

January thru January 2026 YTD

American University Park, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$6,570,000	\$4,049,000	62.26%
Avg Sold Price	\$1,590,000	\$1,330,000	19.55%
Median Sold Price	\$1,505,000	\$1,570,000	-4.14%
Units Sold	4	3	33.33%
Avg Days on Market	15	20	-25.00%
Avg List Price for Solds	\$1,642,500	\$1,349,666	21.70%
Avg SP to OLP Ratio	97.0%	101.2%	-4.13%
Ratio of Avg SP to Avg OLP	96.8%	96.8%	0.05%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,590,000	\$1,330,000	19.55%
Attached Units Sold	0	0	0%
Detached Units Sold	4	3	33.33%

Financing (Sold)

Assumption	0
Cash	0
Conventional	4
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	1
31 to 60	1
61 to 90	0
91 to 120	0
121 to 180	0
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	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	2
\$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	3	0	0	0	1	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	1	0	3	0	0	3	1	2
Avg Sold Price	\$0	\$0	\$1,360,000	\$0	\$1,666,666	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,330,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	25.31%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	3	0	0			

January 2026

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****1**

 **-50.0%**
 from Dec 2025: **2**

 **-75.0%**
 from Jan 2025: **4**

YTD	2026	2025	+/-
	1	4	-75.0%

5-year Jan average: **3****New Pendings****1**

 **-75.0%**
 from Dec 2025: **4**

 **-80.0%**
 from Jan 2025: **5**

YTD	2026	2025	+/-
	1	5	-80.0%

5-year Jan average: **3****Closed Sales****4**

 **33.3%**
 from Dec 2025: **3**

 **33.3%**
 from Jan 2025: **3**

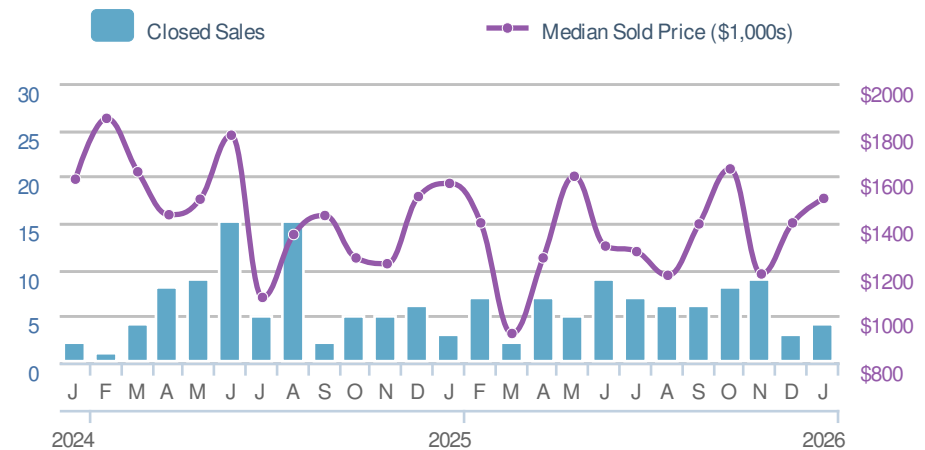
YTD	2026	2025	+/-
	4	3	33.3%

5-year Jan average: **2****Median Sold Price****\$1,505,000**

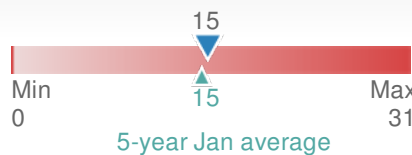
 **7.5%**
 from Dec 2025: **\$1,400,000**

 **-4.1%**
 from Jan 2025: **\$1,570,000**

YTD	2026	2025	+/-
	\$1,505,000	\$1,570,000	-4.1%

5-year Jan average: **\$1,200,700****Active Listings****6**

Dec 2025	Jan 2025
3	6

Avg DOM**15**

Dec 2025	Jan 2025	YTD
25	20	15

Avg Sold to OLP Ratio**97.0%**

Dec 2025	Jan 2025	YTD
97.1%	101.2%	97.0%

January thru February 2026 YTD

American University Park, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$7,319,000	\$12,729,400	-42.50%
Avg Sold Price	\$1,414,000	\$1,277,290	10.70%
Median Sold Price	\$1,360,000	\$1,402,500	-3.03%
Units Sold	5	10	-50.00%
Avg Days on Market	24	12	100.00%
Avg List Price for Solds	\$1,463,800	\$1,272,940	14.99%
Avg SP to OLP Ratio	93.9%	102.4%	-8.24%
Ratio of Avg SP to Avg OLP	95.0%	99.8%	-4.72%
Attached Avg Sold Price	\$710,000	\$531,633	33.55%
Detached Avg Sold Price	\$1,590,000	\$1,596,857	-0.43%
Attached Units Sold	1	3	-66.67%
Detached Units Sold	4	7	-42.86%

Financing (Sold)

Assumption	0
Cash	0
Conventional	5
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	1
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	0
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	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	1	0	3	0	0	2	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	1	3	0	0	4	1	1
Avg Sold Price	\$0	\$0	\$1,360,000	\$710,000	\$1,666,666	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,405,000	\$0	\$1,628,833	\$0	\$531,633			
Avg Sold % Change	0.00%	0.00%	-3.20%	0.00%	2.32%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	6	0	3			

February 2026

American University Park, Washington, DC

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

100.0%
 from Jan 2026: **1**
-50.0%
 from Feb 2025: **4**

YTD	2026	2025	+/-
	7	11	-36.4%

5-year Feb average: **4****New Pendings****3**

200.0%
 from Jan 2026: **1**
-50.0%
 from Feb 2025: **6**

YTD	2026	2025	+/-
	4	11	-63.6%

5-year Feb average: **3****Closed Sales****1**

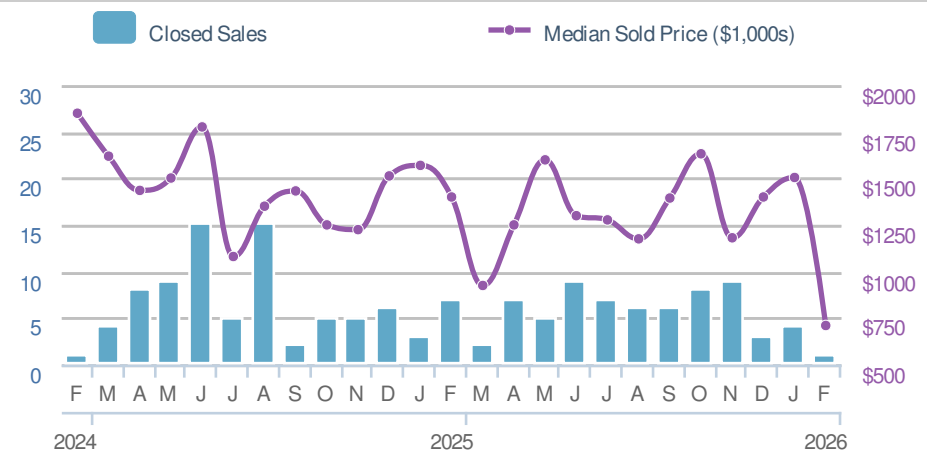
-75.0%
 from Jan 2026: **4**
-85.7%
 from Feb 2025: **7**

YTD	2026	2025	+/-
	5	10	-50.0%

5-year Feb average: **4****Median Sold Price****\$710,000**

-52.8%
 from Jan 2026: **\$1,505,000**
-49.3%
 from Feb 2025: **\$1,400,000**

YTD	2026	2025	+/-
	\$1,360,000	\$1,402,500	-3.0%

5-year Feb average: **\$1,305,550****Active Listings****6**

Min 4
 6
 Max 8
 5-year Feb average

Jan 2026	Feb 2025
6	6

Avg DOM**59**

Min 0
 29
 Max 59
 5-year Feb average

Jan 2026	Feb 2025	YTD
15	9	24

Avg Sold to OLP Ratio**81.7%**

81.7%
 Min 81.7%
 98.1%
 Max 106.8%
 5-year Feb average

Jan 2026	Feb 2025	YTD
97.0%	102.9%	93.9%

January thru March 2026 YTD

American University Park, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$14,027,900	\$14,604,400	-3.95%
Avg Sold Price	\$1,540,000	\$1,218,575	26.38%
Median Sold Price	\$1,560,000	\$1,400,000	11.43%
Units Sold	9	12	-25.00%
Avg Days on Market	16	15	6.67%
Avg List Price for Solds	\$1,558,655	\$1,217,033	28.07%
Avg SP to OLP Ratio	97.2%	101.5%	-4.30%
Ratio of Avg SP to Avg OLP	98.0%	99.6%	-1.66%
Attached Avg Sold Price	\$582,500	\$511,225	13.94%
Detached Avg Sold Price	\$1,813,571	\$1,572,250	15.35%
Attached Units Sold	2	4	-50.00%
Detached Units Sold	7	8	-12.50%

Financing (Sold)

Assumption	0
Cash	0
Conventional	9
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	1
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	0
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	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	4	0	0	6	0	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	2	1	5	0	1	9	0	2
Avg Sold Price	\$0	\$0	\$1,467,500	\$710,000	\$1,952,000	\$0	\$455,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,402,500	\$0	\$1,628,833	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	4.63%	0.00%	19.84%	0.00%	-11.00%			
Prev Year - # of Solds	0	0	2	0	6	0	4			

March 2026

American University Park, Washington, DC

New Listings**10****↑ 400.0%**from Feb 2026:
2**↑ 25.0%**from Mar 2025:
8

YTD	2026	2025	+/-
	19	19	0.0%

5-year Mar average: **8****New Pendings****8****↑ 166.7%**from Feb 2026:
3**↑ 100.0%**from Mar 2025:
4

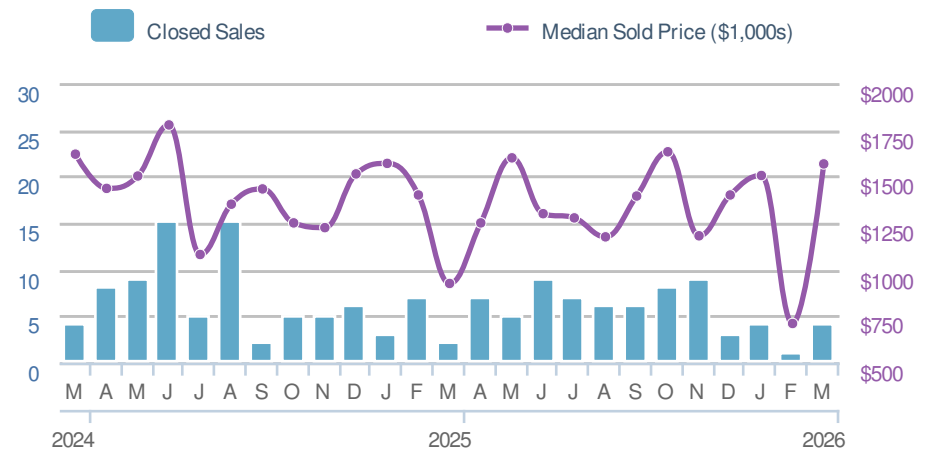
YTD	2026	2025	+/-
	13	16	-18.8%

5-year Mar average: **8****Closed Sales****4****↑ 300.0%**from Feb 2026:
1**↑ 100.0%**from Mar 2025:
2

YTD	2026	2025	+/-
	9	12	-25.0%

5-year Mar average: **3****Median Sold Price****\$1,567,500****↑ 120.8%**from Feb 2026:
\$710,000**↑ 69.5%**from Mar 2025:
\$925,000

YTD	2026	2025	+/-
	\$1,560,000	\$1,400,000	11.4%

5-year Mar average: **\$1,720,500****Active Listings****11**

Feb 2026	Mar 2025
6	8

Avg DOM**6**

Feb 2026	Mar 2025	YTD
59	30	16

Avg Sold to OLP Ratio**101.2%**

Feb 2026	Mar 2025	YTD
81.7%	97.4%	97.2%

January thru April 2026 YTD

American University Park, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$23,357,900	\$25,317,400	-7.74%
Avg Sold Price	\$1,553,433	\$1,322,021	17.50%
Median Sold Price	\$1,510,000	\$1,388,000	8.79%
Units Sold	15	19	-21.05%
Avg Days on Market	12	17	-29.41%
Avg List Price for Solds	\$1,557,193	\$1,332,494	16.86%
Avg SP to OLP Ratio	98.8%	99.9%	-1.09%
Ratio of Avg SP to Avg OLP	99.3%	97.8%	1.51%
Attached Avg Sold Price	\$582,500	\$511,225	13.94%
Detached Avg Sold Price	\$1,702,807	\$1,538,233	10.70%
Attached Units Sold	2	4	-50.00%
Detached Units Sold	13	15	-13.33%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	2
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	0
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	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	1	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	5	0	7	0	0	5	4	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	5	1	8	0	1	10	4	2
Avg Sold Price	\$0	\$0	\$1,448,500	\$710,000	\$1,861,750	\$0	\$455,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,263,600	\$0	\$1,675,550	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	14.63%	0.00%	11.11%	0.00%	-11.00%			
Prev Year - # of Solds	0	0	5	0	10	0	4			

April 2026

American University Park, Washington, DC

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

↑ **30.0%**
from Mar 2026:
10

↑ **116.7%**
from Apr 2025:
6

YTD	2026	2025	+/-
	36	29	24.1%

5-year Apr average: **9****New Pendings****10**

↑ **25.0%**
from Mar 2026:
8

↑ **25.0%**
from Apr 2025:
8

YTD	2026	2025	+/-
	23	25	-8.0%

5-year Apr average: **10****Closed Sales****6**

↑ **50.0%**
from Mar 2026:
4

↓ **-14.3%**
from Apr 2025:
7

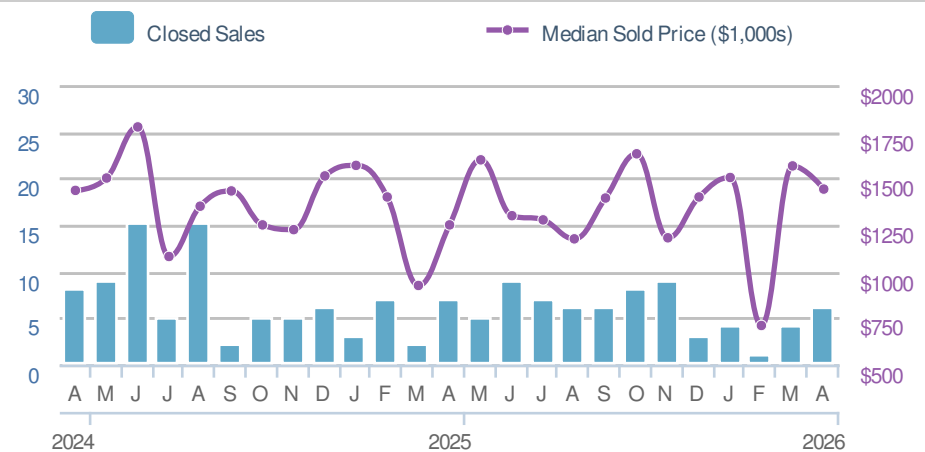
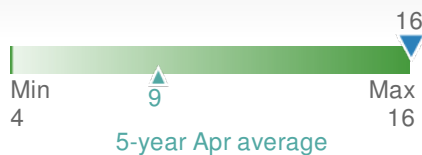
YTD	2026	2025	+/-
	15	19	-21.1%

5-year Apr average: **7****Median Sold Price****\$1,442,500**

↓ **-8.0%**
from Mar 2026:
\$1,567,500

↑ **15.4%**
from Apr 2025:
\$1,250,000

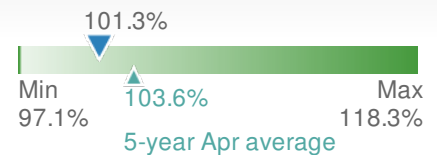
YTD	2026	2025	+/-
	\$1,510,000	\$1,388,000	8.8%

5-year Apr average: **\$1,502,260****Active Listings****16**

Mar 2026	Apr 2025
11	8

Avg DOM**6**

Mar 2026	Apr 2025	YTD
6	21	12

Avg Sold to OLP Ratio**101.3%**

Mar 2026	Apr 2025	YTD
101.2%	97.1%	98.8%

January thru May 2026 YTD

American University Park, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$43,716,900	\$33,112,400	32.03%
Avg Sold Price	\$1,526,172	\$1,373,391	11.12%
Median Sold Price	\$1,425,000	\$1,394,000	2.22%
Units Sold	29	24	20.83%
Avg Days on Market	9	15	-40.00%
Avg List Price for Solds	\$1,507,479	\$1,379,683	9.26%
Avg SP to OLP Ratio	100.9%	100.0%	0.89%
Ratio of Avg SP to Avg OLP	101.0%	98.4%	2.57%
Attached Avg Sold Price	\$657,250	\$511,225	28.56%
Detached Avg Sold Price	\$1,665,200	\$1,545,825	7.72%
Attached Units Sold	4	4	0.00%
Detached Units Sold	25	20	25.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	25
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	20
11 to 20	3
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	1
121 to 180	0
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	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	1	0	0	0	0	0	1
\$800K to \$999,999	0	0	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	7	1	15	0	0	4	2	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	8	2	17	0	2	9	2	2
Avg Sold Price	\$0	\$0	\$1,404,312	\$887,500	\$1,787,970	\$0	\$427,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,306,142	\$0	\$1,674,884	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	7.52%	0.00%	6.75%	0.00%	-16.48%			
Prev Year - # of Solds	0	0	7	0	13	0	4			

Active Detail

May 2026

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****9****↓ -30.8%**from Apr 2026:
13**↑ 12.5%**from May 2025:
8

YTD	2026	2025	+/-
	46	38	21.1%

5-year May average: **9****New Pendings****13****↑ 30.0%**from Apr 2026:
10**↑ 85.7%**from May 2025:
7

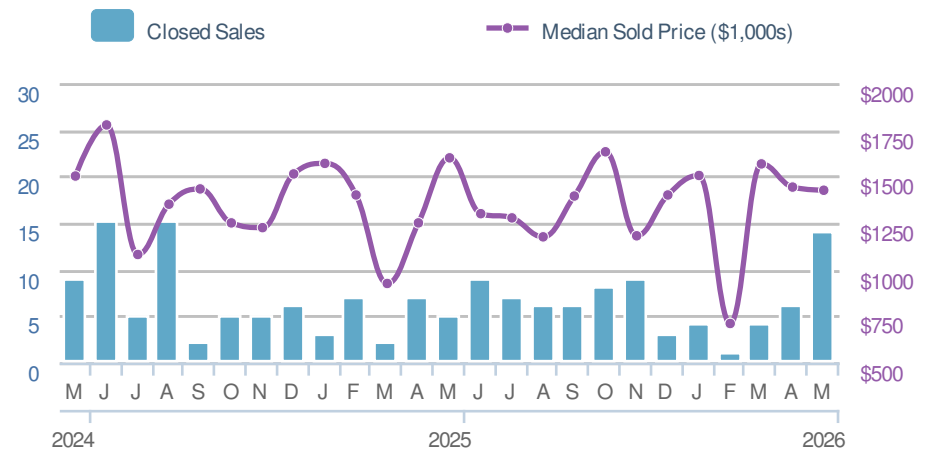
YTD	2026	2025	+/-
	36	31	16.1%

5-year May average: **10****Closed Sales****14****↑ 133.3%**from Apr 2026:
6**↑ 180.0%**from May 2025:
5

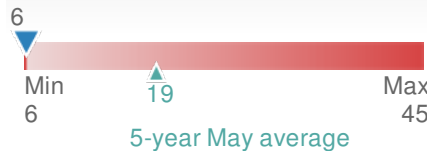
YTD	2026	2025	+/-
	29	24	20.8%

5-year May average: **11****Median Sold Price****\$1,425,000****↓ -1.2%**from Apr 2026:
\$1,442,500**↓ -10.9%**from May 2025:
\$1,600,000

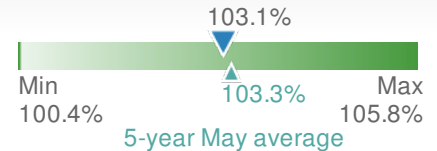
YTD	2026	2025	+/-
	\$1,425,000	\$1,394,000	2.2%

5-year May average: **\$1,501,500****Active Listings****13**

Apr 2026	May 2025
16	10

Avg DOM**6**

Apr 2026	May 2025	YTD
6	8	9

Avg Sold to OLP Ratio**103.1%**

Apr 2026	May 2025	YTD
101.3%	100.4%	100.9%

January thru June 2026 YTD

American University Park, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$65,851,800	\$47,976,400	37.26%
Avg Sold Price	\$1,577,119	\$1,451,118	8.68%
Median Sold Price	\$1,505,000	\$1,388,000	8.43%
Units Sold	42	33	27.27%
Avg Days on Market	12	14	-14.29%
Avg List Price for Solds	\$1,567,900	\$1,453,830	7.85%
Avg SP to OLP Ratio	100.5%	99.5%	1.03%
Ratio of Avg SP to Avg OLP	100.3%	98.1%	2.23%
Attached Avg Sold Price	\$1,113,166	\$590,980	88.36%
Detached Avg Sold Price	\$1,654,444	\$1,604,714	3.10%
Attached Units Sold	6	5	20.00%
Detached Units Sold	36	28	28.57%

Financing (Sold)

Assumption	0
Cash	8
Conventional	33
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	27
11 to 20	3
21 to 30	2
31 to 60	4
61 to 90	1
91 to 120	2
121 to 180	1
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	1	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	9	1	24	2	0	4	1	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	10	2	26	2	2	8	1	2
Avg Sold Price	\$0	\$0	\$1,368,950	\$887,500	\$1,764,250	\$2,025,000	\$427,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,306,708	\$910,000	\$1,828,218	\$0	\$511,225			
Avg Sold % Change	0.00%	0.00%	4.76%	-2.47%	-3.50%	0.00%	-16.48%			
Prev Year - # of Solds	0	0	12	1	16	0	4			

June 2026

American University Park, Washington, DC

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

 **-55.6%**
 from May 2026:
9

 **-42.9%**
 from Jun 2025:
7

YTD	2026	2025	+/-
	53	47	12.8%

5-year Jun average: **9****New Pendings****6**

 **-53.8%**
 from May 2026:
13

 **-14.3%**
 from Jun 2025:
7

YTD	2026	2025	+/-
	42	38	10.5%

5-year Jun average: **8****Closed Sales****13**

 **-7.1%**
 from May 2026:
14

 **44.4%**
 from Jun 2025:
9

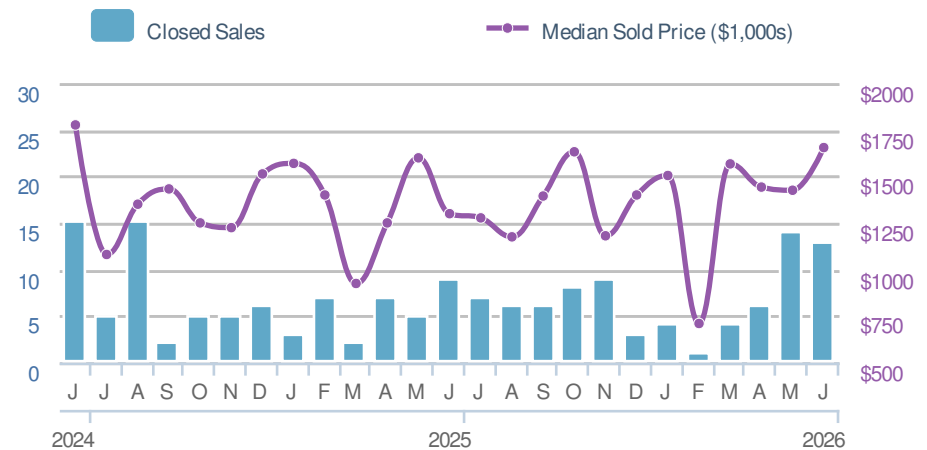
YTD	2026	2025	+/-
	42	33	27.3%

5-year Jun average: **11****Median Sold Price****\$1,655,000**

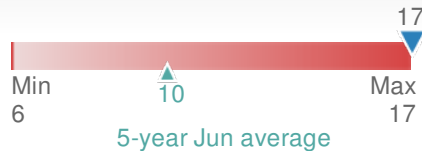
 **16.1%**
 from May 2026:
\$1,425,000

 **27.3%**
 from Jun 2025:
\$1,300,000

YTD	2026	2025	+/-
	\$1,505,000	\$1,388,000	8.4%

5-year Jun average: **\$1,475,000****Active Listings****11**

May 2026	Jun 2025
13	9

Avg DOM**17**

May 2026	Jun 2025	YTD
6	12	12

Avg Sold to OLP Ratio**99.6%**

May 2026	Jun 2025	YTD
103.1%	98.0%	100.5%

January thru July 2026 YTD

American University Park, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$71,621,800	\$58,795,300	21.82%
Avg Sold Price	\$1,562,211	\$1,430,958	9.17%
Median Sold Price	\$1,505,000	\$1,300,000	15.77%
Units Sold	46	41	12.20%
Avg Days on Market	14	16	-12.50%
Avg List Price for Solds	\$1,556,995	\$1,434,031	8.57%
Avg SP to OLP Ratio	99.9%	98.6%	1.35%
Ratio of Avg SP to Avg OLP	99.4%	97.4%	2.11%
Attached Avg Sold Price	\$1,027,000	\$757,842	35.52%
Detached Avg Sold Price	\$1,674,888	\$1,569,540	6.71%
Attached Units Sold	8	7	14.29%
Detached Units Sold	38	34	11.76%

Financing (Sold)

Assumption	0
Cash	8
Conventional	37
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	28
11 to 20	3
21 to 30	2
31 to 60	5
61 to 90	1
91 to 120	2
121 to 180	3
181 to 360	1
361 to 720	0
721+	0

Notes:

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

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	9	2	25	2	0	5	1	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	10	3	28	2	3	5	1	0
Avg Sold Price	\$0	\$0	\$1,368,950	\$975,000	\$1,784,151	\$2,025,000	\$413,666			
Prev Year - Avg Sold Price	\$0	\$0	\$1,282,525	\$1,030,000	\$1,796,131	\$1,200,000	\$511,225			
Avg Sold % Change	0.00%	0.00%	6.74%	-5.34%	-0.67%	68.75%	-19.08%			
Prev Year - # of Solds	0	0	15	2	19	1	4			

Active Detail

July 2026

American University Park, Washington, DC

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

 **-50.0%**
 **100.0%**

from Jun 2026: **4**
 from Jul 2025: **1**

YTD	2026	2025	+/-
	56	51	9.8%

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

 **-16.7%**
 **0.0%**

from Jun 2026: **6**
 from Jul 2025: **5**

YTD	2026	2025	+/-
	46	43	7.0%

5-year Jul average: **6****Closed Sales****4**

 **-69.2%**
 **-42.9%**

from Jun 2026: **13**
 from Jul 2025: **7**

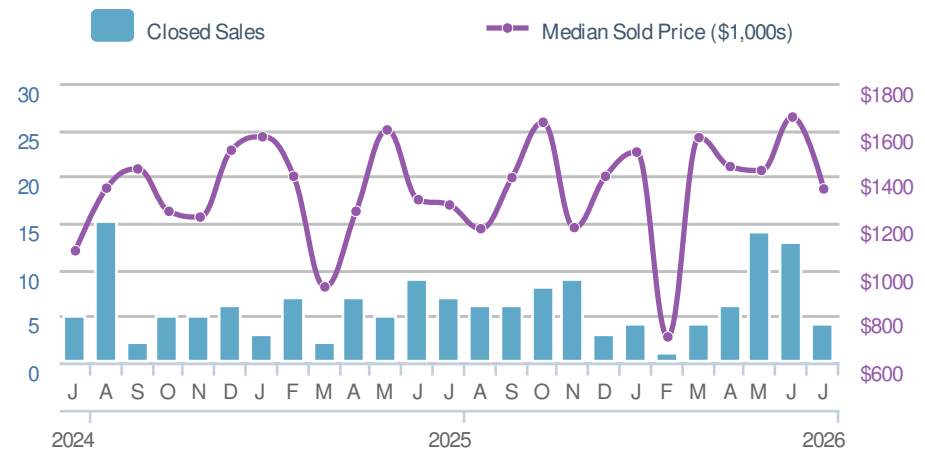
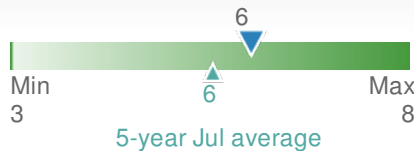
YTD	2026	2025	+/-
	46	41	12.2%

5-year Jul average: **6****Median Sold Price****\$1,346,000**

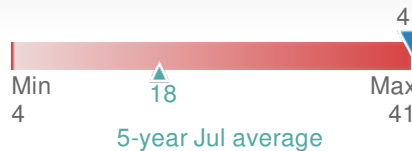
 **-18.7%**
 **5.4%**

from Jun 2026: **\$1,655,000**
 from Jul 2025: **\$1,277,385**

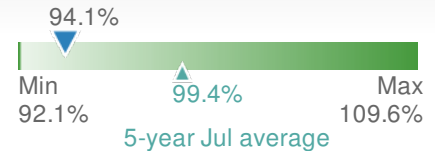
YTD	2026	2025	+/-
	\$1,505,000	\$1,300,000	15.8%

5-year Jul average: **\$1,279,677****Active Listings****6**

Jun 2026	Jul 2025
11	4

Avg DOM**41**

Jun 2026	Jul 2025	YTD
17	14	14

Avg Sold to OLP Ratio**94.1%**

Jun 2026	Jul 2025	YTD
99.6%	98.4%	99.9%

January thru August 2026 YTD

American University Park, Washington, DC (Advertised)

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

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

Financing (Sold)

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

Days on Market (Sold)

0	4
1 to 10	31
11 to 20	3
21 to 30	3
31 to 60	5
61 to 90	3
91 to 120	2
121 to 180	3
181 to 360	1
361 to 720	0
721+	0

Notes:

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

Sold Detail**Active Detail**

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	12	2	28	2	0	7	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	0	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	13	3	34	2	3	7	1	0
Avg Sold Price	\$0	\$0	\$1,324,192	\$975,000	\$2,099,507	\$2,025,000	\$413,666			
Prev Year - Avg Sold Price	\$1,054,000	\$0	\$1,269,875	\$1,030,000	\$1,797,452	\$1,200,000	\$587,980			
Avg Sold % Change	0.00%	0.00%	4.28%	-5.34%	16.80%	68.75%	-29.65%			
Prev Year - # of Solds	1	0	17	2	21	1	5			

August 2026

American University Park, Washington, DC

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

YTD	2026	2025	+/-
	66	58	13.8%

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

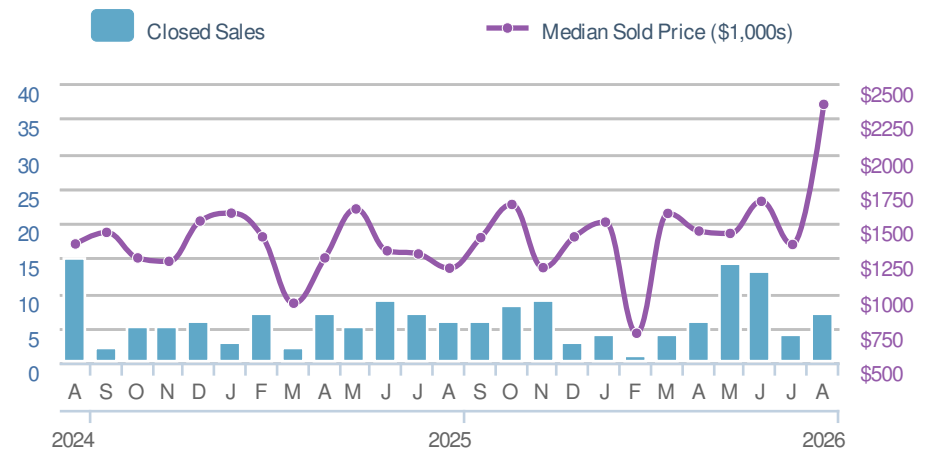
YTD	2026	2025	+/-
	52	49	6.1%

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

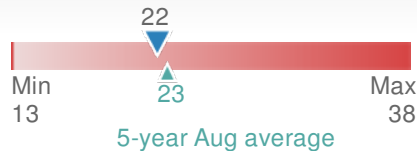
YTD	2026	2025	+/-
	55	47	17.0%

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

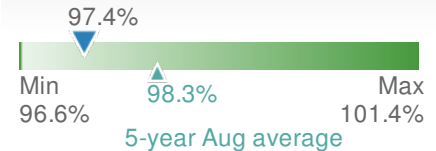
YTD	2026	2025	+/-
	\$1,542,000	\$1,287,500	19.8%

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

Jul 2026	Aug 2025
6	3

Avg DOM**22**

Jul 2026	Aug 2025	YTD
41	13	15

Avg Sold to OLP Ratio**97.4%**

Jul 2026	Aug 2025	YTD
94.1%	96.6%	99.6%