

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**

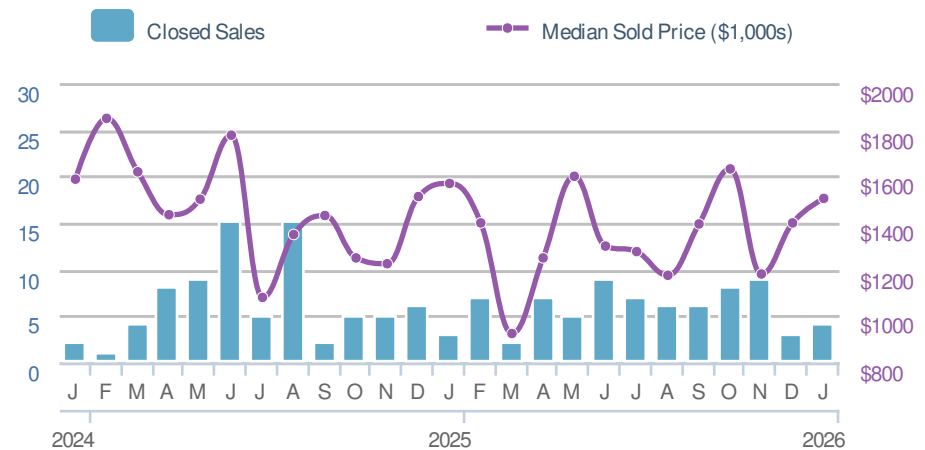
YTD	2026	2025	+/-
	4	3	33.3%

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

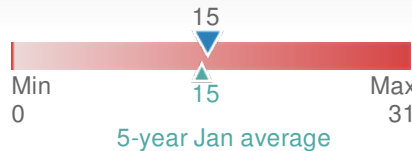
7.5%
 from Dec 2025: **\$1,400,000**

-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**

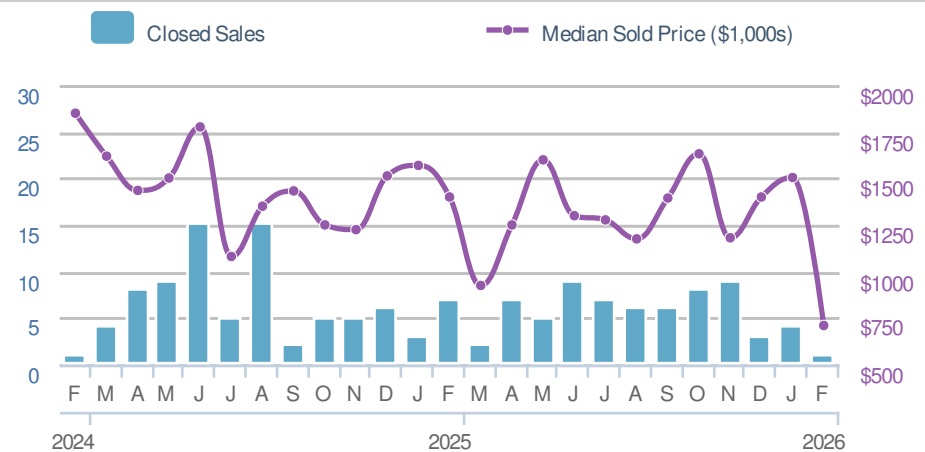
-75.0%
 from Jan 2026: **4**
-85.7%
 from Feb 2025: **7**

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%