

**January thru May 2026 YTD**

American University Park, Washington, DC (Advertised)

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**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$43,716,900	\$33,112,400	32.03%
Avg Sold Price	\$1,526,172	\$1,373,391	11.12%
Median Sold Price	\$1,425,000	\$1,394,000	2.22%
Units Sold	29	24	20.83%
Avg Days on Market	9	15	-40.00%
Avg List Price for Solds	\$1,507,479	\$1,379,683	9.26%
Avg SP to OLP Ratio	100.9%	100.0%	0.89%
Ratio of Avg SP to Avg OLP	101.0%	98.4%	2.57%
Attached Avg Sold Price	\$657,250	\$511,225	28.56%
Detached Avg Sold Price	\$1,665,200	\$1,545,825	7.72%
Attached Units Sold	4	4	0.00%
Detached Units Sold	25	20	25.00%

**Financing (Sold)**

Assumption	0
Cash	4
Conventional	25
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	1
1 to 10	20
11 to 20	3
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	1
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	1	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	7	1	15	0	0	4	2	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	8	2	17	0	2	9	2	2
Avg Sold Price	\$0	\$0	\$1,404,312	\$887,500	\$1,787,970	\$0	\$427,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,306,142	\$0	\$1,674,884	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	7.52%	0.00%	6.75%	0.00%	-16.48%			
Prev Year - # of Solds	0	0	7	0	13	0	4			

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