

January thru January 2024 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$3,099,999	\$0	0%
Avg Sold Price	\$1,588,500	\$0	0%
Median Sold Price	\$1,588,500	\$0	0%
Units Sold	2	0	0%
Avg Days on Market	31	0	0%
Avg List Price for Solds	\$1,549,999	\$0	0%
Avg SP to OLP Ratio	103.5%	0.0%	0%
Ratio of Avg SP to Avg OLP	102.5%	0.0%	0%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,588,500	\$0	0%
Attached Units Sold	0	0	0%
Detached Units Sold	2	0	0%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
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	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	1	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	1	0	0	3	0	1
Avg Sold Price	\$0	\$0	\$1,177,000	\$0	\$2,000,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	0	0	0			

January 2024

American University Park, Washington, DC

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300.0%
 from Dec 2023: **1**
33.3%
 from Jan 2023: **3**

YTD	2024	2023	+/-
	4	3	33.3%

5-year Jan average: **5****New Pendings****1**

-66.7%
 from Dec 2023: **3**
-50.0%
 from Jan 2023: **2**

YTD	2024	2023	+/-
	1	2	-50.0%

5-year Jan average: **4****Closed Sales****2**

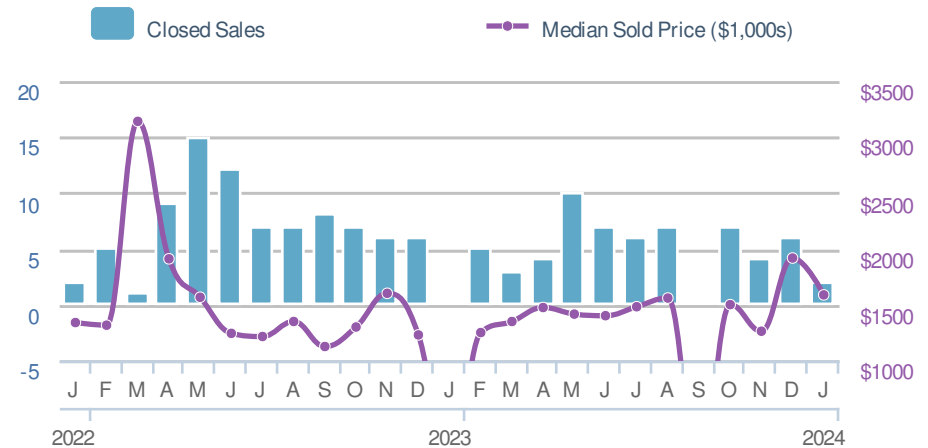
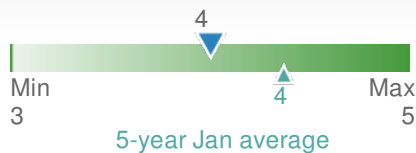
-66.7%
 from Dec 2023: **6**
0.0%
 from Jan 2023: **0**

YTD	2024	2023	+/-
	2	0	0.0%

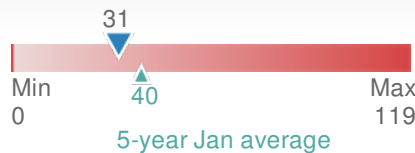
5-year Jan average: **2****Median Sold Price****\$1,588,500**

-17.2%
 from Dec 2023: **\$1,917,500**
0.0%
 from Jan 2023: **\$0**

YTD	2024	2023	+/-
	\$1,588,500	\$0	0.0%

5-year Jan average: **\$986,600****Active Listings****4**

Dec 2023	Jan 2023
1	5

Avg DOM**31**

Dec 2023	Jan 2023	YTD
23	0	31

Avg Sold to OLP Ratio**103.5%**

Dec 2023	Jan 2023	YTD
95.0%	0.0%	103.5%

January thru February 2024 YTD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$4,949,999	\$23,684,950	-79.10%
Avg Sold Price	\$1,675,666	\$4,329,890	-61.30%
Median Sold Price	\$1,850,000	\$1,250,000	48.00%
Units Sold	3	5	-40.00%
Avg Days on Market	21	21	0.00%
Avg List Price for Solds	\$1,649,999	\$4,736,990	-65.17%
Avg SP to OLP Ratio	102.3%	99.1%	3.30%
Ratio of Avg SP to Avg OLP	101.6%	91.0%	11.58%
Attached Avg Sold Price	\$0	\$460,000	0%
Detached Avg Sold Price	\$1,675,666	\$5,297,362	-68.37%
Attached Units Sold	0	1	0%
Detached Units Sold	3	4	-25.00%

- 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.

Financing (Sold)

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

Days on Market (Sold)

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	0	2	0	0
Avg Sold Price	\$0	\$0	\$1,177,000	\$0	\$1,925,000	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$1,250,000	\$0	\$6,646,483	\$0	\$460,000
Avg Sold % Change	0.00%	0.00%	-5.84%	0.00%	-71.04%	0.00%	0.00%
Prev Year - # of Solds	0	0	1	0	3	0	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
0	0	0
1	0	0
3	0	0
1	0	0
0	0	0
5	0	1

February 2024

American University Park, Washington, DC

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↑ **50.0%**
from Jan 2024:
4

↑ **50.0%**
from Feb 2023:
4

YTD	2024	2023	+/-
	10	10	0.0%

5-year Feb average: 5

New Pendings**2**

↑ **100.0%**
from Jan 2024:
1

↓ **-50.0%**
from Feb 2023:
4

YTD	2024	2023	+/-
	3	6	-50.0%

5-year Feb average: 3

Closed Sales**1**

↓ **-50.0%**
from Jan 2024:
2

↓ **-80.0%**
from Feb 2023:
5

YTD	2024	2023	+/-
	3	5	-40.0%

5-year Feb average: 4

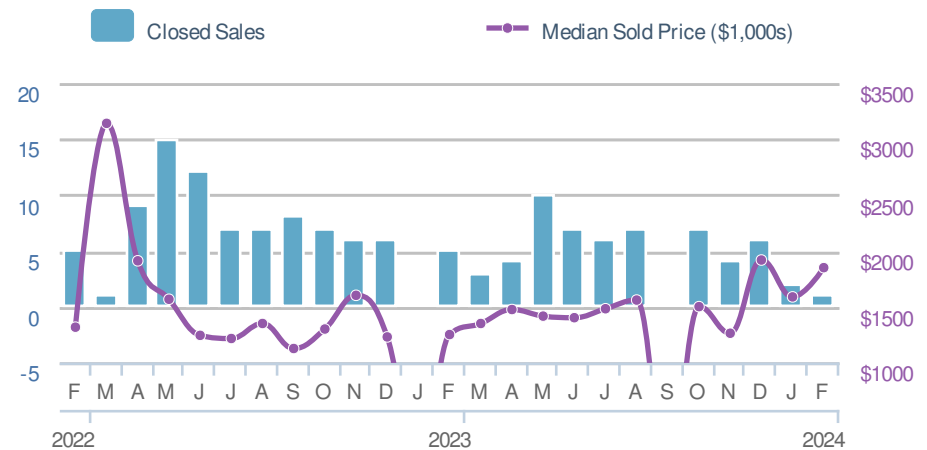
Median Sold Price**\$1,850,000**

↑ **16.5%**
from Jan 2024:
\$1,588,500

↑ **48.0%**
from Feb 2023:
\$1,250,000

YTD	2024	2023	+/-
	\$1,850,000	\$1,250,000	48.0%

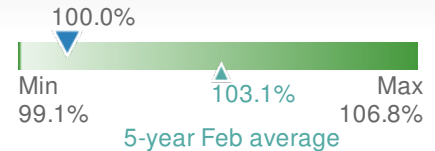
5-year Feb average: \$1,389,115

**Active Listings****6**

Jan 2024	Feb 2023
4	8

Avg DOM**0**

Jan 2024	Feb 2023	YTD
31	21	21

Avg Sold to OLP Ratio**100.0%**

Jan 2024	Feb 2023	YTD
103.5%	99.1%	102.3%

January thru March 2024 YTD
American University Park, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$10,993,999	\$27,078,950	-59.40%
Avg Sold Price	\$1,631,714	\$3,140,431	-48.04%
Median Sold Price	\$1,840,000	\$1,299,500	41.59%
Units Sold	7	8	-12.50%
Avg Days on Market	16	19	-15.79%
Avg List Price for Solds	\$1,570,571	\$3,384,868	-53.60%
Avg SP to OLP Ratio	105.0%	99.7%	5.35%
Ratio of Avg SP to Avg OLP	102.0%	92.4%	10.43%
Attached Avg Sold Price	\$0	\$405,000	0%
Detached Avg Sold Price	\$1,631,714	\$4,052,241	-59.73%
Attached Units Sold	0	2	0%
Detached Units Sold	7	6	16.67%

- 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.

Financing (Sold)

Assumption	0
Cash	2
Conventional	4
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	2	0	5	0	0
Avg Sold Price	\$0	\$0	\$1,191,000	\$0	\$1,808,000	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$1,250,000	\$0	\$4,612,690	\$0	\$405,000
Avg Sold % Change	0.00%	0.00%	-4.72%	0.00%	-60.80%	0.00%	0.00%
Prev Year - # of Solds	0	0	1	0	5	0	2



Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
5	0	0
2	0	0
0	0	0
7	0	0

March 2024

American University Park, Washington, DC



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 **-16.7%**  **-16.7%**
 from Feb 2024: 6 from Mar 2023: 6

YTD	2024	2023	+/-
	18	17	5.9%

5-year Mar average: 7



New Pendings**8**

 **300.0%**  **-11.1%**
 from Feb 2024: 2 from Mar 2023: 9

YTD	2024	2023	+/-
	11	15	-26.7%

5-year Mar average: 8



Closed Sales**4**

 **300.0%**  **33.3%**
 from Feb 2024: 1 from Mar 2023: 3

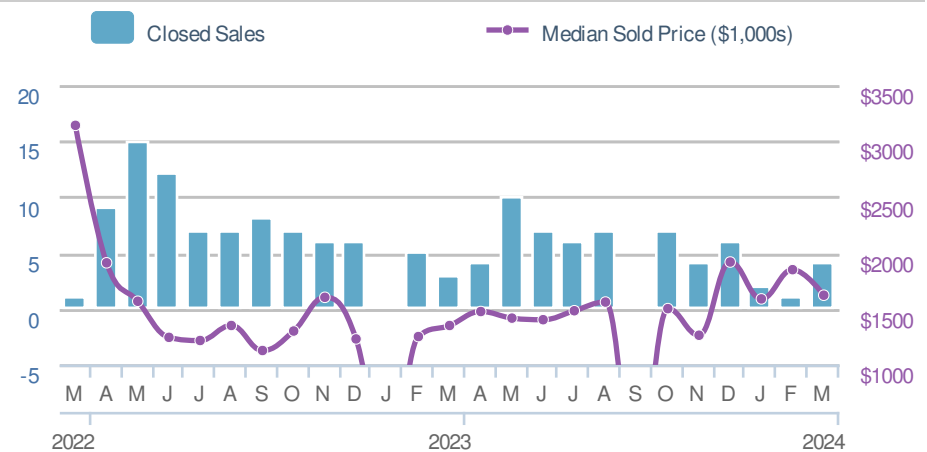
YTD	2024	2023	+/-
	7	8	-12.5%

5-year Mar average: 5

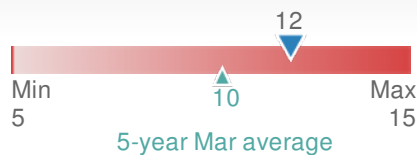
Median Sold Price**\$1,620,000**

 **-12.4%**  **20.1%**
 from Feb 2024: **\$1,850,000** from Mar 2023: **\$1,349,000**

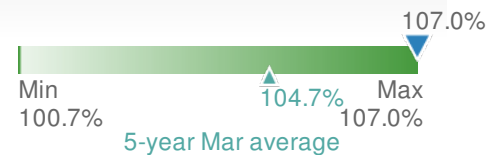
YTD	2024	2023	+/-
	\$1,840,000	\$1,299,500	41.6%

5-year Mar average: **\$1,734,700****Active Listings****7**

Feb 2024	Mar 2023
6	5

Avg DOM**12**

Feb 2024	Mar 2023	YTD
0	14	16

Avg Sold to OLP Ratio**107.0%**

Feb 2024	Mar 2023	YTD
100.0%	100.7%	105.0%

January thru April 2024 YTD
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$21,245,499	\$34,070,950	-37.64%
Avg Sold Price	\$1,463,266	\$2,657,954	-44.95%
Median Sold Price	\$1,550,000	\$1,343,000	15.41%
Units Sold	15	12	25.00%
Avg Days on Market	19	23	-17.39%
Avg List Price for Solds	\$1,416,366	\$2,839,245	-50.11%
Avg SP to OLP Ratio	103.5%	99.5%	4.01%
Ratio of Avg SP to Avg OLP	102.0%	93.4%	9.23%
Attached Avg Sold Price	\$847,333	\$405,000	109.22%
Detached Avg Sold Price	\$1,617,250	\$3,108,545	-47.97%
Attached Units Sold	3	2	50.00%
Detached Units Sold	12	10	20.00%

Financing (Sold)

Assumption	0
Cash	5
Conventional	8
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	9
11 to 20	1
21 to 30	0
31 to 60	2
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	0
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	0
\$400K to \$499,999	0	0	0	0	0	0	0	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	0	0	0	0	0	0	1	0	0	0
\$1M to \$2,499,999	0	0	4	0	8	0	1	6	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	0	8	0	3	9	0	0
Avg Sold Price	\$0	\$0	\$1,313,000	\$0	\$1,769,375	\$0	\$847,333			
Prev Year - Avg Sold Price	\$0	\$0	\$1,380,500	\$0	\$4,260,575	\$0	\$405,000			
Avg Sold % Change	0.00%	0.00%	-4.89%	0.00%	-58.47%	0.00%	109.22%			
Prev Year - # of Solds	0	0	4	0	6	0	2			

April 2024

American University Park, Washington, DC

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lenorerubino.com**New Listings****9**

80.0%
 from Mar 2024: **5**
125.0%
 from Apr 2023: **4**

YTD	2024	2023	+/-
	30	22	36.4%

5-year Apr average: **12****New Pendings****10**

25.0%
 from Mar 2024: **8**
42.9%
 from Apr 2023: **7**

YTD	2024	2023	+/-
	21	21	0.0%

5-year Apr average: **11****Closed Sales****8**

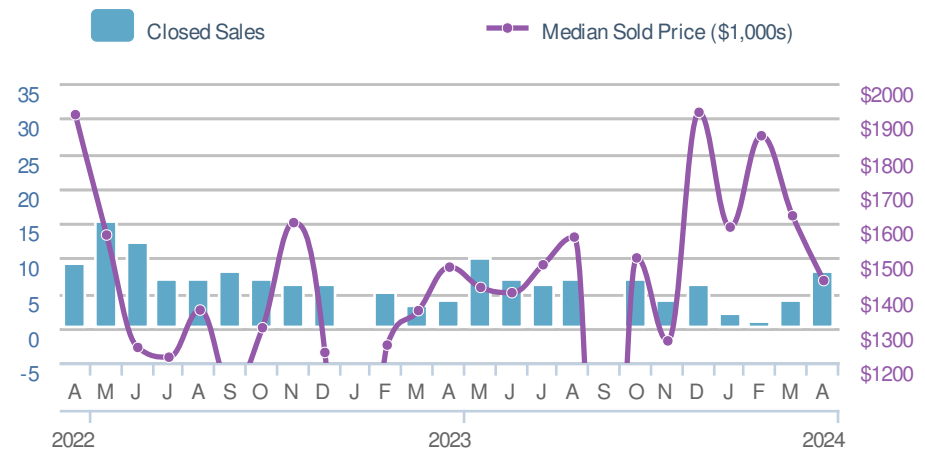
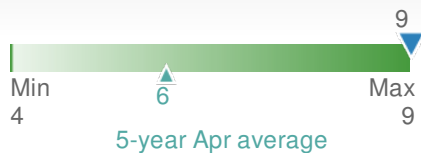
100.0%
 from Mar 2024: **4**
100.0%
 from Apr 2023: **4**

YTD	2024	2023	+/-
	15	12	25.0%

5-year Apr average: **6****Median Sold Price****\$1,435,000**

-11.4%
 from Mar 2024: **\$1,620,000**
-2.6%
 from Apr 2023: **\$1,473,500**

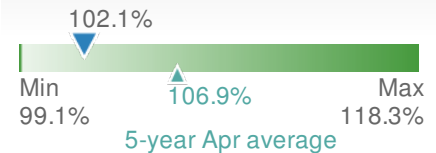
YTD	2024	2023	+/-
	\$1,550,000	\$1,343,000	15.4%

5-year Apr average: **\$1,547,810****Active Listings****9**

Mar 2024	Apr 2023
7	4

Avg DOM**22**

Mar 2024	Apr 2023	YTD
12	33	19

Avg Sold to OLP Ratio**102.1%**

Mar 2024	Apr 2023	YTD
107.0%	99.1%	103.5%

January thru May 2024 YTD
American University Park, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$37,259,999	\$47,070,668	-20.84%
Avg Sold Price	\$1,597,375	\$2,077,065	-23.09%
Median Sold Price	\$1,526,000	\$1,374,500	11.02%
Units Sold	24	22	9.09%
Avg Days on Market	16	33	-51.52%
Avg List Price for Solds	\$1,552,499	\$2,139,575	-27.44%
Avg SP to OLP Ratio	103.3%	101.6%	1.69%
Ratio of Avg SP to Avg OLP	102.0%	96.3%	5.92%
Attached Avg Sold Price	\$847,333	\$386,666	119.14%
Detached Avg Sold Price	\$1,704,523	\$2,343,971	-27.28%
Attached Units Sold	3	3	0.00%
Detached Units Sold	21	19	10.53%

Financing (Sold)

Assumption	0
Cash	7
Conventional	13
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	15
11 to 20	2
21 to 30	1
31 to 60	3
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	0
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	0
\$400K to \$499,999	0	0	0	0	0	0	0	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	0	0	0	0	0	0	1	0	0	0
\$1M to \$2,499,999	0	0	7	0	13	0	1	9	1	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	7	0	14	0	3	12	1	0
Avg Sold Price	\$0	\$0	\$1,315,785	\$0	\$1,898,892	\$0	\$847,333			
Prev Year - Avg Sold Price	\$0	\$0	\$1,307,250	\$0	\$3,097,950	\$0	\$386,666			
Avg Sold % Change	0.00%	0.00%	0.65%	0.00%	-38.70%	0.00%	119.14%			
Prev Year - # of Solds	0	0	8	0	11	0	3			

May 2024

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****13**

↑ **44.4%**
from Apr 2024:
9

↑ **116.7%**
from May 2023:
6

YTD	2024	2023	+/-
	48	28	71.4%

5-year May average: **10****New Pendings****14**

↑ **40.0%**
from Apr 2024:
10

↑ **100.0%**
from May 2023:
7

YTD	2024	2023	+/-
	35	28	25.0%

5-year May average: **9****Closed Sales****9**

↑ **12.5%**
from Apr 2024:
8

↓ **-10.0%**
from May 2023:
10

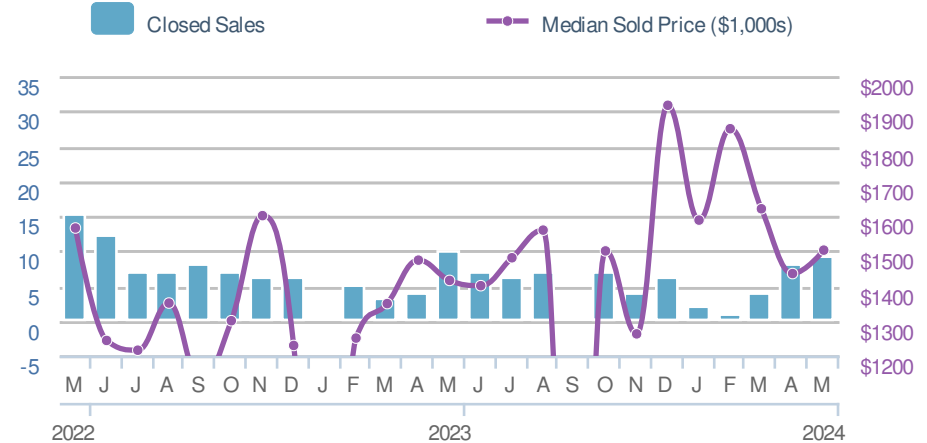
YTD	2024	2023	+/-
	24	22	9.1%

5-year May average: **11****Median Sold Price****\$1,502,000**

↑ **4.7%**
from Apr 2024:
\$1,435,000

↑ **6.1%**
from May 2023:
\$1,415,500

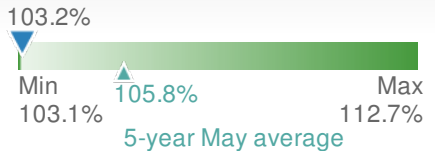
YTD	2024	2023	+/-
	\$1,526,000	\$1,374,500	11.0%

5-year May average: **\$1,429,500****Active Listings****13**

Apr 2024	May 2023
9	3

Avg DOM**11**

Apr 2024	May 2023	YTD
22	45	16

Avg Sold to OLP Ratio**103.2%**

Apr 2024	May 2023	YTD
102.1%	104.2%	103.3%

January thru June 2024 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$61,226,999	\$55,522,668	10.27%
Avg Sold Price	\$1,629,510	\$1,887,977	-13.69%
Median Sold Price	\$1,624,529	\$1,400,000	16.04%
Units Sold	39	29	34.48%
Avg Days on Market	12	27	-55.56%
Avg List Price for Solds	\$1,569,923	\$1,914,574	-18.00%
Avg SP to OLP Ratio	104.0%	103.0%	0.97%
Ratio of Avg SP to Avg OLP	103.1%	98.0%	5.24%
Attached Avg Sold Price	\$868,000	\$531,176	63.41%
Detached Avg Sold Price	\$1,716,539	\$2,170,643	-20.92%
Attached Units Sold	4	5	-20.00%
Detached Units Sold	35	24	45.83%

Financing (Sold)

Assumption	0
Cash	10
Conventional	23
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	26
11 to 20	3
21 to 30	1
31 to 60	4
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	0
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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	1
\$1M to \$2,499,999	0	0	11	0	23	0	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	11	1	24	0	3
Avg Sold Price	\$0	\$0	\$1,354,055	\$930,000	\$1,882,678	\$0	\$847,333
Prev Year - Avg Sold Price	\$0	\$0	\$1,296,000	\$980,000	\$2,695,430	\$0	\$418,970
Avg Sold % Change	0.00%	0.00%	4.48%	-5.10%	-30.15%	0.00%	102.24%
Prev Year - # of Solds	0	0	9	1	15	0	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	1	1
0	0	0
0	0	0
4	1	0
3	0	0
0	0	0
7	2	2

June 2024

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****5**

-61.5%
 from May 2024:
 13

-58.3%
 from Jun 2023:
 12

YTD	2024	2023	+/-
	54	41	31.7%

5-year Jun average: **10****New Pendings****7**

-50.0%
 from May 2024:
 14

0.0%
 from Jun 2023:
 7

YTD	2024	2023	+/-
	43	35	22.9%

5-year Jun average: **9****Closed Sales****15**

66.7%
 from May 2024:
 9

114.3%
 from Jun 2023:
 7

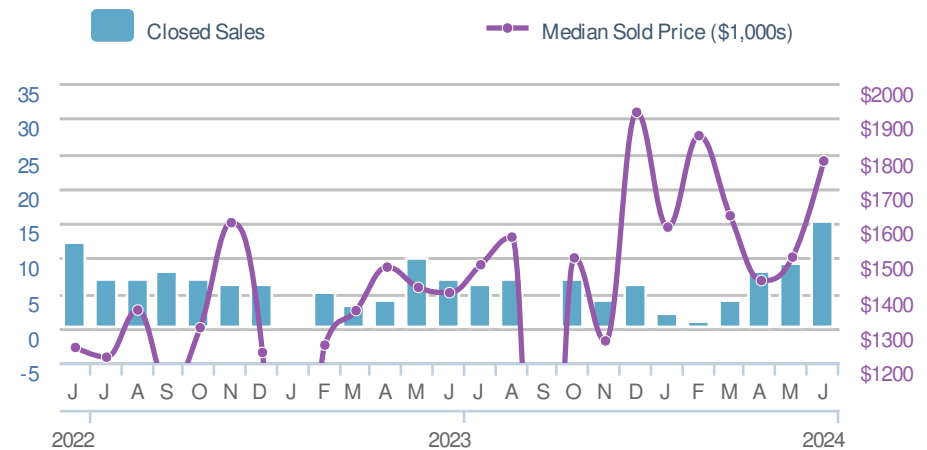
YTD	2024	2023	+/-
	39	29	34.5%

5-year Jun average: **12****Median Sold Price****\$1,777,000**

18.3%
 from May 2024:
 \$1,502,000

26.9%
 from Jun 2023:
 \$1,400,000

YTD	2024	2023	+/-
	\$1,624,529	\$1,400,000	16.0%

5-year Jun average: **\$1,434,945****Active Listings****11**

May 2024	Jun 2023
13	9

Avg DOM**6**

May 2024	Jun 2023	YTD
11	9	12

Avg Sold to OLP Ratio**105.1%**

May 2024	Jun 2023	YTD
103.2%	107.4%	104.0%

January thru July 2024 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$67,179,999	\$63,845,668	5.22%
Avg Sold Price	\$1,575,192	\$1,821,495	-13.52%
Median Sold Price	\$1,612,264	\$1,400,000	15.16%
Units Sold	44	35	25.71%
Avg Days on Market	14	23	-39.13%
Avg List Price for Solds	\$1,526,818	\$1,824,161	-16.30%
Avg SP to OLP Ratio	102.7%	104.1%	-1.41%
Ratio of Avg SP to Avg OLP	102.0%	99.3%	2.71%
Attached Avg Sold Price	\$808,228	\$531,176	52.16%
Detached Avg Sold Price	\$1,720,294	\$2,036,548	-15.53%
Attached Units Sold	7	5	40.00%
Detached Units Sold	37	30	23.33%

Financing (Sold)

Assumption	0
Cash	14
Conventional	24
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	27
11 to 20	4
21 to 30	1
31 to 60	5
61 to 90	3
91 to 120	0
121 to 180	0
181 to 360	0
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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	1
\$1M to \$2,499,999	0	0	11	1	25	0	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	11	2	26	0	5
Avg Sold Price	\$0	\$0	\$1,354,055	\$1,005,000	\$1,875,241	\$0	\$729,520
Prev Year - Avg Sold Price	\$0	\$0	\$1,308,666	\$980,000	\$2,521,802	\$0	\$418,970
Avg Sold % Change	0.00%	0.00%	3.47%	2.55%	-25.64%	0.00%	74.12%
Prev Year - # of Solds	0	0	12	1	18	0	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
5	2	0
0	0	0
0	0	0
5	2	0

July 2024

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****5**

↔ 0.0% ↑ 150.0%

from Jun 2024: from Jul 2023:

5 2

YTD	2024	2023	+/-
	61	43	41.9%

5-year Jul average: 6

New Pendings**9**

↑ 28.6% ↑ 80.0%

from Jun 2024: from Jul 2023:

7 5

YTD	2024	2023	+/-
	52	41	26.8%

5-year Jul average: 6

Closed Sales**5**

↓ -66.7% ↓ -16.7%

from Jun 2024: from Jul 2023:

15 6

YTD	2024	2023	+/-
	44	35	25.7%

5-year Jul average: 8

Median Sold Price**\$1,080,000**

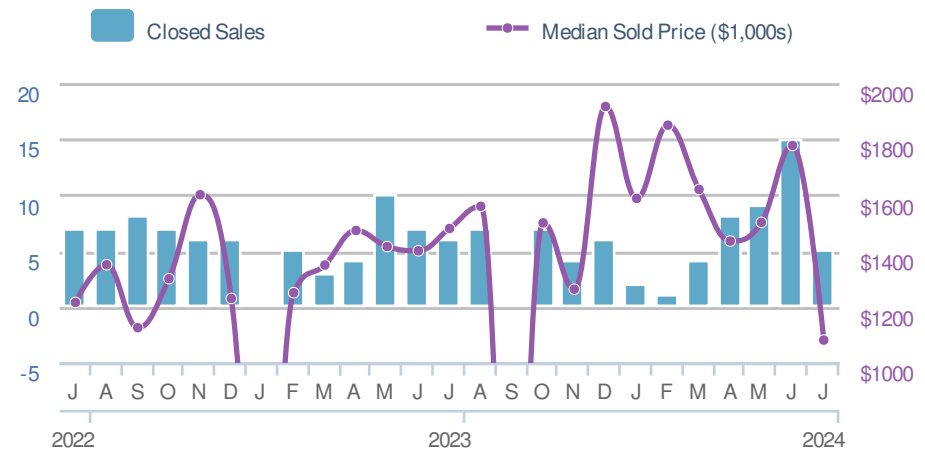
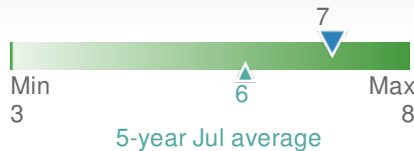
↓ -39.2% ↓ -27.0%

from Jun 2024: from Jul 2023:

\$1,777,000 **\$1,480,000**

YTD	2024	2023	+/-
	\$1,612,264	\$1,400,000	15.2%

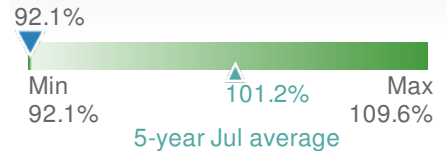
5-year Jul average: \$1,297,000

**Active Listings****7**

Jun 2024	Jul 2023
11	3

Avg DOM**26**

Jun 2024	Jul 2023	YTD
6	4	14

Avg Sold to OLP Ratio**92.1%**

Jun 2024	Jul 2023	YTD
105.1%	109.6%	102.7%

January thru August 2024 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$91,190,999	\$75,715,568	20.44%
Avg Sold Price	\$1,586,113	\$1,793,841	-11.58%
Median Sold Price	\$1,575,000	\$1,415,500	11.27%
Units Sold	59	42	40.48%
Avg Days on Market	17	26	-34.62%
Avg List Price for Solds	\$1,545,610	\$1,802,751	-14.26%
Avg SP to OLP Ratio	101.7%	103.0%	-1.34%
Ratio of Avg SP to Avg OLP	100.5%	98.9%	1.66%
Attached Avg Sold Price	\$749,145	\$531,176	41.04%
Detached Avg Sold Price	\$1,777,918	\$1,964,471	-9.50%
Attached Units Sold	11	5	120.00%
Detached Units Sold	48	37	29.73%

Financing (Sold)

Assumption	0
Cash	17
Conventional	36
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	35
11 to 20	6
21 to 30	1
31 to 60	7
61 to 90	5
91 to 120	1
121 to 180	0
181 to 360	0
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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	1	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	1
\$1M to \$2,499,999	0	0	14	1	31	1	1
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	14	2	34	1	7
Avg Sold Price	\$0	\$500,000	\$1,310,686	\$1,005,000	\$1,970,308	\$1,110,000	\$660,085
Prev Year - Avg Sold Price	\$0	\$0	\$1,320,200	\$980,000	\$2,403,747	\$0	\$418,970
Avg Sold % Change	0.00%	0.00%	-0.72%	2.55%	-18.03%	0.00%	57.55%
Prev Year - # of Solds	0	0	15	1	22	0	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
1	1	0
0	0	0
0	0	0
1	1	0

August 2024

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****2** **-60.0%**from Jul 2024:
5 **0.0%**from Aug 2023:
2

YTD	2024	2023	+/-
	65	46	41.3%

5-year Aug average: **5****New Pendings****6** **-33.3%**from Jul 2024:
9 **200.0%**from Aug 2023:
2

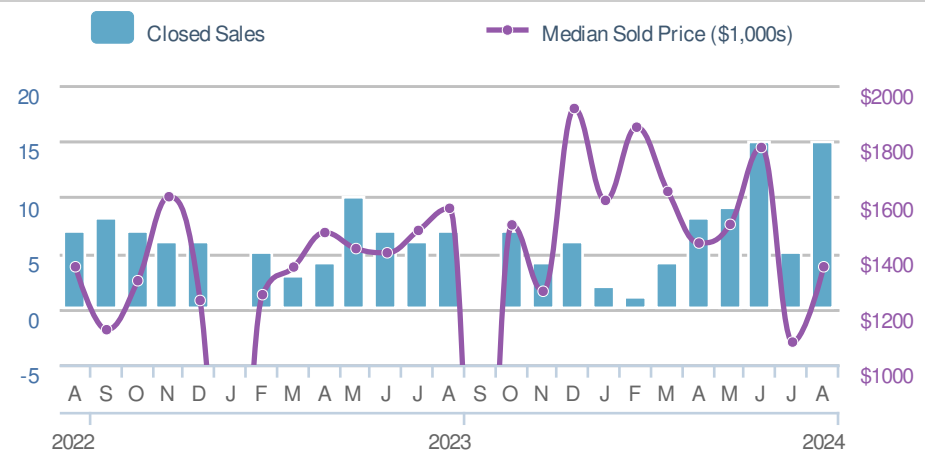
YTD	2024	2023	+/-
	59	43	37.2%

5-year Aug average: **6****Closed Sales****15** **200.0%**from Jul 2024:
5 **114.3%**from Aug 2023:
7

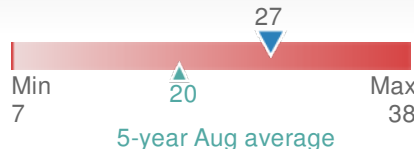
YTD	2024	2023	+/-
	59	42	40.5%

5-year Aug average: **8****Median Sold Price****\$1,350,000** **25.0%**from Jul 2024:
\$1,080,000 **-13.4%**from Aug 2023:
\$1,559,000

YTD	2024	2023	+/-
	\$1,575,000	\$1,415,500	11.3%

5-year Aug average: **\$1,438,100****Active Listings****2**

Jul 2024	Aug 2023
7	3

Avg DOM**27**

Jul 2024	Aug 2023	YTD
26	38	17

Avg Sold to OLP Ratio**98.7%**

Jul 2024	Aug 2023	YTD
92.1%	97.5%	101.7%

January thru September 2024 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$94,158,999	\$76,915,568	22.42%
Avg Sold Price	\$1,581,060	\$1,780,031	-11.18%
Median Sold Price	\$1,550,000	\$1,400,000	10.71%
Units Sold	61	43	41.86%
Avg Days on Market	17	25	-32.00%
Avg List Price for Solds	\$1,543,590	\$1,788,734	-13.70%
Avg SP to OLP Ratio	101.3%	103.0%	-1.59%
Ratio of Avg SP to Avg OLP	100.2%	98.9%	1.29%
Attached Avg Sold Price	\$749,145	\$531,176	41.04%
Detached Avg Sold Price	\$1,764,081	\$1,944,353	-9.27%
Attached Units Sold	11	5	120.00%
Detached Units Sold	50	38	31.58%

- 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.

Financing (Sold)

Assumption	0
Cash	18
Conventional	37
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	36
11 to 20	6
21 to 30	2
31 to 60	7
61 to 90	5
91 to 120	1
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	1	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	1
\$1M to \$2,499,999	0	0	15	1	32	1	1
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	15	2	35	1	7
Avg Sold Price	\$0	\$500,000	\$1,323,307	\$1,005,000	\$1,952,985	\$1,110,000	\$660,085
Prev Year - Avg Sold Price	\$1,200,000	\$0	\$1,320,200	\$980,000	\$2,403,747	\$0	\$418,970
Avg Sold % Change	0.00%	0.00%	0.24%	2.55%	-18.75%	0.00%	57.55%
Prev Year - # of Solds	1	0	15	1	22	0	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
2	1	0
0	0	0
0	0	0
2	1	0

September 2024

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****5****↑ 150.0%**from Aug 2024:
2**↑ 25.0%**from Sep 2023:
4

YTD	2024	2023	+/-
	71	54	31.5%

5-year Sep average: **10****New Pendings****5****↓ -16.7%**from Aug 2024:
6**↑ 25.0%**from Sep 2023:
4

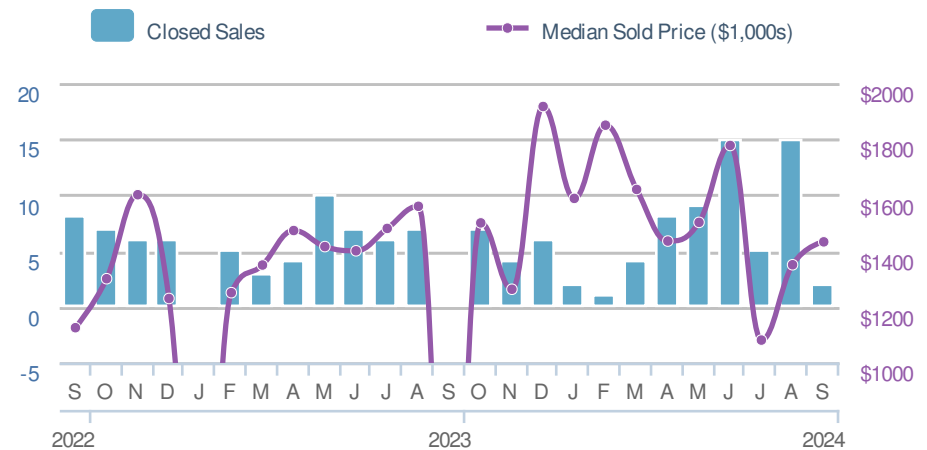
YTD	2024	2023	+/-
	64	47	36.2%

5-year Sep average: **7****Closed Sales****2****↓ -86.7%**from Aug 2024:
15**↔ 0.0%**from Sep 2023:
0

YTD	2024	2023	+/-
	61	43	41.9%

5-year Sep average: **4****Median Sold Price****\$1,432,000****↑ 6.1%**from Aug 2024:
\$1,350,000**↔ 0.0%**from Sep 2023:
\$0

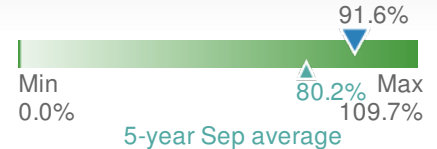
YTD	2024	2023	+/-
	\$1,550,000	\$1,400,000	10.7%

5-year Sep average: **\$1,001,500****Active Listings****3**

Aug 2024	Sep 2023
2	5

Avg DOM**18**

Aug 2024	Sep 2023	YTD
27	0	17

Avg Sold to OLP Ratio**91.6%**

Aug 2024	Sep 2023	YTD
98.7%	0.0%	101.3%

January thru October 2024 YTD

American University Park, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$100,607,999	\$86,574,568	16.21%
Avg Sold Price	\$1,560,586	\$1,725,026	-9.53%
Median Sold Price	\$1,536,555	\$1,415,500	8.55%
Units Sold	66	50	32.00%
Avg Days on Market	16	25	-36.00%
Avg List Price for Solds	\$1,524,363	\$1,731,491	-11.96%
Avg SP to OLP Ratio	101.3%	102.4%	-1.07%
Ratio of Avg SP to Avg OLP	100.2%	98.9%	1.31%
Attached Avg Sold Price	\$749,145	\$755,735	-0.87%
Detached Avg Sold Price	\$1,722,874	\$1,909,653	-9.78%
Attached Units Sold	11	8	37.50%
Detached Units Sold	55	42	30.95%

- 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.

Financing (Sold)

Assumption	0
Cash	18
Conventional	40
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	6
1 to 10	38
11 to 20	6
21 to 30	3
31 to 60	7
61 to 90	5
91 to 120	1
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	1	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	1
\$1M to \$2,499,999	0	0	19	1	33	1	1
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	19	2	36	1	7
Avg Sold Price	\$0	\$500,000	\$1,323,874	\$1,005,000	\$1,933,457	\$1,110,000	\$660,085
Prev Year - Avg Sold Price	\$1,205,000	\$0	\$1,320,200	\$980,000	\$2,319,698	\$2,365,000	\$450,147
Avg Sold % Change	0.00%	0.00%	0.28%	2.55%	-16.65%	-53.07%	46.64%
Prev Year - # of Solds	2	0	15	1	25	1	6

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
4	0	0
0	0	0
0	0	0
4	0	0

October 2024

American University Park, Washington, DC

202.262.1261
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-20.0%
 from Sep 2024:
 5

-42.9%
 from Oct 2023:
 7

YTD	2024	2023	+/-
	79	63	25.4%

5-year Oct average: 8

New Pendings**5**

0.0%
 from Sep 2024:
 5

-28.6%
 from Oct 2023:
 7

YTD	2024	2023	+/-
	69	54	27.8%

5-year Oct average: 8

Closed Sales**5**

150.0%
 from Sep 2024:
 2

-28.6%
 from Oct 2023:
 7

YTD	2024	2023	+/-
	66	50	32.0%

5-year Oct average: 9

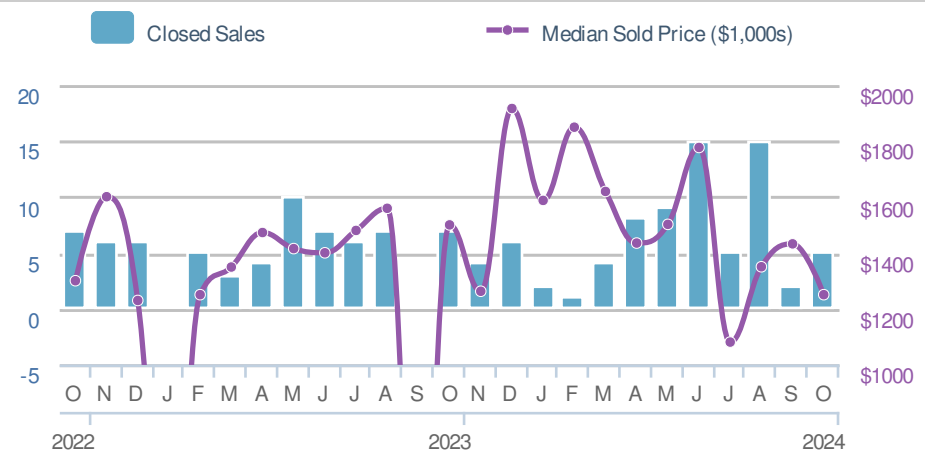
Median Sold Price**\$1,250,000**

-12.7%
 from Sep 2024:
 \$1,432,000

-16.7%
 from Oct 2023:
 \$1,500,000

YTD	2024	2023	+/-
	\$1,536,555	\$1,415,500	8.6%

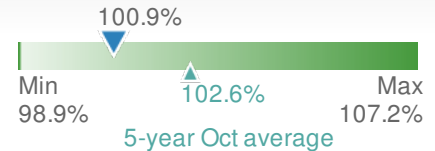
5-year Oct average: \$1,350,000

**Active Listings****4**

Sep 2024	Oct 2023
3	7

Avg DOM**7**

Sep 2024	Oct 2023	YTD
18	22	16

Avg Sold to OLP Ratio**100.9%**

Sep 2024	Oct 2023	YTD
91.6%	98.9%	101.3%

January thru November 2024 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$107,621,999	\$91,692,568	17.37%
Avg Sold Price	\$1,528,995	\$1,695,432	-9.82%
Median Sold Price	\$1,501,000	\$1,400,000	7.21%
Units Sold	72	54	33.33%
Avg Days on Market	15	24	-37.50%
Avg List Price for Solds	\$1,494,749	\$1,698,010	-11.97%
Avg SP to OLP Ratio	101.1%	102.5%	-1.37%
Ratio of Avg SP to Avg OLP	100.1%	99.1%	1.07%
Attached Avg Sold Price	\$729,300	\$755,735	-3.50%
Detached Avg Sold Price	\$1,688,934	\$1,858,857	-9.14%
Attached Units Sold	12	8	50.00%
Detached Units Sold	60	46	30.43%

- 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.

Financing (Sold)

Assumption	0
Cash	21
Conventional	43
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	8
1 to 10	41
11 to 20	7
21 to 30	3
31 to 60	7
61 to 90	5
91 to 120	1
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	1	0	0	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	1
\$1M to \$2,499,999	0	0	23	1	34	1	1
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	23	2	37	1	8
Avg Sold Price	\$0	\$500,000	\$1,313,200	\$1,005,000	\$1,922,499	\$1,110,000	\$641,450
Prev Year - Avg Sold Price	\$1,119,666	\$0	\$1,313,352	\$980,000	\$2,300,825	\$2,365,000	\$450,147
Avg Sold % Change	0.00%	0.00%	-0.01%	2.55%	-16.44%	-53.07%	42.50%
Prev Year - # of Solds	3	0	17	1	26	1	6

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
1	0	0
1	0	0
0	0	0
2	0	0

November 2024

American University Park, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****2** **-50.0%**from Oct 2024:
4 **0.0%**from Nov 2023:
2

YTD	2024	2023	+/-
	84	65	29.2%

5-year Nov average: **5****New Pendings****5** **0.0%**from Oct 2024:
5 **66.7%**from Nov 2023:
3

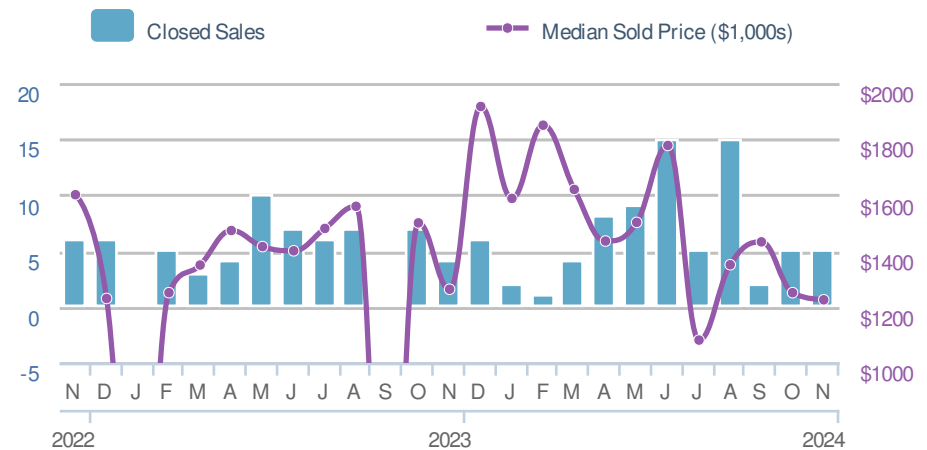
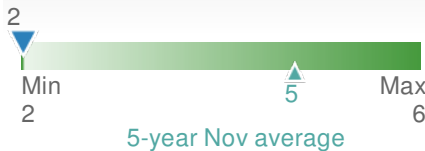
YTD	2024	2023	+/-
	76	57	33.3%

5-year Nov average: **6****Closed Sales****5** **0.0%**from Oct 2024:
5 **25.0%**from Nov 2023:
4

YTD	2024	2023	+/-
	72	54	33.3%

5-year Nov average: **6****Median Sold Price****\$1,225,000** **-2.0%**from Oct 2024:
\$1,250,000 **-2.9%**from Nov 2023:
\$1,262,000

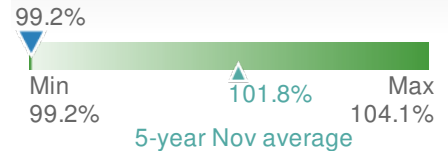
YTD	2024	2023	+/-
	\$1,501,000	\$1,400,000	7.2%

5-year Nov average: **\$1,326,178****Active Listings****2**

Oct 2024	Nov 2023
4	6

Avg DOM**6**

Oct 2024	Nov 2023	YTD
7	20	15

Avg Sold to OLP Ratio**99.2%**

Oct 2024	Nov 2023	YTD
100.9%	104.1%	101.1%

January thru December 2024 YTD

American University Park, Washington, DC (Advertised)

202.262.1261
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lenorerubino.com**Sold Summary**

	2024	2023	% Change
Sold Dollar Volume	\$116,067,999	\$104,451,567	11.12%
Avg Sold Price	\$1,523,464	\$1,703,005	-10.54%
Median Sold Price	\$1,501,000	\$1,400,000	7.21%
Units Sold	78	61	27.87%
Avg Days on Market	16	24	-33.33%
Avg List Price for Solds	\$1,488,051	\$1,712,320	-13.10%
Avg SP to OLP Ratio	101.5%	101.7%	-0.29%
Ratio of Avg SP to Avg OLP	100.3%	98.7%	1.63%
Attached Avg Sold Price	\$743,200	\$745,098	-0.25%
Detached Avg Sold Price	\$1,679,516	\$1,868,797	-10.13%
Attached Units Sold	13	9	44.44%
Detached Units Sold	65	52	25.00%

Financing (Sold)

Assumption	0
Cash	23
Conventional	47
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	8
1 to 10	44
11 to 20	8
21 to 30	3
31 to 60	8
61 to 90	5
91 to 120	1
121 to 180	0
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

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	0
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	1	0	0	0	0	3	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	2	0	0	1	0	0	0
\$1M to \$2,499,999	0	0	26	1	36	1	1	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	1	26	3	39	1	8	1	0	1
Avg Sold Price	\$0	\$500,000	\$1,329,946	\$973,333	\$1,912,563	\$1,110,000	\$641,450			
Prev Year - Avg Sold Price	\$1,119,666	\$0	\$1,290,105	\$980,000	\$2,310,215	\$2,365,000	\$480,126			
Avg Sold % Change	0.00%	0.00%	3.09%	-0.68%	-17.21%	-53.07%	33.60%			
Prev Year - # of Solds	3	0	19	1	30	1	7			

Active Detail

December 2024

American University Park, Washington, DC

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