

January thru July 2026 YTD

American University Park, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$71,621,800	\$58,795,300	21.82%
Avg Sold Price	\$1,562,211	\$1,430,958	9.17%
Median Sold Price	\$1,505,000	\$1,300,000	15.77%
Units Sold	46	41	12.20%
Avg Days on Market	14	16	-12.50%
Avg List Price for Solds	\$1,556,995	\$1,434,031	8.57%
Avg SP to OLP Ratio	99.9%	98.6%	1.35%
Ratio of Avg SP to Avg OLP	99.4%	97.4%	2.11%
Attached Avg Sold Price	\$1,027,000	\$757,842	35.52%
Detached Avg Sold Price	\$1,674,888	\$1,569,540	6.71%
Attached Units Sold	8	7	14.29%
Detached Units Sold	38	34	11.76%

Financing (Sold)

Assumption	0
Cash	8
Conventional	37
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	28
11 to 20	3
21 to 30	2
31 to 60	5
61 to 90	1
91 to 120	2
121 to 180	3
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	2	0	0	0
\$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	0
\$800K to \$999,999	0	0	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	9	2	25	2	0	5	1	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	10	3	28	2	3	5	1	0
Avg Sold Price	\$0	\$0	\$1,368,950	\$975,000	\$1,784,151	\$2,025,000	\$413,666			
Prev Year - Avg Sold Price	\$0	\$0	\$1,282,525	\$1,030,000	\$1,796,131	\$1,200,000	\$511,225			
Avg Sold % Change	0.00%	0.00%	6.74%	-5.34%	-0.67%	68.75%	-19.08%			
Prev Year - # of Solds	0	0	15	2	19	1	4			

July 2026

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-50.0%
100.0%

from Jun 2026: **4**
 from Jul 2025: **1**

YTD	2026	2025	+/-
	56	51	9.8%

5-year Jul average: **3****New Pendings****5**

-16.7%
0.0%

from Jun 2026: **6**
 from Jul 2025: **5**

YTD	2026	2025	+/-
	46	43	7.0%

5-year Jul average: **6****Closed Sales****4**

-69.2%
-42.9%

from Jun 2026: **13**
 from Jul 2025: **7**

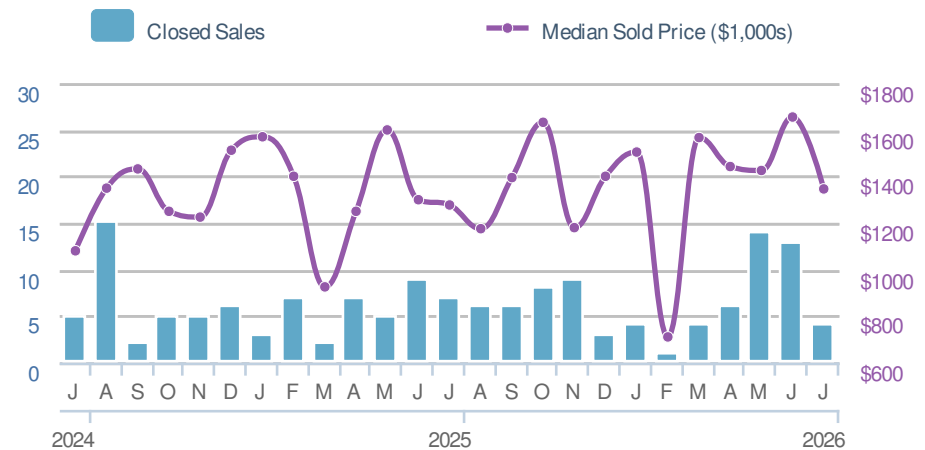
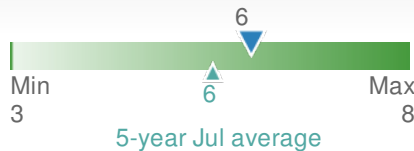
YTD	2026	2025	+/-
	46	41	12.2%

5-year Jul average: **6****Median Sold Price****\$1,346,000**

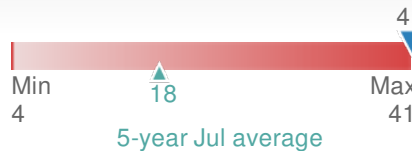
-18.7%
5.4%

from Jun 2026: **\$1,655,000**
 from Jul 2025: **\$1,277,385**

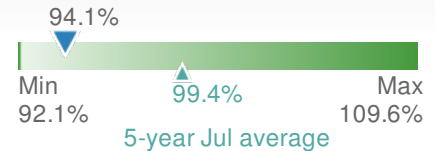
YTD	2026	2025	+/-
	\$1,505,000	\$1,300,000	15.8%

5-year Jul average: **\$1,279,677****Active Listings****6**

Jun 2026	Jul 2025
11	4

Avg DOM**41**

Jun 2026	Jul 2025	YTD
17	14	14

Avg Sold to OLP Ratio**94.1%**

Jun 2026	Jul 2025	YTD
99.6%	98.4%	99.9%