

January thru June 2026 YTD

American University Park, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$65,851,800	\$47,976,400	37.26%
Avg Sold Price	\$1,577,119	\$1,451,118	8.68%
Median Sold Price	\$1,505,000	\$1,388,000	8.43%
Units Sold	42	33	27.27%
Avg Days on Market	12	14	-14.29%
Avg List Price for Solds	\$1,567,900	\$1,453,830	7.85%
Avg SP to OLP Ratio	100.5%	99.5%	1.03%
Ratio of Avg SP to Avg OLP	100.3%	98.1%	2.23%
Attached Avg Sold Price	\$1,113,166	\$590,980	88.36%
Detached Avg Sold Price	\$1,654,444	\$1,604,714	3.10%
Attached Units Sold	6	5	20.00%
Detached Units Sold	36	28	28.57%

Financing (Sold)

Assumption	0
Cash	8
Conventional	33
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	27
11 to 20	3
21 to 30	2
31 to 60	4
61 to 90	1
91 to 120	2
121 to 180	1
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	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	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	9	1	24	2	0	4	1	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	10	2	26	2	2	8	1	2
Avg Sold Price	\$0	\$0	\$1,368,950	\$887,500	\$1,764,250	\$2,025,000	\$427,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,306,708	\$910,000	\$1,828,218	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	4.76%	-2.47%	-3.50%	0.00%	-16.48%			
Prev Year - # of Solds	0	0	12	1	16	0	4			

June 2026

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 **-55.6%**
 from May 2026:
9

 **-42.9%**
 from Jun 2025:
7

YTD	2026	2025	+/-
	53	47	12.8%

5-year Jun average: **9****New Pendings****6**

 **-53.8%**
 from May 2026:
13

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

YTD	2026	2025	+/-
	42	38	10.5%

5-year Jun average: **8****Closed Sales****13**

 **-7.1%**
 from May 2026:
14

 **44.4%**
 from Jun 2025:
9

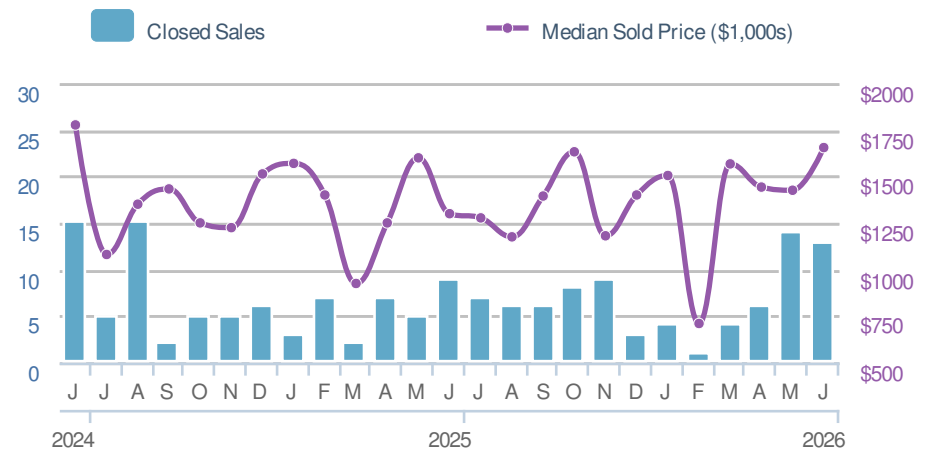
YTD	2026	2025	+/-
	42	33	27.3%

5-year Jun average: **11****Median Sold Price****\$1,655,000**

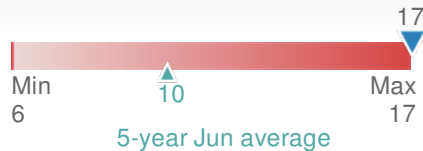
 **16.1%**
 from May 2026:
\$1,425,000

 **27.3%**
 from Jun 2025:
\$1,300,000

YTD	2026	2025	+/-
	\$1,505,000	\$1,388,000	8.4%

5-year Jun average: **\$1,475,000****Active Listings****11**

May 2026	Jun 2025
13	9

Avg DOM**17**

May 2026	Jun 2025	YTD
6	12	12

Avg Sold to OLP Ratio**99.6%**

May 2026	Jun 2025	YTD
103.1%	98.0%	100.5%