

**January thru December 2025 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$102,449,100	\$116,067,999	-11.73%
Avg Sold Price	\$1,413,041	\$1,523,464	-7.25%
Median Sold Price	\$1,300,000	\$1,501,000	-13.39%
Units Sold	73	78	-6.41%
Avg Days on Market	15	16	-6.25%
Avg List Price for Solds	\$1,403,412	\$1,488,051	-5.69%
Avg SP to OLP Ratio	99.6%	101.5%	-1.78%
Ratio of Avg SP to Avg OLP	98.6%	100.3%	-1.71%
Attached Avg Sold Price	\$901,575	\$743,200	21.31%
Detached Avg Sold Price	\$1,513,657	\$1,679,516	-9.88%
Attached Units Sold	12	13	-7.69%
Detached Units Sold	61	65	-6.15%

**Financing (Sold)**

Assumption	0
Cash	23
Conventional	47
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	6
1 to 10	42
11 to 20	7
21 to 30	6
31 to 60	6
61 to 90	4
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****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	1
\$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	2	1	1	0	1	0	0	0
\$1M to \$2,499,999	1	0	27	4	25	2	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	29	5	31	2	5	1	1	1
Avg Sold Price	\$1,054,000	\$0	\$1,255,358	\$1,058,800	\$1,770,120	\$1,292,500	\$587,980			
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,329,946	\$973,333	\$1,912,563	\$1,110,000	\$641,450			
Avg Sold % Change	0.00%	0.00%	-5.61%	8.78%	-7.45%	16.44%	-8.34%			
Prev Year - # of Solds	0	1	26	3	39	1	8			

## December 2025

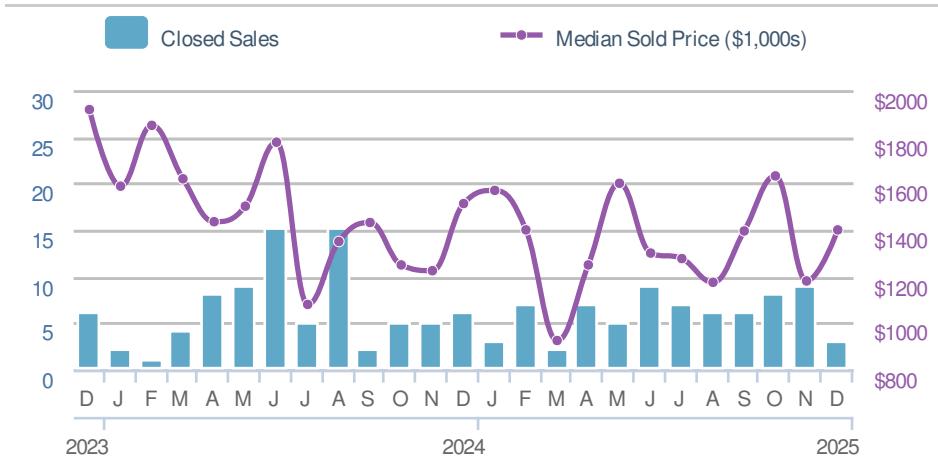
American University Park, Washington, DC

New Listings		2
⬇️ -33.3%	⬆️ 100.0%	
from Nov 2025: 3	from Dec 2024: 1	
YTD 2025 2024 +/-		
93	86	8.1%
5-year Dec average: 2		

New Pending		4
↔ 0.0%	⬆️ 300.0%	
from Nov 2025: 4	from Dec 2024: 1	
YTD 2025 2024 +/-		
74	77	-3.9%
5-year Dec average: 2		

Closed Sales		3
⬇️ -66.7%	⬇️ -50.0%	
from Nov 2025: 9	from Dec 2024: 6	
YTD 2025 2024 +/-		
73	78	-6.4%
5-year Dec average: 6		

Median Sold Price		\$1,400,000
⬆️ 18.6%	⬇️ -7.5%	
from Nov 2025: \$1,180,000	from Dec 2024: \$1,513,750	
YTD 2025 2024 +/-		
1,300,000	1,501,000	-13.4%
5-year Dec average: \$1,454,200		



Active Listings		3
3	3	7
Min 1	3	Max 7
5-year Dec average		
Nov 2025 10	Dec 2024 2	

Avg DOM		25
25	20	7
Min 7	20	Max 25
5-year Dec average		
Nov 2025 5	Dec 2024 24	YTD 15

Avg Sold to OLP Ratio		97.1%
97.1%	102.5%	95.0%
Min 95.0%	102.5%	Max 110.8%
5-year Dec average		
Nov 2025 100.6%	Dec 2024 105.4%	YTD 99.6%