.7%
 from Nov 2024: **\$1,225,000**

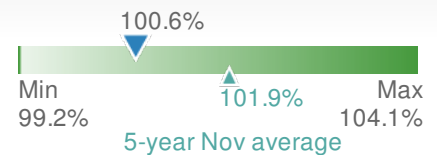
YTD	2025	2024	+/-
	\$1,293,750	\$1,501,000	-13.8%

5-year Nov average: **\$1,379,178****Active Listings****10**

Oct 2025	Nov 2024
12	2

Avg DOM**5**

Oct 2025	Nov 2024	YTD
23	6	15

Avg Sold to OLP Ratio**100.6%**

Oct 2025	Nov 2024	YTD
103.2%	99.2%	99.8%