

**January thru January 2026 YTD**

American University Park, Washington, DC (Advertised)

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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**


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	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
<b>Total</b>	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**

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 **-50.0%**  
 from Dec 2025: **2**

 **-75.0%**  
 from Jan 2025: **4**

YTD	2026	2025	+/-
	<b>1</b>	<b>4</b>	<b>-75.0%</b>


5-year Jan average: **3****New Pendings****1**


 **-75.0%**  
 from Dec 2025: **4**

 **-80.0%**  
 from Jan 2025: **5**

YTD	2026	2025	+/-
	<b>1</b>	<b>5</b>	<b>-80.0%</b>


5-year Jan average: **3****Closed Sales****4**


 **33.3%**  
 from Dec 2025: **3**

 **33.3%**  
 from Jan 2025: **3**

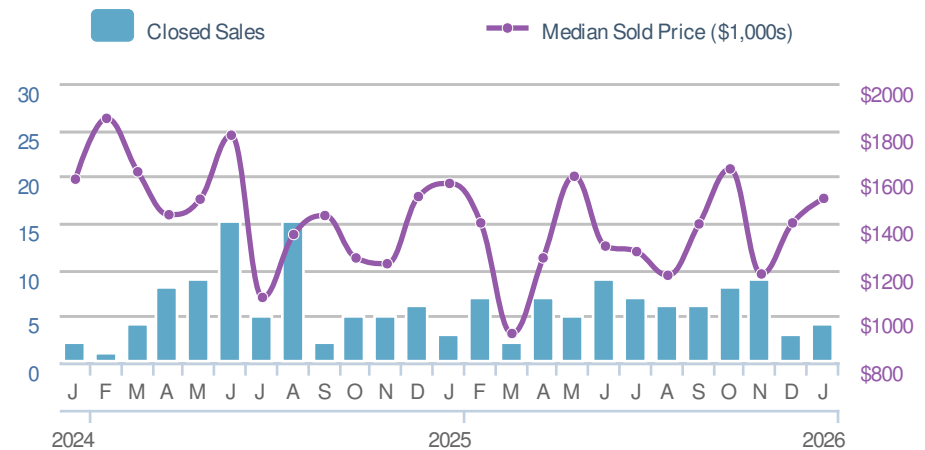
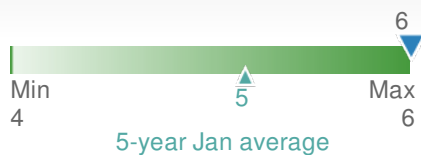
YTD	2026	2025	+/-
	<b>4</b>	<b>3</b>	<b>33.3%</b>

5-year Jan average: **2****Median Sold Price****\$1,505,000**

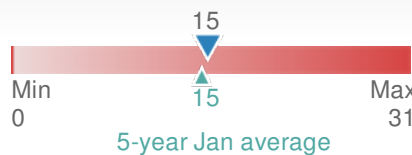
 **7.5%**  
 from Dec 2025: **\$1,400,000**

 **-4.1%**  
 from Jan 2025: **\$1,570,000**

YTD	2026	2025	+/-
	<b>\$1,505,000</b>	<b>\$1,570,000</b>	<b>-4.1%</b>

5-year Jan average: **\$1,200,700****Active Listings****6**

Dec 2025	Jan 2025
<b>3</b>	<b>6</b>

**Avg DOM****15**

Dec 2025	Jan 2025	YTD
<b>25</b>	<b>20</b>	<b>15</b>

**Avg Sold to OLP Ratio****97.0%**

Dec 2025	Jan 2025	YTD
<b>97.1%</b>	<b>101.2%</b>	<b>97.0%</b>