

January thru February 2026 YTD

American University Park, Washington, DC (Advertised)

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$7,319,000	\$12,729,400	-42.50%
Avg Sold Price	\$1,414,000	\$1,277,290	10.70%
Median Sold Price	\$1,360,000	\$1,402,500	-3.03%
Units Sold	5	10	-50.00%
Avg Days on Market	24	12	100.00%
Avg List Price for Solds	\$1,463,800	\$1,272,940	14.99%
Avg SP to OLP Ratio	93.9%	102.4%	-8.24%
Ratio of Avg SP to Avg OLP	95.0%	99.8%	-4.72%
Attached Avg Sold Price	\$710,000	\$531,633	33.55%
Detached Avg Sold Price	\$1,590,000	\$1,596,857	-0.43%
Attached Units Sold	1	3	-66.67%
Detached Units Sold	4	7	-42.86%

Financing (Sold)

Assumption	0
Cash	0
Conventional	5
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	1
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	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	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	2	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	1	3	0	0	4	1	1
Avg Sold Price	\$0	\$0	\$1,360,000	\$710,000	\$1,666,666	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,405,000	\$0	\$1,628,833	\$0	\$531,633			
Avg Sold % Change	0.00%	0.00%	-3.20%	0.00%	2.32%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	6	0	3			

February 2026

American University Park, Washington, DC

