Presented by:
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January thru April 2026 YTD

American University Park, Washington, DC (Advertised)

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	$23,357,900	$25,317,400	-7.74%
Avg Sold Price	$1,553,433	$1,322,021	17.50%
Median Sold Price	$1,510,000	$1,388,000	8.79%
Units Sold	15	19	-21.05%
Avg Days on Market	12	17	-29.41%
Avg List Price for Solds	$1,557,193	$1,332,494	16.86%
Avg SP to OLP Ratio	98.8%	99.9%	-1.09%
Ratio of Avg SP to Avg OLP	99.3%	97.8%	1.51%
Attached Avg Sold Price	$582,500	$511,225	13.94%
Detached Avg Sold Price	$1,702,807	$1,538,233	10.70%
Attached Units Sold	2	4	-50.00%
Detached Units Sold	13	15	-13.33%

Financing (Sold)

Assumption	0
Cash	2
Conventional	13
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	2
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
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	1
$400K to $499,999	0	0	0	0	0	0	1	0	0	0
$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	5	0	7	0	0	5	4	0
$2.5M to $4,999,999	0	0	0	0	1	0	0	5	0	0
$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	5	1	8	0	1	10	4	2
Avg Sold Price	$0	$0	$1,448,500	$710,000	$1,861,750	$0	$455,000			
Prev Year - Avg Sold Price	$0	$0	$1,263,600	$0	$1,675,550	$0	$511,225			
Avg Sold % Change	0.00%	0.00%	14.63%	0.00%	11.11%	0.00%	-11.00%			
Prev Year - # of Solds	0	0	5	0	10	0	4			

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Data Source: Bright MLS. Statistics calculated May 06, 2026.

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April 2026

American University Park, Washington, DC

New Listings 13

30.0% from Mar 2026: **10**

116.7% from Apr 2025: **6**

YTD	2026	2025	+/-
	36	**29**	24.1%

5-year Apr average: **9**

New Pendings 10

25.0% from Mar 2026: **8**

25.0% from Apr 2025: **8**

YTD	2026	2025	+/-
	23	**25**	-8.0%

5-year Apr average: **10**

Closed Sales 6

50.0% from Mar 2026: **4**

-14.3% from Apr 2025: **7**

YTD	2026	2025	+/-
	15	**19**	-21.1%

5-year Apr average: **7**

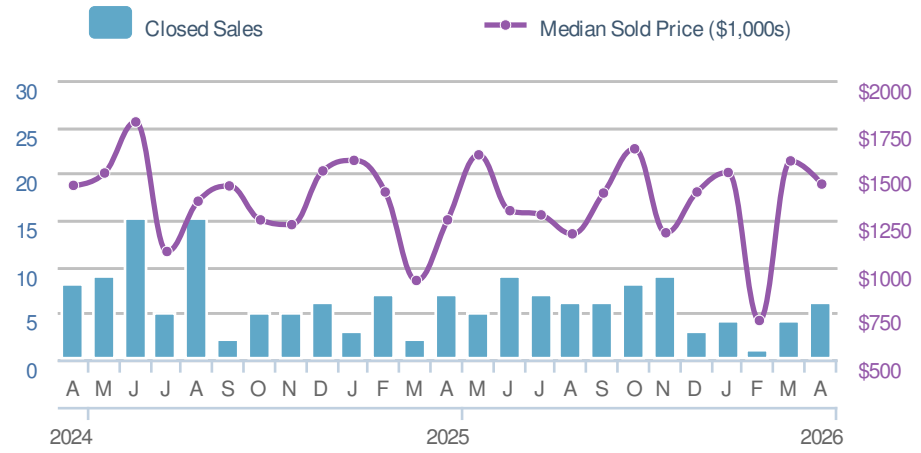
Median Sold Price $1,442,500

-8.0% from Mar 2026: **$1,567,500**

15.4% from Apr 2025: **$1,250,000**

YTD	2026	2025	+/-
	$1,510,000	**$1,388,000**	8.8%

5-year Apr average: **$1,502,260**



Active Listings 16

16

Min 4 | 9 | Max 16

5-year Apr average

Mar 2026	Apr 2025
11	**8**

Avg DOM 6

6

Min 6 | 18 | Max 33

5-year Apr average

Mar 2026	Apr 2025	YTD
6	**21**	**12**

Avg Sold to OLP Ratio 101.3%

101.3%

Min 97.1% | 103.6% | Max 118.3%

5-year Apr average

Mar 2026	Apr 2025	YTD
101.2%	**97.1%**	**98.8%**

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