

**January thru March 2026 YTD**

American University Park, Washington, DC (Advertised)

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**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$14,027,900	\$14,604,400	-3.95%
Avg Sold Price	\$1,540,000	\$1,218,575	26.38%
Median Sold Price	\$1,560,000	\$1,400,000	11.43%
Units Sold	9	12	-25.00%
Avg Days on Market	16	15	6.67%
Avg List Price for Solds	\$1,558,655	\$1,217,033	28.07%
Avg SP to OLP Ratio	97.2%	101.5%	-4.30%
Ratio of Avg SP to Avg OLP	98.0%	99.6%	-1.66%
Attached Avg Sold Price	\$582,500	\$511,225	13.94%
Detached Avg Sold Price	\$1,813,571	\$1,572,250	15.35%
Attached Units Sold	2	4	-50.00%
Detached Units Sold	7	8	-12.50%

**Financing (Sold)**

Assumption	0
Cash	0
Conventional	9
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	0
1 to 10	4
11 to 20	1
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	1	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	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	4	0	0	6	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	2	1	5	0	1	9	0	2
Avg Sold Price	\$0	\$0	\$1,467,500	\$710,000	\$1,952,000	\$0	\$455,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,402,500	\$0	\$1,628,833	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	4.63%	0.00%	19.84%	0.00%	-11.00%			
Prev Year - # of Solds	0	0	2	0	6	0	4			

## March 2026

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