

January thru September 2026 YTD

American University Park, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$101,842,700	\$74,413,200	36.86%
Avg Sold Price	\$1,730,880	\$1,405,231	23.17%
Median Sold Price	\$1,510,000	\$1,300,000	16.15%
Units Sold	59	53	11.32%
Avg Days on Market	14	15	-6.67%
Avg List Price for Solds	\$1,726,147	\$1,404,022	22.94%
Avg SP to OLP Ratio	100.1%	99.1%	0.99%
Ratio of Avg SP to Avg OLP	99.4%	97.7%	1.72%
Attached Avg Sold Price	\$1,027,000	\$800,433	28.31%
Detached Avg Sold Price	\$1,841,292	\$1,528,940	20.43%
Attached Units Sold	8	9	-11.11%
Detached Units Sold	51	44	15.91%

Financing (Sold)

Assumption	0
Cash	12
Conventional	45
FHA	0
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	33
11 to 20	4
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	1
\$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	1	0	0
\$1M to \$2,499,999	0	0	14	2	30	2	0	14	0	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	1	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	15	3	36	2	3	16	0	1
Avg Sold Price	\$0	\$0	\$1,321,700	\$975,000	\$2,057,789	\$2,025,000	\$413,666			
Prev Year - Avg Sold Price	\$1,054,000	\$0	\$1,265,941	\$1,021,333	\$1,756,937	\$1,200,000	\$587,980			
Avg Sold % Change	0.00%	0.00%	4.40%	-4.54%	17.12%	68.75%	-29.65%			
Prev Year - # of Solds	1	0	19	3	24	1	5			

September 2026

American University Park, Washington, DC

New Listings

12

100.0%
 from Aug 2026:
 6

33.3%
 from Sep 2025:
 9

YTD	2026	2025	+/-
	86	69	24.6%

5-year Sep average: 8

New Pendings

11

266.7%
 from Aug 2026:
 3

37.5%
 from Sep 2025:
 8

YTD	2026	2025	+/-
	63	57	10.5%

5-year Sep average: 7

Closed Sales

4

-42.9%
 from Aug 2026:
 7

-33.3%
 from Sep 2025:
 6

YTD	2026	2025	+/-
	59	53	11.3%

5-year Sep average: 4

Median Sold Price

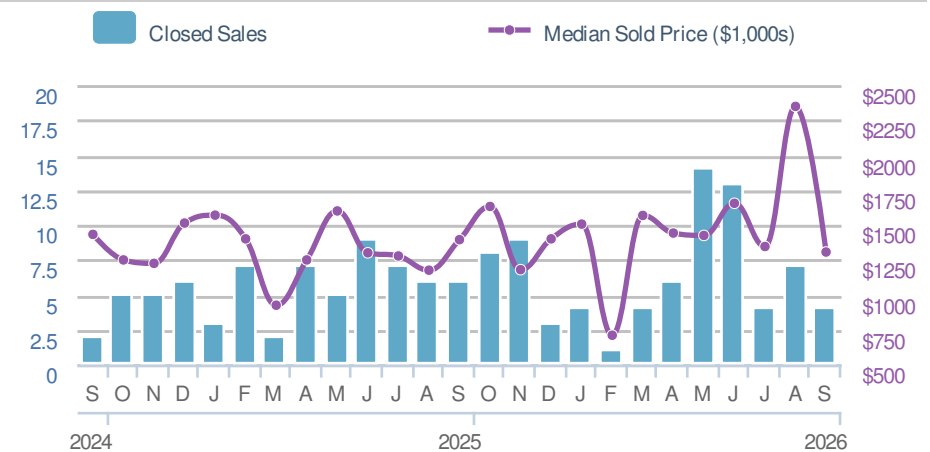
\$1,305,500

-44.4%
 from Aug 2026:
\$2,350,000

-6.4%
 from Sep 2025:
\$1,395,000

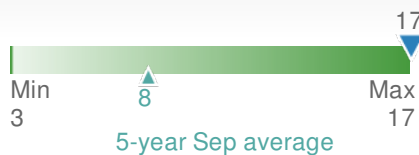
YTD	2026	2025	+/-
	\$1,510,000	\$1,300,000	16.2%

5-year Sep average: **\$1,051,600**



Active Listings

17



Aug 2026	Sep 2025
8	6

Avg DOM

8



Aug 2026	Sep 2025	YTD
22	10	14

Avg Sold to OLP Ratio

106.6%



Aug 2026	Sep 2025	YTD
97.4%	104.9%	100.1%