

**January thru December 2025 YTD**

American University Park, Washington, DC (Advertised)

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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**

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	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
<b>Total</b>	<b>1</b>	<b>0</b>	<b>29</b>	<b>5</b>	<b>31</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>
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**

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**-33.3%** **100.0%**  
 from Nov 2025: **3** from Dec 2024: **1**

YTD	2025	2024	+/-
	<b>93</b>	<b>86</b>	8.1%

5-year Dec average: **2****New Pendings****4**

**0.0%** **300.0%**  
 from Nov 2025: **4** from Dec 2024: **1**

YTD	2025	2024	+/-
	<b>74</b>	<b>77</b>	-3.9%

5-year Dec average: **2****Closed Sales****3**

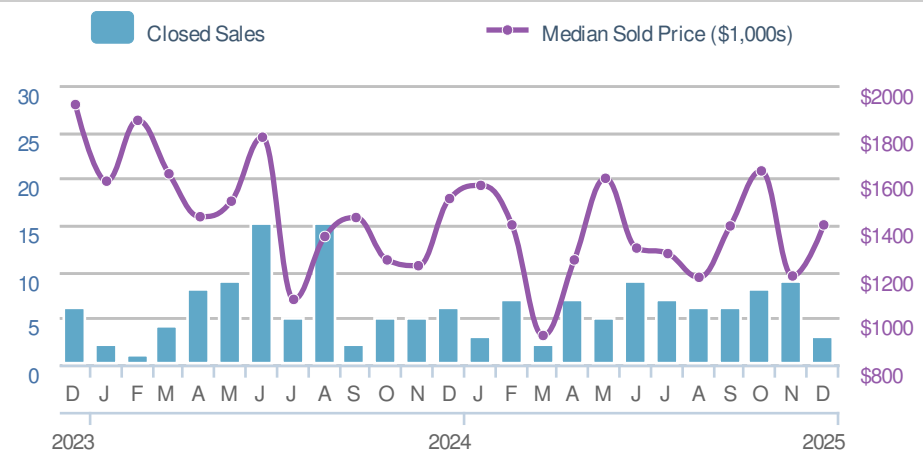
**-66.7%** **-50.0%**  
 from Nov 2025: **9** from Dec 2024: **6**

YTD	2025	2024	+/-
	<b>73</b>	<b>78</b>	-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**

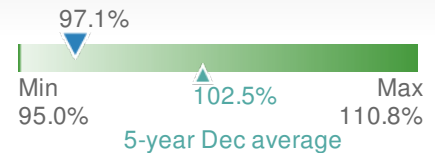
YTD	2025	2024	+/-
	<b>\$1,300,000</b>	<b>\$1,501,000</b>	-13.4%

5-year Dec average: **\$1,454,200****Active Listings****3**

Nov 2025	Dec 2024
<b>10</b>	<b>2</b>

**Avg DOM****25**

Nov 2025	Dec 2024	YTD
<b>5</b>	<b>24</b>	<b>15</b>

**Avg Sold to OLP Ratio****97.1%**

Nov 2025	Dec 2024	YTD
<b>100.6%</b>	<b>105.4%</b>	<b>99.6%</b>