

**January thru January 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$0	\$2,670,000	0%
Avg Sold Price	\$0	\$1,340,000	0%
Median Sold Price	\$0	\$1,340,000	0%
Units Sold	0	2	0%
Avg Days on Market	0	9	0%
Avg List Price for Solds	\$0	\$1,335,000	0%
Avg SP to OLP Ratio	0.0%	100.5%	0%
Ratio of Avg SP to Avg OLP	0.0%	100.4%	0%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$0	\$1,340,000	0%
Attached Units Sold	0	0	0%
Detached Units Sold	0	2	0%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	0
1 to 10	0
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
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	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	2
\$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	0	0	0	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	3	0	2
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,675,000	\$0	\$1,005,000	\$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	1	0	1	0	0			

**Active Detail**

**January 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****3**

↔ 0.0% ↔ 0.0%

from Dec 2022: 0 from Jan 2022: 3

YTD	2023	2022	+/-
	<b>3</b>	<b>3</b>	0.0%

5-year Jan average: 5

**New Pendings****2**

↑ 100.0% ↓ -60.0%

from Dec 2022: 1 from Jan 2022: 5

YTD	2023	2022	+/-
	<b>2</b>	<b>5</b>	-60.0%

5-year Jan average: 5

**Closed Sales****0**

↓ -100.0% ↓ -100.0%

from Dec 2022: 6 from Jan 2022: 2

YTD	2023	2022	+/-
	<b>0</b>	<b>2</b>	-100.0%

5-year Jan average: 2

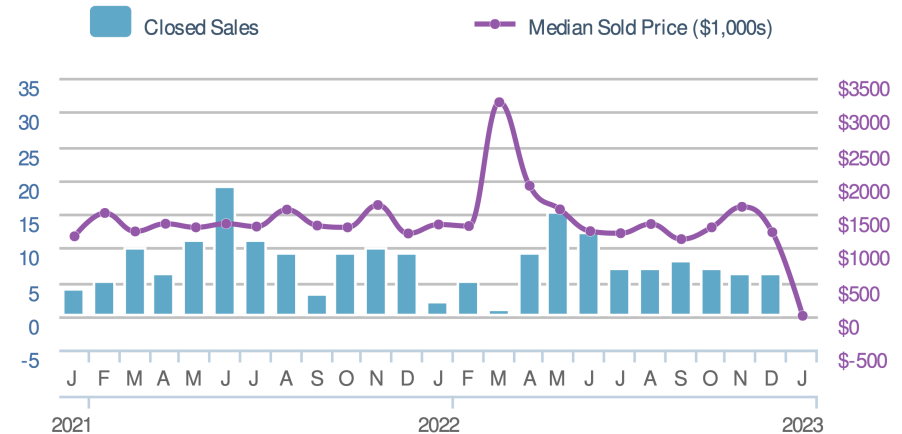
**Median Sold Price****\$0**

↓ -100.0% ↓ -100.0%

from Dec 2022: \$1,229,750 from Jan 2022: \$1,340,000

YTD	2023	2022	+/-
	<b>\$0</b>	<b>\$1,340,000</b>	-100.0%

5-year Jan average: \$908,900

**Active Listings****5**

Min 3 Max 5

5-year Jan average 4

Dec 2022	Jan 2022
<b>2</b>	<b>5</b>

**Avg DOM****0**

Min 0 Max 119

5-year Jan average 40

Dec 2022	Jan 2022	YTD
<b>22</b>	<b>9</b>	<b>0</b>

**Avg Sold to OLP Ratio****0.0%**

Min 0.0% Max 100.5%

5-year Jan average 77.3%

Dec 2022	Jan 2022	YTD
<b>104.1%</b>	<b>100.5%</b>	<b>0.0%</b>

**January thru February 2023 YTD**

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lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$23,684,950	\$9,104,895	160.13%
Avg Sold Price	\$4,329,890	\$1,424,678	203.92%
Median Sold Price	\$1,250,000	\$1,317,750	-5.14%
Units Sold	5	7	-28.57%
Avg Days on Market	21	43	-51.16%
Avg List Price for Solds	\$4,736,990	\$1,300,699	264.19%
Avg SP to OLP Ratio	99.1%	105.0%	-5.66%
Ratio of Avg SP to Avg OLP	91.0%	107.7%	-15.49%
Attached Avg Sold Price	\$460,000	\$1,057,500	-56.50%
Detached Avg Sold Price	\$5,297,362	\$1,571,550	237.08%
Attached Units Sold	1	2	-50.00%
Detached Units Sold	4	5	-20.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	1
1 to 10	2
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

**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	0	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	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0	6	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	1	0	3	0	1	7	0	1
Avg Sold Price	\$0	\$0	\$1,250,000	\$0	\$6,646,483	\$0	\$460,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,442,500	\$0	\$1,657,583	\$1,740,000	\$375,000			
Avg Sold % Change	0.00%	0.00%	-13.34%	0.00%	300.97%	0.00%	22.67%			
Prev Year - # of Solds	0	0	2	0	3	1	1			

**Active Detail**

**February 2023**

American University Park, Washington, DC

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lenore.rubino@wfp.com  
lenorerubino.com**New Listings****4** **33.3%**from Jan 2023:  
**3** **0.0%**from Feb 2022:  
**4**

YTD	2023	2022	+/-
	<b>10</b>	<b>7</b>	<b>42.9%</b>

5-year Feb average: **5****New Pendings****4** **100.0%**from Jan 2023:  
**2** **0.0%**from Feb 2022:  
**0**

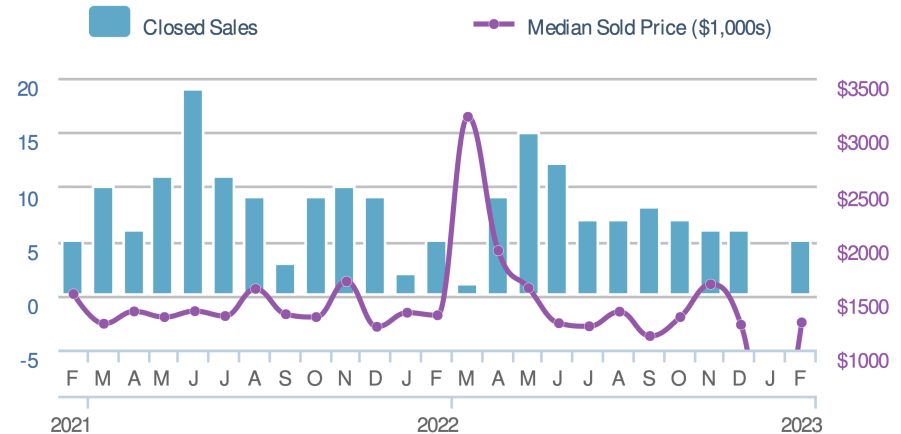
YTD	2023	2022	+/-
	<b>6</b>	<b>6</b>	<b>0.0%</b>

5-year Feb average: **4****Closed Sales****5** **0.0%**from Jan 2023:  
**0** **0.0%**from Feb 2022:  
**5**

YTD	2023	2022	+/-
	<b>5</b>	<b>7</b>	<b>-28.6%</b>

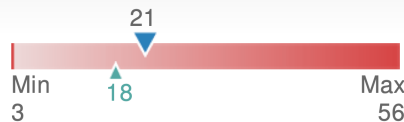
5-year Feb average: **5****Median Sold Price****\$1,250,000** **0.0%**from Jan 2023:  
**\$0** **-5.1%**from Feb 2022:  
**\$1,317,750**

YTD	2023	2022	+/-
	<b>\$1,250,000</b>	<b>\$1,317,750</b>	<b>-5.1%</b>

5-year Feb average: **\$1,243,615****Active Listings****8**

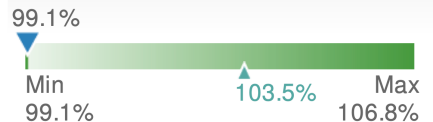
5-year Feb average

Jan 2023	Feb 2022
<b>5</b>	<b>4</b>

**Avg DOM****21**

5-year Feb average

Jan 2023	Feb 2022	YTD
<b>0</b>	<b>56</b>	<b>21</b>

**Avg Sold to OLP Ratio****99.1%**

5-year Feb average

Jan 2023	Feb 2022	YTD
<b>0.0%</b>	<b>106.8%</b>	<b>99.1%</b>



**January thru March 2023 YTD**

American University Park, Washington, DC (Advertised)

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**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$27,078,950	\$12,104,895	123.70%
Avg Sold Price	\$3,140,431	\$1,639,218	91.58%
Median Sold Price	\$1,299,500	\$1,496,375	-13.16%
Units Sold	8	8	0.00%
Avg Days on Market	19	38	-50.00%
Avg List Price for Solds	\$3,384,868	\$1,513,111	123.70%
Avg SP to OLP Ratio	99.7%	105.0%	-5.06%
Ratio of Avg SP to Avg OLP	92.4%	107.0%	-13.61%
Attached Avg Sold Price	\$405,000	\$1,057,500	-61.70%
Detached Avg Sold Price	\$4,052,241	\$1,833,125	121.06%
Attached Units Sold	2	2	0.00%
Detached Units Sold	6	6	0.00%

**Financing (Sold)**

Assumption	0
Cash	2
Conventional	5
FHA	0
Other	0
Owner	0
VA	1

**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	1
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	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	1
\$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	1	0	0
\$1M to \$2,499,999	0	0	1	0	4	0	0	2	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	1	0	0	0	0	0
Total	0	0	1	0	5	0	2	3	0	2
Avg Sold Price	\$0	\$0	\$1,250,000	\$0	\$4,612,690	\$0	\$405,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,442,500	\$0	\$2,028,437	\$1,740,000	\$375,000			
Avg Sold % Change	0.00%	0.00%	-13.34%	0.00%	127.40%	0.00%	8.00%			
Prev Year - # of Solds	0	0	2	0	4	1	1			

**Active Detail**

**March 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****6** **50.0%**from Feb 2023:  
**4** **-45.5%**from Mar 2022:  
**11**

YTD	2023	2022	+/-
	<b>17</b>	<b>18</b>	-5.6%

5-year Mar average: **9****New Pendings****9** **125.0%**from Feb 2023:  
**4** **-10.0%**from Mar 2022:  
**10**

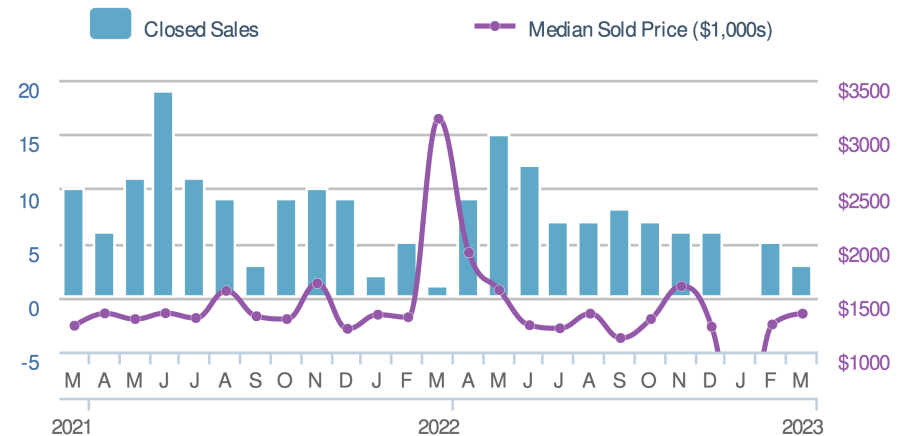
YTD	2023	2022	+/-
	<b>15</b>	<b>16</b>	-6.3%

5-year Mar average: **8****Closed Sales****3** **-40.0%**from Feb 2023:  
**5** **200.0%**from Mar 2022:  
**1**

YTD	2023	2022	+/-
	<b>8</b>	<b>8</b>	0.0%

5-year Mar average: **5****Median Sold Price****\$1,349,000** **7.9%**from Feb 2023:  
**\$1,250,000** **-57.1%**from Mar 2022:  
**\$3,141,000**

YTD	2023	2022	+/-
	<b>\$1,299,500</b>	<b>\$1,496,375</b>	-13.2%

5-year Mar average: **\$1,617,690****Active Listings****5**

Feb 2023	Mar 2022
<b>8</b>	<b>6</b>

**Avg DOM****14**

Feb 2023	Mar 2022	YTD
<b>21</b>	<b>5</b>	<b>19</b>

**Avg Sold to OLP Ratio****100.7%**

Feb 2023	Mar 2022	YTD
<b>99.1%</b>	<b>104.7%</b>	<b>99.7%</b>

**January thru April 2023 YTD**

American University Park, Washington, DC (Advertised)

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	2023	2022	% Change
Sold Dollar Volume	\$34,070,950	\$25,753,895	32.29%
Avg Sold Price	\$2,657,954	\$1,719,061	54.62%
Median Sold Price	\$1,343,000	\$1,740,000	-22.82%
Units Sold	12	17	-29.41%
Avg Days on Market	23	21	9.52%
Avg List Price for Solds	\$2,839,245	\$1,514,935	87.42%
Avg SP to OLP Ratio	99.5%	112.0%	-11.23%
Ratio of Avg SP to Avg OLP	93.4%	112.8%	-17.18%
Attached Avg Sold Price	\$405,000	\$1,123,333	-63.95%
Detached Avg Sold Price	\$3,108,545	\$1,846,717	68.33%
Attached Units Sold	2	3	-33.33%
Detached Units Sold	10	14	-28.57%

**Financing (Sold)**

Assumption	0
Cash	3
Conventional	7
FHA	0
Other	0
Owner	0
VA	2

**Days on Market (Sold)**

0	1
1 to 10	5
11 to 20	0
21 to 30	0
31 to 60	4
61 to 90	1
91 to 120	0
121 to 180	1
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	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	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	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	4	0	4	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	4	0	6	0	2	3	0	1
Avg Sold Price	\$0	\$0	\$1,380,500	\$0	\$4,260,575	\$0	\$405,000			
Prev Year - Avg Sold Price	\$930,000	\$0	\$1,647,500	\$0	\$2,037,116	\$1,740,000	\$815,000			
Avg Sold % Change	0.00%	0.00%	-16.21%	0.00%	109.15%	0.00%	-50.31%			
Prev Year - # of Solds	1	0	4	0	9	1	2			

**Active Detail**

**April 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****4**

 **-33.3%**  
 from Mar 2023: **6**  
 **-73.3%**  
 from Apr 2022: **15**



YTD	2023	2022	+/-
	<b>22</b>	<b>33</b>	-33.3%

5-year Apr average: **12****New Pendings****7**

 **-22.2%**  
 from Mar 2023: **9**  
 **-50.0%**  
 from Apr 2022: **14**



YTD	2023	2022	+/-
	<b>21</b>	<b>30</b>	-30.0%

5-year Apr average: **11****Closed Sales****4**

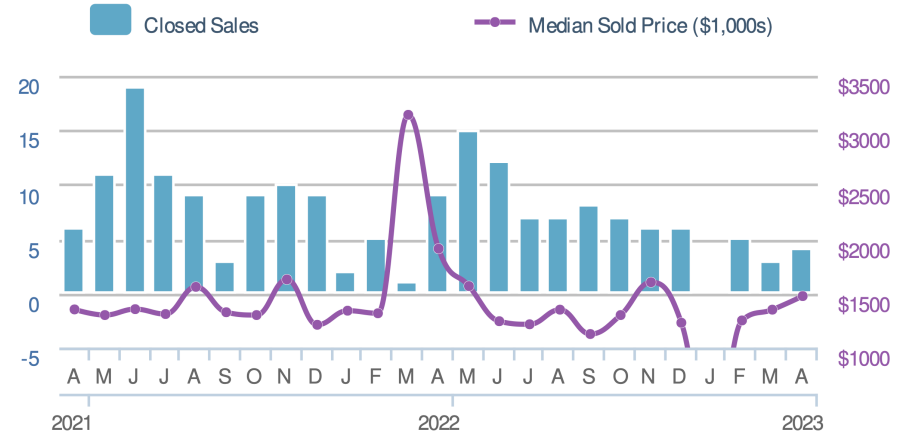
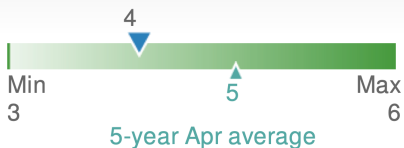
 **33.3%**  
 from Mar 2023: **3**  
 **-55.6%**  
 from Apr 2022: **9**

YTD	2023	2022	+/-
	<b>12</b>	<b>17</b>	-29.4%

5-year Apr average: **7****Median Sold Price****\$1,473,500**

 **9.2%**  
 from Mar 2023: **\$1,349,000**  
 **-22.9%**  
 from Apr 2022: **\$1,910,300**

YTD	2023	2022	+/-
	<b>\$1,343,000</b>	<b>\$1,740,000</b>	-22.8%

5-year Apr average: **\$1,455,310****Active Listings****4**

Mar 2023	Apr 2022
<b>5</b>	<b>6</b>

**Avg DOM****33**

Mar 2023	Apr 2022	YTD
<b>14</b>	<b>7</b>	<b>23</b>

**Avg Sold to OLP Ratio****99.1%**

Mar 2023	Apr 2022	YTD
<b>100.7%</b>	<b>118.3%</b>	<b>99.5%</b>

**January thru May 2023 YTD**

American University Park, Washington, DC (Advertised)

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lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$47,070,668	\$48,841,885	-3.63%
Avg Sold Price	\$2,077,065	\$1,627,122	27.65%
Median Sold Price	\$1,374,500	\$1,595,000	-13.82%
Units Sold	22	33	-33.33%
Avg Days on Market	33	23	43.48%
Avg List Price for Solds	\$2,139,575	\$1,480,057	44.56%
Avg SP to OLP Ratio	101.6%	109.0%	-6.75%
Ratio of Avg SP to Avg OLP	96.3%	109.2%	-11.82%
Attached Avg Sold Price	\$386,666	\$958,000	-59.64%
Detached Avg Sold Price	\$2,343,971	\$1,775,816	31.99%
Attached Units Sold	3	6	-50.00%
Detached Units Sold	19	27	-29.63%

**Financing (Sold)**

Assumption	0
Cash	6
Conventional	13
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	1
1 to 10	12
11 to 20	0
21 to 30	0
31 to 60	5
61 to 90	1
91 to 120	0
121 to 180	2
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**

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	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	8	0	9	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	8	0	11	0	3	3	0	0
Avg Sold Price	\$0	\$0	\$1,307,250	\$0	\$3,097,950	\$0	\$386,666			
Prev Year - Avg Sold Price	\$1,115,000	\$0	\$1,647,500	\$1,075,000	\$1,900,602	\$1,740,000	\$733,250			
Avg Sold % Change	0.00%	0.00%	-20.65%	0.00%	63.00%	0.00%	-47.27%			
Prev Year - # of Solds	3	0	4	1	20	1	4			

**Active Detail**

**May 2023**



American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings** **6**

 **50.0%**  
 from Apr 2023: **4**  
 **-40.0%**  
 from May 2022: **10**

YTD	2023	2022	+/-
	<b>28</b>	<b>43</b>	-34.9%

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

 **0.0%**  
 from Apr 2023: **7**  
 **0.0%**  
 from May 2022: **7**



YTD	2023	2022	+/-
	<b>28</b>	<b>38</b>	-26.3%

5-year May average: **8****Closed Sales** **10**

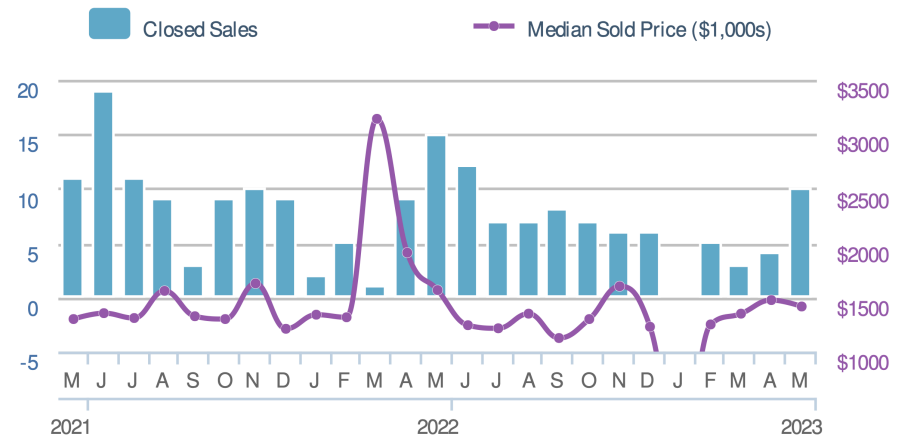
 **150.0%**  
 from Apr 2023: **4**  
 **-33.3%**  
 from May 2022: **15**

YTD	2023	2022	+/-
	<b>22</b>	<b>33</b>	-33.3%

5-year May average: **10****Median Sold Price** **\$1,415,500**

 **-3.9%**  
 from Apr 2023: **\$1,473,500**  
 **-9.6%**  
 from May 2022: **\$1,565,000**

YTD	2023	2022	+/-
	<b>\$1,374,500</b>	<b>\$1,595,000</b>	-13.8%

5-year May average: **\$1,321,250****Active Listings** **3**

Apr 2023	May 2022
<b>4</b>	<b>7</b>

**Avg DOM** **45**

Apr 2023	May 2022	YTD
<b>33</b>	<b>27</b>	<b>33</b>

**Avg Sold to OLP Ratio** **104.2%**

Apr 2023	May 2022	YTD
<b>99.1%</b>	<b>105.8%</b>	<b>101.6%</b>

**January thru June 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$55,522,668	\$64,667,384	-14.14%
Avg Sold Price	\$1,887,977	\$1,571,256	20.16%
Median Sold Price	\$1,400,000	\$1,500,000	-6.67%
Units Sold	29	45	-35.56%
Avg Days on Market	27	19	42.11%
Avg List Price for Solds	\$1,914,574	\$1,437,052	33.23%
Avg SP to OLP Ratio	103.0%	108.3%	-4.88%
Ratio of Avg SP to Avg OLP	98.0%	108.7%	-9.91%
Attached Avg Sold Price	\$531,176	\$982,250	-45.92%
Detached Avg Sold Price	\$2,170,643	\$1,698,609	27.79%
Attached Units Sold	5	8	-37.50%
Detached Units Sold	24	37	-35.14%

**Financing (Sold)**

Assumption	0
Cash	9
Conventional	17
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	1
1 to 10	17
11 to 20	1
21 to 30	0
31 to 60	6
61 to 90	1
91 to 120	0
121 to 180	2
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**

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	1	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	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	9	0	13	0	0	6	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	9	1	15	0	4	8	0	1
Avg Sold Price	\$0	\$0	\$1,296,000	\$980,000	\$2,695,430	\$0	\$418,970			
Prev Year - Avg Sold Price	\$1,193,750	\$0	\$1,442,600	\$1,061,666	\$1,897,719	\$1,740,000	\$733,250			
Avg Sold % Change	0.00%	0.00%	-10.16%	-7.69%	42.04%	0.00%	-42.86%			
Prev Year - # of Solds	4	0	10	3	23	1	4			

**Active Detail**

**June 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 12**

 **100.0%**  
 from May 2023: **6**  
 **-20.0%**  
 from Jun 2022: **15**

YTD	2023	2022	+/-
	<b>41</b>	<b>58</b>	<b>-29.3%</b>

5-year Jun average: **11****New Pendings 7**

 **0.0%**  
 from May 2023: **7**  
 **-36.4%**  
 from Jun 2022: **11**

YTD	2023	2022	+/-
	<b>35</b>	<b>50</b>	<b>-30.0%</b>

5-year Jun average: **10****Closed Sales 7**

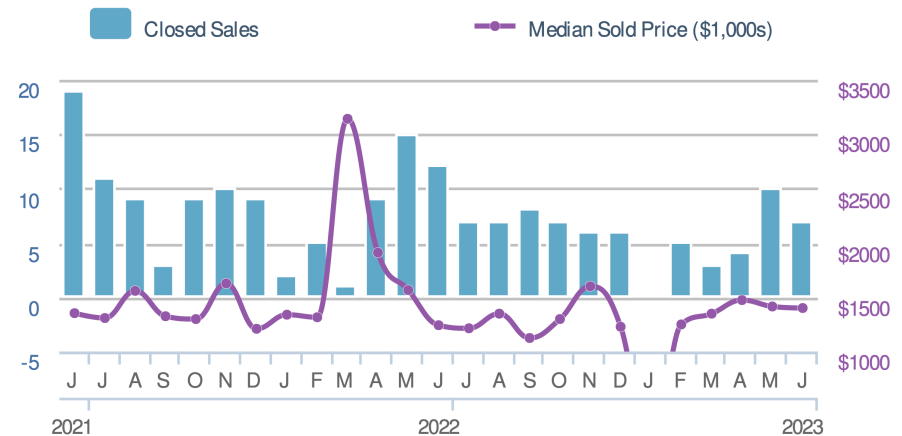
 **-30.0%**  
 from May 2023: **10**  
 **-41.7%**  
 from Jun 2022: **12**

YTD	2023	2022	+/-
	<b>29</b>	<b>45</b>	<b>-35.6%</b>

5-year Jun average: **11****Median Sold Price \$1,400,000**

 **-1.1%**  
 from May 2023: **\$1,415,500**  
 **12.6%**  
 from Jun 2022: **\$1,243,000**

YTD	2023	2022	+/-
	<b>\$1,400,000</b>	<b>\$1,500,000</b>	<b>-6.7%</b>

5-year Jun average: **\$1,309,345****Active Listings 9**

Min 3  
 5-year Jun average 6  
 Max 9

May 2023	Jun 2022
<b>3</b>	<b>8</b>

**Avg DOM 9**

Min 7  
 5-year Jun average 9  
 Max 14

May 2023	Jun 2022	YTD
<b>45</b>	<b>8</b>	<b>27</b>

**Avg Sold to OLP Ratio 107.4%**

Min 97.9%  
 5-year Jun average 105.0%  
 Max 107.4%

May 2023	Jun 2022	YTD
<b>104.2%</b>	<b>106.4%</b>	<b>103.0%</b>



**January thru July 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$63,845,668	\$72,142,384	-11.50%
Avg Sold Price	\$1,821,495	\$1,510,680	20.57%
Median Sold Price	\$1,400,000	\$1,452,500	-3.61%
Units Sold	35	52	-32.69%
Avg Days on Market	23	18	27.78%
Avg List Price for Solds	\$1,824,161	\$1,387,353	31.48%
Avg SP to OLP Ratio	104.1%	107.6%	-3.20%
Ratio of Avg SP to Avg OLP	99.3%	108.2%	-8.28%
Attached Avg Sold Price	\$531,176	\$883,800	-39.90%
Detached Avg Sold Price	\$2,036,548	\$1,659,937	22.69%
Attached Units Sold	5	10	-50.00%
Detached Units Sold	30	42	-28.57%

**Financing (Sold)**

Assumption	0
Cash	9
Conventional	23
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	3
1 to 10	20
11 to 20	2
21 to 30	0
31 to 60	6
61 to 90	1
91 to 120	0
121 to 180	2
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**



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	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	12	0	16	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	12	1	18	0	4	2	0	1
Avg Sold Price	\$0	\$0	\$1,308,666	\$980,000	\$2,521,802	\$0	\$418,970			
Prev Year - Avg Sold Price	\$1,193,750	\$0	\$1,390,916	\$1,061,666	\$1,855,822	\$1,740,000	\$652,166			
Avg Sold % Change	0.00%	0.00%	-5.91%	-7.69%	35.89%	0.00%	-35.76%			
Prev Year - # of Solds	4	0	12	3	26	1	6			

**Active Detail**

**July 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****2**

 **-83.3%**     **-71.4%**  
 from Jun 2023:    from Jul 2022:  
 12                      7

YTD	2023	2022	+/-
	<b>43</b>	<b>65</b>	-33.8%

5-year Jul average: 6

**New Pendings****5**

 **-28.6%**     **-16.7%**  
 from Jun 2023:    from Jul 2022:  
 7                      6

YTD	2023	2022	+/-
	<b>41</b>	<b>56</b>	-26.8%

5-year Jul average: 5


**Closed Sales****6**

 **-14.3%**     **-14.3%**  
 from Jun 2023:    from Jul 2022:  
 7                      7

YTD	2023	2022	+/-
	<b>35</b>	<b>52</b>	-32.7%

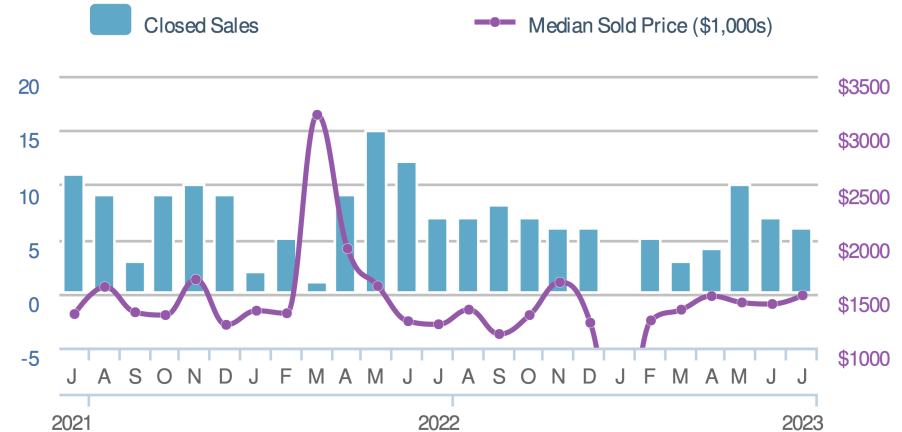
5-year Jul average: 8

**Median Sold Price****\$1,480,000**

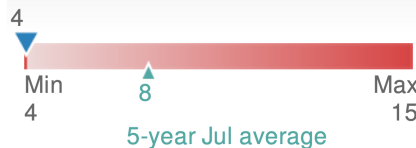
 **5.7%**     **21.8%**  
 from Jun 2023:    from Jul 2022:  
 \$1,400,000    \$1,215,000

YTD	2023	2022	+/-
	<b>\$1,400,000</b>	<b>\$1,452,500</b>	-3.6%

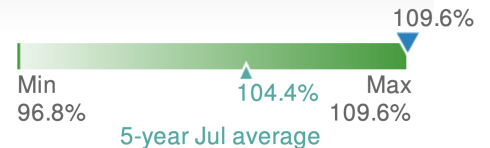
5-year Jul average: \$1,347,000

**Active Listings****3**

Jun 2023	Jul 2022
<b>9</b>	<b>8</b>

**Avg DOM****4**

Jun 2023	Jul 2022	YTD
<b>9</b>	<b>6</b>	<b>23</b>

**Avg Sold to OLP Ratio****109.6%**

Jun 2023	Jul 2022	YTD
<b>107.4%</b>	<b>103.0%</b>	<b>104.1%</b>

**January thru August 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$75,715,568	\$81,525,384	-7.13%
Avg Sold Price	\$1,793,841	\$1,497,062	19.82%
Median Sold Price	\$1,415,500	\$1,400,000	1.11%
Units Sold	42	59	-28.81%
Avg Days on Market	26	17	52.94%
Avg List Price for Solds	\$1,802,751	\$1,381,786	30.47%
Avg SP to OLP Ratio	103.0%	106.8%	-3.57%
Ratio of Avg SP to Avg OLP	98.9%	107.4%	-7.91%
Attached Avg Sold Price	\$531,176	\$927,538	-42.73%
Detached Avg Sold Price	\$1,964,471	\$1,658,014	18.48%
Attached Units Sold	5	13	-61.54%
Detached Units Sold	37	46	-19.57%

**Financing (Sold)**

Assumption	0
Cash	10
Conventional	29
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	3
1 to 10	21
11 to 20	4
21 to 30	0
31 to 60	8
61 to 90	3
91 to 120	0
121 to 180	2
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**

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	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	15	0	19	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	15	1	22	0	4	2	0	1
Avg Sold Price	\$0	\$0	\$1,320,200	\$980,000	\$2,403,747	\$0	\$418,970			
Prev Year - Avg Sold Price	\$1,193,750	\$0	\$1,388,642	\$1,026,000	\$1,859,023	\$1,740,000	\$741,142			
Avg Sold % Change	0.00%	0.00%	-4.93%	-4.48%	29.30%	0.00%	-43.47%			
Prev Year - # of Solds	4	0	14	5	28	1	7			

**Active Detail**

**August 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****2**

↔ 0.0%

from Jul 2023:  
2

↓ -60.0%

from Aug 2022:  
5

YTD	2023	2022	+/-
	<b>46</b>	<b>70</b>	-34.3%

5-year Aug average: 6

**New Pendings****2**

↓ -60.0%

from Jul 2023:  
5

↓ -77.8%

from Aug 2022:  
9

YTD	2023	2022	+/-
	<b>43</b>	<b>65</b>	-33.8%

5-year Aug average: 6

**Closed Sales****7**

↑ 16.7%

from Jul 2023:  
6

↔ 0.0%

from Aug 2022:  
7

YTD	2023	2022	+/-
	<b>42</b>	<b>59</b>	-28.8%

5-year Aug average: 7

**Median Sold Price****\$1,559,000**

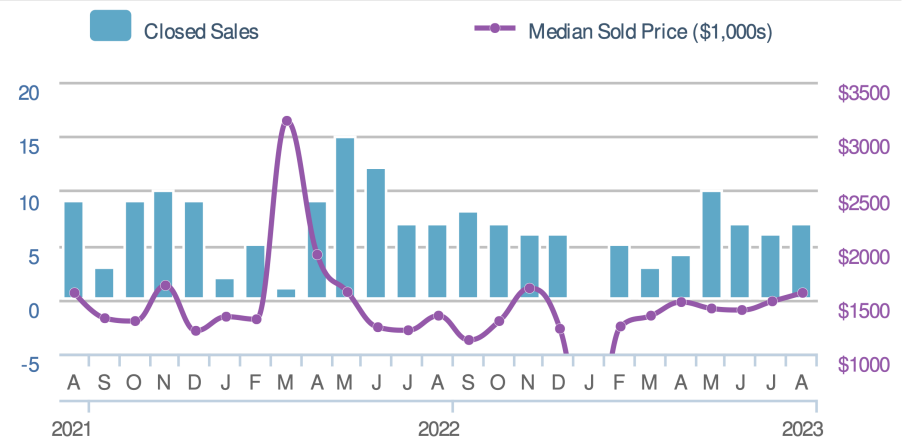
↑ 5.3%

from Jul 2023:  
**\$1,480,000**

↑ 15.5%

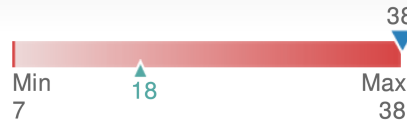
from Aug 2022:  
**\$1,350,000**

YTD	2023	2022	+/-
	<b>\$1,415,500</b>	<b>\$1,400,000</b>	1.1%

5-year Aug average: **\$1,351,750****Active Listings****3**

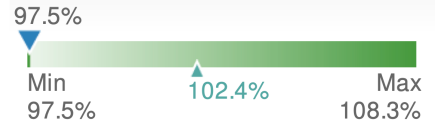
5-year Aug average

Jul 2023	Aug 2022
<b>3</b>	<b>4</b>

**Avg DOM****38**

5-year Aug average

Jul 2023	Aug 2022	YTD
<b>4</b>	<b>15</b>	<b>26</b>

**Avg Sold to OLP Ratio****97.5%**

5-year Aug average

Jul 2023	Aug 2022	YTD
<b>109.6%</b>	<b>101.4%</b>	<b>103.0%</b>

**January thru September 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$76,915,568	\$90,151,384	-14.68%
Avg Sold Price	\$1,780,031	\$1,449,927	22.77%
Median Sold Price	\$1,400,000	\$1,350,000	3.70%
Units Sold	43	67	-35.82%
Avg Days on Market	25	17	47.06%
Avg List Price for Solds	\$1,788,734	\$1,345,543	32.94%
Avg SP to OLP Ratio	103.0%	106.3%	-3.11%
Ratio of Avg SP to Avg OLP	98.9%	106.8%	-7.41%
Attached Avg Sold Price	\$531,176	\$906,200	-41.38%
Detached Avg Sold Price	\$1,944,353	\$1,606,772	21.01%
Attached Units Sold	5	15	-66.67%
Detached Units Sold	38	52	-26.92%

**Financing (Sold)**

Assumption	0
Cash	10
Conventional	30
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	4
1 to 10	21
11 to 20	4
21 to 30	0
31 to 60	8
61 to 90	3
91 to 120	0
121 to 180	2
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**

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	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	1	1	0	0	0	0	0
\$1M to \$2,499,999	1	0	15	0	19	0	0	3	1	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>1</b>	<b>22</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>0</b>
Avg Sold Price	\$1,200,000	\$0	\$1,320,200	\$980,000	\$2,403,747	\$0	\$418,970			
Prev Year - Avg Sold Price	\$1,170,000	\$0	\$1,344,088	\$1,026,000	\$1,828,422	\$1,740,000	\$747,000			
Avg Sold % Change	2.56%	0.00%	-1.78%	-4.48%	31.47%	0.00%	-43.91%			
Prev Year - # of Solds	5	0	17	5	30	1	9			

**Active Detail**

**September 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****4**

**100.0%**  
 from Aug 2023: **2**  
**-66.7%**  
 from Sep 2022: **12**

YTD	2023	2022	+/-
	<b>54</b>	<b>82</b>	<b>-34.1%</b>

5-year Sep average: **11****New Pendings****4**

**100.0%**  
 from Aug 2023: **2**  
**-42.9%**  
 from Sep 2022: **7**

YTD	2023	2022	+/-
	<b>47</b>	<b>72</b>	<b>-34.7%</b>

5-year Sep average: **8****Closed Sales****0**

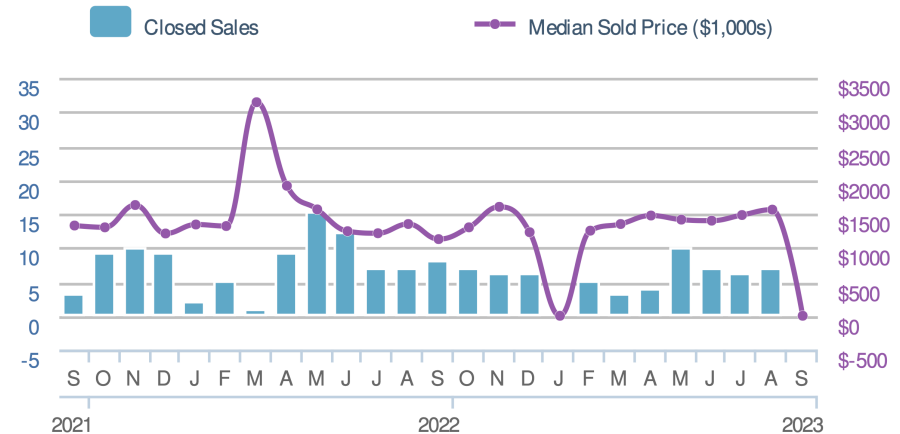
**-100.0%**  
 from Aug 2023: **7**  
**-100.0%**  
 from Sep 2022: **8**

YTD	2023	2022	+/-
	<b>43</b>	<b>67</b>	<b>-35.8%</b>

5-year Sep average: **4****Median Sold Price****\$0**

**-100.0%**  
 from Aug 2023: **\$1,559,000**  
**-100.0%**  
 from Sep 2022: **\$1,125,500**

YTD	2023	2022	+/-
	<b>\$1,400,000</b>	<b>\$1,350,000</b>	<b>3.7%</b>

5-year Sep average: **\$942,562****Active Listings****5**

5  
  
 Min 5 Max 12  
 5-year Sep average: **8**

Aug 2023	Sep 2022
<b>3</b>	<b>9</b>

**Avg DOM****0**

0  
  
 Min 0 Max 17  
 5-year Sep average: **8**

Aug 2023	Sep 2022	YTD
<b>38</b>	<b>12</b>	<b>25</b>

**Avg Sold to OLP Ratio****0.0%**

0.0%  
  
 Min 0.0% Max 116.6%  
 5-year Sep average: **85.2%**

Aug 2023	Sep 2022	YTD
<b>97.5%</b>	<b>102.1%</b>	<b>103.0%</b>

**January thru October 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$86,574,568	\$99,090,384	-12.63%
Avg Sold Price	\$1,725,026	\$1,420,285	21.46%
Median Sold Price	\$1,415,500	\$1,317,750	7.42%
Units Sold	50	75	-33.33%
Avg Days on Market	25	16	56.25%
Avg List Price for Solds	\$1,731,491	\$1,321,205	31.05%
Avg SP to OLP Ratio	102.4%	106.0%	-3.38%
Ratio of Avg SP to Avg OLP	98.9%	106.7%	-7.28%
Attached Avg Sold Price	\$755,735	\$851,661	-11.26%
Detached Avg Sold Price	\$1,909,653	\$1,586,951	20.33%
Attached Units Sold	8	17	-52.94%
Detached Units Sold	42	58	-27.59%

**Financing (Sold)**

Assumption	0
Cash	13
Conventional	34
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	4
1 to 10	26
11 to 20	4
21 to 30	0
31 to 60	9
61 to 90	3
91 to 120	1
121 to 180	2
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**

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	3	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	1	1	0	0	0	0	0
\$1M to \$2,499,999	2	0	15	0	22	1	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>0</b>	<b>15</b>	<b>1</b>	<b>25</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>1</b>
Avg Sold Price	\$1,205,000	\$0	\$1,320,200	\$980,000	\$2,319,698	\$2,365,000	\$450,147			
Prev Year - Avg Sold Price	\$1,170,000	\$0	\$1,317,605	\$1,026,000	\$1,798,784	\$1,740,000	\$691,659			
Avg Sold % Change	2.99%	0.00%	0.20%	-4.48%	28.96%	35.92%	-34.92%			
Prev Year - # of Solds	5	0	19	5	34	1	11			

**Active Detail**

**October 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****7****↑75.0%**from Sep 2023:  
4**↓-12.5%**from Oct 2022:  
8

YTD	2023	2022	+/-
	<b>63</b>	<b>90</b>	-30.0%

5-year Oct average: 9

**New Pendings****7****↑75.0%**from Sep 2023:  
4**↓-22.2%**from Oct 2022:  
9

YTD	2023	2022	+/-
	<b>54</b>	<b>80</b>	-32.5%

5-year Oct average: 10

**Closed Sales****7****↔0.0%**from Sep 2023:  
0**↔0.0%**from Oct 2022:  
7

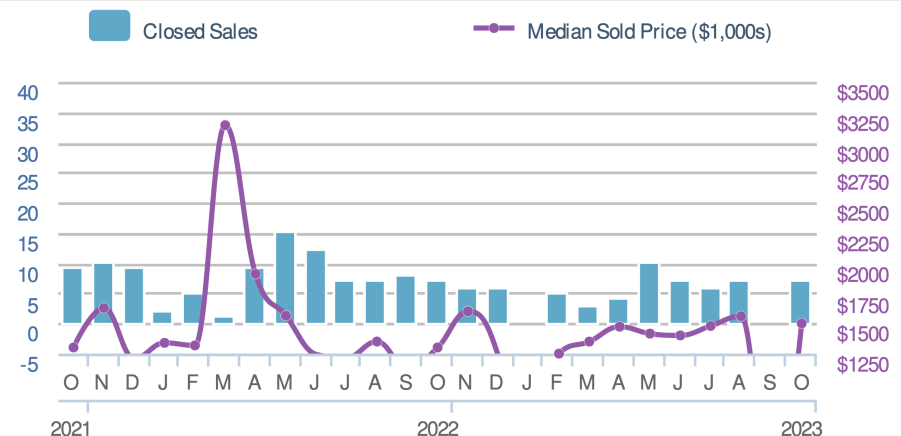
YTD	2023	2022	+/-
	<b>50</b>	<b>75</b>	-33.3%

5-year Oct average: 9

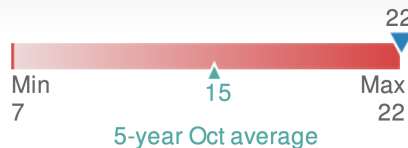
**Median Sold Price****\$1,500,000****↔0.0%**from Sep 2023:  
\$0**↑15.4%**from Oct 2022:  
\$1,300,000

YTD	2023	2022	+/-
	<b>\$1,415,500</b>	<b>\$1,317,750</b>	7.4%

5-year Oct average: \$1,344,000

**Active Listings****7**

Sep 2023	Oct 2022
5	4

**Avg DOM****22**

Sep 2023	Oct 2022	YTD
0	8	25

**Avg Sold to OLP Ratio****98.9%**

Sep 2023	Oct 2022	YTD
0.0%	103.9%	102.4%



**January thru November 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$91,692,568	\$108,412,090	-15.42%
Avg Sold Price	\$1,695,432	\$1,434,527	18.19%
Median Sold Price	\$1,400,000	\$1,350,000	3.70%
Units Sold	54	81	-33.33%
Avg Days on Market	24	16	50.00%
Avg List Price for Solds	\$1,698,010	\$1,338,420	26.87%
Avg SP to OLP Ratio	102.5%	105.7%	-3.02%
Ratio of Avg SP to Avg OLP	99.1%	106.3%	-6.79%
Attached Avg Sold Price	\$755,735	\$893,855	-15.45%
Detached Avg Sold Price	\$1,858,857	\$1,600,216	16.16%
Attached Units Sold	8	19	-57.89%
Detached Units Sold	46	62	-25.81%

**Financing (Sold)**

Assumption	0
Cash	13
Conventional	38
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	4
1 to 10	29
11 to 20	4
21 to 30	0
31 to 60	9
61 to 90	4
91 to 120	1
121 to 180	2
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	3	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	1	0	0	0	0	0
\$1M to \$2,499,999	2	0	17	0	23	1	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
<b>Total</b>	3	0	17	1	26	1	6	6	0	0
Avg Sold Price	\$1,119,666	\$0	\$1,313,352	\$980,000	\$2,300,825	\$2,365,000	\$450,147			
Prev Year - Avg Sold Price	\$1,170,000	\$0	\$1,317,605	\$1,019,166	\$1,798,129	\$1,630,000	\$691,659			
Avg Sold % Change	-4.30%	0.00%	-0.32%	-3.84%	27.96%	45.09%	-34.92%			
Prev Year - # of Solds	5	0	19	6	38	2	11			

**November 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****2**

**-71.4%**  
 from Oct 2023: **7**  
**-66.7%**  
 from Nov 2022: **6**

YTD	2023	2022	+/-
	<b>65</b>	<b>96</b>	-32.3%

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

**-57.1%**  
 from Oct 2023: **7**  
**-25.0%**  
 from Nov 2022: **4**

YTD	2023	2022	+/-
	<b>57</b>	<b>84</b>	-32.1%

5-year Nov average: **5****Closed Sales****4**

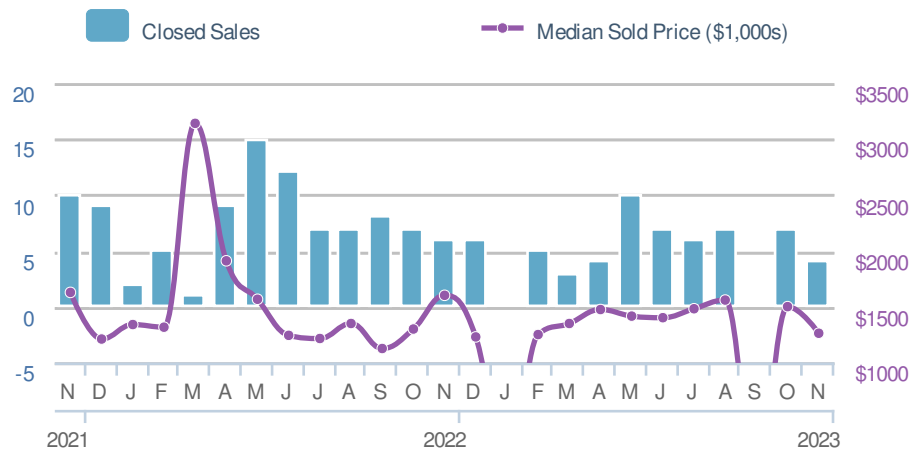
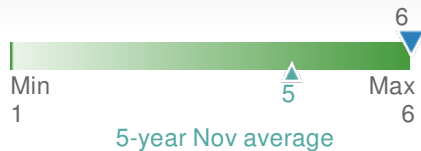
**-42.9%**  
 from Oct 2023: **7**  
**-33.3%**  
 from Nov 2022: **6**

YTD	2023	2022	+/-
	<b>54</b>	<b>81</b>	-33.3%

5-year Nov average: **7****Median Sold Price****\$1,262,000**

**-15.9%**  
 from Oct 2023: **\$1,500,000**  
**-21.2%**  
 from Nov 2022: **\$1,601,388**

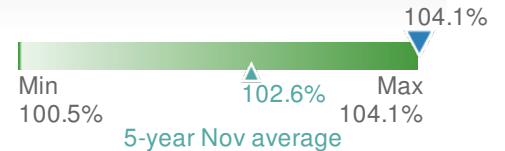
YTD	2023	2022	+/-
	<b>\$1,400,000</b>	<b>\$1,350,000</b>	3.7%

5-year Nov average: **\$1,331,478****Active Listings****6**

Oct 2023	Nov 2022
<b>7</b>	<b>4</b>

**Avg DOM****20**

Oct 2023	Nov 2022	YTD
<b>22</b>	<b>23</b>	<b>24</b>

**Avg Sold to OLP Ratio****104.1%**

Oct 2023	Nov 2022	YTD
<b>98.9%</b>	<b>102.5%</b>	<b>102.5%</b>

**January thru December 2023 YTD**

American University Park, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$104,451,567	\$115,354,890	-9.45%
Avg Sold Price	\$1,703,005	\$1,422,219	19.74%
Median Sold Price	\$1,400,000	\$1,350,000	3.70%
Units Sold	61	87	-29.89%
Avg Days on Market	24	17	41.18%
Avg List Price for Solds	\$1,712,320	\$1,325,918	29.14%
Avg SP to OLP Ratio	101.7%	105.6%	-3.66%
Ratio of Avg SP to Avg OLP	98.7%	106.3%	-7.19%
Attached Avg Sold Price	\$745,098	\$886,102	-15.91%
Detached Avg Sold Price	\$1,868,797	\$1,592,802	17.33%
Attached Units Sold	9	21	-57.14%
Detached Units Sold	52	66	-21.21%

**Financing (Sold)**

Assumption	0
Cash	16
Conventional	42
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	5
1 to 10	31
11 to 20	5
21 to 30	0
31 to 60	12
61 to 90	4
91 to 120	1
121 to 180	2
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	3	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	1	0	0	1	1	0	0	0	0	0
\$1M to \$2,499,999	2	0	19	0	26	1	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
<b>Total</b>	3	0	19	1	30	1	7	1	0	0
Avg Sold Price	\$1,119,666	\$0	\$1,290,105	\$980,000	\$2,310,215	\$2,365,000	\$480,126			
Prev Year - Avg Sold Price	\$1,170,000	\$0	\$1,337,227	\$967,487	\$1,791,177	\$1,630,000	\$691,659			
Avg Sold % Change	-4.30%	0.00%	-3.52%	1.29%	28.98%	45.09%	-30.58%			
Prev Year - # of Solds	5	0	22	8	39	2	11			

**December 2023**

American University Park, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****1** **-50.0%**from Nov 2023:  
**2** **0.0%**from Dec 2022:  
**0**

YTD	2023	2022	+/-
	<b>66</b>	<b>96</b>	<b>-31.3%</b>

5-year Dec average: **4****New Pendings****3** **0.0%**from Nov 2023:  
**3** **200.0%**from Dec 2022:  
**1**

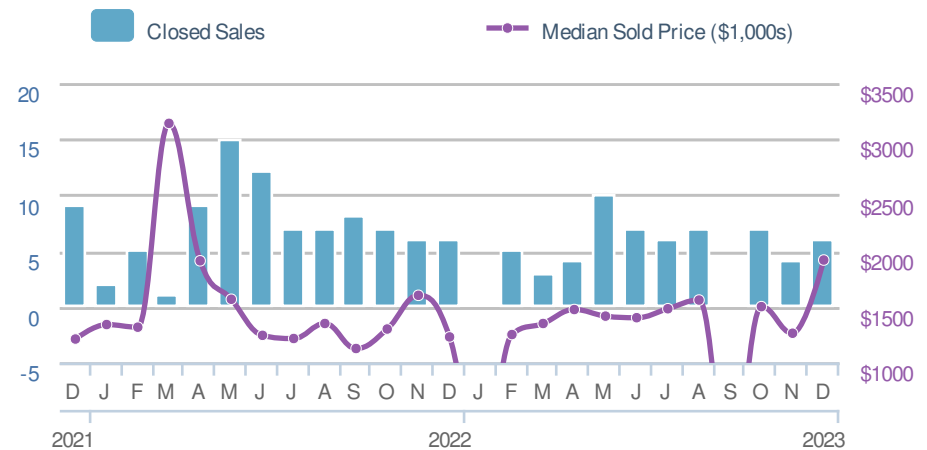
YTD	2023	2022	+/-
	<b>61</b>	<b>85</b>	<b>-28.2%</b>

5-year Dec average: **3****Closed Sales****6** **50.0%**from Nov 2023:  
**4** **0.0%**from Dec 2022:  
**6**

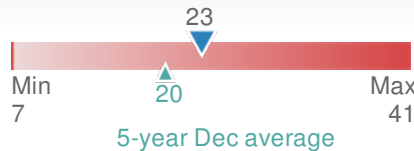
YTD	2023	2022	+/-
	<b>61</b>	<b>87</b>	<b>-29.9%</b>

5-year Dec average: **7****Median Sold Price****\$1,917,500** **51.9%**from Nov 2023:  
**\$1,262,000** **55.9%**from Dec 2022:  
**\$1,229,750**

YTD	2023	2022	+/-
	<b>\$1,400,000</b>	<b>\$1,350,000</b>	<b>3.7%</b>

5-year Dec average: **\$1,394,350****Active Listings****1**

Nov 2023	Dec 2022
<b>6</b>	<b>2</b>

**Avg DOM****23**

Nov 2023	Dec 2022	YTD
<b>20</b>	<b>22</b>	<b>24</b>

**Avg Sold to OLP Ratio****95.0%**

Nov 2023	Dec 2022	YTD
<b>104.1%</b>	<b>104.1%</b>	<b>101.7%</b>