

**January thru January 2026 YTD**

American University Park, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$6,570,000	\$4,049,000	62.26%
Avg Sold Price	\$1,590,000	\$1,330,000	19.55%
Median Sold Price	\$1,505,000	\$1,570,000	-4.14%
Units Sold	4	3	33.33%
Avg Days on Market	15	20	-25.00%
Avg List Price for Solds	\$1,642,500	\$1,349,666	21.70%
Avg SP to OLP Ratio	97.0%	101.2%	-4.13%
Ratio of Avg SP to Avg OLP	96.8%	96.8%	0.05%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,590,000	\$1,330,000	19.55%
Attached Units Sold	0	0	0%
Detached Units Sold	4	3	33.33%

**Financing (Sold)**

Assumption	0
Cash	0
Conventional	4
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	0
1 to 10	1
11 to 20	0
21 to 30	1
31 to 60	1
61 to 90	0
91 to 120	0
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	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	3	0	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	3	0	0	3	1	2
Avg Sold Price	\$0	\$0	\$1,360,000	\$0	\$1,666,666	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,330,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	25.31%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	3	0	0			

## January 2026

American University Park, Washington, DC

New Listings		1
↓-50.0%	↓-75.0%	
from Dec 2025: 2	from Jan 2025: 4	

YTD	2026	2025	+/-
	1	4	-75.0%

5-year Jan average: 3

New Pendencies		1
↓-75.0%	↓-80.0%	
from Dec 2025: 4	from Jan 2025: 5	

YTD	2026	2025	+/-
	1	5	-80.0%

5-year Jan average: 3

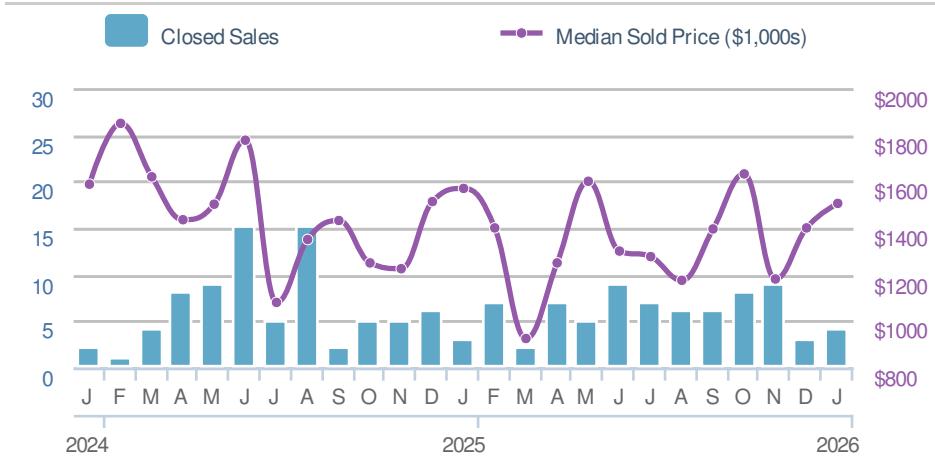
Closed Sales		4
↑33.3%	↑33.3%	
from Dec 2025: 3	from Jan 2025: 3	

YTD	2026	2025	+/-
	4	3	33.3%

5-year Jan average: 2

Median Sold Price		\$1,505,000
↑7.5%	↓-4.1%	
from Dec 2025: \$1,400,000	from Jan 2025: \$1,570,000	
YTD 2026 2025 +/-	\$1,505,000 \$1,570,000 -4.1%	

5-year Jan average: \$1,200,700



Active Listings		6
Min 4	5	Max 6
5-year Jan average		

Dec 2025	Jan 2025
3	6

Avg DOM		15
Min 0	15	Max 31
5-year Jan average		

Dec 2025	Jan 2025	YTD 15
25	20	15

Avg Sold to OLP Ratio		97.0%
Min 0.0%	97.0%	Max 103.5%
5-year Jan average		

Dec 2025	Jan 2025	YTD 97.0%
97.1%	101.2%	97.0%