

January thru August 2026 YTD

American University Park, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$96,843,700	\$66,804,300	44.97%
Avg Sold Price	\$1,760,250	\$1,416,772	24.24%
Median Sold Price	\$1,542,000	\$1,287,500	19.77%
Units Sold	55	47	17.02%
Avg Days on Market	15	16	-6.25%
Avg List Price for Solds	\$1,760,794	\$1,421,368	23.88%
Avg SP to OLP Ratio	99.6%	98.4%	1.27%
Ratio of Avg SP to Avg OLP	99.0%	97.1%	2.05%
Attached Avg Sold Price	\$1,027,000	\$774,987	32.52%
Detached Avg Sold Price	\$1,885,058	\$1,548,420	21.74%
Attached Units Sold	8	8	0.00%
Detached Units Sold	47	39	20.51%

Financing (Sold)

Assumption	0
Cash	11
Conventional	43
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	31
11 to 20	3
21 to 30	3
31 to 60	5
61 to 90	3
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	12	2	28	2	0	7	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	13	3	34	2	3	7	1	0
Avg Sold Price	\$0	\$0	\$1,324,192	\$975,000	\$2,099,507	\$2,025,000	\$413,666			
Prev Year - Avg Sold Price	\$1,054,000	\$0	\$1,269,875	\$1,030,000	\$1,797,452	\$1,200,000	\$587,980			
Avg Sold % Change	0.00%	0.00%	4.28%	-5.34%	16.80%	68.75%	-29.65%			
Prev Year - # of Solds	1	0	17	2	21	1	5			

August 2026

American University Park, Washington, DC

New Listings**6****↑ 200.0%**from Jul 2026:
2**↑ 20.0%**from Aug 2025:
5

YTD	2026	2025	+/-
	66	58	13.8%

5-year Aug average: **4****New Pendings****3****↓ -40.0%**from Jul 2026:
5**↓ -40.0%**from Aug 2025:
5

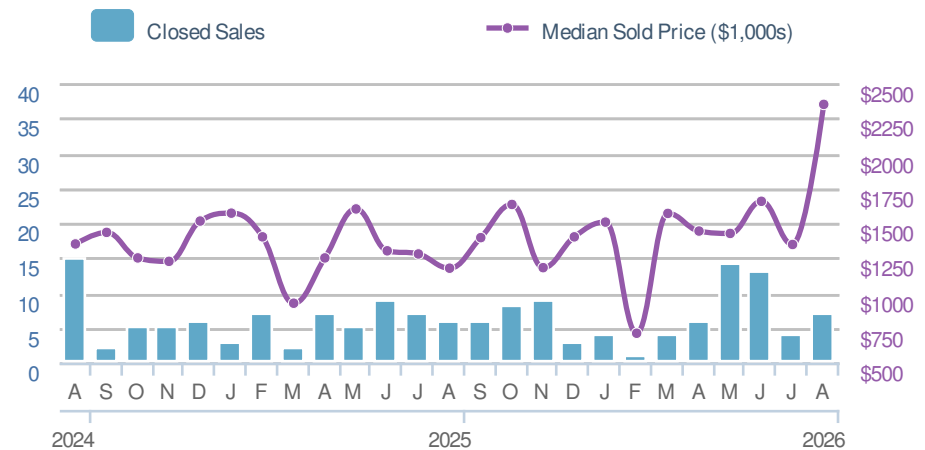
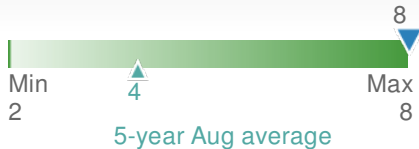
YTD	2026	2025	+/-
	52	49	6.1%

5-year Aug average: **5****Closed Sales****7****↑ 75.0%**from Jul 2026:
4**↑ 16.7%**from Aug 2025:
6

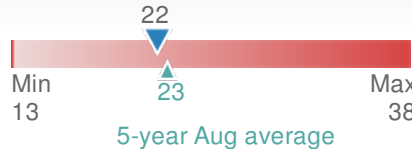
YTD	2026	2025	+/-
	55	47	17.0%

5-year Aug average: **8****Median Sold Price****\$2,350,000****↑ 74.6%**from Jul 2026:
\$1,346,000**↑ 100.0%**from Aug 2025:
\$1,175,000

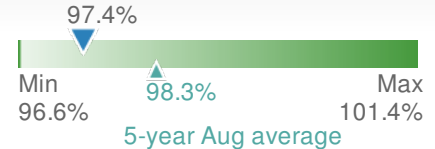
YTD	2026	2025	+/-
	\$1,542,000	\$1,287,500	19.8%

5-year Aug average: **\$1,556,800****Active Listings****8**

Jul 2026	Aug 2025
6	3

Avg DOM**22**

Jul 2026	Aug 2025	YTD
41	13	15

Avg Sold to OLP Ratio**97.4%**

Jul 2026	Aug 2025	YTD
94.1%	96.6%	99.6%