

SINGLE FAMILY HOUSING

AU Park

Closed sales, averages Jan 2022

Closed sales, averages Jan 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	2	\$1,335,000	\$1,340,000	9	3	\$1,776,667	132	- 25%
< \$1 MILLION	-	-	-	-	-	-	-	-
\$1 – 2 MILLION	2	\$1,335,000	\$1,340,000	9	2	\$1,167,500	20	15%
> \$2 MILLION	-	-	-	-	1	\$2,995,000	357	-

I am proud to say that 60 percent of my business comes from previous clients and client referrals. Give me a call today to discuss how I can help you best position yourself for a successful purchase or sale. Talk to me about the Eastern Shore and the Virginia countryside if you are considering a second home.

Lenore G. Rubino

202.262.1261 - lenore.rubino@wfp.com

lenorerubino.com

'Virtually' ready and always client first

Washington Fine Properties, LLC – 3201 New Mexico Ave NW #220, Washington, DC 20016 - 202.944.5000

*Cumulative Days on Market.

© 2022 BRIGHT. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, schools and other information is not guaranteed.



SINGLE FAMILY HOUSING

AU Park

Closed sales, averages from Jan – Feb, 2022

Closed sales, averages from Jan – Feb, 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	6	\$1,473,333	\$1,599,625	24	8	\$1,576,513	54	1%
< \$1 MILLION	-	-	-	-	-	-	-	-
\$1 – 2 MILLION	5	\$1,398,000	\$1,389,550	28	7	\$1,373,871	11	1%
> \$2 MILLION	1	\$1,850,000	\$2,650,000	6	1	\$2,995,000	357	-12%

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SINGLE FAMILY HOUSING

AU Park

Closed sales, averages from Jan. – Mar., 2022

Closed sales, averages from Jan. – Mar., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	8	\$ 1,630,625	\$ 1,742,969	19	18	\$ 1,428,361	32	22%
< \$1 MILLION	-	-	-	-	2	\$ 971,450	16	-
\$1 – 2 MILLION	6	\$ 1,365,833	\$ 1,358,792	23	14	\$ 1,339,614	13	1%
> \$2 MILLION	2	\$ 2,425,000	\$ 2,895,500	6	2	\$ 2,506,500	182	15%

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SINGLE FAMILY HOUSING

AU Park

Closed sales, averages from Jan. – Apr., 2022

Closed sales, averages from Jan. – Apr., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	16	\$ 1,590,250	\$ 1,799,941	13	23	\$ 1,467,826	27	23%
< \$1 MILLION	1	\$925,000	\$930,000	18	2	\$ 971,450	16	- 4%
\$1 – 2 MILLION	10	\$ 1,378,400	\$ 1,539,555	16	18	\$ 1,372,506	12	12%
> \$2 MILLION	5	\$ 2,147,000	\$ 2,494,700	6	3	\$ 2,370,667	123	5%

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January thru May 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$48,841,885	\$44,753,699	9.13%
Avg Sold Price	\$1,627,122	\$1,346,445	20.85%
Median Sold Price	\$1,595,000	\$1,312,500	21.52%
Units Sold	33	36	-8.33%
Avg Days on Market	23	21	9.52%
Avg List Price for Solds	\$1,480,057	\$1,243,158	19.06%
Avg SP to OLP Ratio	109.0%	108.7%	0.23%
Ratio of Avg SP to Avg OLP	109.2%	108.0%	1.13%
Attached Avg Sold Price	\$958,000	\$917,500	4.41%
Detached Avg Sold Price	\$1,775,816	\$1,511,425	17.49%
Attached Units Sold	6	10	-40.00%
Detached Units Sold	27	26	3.85%

Financing (Sold)

Assumption	0
Cash	7
Conventional	25
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	3
1 to 10	20
11 to 20	5
21 to 30	1
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
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

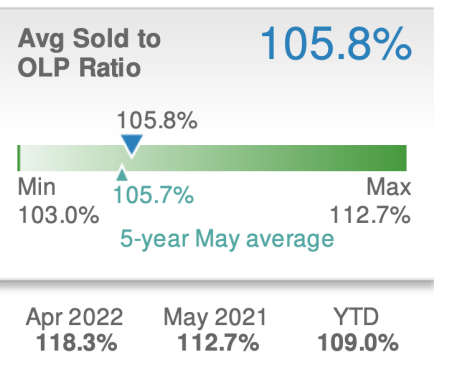
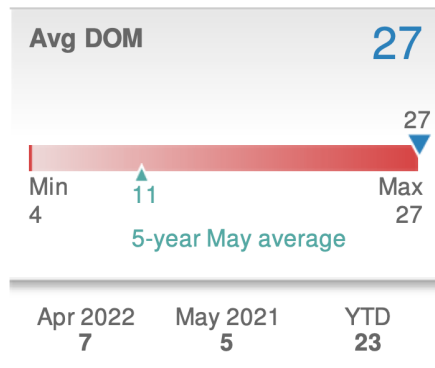
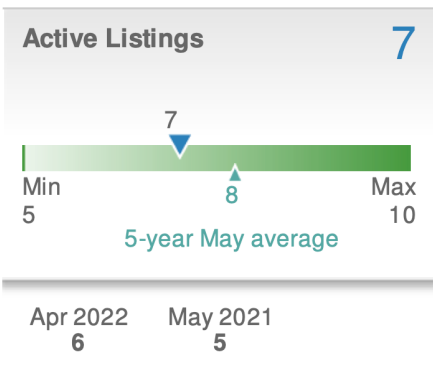
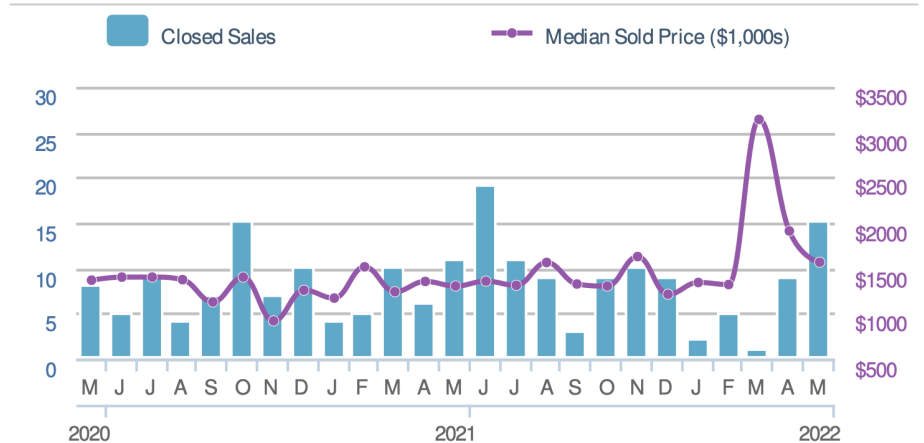
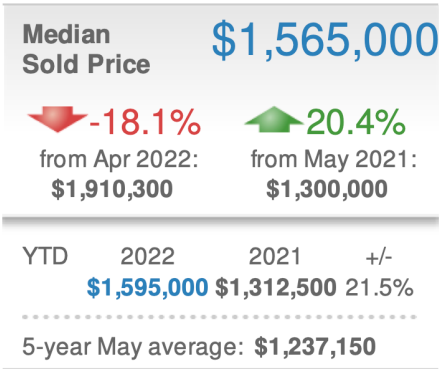
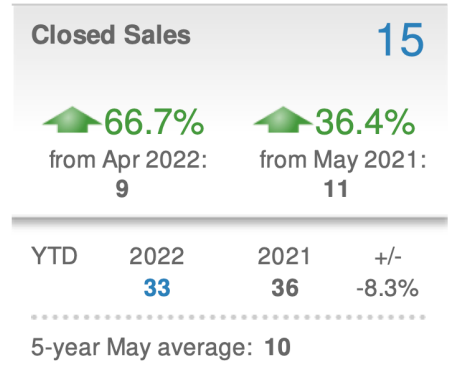
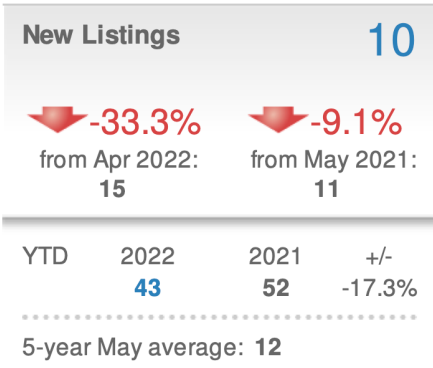
Active Detail

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	0	0	0	0	0	0	0
\$800K to \$999,999	1	0	0	0	0	0	1	0	0	0
\$1M to \$2,499,999	2	0	4	1	17	1	1	2	0	1
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	3	0	4	1	20	1	4	5	0	2
Avg Sold Price	\$1,115,000	\$0	\$1,647,500	\$1,075,000	\$1,900,602	\$1,740,000	\$733,250			
Prev Year - Avg Sold Price	\$0	\$949,900	\$1,157,590	\$1,015,000	\$1,595,671	\$1,480,000	\$555,025			
Avg Sold % Change	0.00%	0.00%	42.32%	5.91%	19.11%	17.57%	32.11%			
Prev Year - # of Solds	0	1	5	3	21	2	4			

May 2022

American University Park, Washington, DC

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January thru June 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$64,667,384	\$70,725,449	-8.57%
Avg Sold Price	\$1,571,256	\$1,360,205	15.52%
Median Sold Price	\$1,500,000	\$1,312,500	14.29%
Units Sold	45	56	-19.64%
Avg Days on Market	19	16	18.75%
Avg List Price for Solds	\$1,437,052	\$1,262,954	13.78%
Avg SP to OLP Ratio	108.3%	108.1%	0.20%
Ratio of Avg SP to Avg OLP	108.7%	107.4%	1.23%
Attached Avg Sold Price	\$982,250	\$902,866	8.79%
Detached Avg Sold Price	\$1,698,609	\$1,527,524	11.20%
Attached Units Sold	8	15	-46.67%
Detached Units Sold	37	41	-9.76%

Financing (Sold)

Assumption	0
Cash	10
Conventional	33
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	29
11 to 20	6
21 to 30	2
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
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	2
\$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	0	0	0	0	0	0	0
\$800K to \$999,999	1	0	0	1	0	0	1	0	0	0
\$1M to \$2,499,999	3	0	10	2	19	1	1	3	0	1
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	4	0	10	3	23	1	4	5	0	3
Avg Sold Price	\$1,193,750	\$0	\$1,442,600	\$1,061,666	\$1,897,719	\$1,740,000	\$733,250			
Prev Year - Avg Sold Price	\$0	\$949,900	\$1,260,808	\$1,069,500	\$1,637,890	\$1,480,000	\$536,016			
Avg Sold % Change	0.00%	0.00%	14.42%	-0.73%	15.86%	17.57%	36.80%			
Prev Year - # of Solds	0	1	12	6	29	2	6			

June 2022

American University Park, Washington, DC

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New Listings **15**

▲ **50.0%** ▲ **7.1%**
 from May 2022: **10** from Jun 2021: **14**

YTD	2022	2021	+/-
	58	66	-12.1%

5-year Jun average: **10**

New Pendings **11**

▲ **57.1%** ▼ **-21.4%**
 from May 2022: **7** from Jun 2021: **14**

YTD	2022	2021	+/-
	50	62	-19.4%

5-year Jun average: **11**

Closed Sales **12**

▼ **-20.0%** ▼ **-36.8%**
 from May 2022: **15** from Jun 2021: **19**

YTD	2022	2021	+/-
	45	56	-19.6%

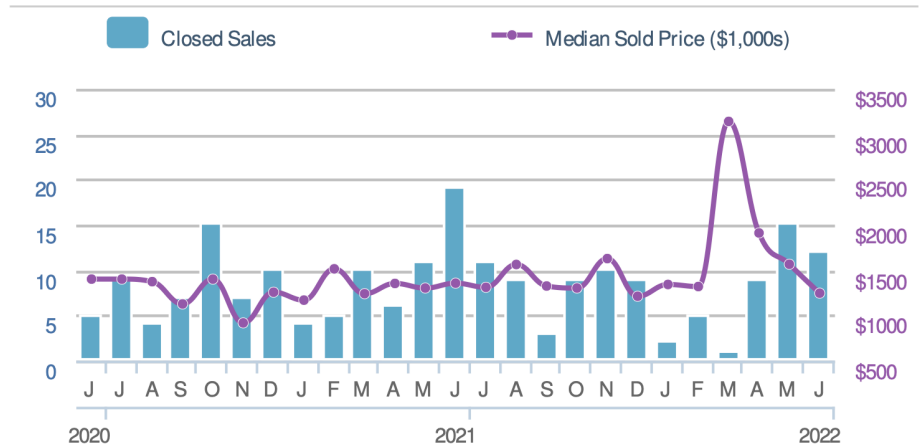
5-year Jun average: **12**

Median Sold Price **\$1,243,000**

▼ **-20.6%** ▼ **-8.2%**
 from May 2022: **\$1,565,000** from Jun 2021: **\$1,354,724**

YTD	2022	2021	+/-
	\$1,500,000	\$1,312,500	14.3%

5-year Jun average: **\$1,249,545**



Active Listings **8**

Min 3 Max 8
 5-year Jun average **6**

May 2022	Jun 2021
7	3

Avg DOM **8**

Min 7 Max 16
 5-year Jun average **10**

May 2022	Jun 2021	YTD
27	7	19

Avg Sold to OLP Ratio **106.4%**

Min 97.9% Max 107.3%
 5-year Jun average **104.6%**

May 2022	Jun 2021	YTD
105.8%	107.3%	108.3%

January thru July 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$72,142,384	\$84,297,349	-14.42%
Avg Sold Price	\$1,510,680	\$1,348,903	11.99%
Median Sold Price	\$1,452,500	\$1,310,000	10.88%
Units Sold	52	67	-22.39%
Avg Days on Market	18	14	28.57%
Avg List Price for Solds	\$1,387,353	\$1,258,169	10.27%
Avg SP to OLP Ratio	107.6%	107.5%	0.04%
Ratio of Avg SP to Avg OLP	108.2%	107.0%	1.18%
Attached Avg Sold Price	\$883,800	\$903,815	-2.21%
Detached Avg Sold Price	\$1,659,937	\$1,525,083	8.84%
Attached Units Sold	10	19	-47.37%
Detached Units Sold	42	48	-12.50%

Financing (Sold)

Assumption	0
Cash	13
Conventional	37
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	35
11 to 20	7
21 to 30	2
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
721+	0

Notes:

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- LP = List Price (at time of sale)
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Sold Detail

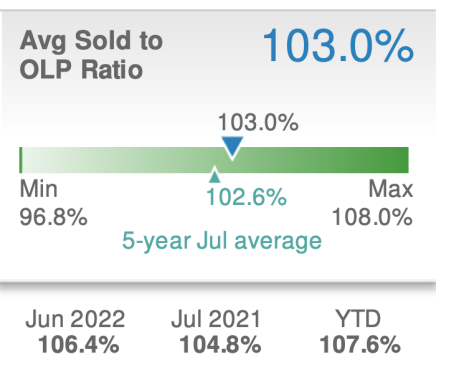
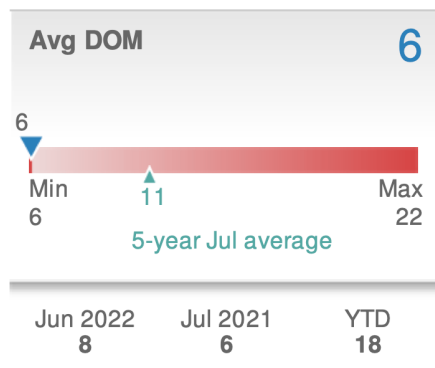
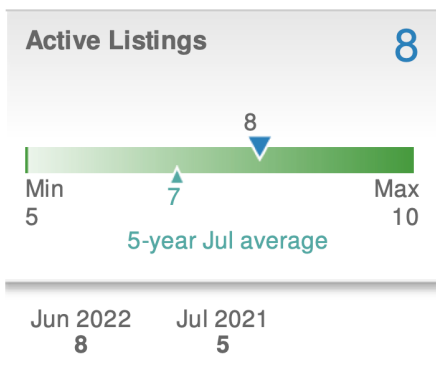
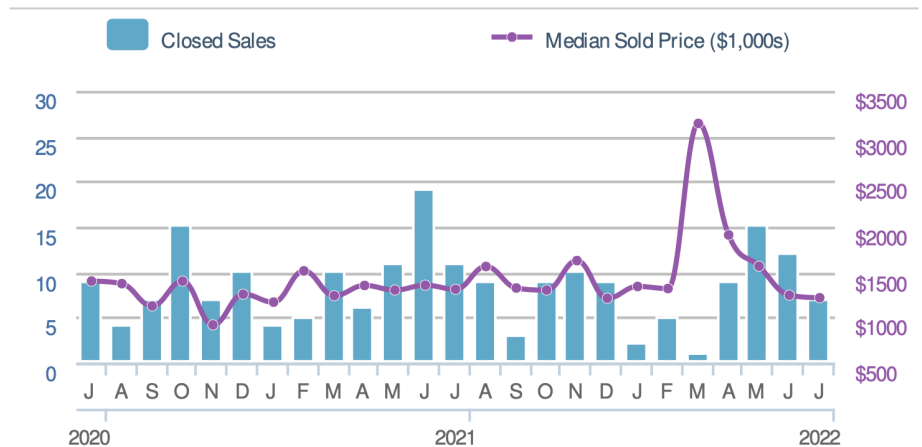
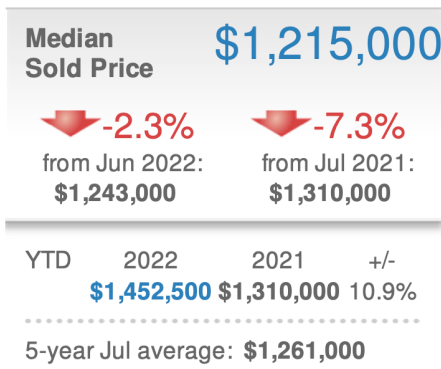
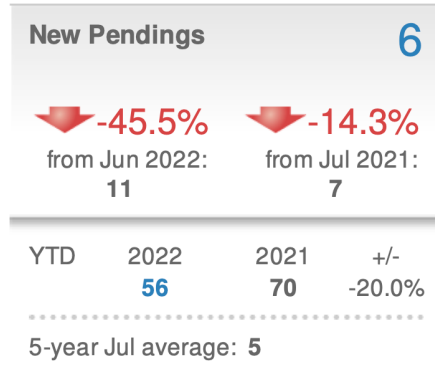
Active Detail

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	2
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	1	0	0	1	0	0	1	0	0	0
\$1M to \$2,499,999	3	0	12	2	22	1	1	4	1	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	0	12	3	26	1	6	5	1	2
Avg Sold Price	\$1,193,750	\$0	\$1,390,916	\$1,061,666	\$1,855,822	\$1,740,000	\$652,166			
Prev Year - Avg Sold Price	\$0	\$949,900	\$1,269,264	\$1,076,071	\$1,630,421	\$1,420,000	\$553,762			
Avg Sold % Change	0.00%	0.00%	9.58%	-1.34%	13.82%	22.54%	17.77%			
Prev Year - # of Solds	0	1	14	7	34	3	8			

July 2022

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January thru August 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$81,525,384	\$98,076,349	-16.88%
Avg Sold Price	\$1,497,062	\$1,375,704	8.82%
Median Sold Price	\$1,400,000	\$1,327,500	5.46%
Units Sold	59	76	-22.37%
Avg Days on Market	17	14	21.43%
Avg List Price for Solds	\$1,381,786	\$1,290,478	7.08%
Avg SP to OLP Ratio	106.8%	106.9%	-0.09%
Ratio of Avg SP to Avg OLP	107.4%	106.2%	1.10%
Attached Avg Sold Price	\$927,538	\$896,875	3.42%
Detached Avg Sold Price	\$1,658,014	\$1,546,714	7.20%
Attached Units Sold	13	20	-35.00%
Detached Units Sold	46	56	-17.86%

Financing (Sold)

Assumption	0
Cash	14
Conventional	43
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	39
11 to 20	7
21 to 30	2
31 to 60	3
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
721+	0

Notes:

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- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

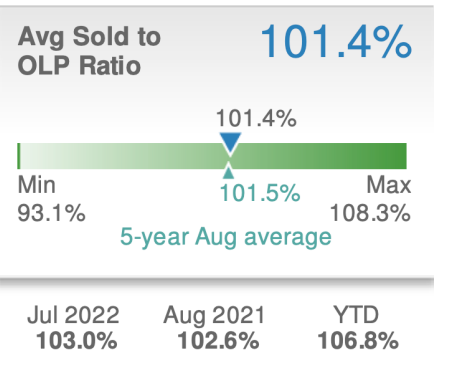
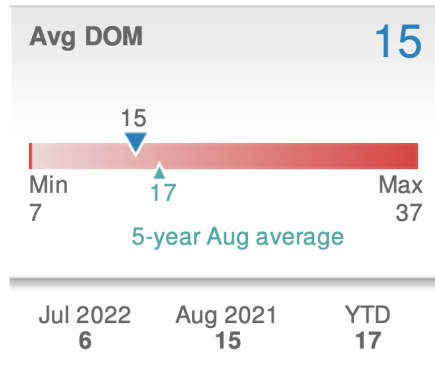
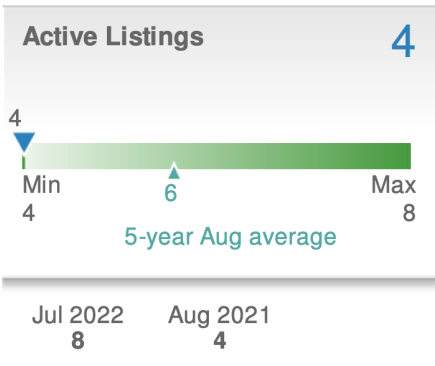
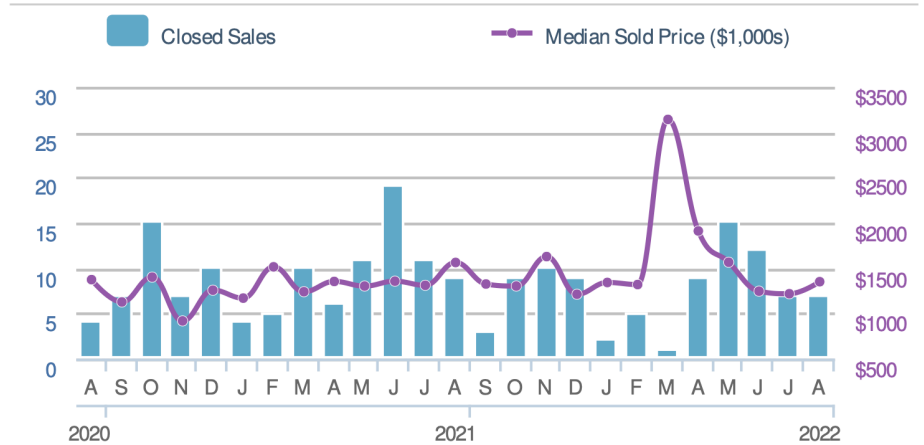
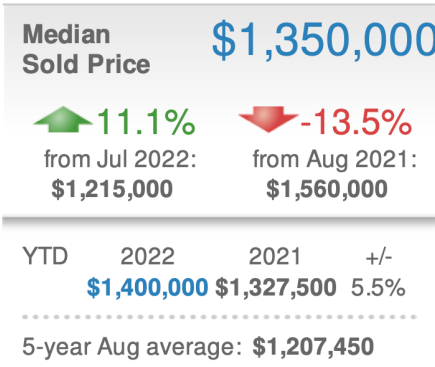
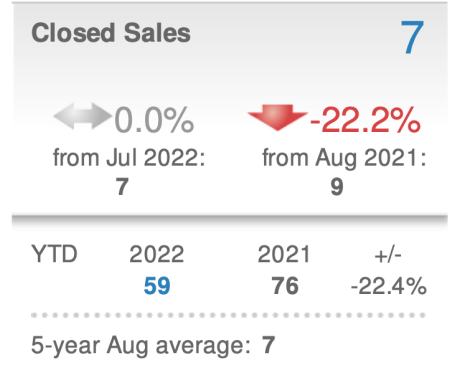
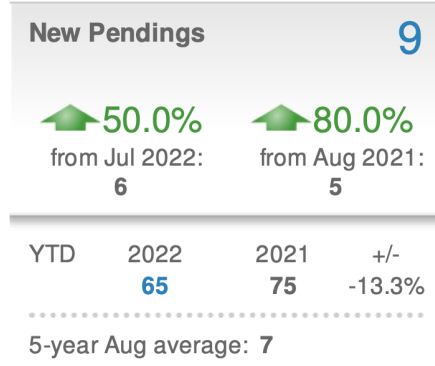
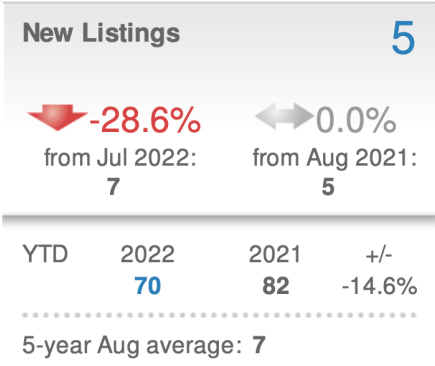
Active Detail

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	2
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	1	0	0	2	0	0	1	0	0	0
\$1M to \$2,499,999	3	0	14	3	24	1	2	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	0	14	5	28	1	7	1	1	2
Avg Sold Price	\$1,193,750	\$0	\$1,388,642	\$1,026,000	\$1,859,023	\$1,740,000	\$741,142			
Prev Year - Avg Sold Price	\$0	\$949,900	\$1,256,543	\$1,076,071	\$1,662,783	\$1,420,000	\$577,233			
Avg Sold % Change	0.00%	0.00%	10.51%	-4.65%	11.80%	22.54%	28.40%			
Prev Year - # of Solds	0	1	16	7	40	3	9			

August 2022

American University Park, Washington, DC

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January thru September 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$90,151,384	\$102,179,349	-11.77%
Avg Sold Price	\$1,449,927	\$1,375,614	5.40%
Median Sold Price	\$1,350,000	\$1,325,000	1.89%
Units Sold	67	79	-15.19%
Avg Days on Market	17	15	13.33%
Avg List Price for Solds	\$1,345,543	\$1,293,409	4.03%
Avg SP to OLP Ratio	106.3%	106.6%	-0.30%
Ratio of Avg SP to Avg OLP	106.8%	105.9%	0.91%
Attached Avg Sold Price	\$906,200	\$896,875	1.04%
Detached Avg Sold Price	\$1,606,772	\$1,537,898	4.48%
Attached Units Sold	15	20	-25.00%
Detached Units Sold	52	59	-11.86%

Financing (Sold)

Assumption	0
Cash	17
Conventional	47
FHA	0
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	44
11 to 20	7
21 to 30	3
31 to 60	5
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
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	2
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	1	0	0	2	0	0	2	0	1	0
\$1M to \$2,499,999	4	0	17	3	26	1	2	3	2	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	0	17	5	30	1	9	4	3	2
Avg Sold Price	\$1,170,000	\$0	\$1,344,088	\$1,026,000	\$1,828,422	\$1,740,000	\$747,000			
Prev Year - Avg Sold Price	\$0	\$949,900	\$1,252,594	\$1,076,071	\$1,663,154	\$1,420,000	\$577,233			
Avg Sold % Change	0.00%	0.00%	7.30%	-4.65%	9.94%	22.54%	29.41%			
Prev Year - # of Solds	0	1	18	7	41	3	9			

September 2022

American University Park, Washington, DC

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New Listings **12**

▲ **140.0%** ▼ **-20.0%**
 from Aug 2022: 5 from Sep 2021: 15

YTD	2022	2021	+/-
	82	97	-15.5%

5-year Sep average: 12

New Pendings **7**

▼ **-22.2%** ▼ **-12.5%**
 from Aug 2022: 9 from Sep 2021: 8

YTD	2022	2021	+/-
	72	83	-13.3%

5-year Sep average: 9

Closed Sales **8**

▲ **14.3%** ▲ **166.7%**
 from Aug 2022: 7 from Sep 2021: 3

YTD	2022	2021	+/-
	67	79	-15.2%

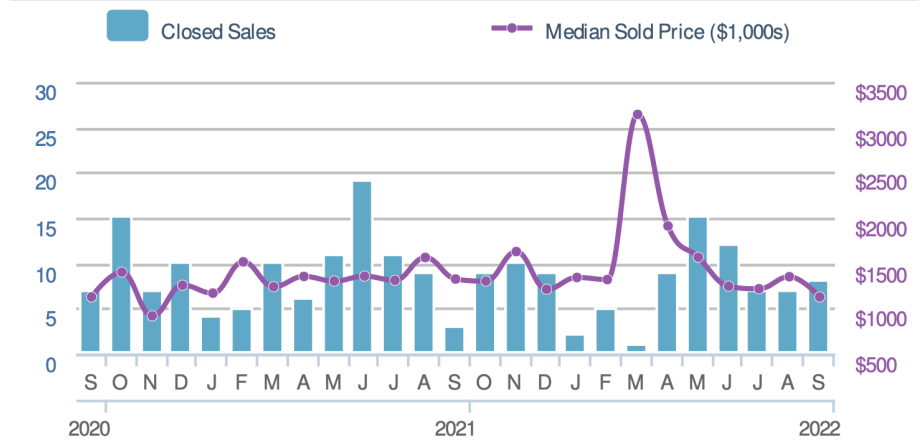
5-year Sep average: 5

Median Sold Price **\$1,125,500**

▼ **-16.6%** ▼ **-15.1%**
 from Aug 2022: \$1,350,000 from Sep 2021: \$1,325,000

YTD	2022	2021	+/-
	\$1,350,000	\$1,325,000	1.9%

5-year Sep average: \$1,040,762



Active Listings **9**

Min 5 Max 12
 5-year Sep average: 8

Aug 2022	Sep 2021
4	12

Avg DOM **12**

Min 6 Max 52
 5-year Sep average: 19

Aug 2022	Sep 2021	YTD
15	17	17

Avg Sold to OLP Ratio **102.1%**

Min 97.0% Max 116.6%
 5-year Sep average: 104.6%

Aug 2022	Sep 2021	YTD
101.4%	97.7%	106.3%

January thru October 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$99,090,384	\$113,981,249	-13.06%
Avg Sold Price	\$1,420,285	\$1,379,307	2.97%
Median Sold Price	\$1,317,750	\$1,325,000	-0.55%
Units Sold	75	88	-14.77%
Avg Days on Market	16	14	14.29%
Avg List Price for Solds	\$1,321,205	\$1,295,241	2.00%
Avg SP to OLP Ratio	106.0%	106.7%	-0.64%
Ratio of Avg SP to Avg OLP	106.7%	106.1%	0.57%
Attached Avg Sold Price	\$851,661	\$891,431	-4.46%
Detached Avg Sold Price	\$1,586,951	\$1,541,932	2.92%
Attached Units Sold	17	22	-22.73%
Detached Units Sold	58	66	-12.12%

Financing (Sold)

Assumption	0
Cash	23
Conventional	48
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	6
1 to 10	50
11 to 20	7
21 to 30	4
31 to 60	5
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
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	1
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	1	0	0	2	0	0	2	1	0	0
\$1M to \$2,499,999	4	0	19	3	30	1	2	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	5	0	19	5	34	1	11	3	0	1
Avg Sold Price	\$1,170,000	\$0	\$1,317,605	\$1,026,000	\$1,798,784	\$1,740,000	\$691,659			
Prev Year - Avg Sold Price	\$0	\$949,900	\$1,248,295	\$1,086,562	\$1,678,962	\$1,420,000	\$570,910			
Avg Sold % Change	0.00%	0.00%	5.55%	-5.57%	7.14%	22.54%	21.15%			
Prev Year - # of Solds	0	1	21	8	45	3	10			

October 2022

American University Park, Washington, DC

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New Listings **8**

↓ -33.3% **↓ -20.0%**
from Sep 2022: 12 from Oct 2021: 10

YTD	2022	2021	+/-
	90	107	-15.9%

5-year Oct average: **10**

New Pendings **9**

↑ 28.6% **↓ -30.8%**
from Sep 2022: 7 from Oct 2021: 13

YTD	2022	2021	+/-
	80	96	-16.7%

5-year Oct average: **10**

Closed Sales **7**

↓ -12.5% **↓ -22.2%**
from Sep 2022: 8 from Oct 2021: 9

YTD	2022	2021	+/-
	75	88	-14.8%

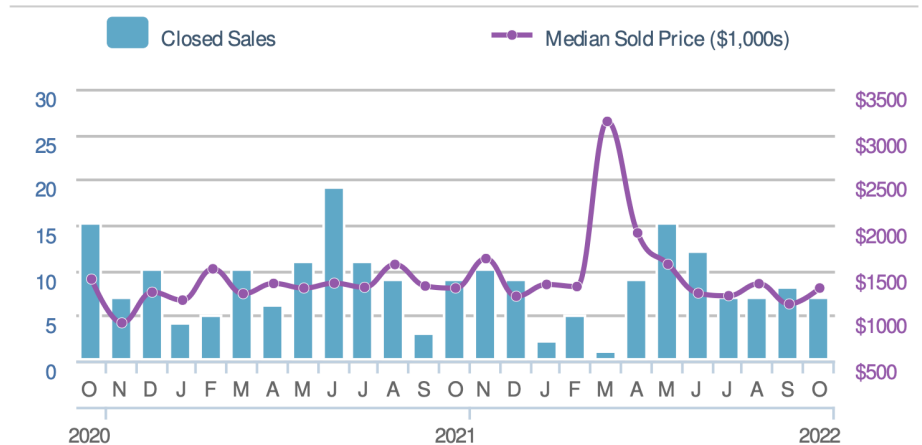
5-year Oct average: **10**

Median Sold Price **\$1,300,000**

↑ 15.5% **↔ 0.0%**
from Sep 2022: \$1,125,500 from Oct 2021: \$1,300,000

YTD	2022	2021	+/-
	\$1,317,750	\$1,325,000	-0.5%

5-year Oct average: **\$1,260,500**



Active Listings **4**

4
Min 4 Max 8
5-year Oct average: 6

Sep 2022	Oct 2021
9	7

Avg DOM **8**

8
Min 7 Max 23
5-year Oct average: 15

Sep 2022	Oct 2021	YTD
12	7	16

Avg Sold to OLP Ratio **103.9%**

103.9%
Min 98.9% Max 107.2%
5-year Oct average: 102.7%

Sep 2022	Oct 2021	YTD
102.1%	107.2%	106.0%

January thru November 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$108,412,090	\$129,690,698	-16.41%
Avg Sold Price	\$1,434,527	\$1,403,795	2.19%
Median Sold Price	\$1,350,000	\$1,327,500	1.69%
Units Sold	81	98	-17.35%
Avg Days on Market	16	14	14.29%
Avg List Price for Solds	\$1,338,420	\$1,323,374	1.14%
Avg SP to OLP Ratio	105.7%	106.3%	-0.52%
Ratio of Avg SP to Avg OLP	106.3%	105.7%	0.57%
Attached Avg Sold Price	\$893,855	\$902,145	-0.92%
Detached Avg Sold Price	\$1,600,216	\$1,566,492	2.15%
Attached Units Sold	19	24	-20.83%
Detached Units Sold	62	74	-16.22%

Financing (Sold)

Assumption	0
Cash	24
Conventional	53
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	6
1 to 10	53
11 to 20	7
21 to 30	5
31 to 60	6
61 to 90	1
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
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

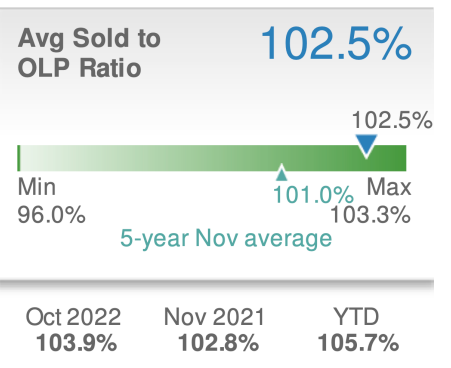
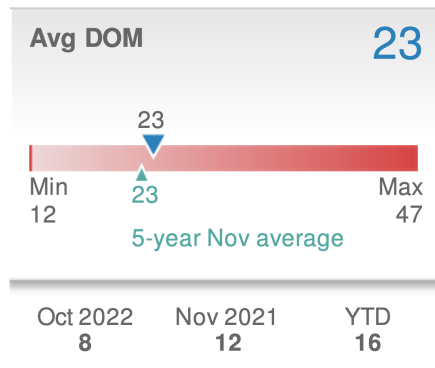
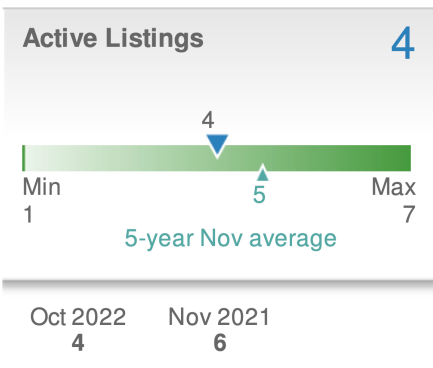
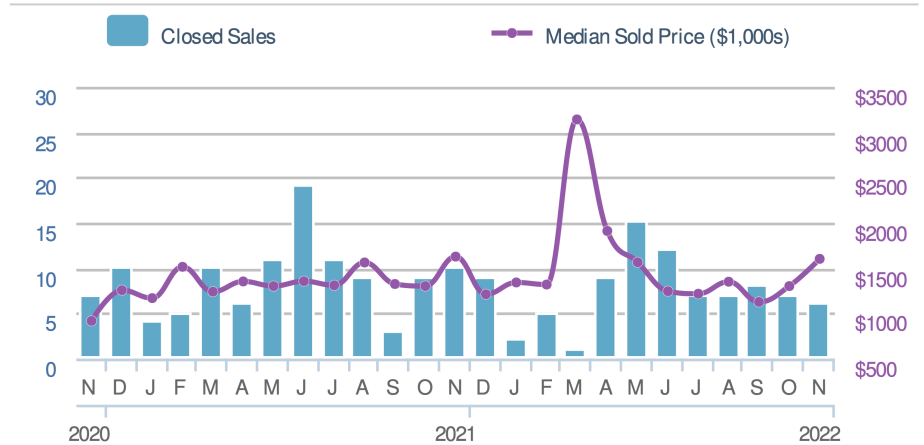
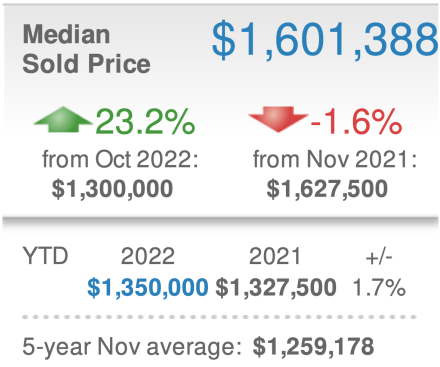
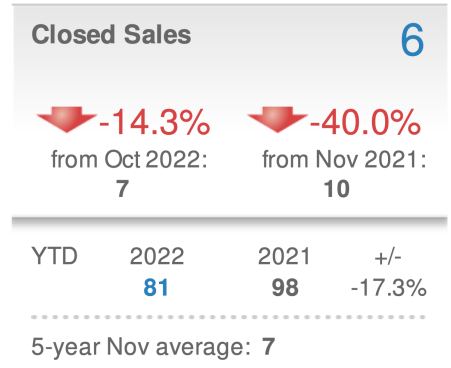
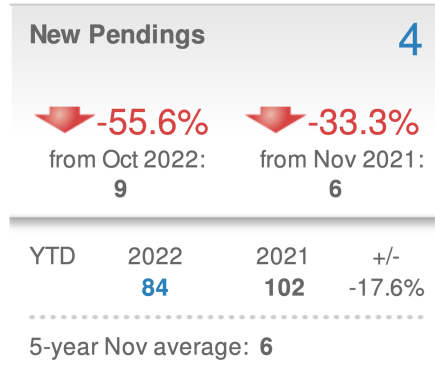
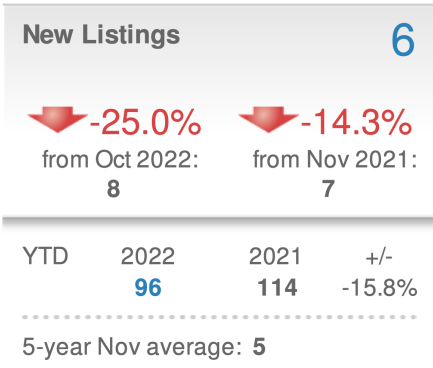
Active Detail

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	4	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	1	0	0	3	0	0	2	0	0	0
\$1M to \$2,499,999	4	0	19	3	34	2	2	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	5	0	19	6	38	2	11	4	0	0
Avg Sold Price	\$1,170,000	\$0	\$1,317,605	\$1,019,166	\$1,798,129	\$1,630,000	\$691,659			
Prev Year - Avg Sold Price	\$0	\$949,900	\$1,241,617	\$1,086,562	\$1,713,005	\$1,446,250	\$565,827			
Avg Sold % Change	0.00%	0.00%	6.12%	-6.20%	4.97%	12.71%	22.24%			
Prev Year - # of Solds	0	1	23	8	51	4	11			

November 2022

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January thru December 2022 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$115,354,890	\$142,779,698	-19.21%
Avg Sold Price	\$1,422,219	\$1,390,440	2.29%
Median Sold Price	\$1,350,000	\$1,325,000	1.89%
Units Sold	87	109	-20.18%
Avg Days on Market	17	13	30.77%
Avg List Price for Solds	\$1,325,918	\$1,309,905	1.22%
Avg SP to OLP Ratio	105.6%	106.5%	-0.86%
Ratio of Avg SP to Avg OLP	106.3%	105.8%	0.46%
Attached Avg Sold Price	\$886,102	\$911,060	-2.74%
Detached Avg Sold Price	\$1,592,802	\$1,533,112	3.89%
Attached Units Sold	21	25	-16.00%
Detached Units Sold	66	84	-21.43%

Financing (Sold)

Assumption	0
Cash	25
Conventional	58
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	6
1 to 10	56
11 to 20	8
21 to 30	5
31 to 60	7
61 to 90	2
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
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	4	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	1	0	0	0
\$800K to \$999,999	1	0	1	4	0	0	2	0	0	0
\$1M to \$2,499,999	4	0	21	3	35	2	2	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	0	22	8	39	2	11	2	0	0
Avg Sold Price	\$1,170,000	\$0	\$1,337,227	\$967,487	\$1,791,177	\$1,630,000	\$691,659			
Prev Year - Avg Sold Price	\$1,043,500	\$949,900	\$1,242,200	\$1,086,562	\$1,685,665	\$1,446,250	\$612,425			
Avg Sold % Change	12.12%	0.00%	7.65%	-10.96%	6.26%	12.71%	12.94%			
Prev Year - # of Solds	2	1	26	8	56	4	12			

December 2022

American University Park, Washington, DC

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