

**January thru January 2025 YTD**

American University Park, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$4,049,000	\$3,099,999	30.61%
Avg Sold Price	\$1,330,000	\$1,588,500	-16.27%
Median Sold Price	\$1,570,000	\$1,588,500	-1.16%
Units Sold	3	2	50.00%
Avg Days on Market	20	31	-35.48%
Avg List Price for Solds	\$1,349,666	\$1,549,999	-12.92%
Avg SP to OLP Ratio	101.2%	103.5%	-2.26%
Ratio of Avg SP to Avg OLP	96.8%	102.5%	-5.59%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$1,330,000	\$1,588,500	-16.27%
Attached Units Sold	0	0	0%
Detached Units Sold	3	2	50.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	1
1 to 10	0
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	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						All	Active Listings			
	2 or Less BR		3 BR		4 or More BR			Attached	Residential		
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH			Detached	Attached/TH	
< \$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	0	0	0	0	0	0	0	
\$800K to \$999,999	0	0	0	0	1	0	0	0	0	0	
\$1M to \$2,499,999	0	0	0	0	2	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	0	0	3	0	0	4	1	1	
Avg Sold Price	\$0	\$0	\$0	\$0	\$1,330,000	\$0	\$0				
Prev Year - Avg Sold Price	\$0	\$0	\$1,177,000	\$0	\$2,000,000	\$0	\$0				
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-33.50%	0.00%	0.00%				
Prev Year - # of Solds	0	0	1	0	1	0	0				

## January 2025

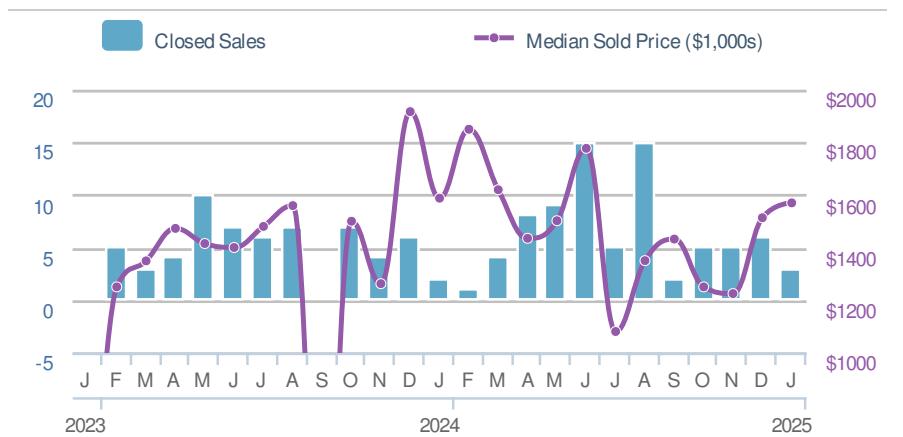
American University Park, Washington, DC

New Listings		4
 300.0%	 0.0%	
from Dec 2024: 1	from Jan 2024: 4	
YTD 2025 2024 +/-		
4	4	0.0%
5-year Jan average: 5		

New Pending		5
 400.0%	 400.0%	
from Dec 2024: 1	from Jan 2024: 1	
YTD 2025 2024 +/-		
5	1	400.0%
5-year Jan average: 4		

Closed Sales		3
 -50.0%	 50.0%	
from Dec 2024: 6	from Jan 2024: 2	
YTD 2025 2024 +/-		
3	2	50.0%
5-year Jan average: 2		

Median Sold Price		\$1,570,000
 3.7%	 -1.2%	
from Dec 2024: \$1,513,750	from Jan 2024: \$1,588,500	
YTD 2025 2024 +/-		
\$1,570,000	\$1,588,500	-1.2%
5-year Jan average: \$1,133,200		



Active Listings		6
Min 4	5	Max 6
5-year Jan average		
Dec 2024 2	Jan 2024 4	

Avg DOM		20
Min 0	36	Max 119
5-year Jan average		
Dec 2024 24	Jan 2024 31	YTD 20

Avg Sold to OLP Ratio		101.2%
Min 0.0%	80.7%	Max 103.5%
5-year Jan average		
Dec 2024 105.4%	Jan 2024 103.5%	YTD 101.2%

**January thru February 2025 YTD**

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	2025	2024	% Change
Sold Dollar Volume	\$12,729,400	\$4,949,999	157.16%
Avg Sold Price	\$1,277,290	\$1,675,666	-23.77%
Median Sold Price	\$1,402,500	\$1,850,000	-24.19%
Units Sold	10	3	233.33%
Avg Days on Market	12	21	-42.86%
Avg List Price for Solds	\$1,272,940	\$1,649,999	-22.85%
Avg SP to OLP Ratio	102.4%	102.3%	0.02%
Ratio of Avg SP to Avg OLP	99.8%	101.6%	-1.78%
Attached Avg Sold Price	\$531,633	\$0	0%
Detached Avg Sold Price	\$1,596,857	\$1,675,666	-4.70%
Attached Units Sold	3	0	0%
Detached Units Sold	7	3	133.33%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	1
1 to 10	5
11 to 20	1
21 to 30	2
31 to 60	1
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						All	Active Listings			
	2 or Less BR		3 BR		4 or More BR			Attached	Residential		
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH			Detached	Attached/TH	
< \$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	0	
\$500K to \$599,999	0	0	0	0	0	0	2	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	1	0	0	0	0	0	
\$1M to \$2,499,999	0	0	1	0	4	0	0	3	1	0	
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0	
\$5,000,000+	0	0	0	0	0	0	0	0	0	0	
Total	0	0	1	0	6	0	3	5	1	0	
Avg Sold Price	\$0	\$0	\$1,405,000	\$0	\$1,628,833	\$0	\$531,633				
Prev Year - Avg Sold Price	\$0	\$0	\$1,177,000	\$0	\$1,925,000	\$0	\$0				
Avg Sold % Change	0.00%	0.00%	19.37%	0.00%	-15.39%	0.00%	0.00%				
Prev Year - # of Solds	0	0	1	0	2	0	0				

**February 2025**

American University Park, Washington, DC

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New Listings		4
0.0%	-33.3%	
from Jan 2025: 4	from Feb 2024: 6	
YTD 2025 2024 +/-		
11	10	10.0%
5-year Feb average: 4		

New Pending		6
20.0%	200.0%	
from Jan 2025: 5	from Feb 2024: 2	
YTD 2025 2024 +/-		
11	3	266.7%
5-year Feb average: 3		

Closed Sales		7
133.3%	600.0%	
from Jan 2025: 3	from Feb 2024: 1	
YTD 2025 2024 +/-		
10	3	233.3%
5-year Feb average: 5		

Median Sold Price		\$1,400,000
-10.8%	-24.3%	
from Jan 2025: \$1,570,000	from Feb 2024: \$1,850,000	
YTD 2025 2024 +/-		
\$1,402,500	\$1,850,000	-24.2%
5-year Feb average: \$1,465,950		



Active Listings		6
Min 3	5	Max 8
5-year Feb average		
Jan 2025 6	Feb 2024 6	

Avg DOM		9
9	19	56
Min 0	5-year Feb average	Max 56

Avg Sold to OLP Ratio		102.9%
102.9%	102.9%	106.8%
Min 99.1%	5-year Feb average	Max 106.8%
Jan 2025 101.2%	Feb 2024 100.0%	YTD 102.4%

**January thru March 2025 YTD**

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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$14,604,400	\$10,993,999	32.84%
Avg Sold Price	\$1,218,575	\$1,631,714	-25.32%
Median Sold Price	\$1,400,000	\$1,840,000	-23.91%
Units Sold	12	7	71.43%
Avg Days on Market	15	16	-6.25%
Avg List Price for Solds	\$1,217,033	\$1,570,571	-22.51%
Avg SP to OLP Ratio	101.5%	105.0%	-3.31%
Ratio of Avg SP to Avg OLP	99.6%	102.0%	-2.37%
Attached Avg Sold Price	\$511,225	\$0	0%
Detached Avg Sold Price	\$1,572,250	\$1,631,714	-3.64%
Attached Units Sold	4	0	0%
Detached Units Sold	8	7	14.29%

**Financing (Sold)**

Assumption	0
Cash	5
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	2
1 to 10	5
11 to 20	1
21 to 30	2
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****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			Residential		Condo/Coop
Price Ranges	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	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	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	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	0	4	0	0	4	2	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	0	6	0	4	5	2	1
Avg Sold Price	\$0	\$0	\$1,402,500	\$0	\$1,628,833	\$0	\$511,225			
Prev Year - Avg Sold Price	\$0	\$0	\$1,191,000	\$0	\$1,808,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	17.76%	0.00%	-9.91%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	0	5	0	0			

**March 2025**

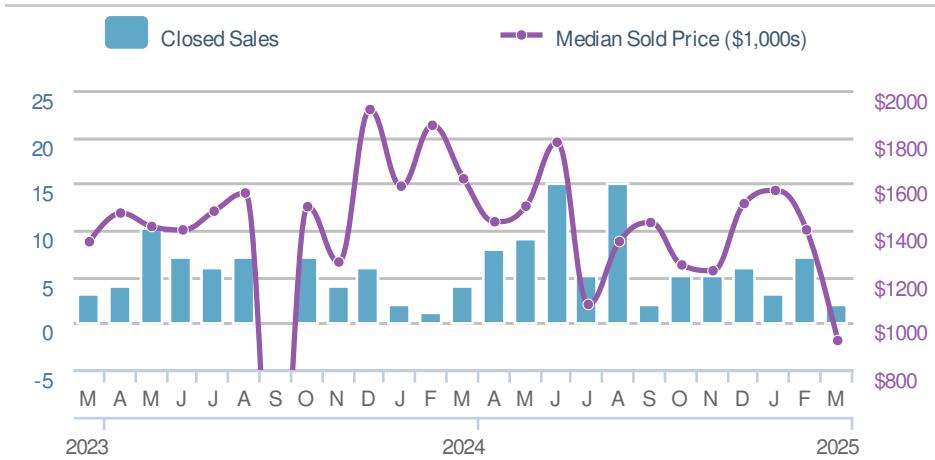
American University Park, Washington, DC

<b>New Listings</b>	<b>8</b>
▲ <b>100.0%</b> from Feb 2025: 4	▲ <b>60.0%</b> from Mar 2024: 5
YTD 2025 <b>19</b>	2024 <b>18</b> +/- 5.6%
5-year Mar average: <b>7</b>	

<b>New Pending</b>	<b>4</b>
▼ <b>-33.3%</b> from Feb 2025: 6	▼ <b>-50.0%</b> from Mar 2024: 8
YTD 2025 <b>16</b>	2024 <b>11</b> +/- 45.5%
5-year Mar average: <b>8</b>	

<b>Closed Sales</b>	<b>2</b>
▼ <b>-71.4%</b> from Feb 2025: 7	▼ <b>-50.0%</b> from Mar 2024: 4
YTD 2025 <b>12</b>	2024 <b>7</b> +/- 71.4%
5-year Mar average: <b>4</b>	

<b>Median Sold Price</b>	<b>\$925,000</b>
▼ <b>-33.9%</b> from Feb 2025: \$1,400,000	▼ <b>-42.9%</b> from Mar 2024: \$1,620,000
YTD 2025 <b>\$1,400,000</b> 2024 <b>\$1,840,000</b> +/- 23.9%	
5-year Mar average: <b>\$1,654,700</b>	



<b>Active Listings</b>	<b>8</b>
Min 1	5
5-year Mar average	
Feb 2025 <b>6</b>	Mar 2024 <b>7</b>

<b>Avg DOM</b>	<b>30</b>
Min 5	15
5-year Mar average	
Feb 2025 <b>9</b>	Mar 2024 <b>12</b>
YTD <b>15</b>	

<b>Avg Sold to OLP Ratio</b>	<b>97.4%</b>
Min 97.4%	103.4%
5-year Mar average	
Feb 2025 <b>102.9%</b>	Mar 2024 <b>107.0%</b>
YTD <b>101.5%</b>	

**January thru April 2025 YTD**

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	2025	2024	% Change
Sold Dollar Volume	\$25,317,400	\$21,245,499	19.17%
Avg Sold Price	\$1,322,021	\$1,463,266	-9.65%
Median Sold Price	\$1,388,000	\$1,550,000	-10.45%
Units Sold	19	15	26.67%
Avg Days on Market	17	19	-10.53%
Avg List Price for Solds	\$1,332,494	\$1,416,366	-5.92%
Avg SP to OLP Ratio	99.9%	103.5%	-3.43%
Ratio of Avg SP to Avg OLP	97.8%	102.0%	-4.18%
Attached Avg Sold Price	\$511,225	\$847,333	-39.67%
Detached Avg Sold Price	\$1,538,233	\$1,617,250	-4.89%
Attached Units Sold	4	3	33.33%
Detached Units Sold	15	12	25.00%

**Financing (Sold)**

Assumption	0
Cash	8
Conventional	11
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	2
1 to 10	10
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	2
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****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	4	0	7	0	0	3	1	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	5	0	10	0	4	6	1	1
Avg Sold Price	\$0	\$0	\$1,263,600	\$0	\$1,675,550	\$0	\$511,225			
Prev Year - Avg Sold Price	\$0	\$0	\$1,313,000	\$0	\$1,769,375	\$0	\$847,333			
Avg Sold % Change	0.00%	0.00%	-3.76%	0.00%	-5.30%	0.00%	-39.67%			
Prev Year - # of Solds	0	0	4	0	8	0	3			

**April 2025**

American University Park, Washington, DC

<b>New Listings</b>	<b>6</b>
↓ -25.0%	↓ -33.3%
from Mar 2025: 8	from Apr 2024: 9
YTD 2025 <b>29</b>	2024 <b>30</b> +/- -3.3%
5-year Apr average: 11	

<b>New Pending</b>	<b>8</b>
↑ 100.0%	↓ -20.0%
from Mar 2025: 4	from Apr 2024: 10
YTD 2025 <b>25</b>	2024 <b>21</b> +/- 19.0%
5-year Apr average: 11	

<b>Closed Sales</b>	<b>7</b>
↑ 250.0%	↓ -12.5%
from Mar 2025: 2	from Apr 2024: 8
YTD 2025 <b>19</b>	2024 <b>15</b> +/- 26.7%
5-year Apr average: 7	

<b>Median Sold Price</b>	<b>\$1,250,000</b>
↑ 35.1%	↓ -12.9%
from Mar 2025: \$925,000	from Apr 2024: \$1,435,000
YTD 2025 <b>\$1,388,000</b>	2024 <b>\$1,550,000</b> +/- -10.5%
5-year Apr average: \$1,484,310	



<b>Active Listings</b>	<b>8</b>
Min 4	7 ↑
Max 9	8 ↓
5-year Apr average	
Mar 2025 8	Apr 2024 9

<b>Avg DOM</b>	<b>21</b>
Min 7	18 ↑
Max 33	21 ↓
5-year Apr average	
Mar 2025 30	Apr 2024 22
YTD 17	

<b>Avg Sold to OLP Ratio</b>	<b>97.1%</b>
Min 97.1%	106.0% ↑
Max 118.3%	97.1% ↓
5-year Apr average	
Mar 2025 97.4%	Apr 2024 102.1%
YTD 99.9%	

## January thru May 2025 YTD

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## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$33,112,400	\$37,259,999	-11.13%
Avg Sold Price	\$1,373,391	\$1,597,375	-14.02%
Median Sold Price	\$1,394,000	\$1,526,000	-8.65%
Units Sold	24	24	0.00%
Avg Days on Market	15	16	-6.25%
Avg List Price for Solds	\$1,379,683	\$1,552,499	-11.13%
Avg SP to OLP Ratio	100.0%	103.3%	-3.23%
Ratio of Avg SP to Avg OLP	98.4%	102.0%	-3.52%
Attached Avg Sold Price	\$511,225	\$847,333	-39.67%
Detached Avg Sold Price	\$1,545,825	\$1,704,523	-9.31%
Attached Units Sold	4	3	33.33%
Detached Units Sold	20	21	-4.76%

## Financing (Sold)

Assumption	0
Cash	9
Conventional	15
FHA	0
Other	0
Owner	0
VA	0

## Days on Market (Sold)

0	2
1 to 10	13
11 to 20	3
21 to 30	2
31 to 60	1
61 to 90	2
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	6	0	10	0	0	5	1	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	7	0	13	0	4	8	1	1
Avg Sold Price	\$0	\$0	\$1,306,142	\$0	\$1,674,884	\$0	\$511,225			
Prev Year - Avg Sold Price	\$0	\$0	\$1,315,785	\$0	\$1,898,892	\$0	\$847,333			
Avg Sold % Change	0.00%	0.00%	-0.73%	0.00%	-11.80%	0.00%	-39.67%			
Prev Year - # of Solds	0	0	7	0	14	0	3			

**May 2025**

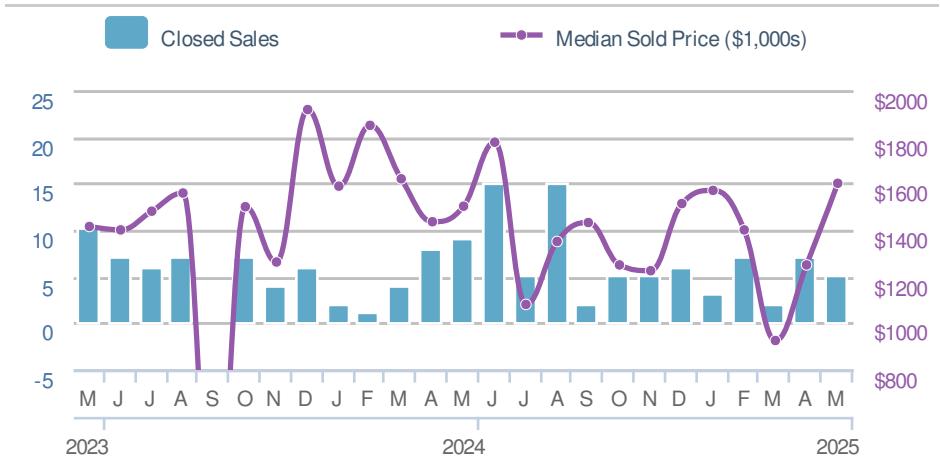
American University Park, Washington, DC

<b>New Listings</b>	<b>8</b>
▲ <b>33.3%</b> from Apr 2025:	▼ <b>-38.5%</b> from May 2024:
6	13
YTD 2025 <b>38</b>	2024 <b>48</b> +/- <b>-20.8%</b>
5-year May average: <b>10</b>	

<b>New Pending</b>	<b>7</b>
▼ <b>-12.5%</b> from Apr 2025:	▼ <b>-50.0%</b> from May 2024:
8	14
YTD 2025 <b>31</b>	2024 <b>35</b> +/- <b>-11.4%</b>
5-year May average: <b>9</b>	

<b>Closed Sales</b>	<b>5</b>
▼ <b>-28.6%</b> from Apr 2025:	▼ <b>-44.4%</b> from May 2024:
7	9
YTD 2025 <b>24</b>	2024 <b>24</b> +/- <b>0.0%</b>
5-year May average: <b>10</b>	

<b>Median Sold Price</b>	<b>\$1,600,000</b>
▲ <b>28.0%</b> from Apr 2025:	▲ <b>6.5%</b> from May 2024:
\$1,250,000	\$1,502,000
YTD 2025 <b>\$1,394,000</b>	2024 <b>\$1,526,000</b> +/- <b>-8.7%</b>
5-year May average: <b>\$1,476,500</b>	



**January thru June 2025 YTD**

American University Park, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$47,976,400	\$61,226,999	-21.64%
Avg Sold Price	\$1,451,118	\$1,629,510	-10.95%
Median Sold Price	\$1,388,000	\$1,624,529	-14.56%
Units Sold	33	39	-15.38%
Avg Days on Market	14	12	16.67%
Avg List Price for Solds	\$1,453,830	\$1,569,923	-7.39%
Avg SP to OLP Ratio	99.5%	104.0%	-4.37%
Ratio of Avg SP to Avg OLP	98.1%	103.1%	-4.81%
Attached Avg Sold Price	\$590,980	\$868,000	-31.91%
Detached Avg Sold Price	\$1,604,714	\$1,716,539	-6.51%
Attached Units Sold	5	4	25.00%
Detached Units Sold	28	35	-20.00%

**Financing (Sold)**

Assumption	0
Cash	12
Conventional	20
FHA	0
Other	0
Owner	0
VA	1

**Days on Market (Sold)**

0	3
1 to 10	17
11 to 20	5
21 to 30	3
31 to 60	2
61 to 90	2
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	11	0	11	0	0	5	1	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	12	1	16	0	4	7	1	1
Avg Sold Price	\$0	\$0	\$1,306,708	\$910,000	\$1,828,218	\$0	\$511,225			
Prev Year - Avg Sold Price	\$0	\$0	\$1,354,055	\$930,000	\$1,882,678	\$0	\$847,333			
Avg Sold % Change	0.00%	0.00%	-3.50%	-2.15%	-2.89%	0.00%	-39.67%			
Prev Year - # of Solds	0	0	11	1	24	0	3			

## June 2025

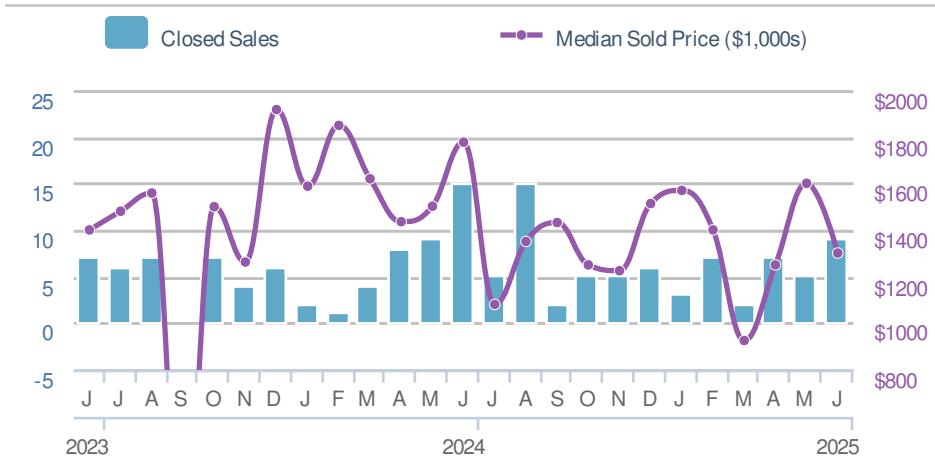
American University Park, Washington, DC

New Listings		7
⬇️ -12.5%	⬆️ 40.0%	
from May 2025: 8	from Jun 2024: 5	
YTD 2025 2024 +/-		
<b>47</b>	<b>54</b>	-13.0%
5-year Jun average: 11		

New Pensions		7
↔ 0.0%	↔ 0.0%	
from May 2025: 7	from Jun 2024: 7	
YTD 2025 2024 +/-		
<b>38</b>	<b>43</b>	-11.6%
5-year Jun average: 9		

Closed Sales		9
⬆️ 80.0%	⬇️ -40.0%	
from May 2025: 5	from Jun 2024: 15	
YTD 2025 2024 +/-		
<b>33</b>	<b>39</b>	-15.4%
5-year Jun average: 12		

Median Sold Price		\$1,300,000
⬇️ -18.8%	⬇️ -26.8%	
from May 2025: \$1,600,000	from Jun 2024: \$1,777,000	
YTD 2025 2024 +/-		
<b>\$1,388,000</b>	<b>\$1,624,529</b>	-14.6%
5-year Jun average: \$1,414,945		



Active Listings		9
Min 3	8	Max 11
5-year Jun average		
May 2025 10	Jun 2024 11	

Avg DOM		12
Min 6	8	Max 12
5-year Jun average		
May 2025 8	Jun 2024 6	YTD 14

Avg Sold to OLP Ratio		98.0%
Min 98.0%	98.0%	Max 107.4%
5-year Jun average		
May 2025 100.4%	Jun 2024 105.1%	YTD 99.5%

**January thru July 2025 YTD**

American University Park, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$58,795,300	\$67,179,999	-12.48%
Avg Sold Price	\$1,430,958	\$1,575,192	-9.16%
Median Sold Price	\$1,300,000	\$1,612,264	-19.37%
Units Sold	41	44	-6.82%
Avg Days on Market	16	14	14.29%
Avg List Price for Solds	\$1,434,031	\$1,526,818	-6.08%
Avg SP to OLP Ratio	98.6%	102.7%	-3.95%
Ratio of Avg SP to Avg OLP	97.4%	102.0%	-4.49%
Attached Avg Sold Price	\$757,842	\$808,228	-6.23%
Detached Avg Sold Price	\$1,569,540	\$1,720,294	-8.76%
Attached Units Sold	7	7	0.00%
Detached Units Sold	34	37	-8.11%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	3
1 to 10	21
11 to 20	6
21 to 30	3
31 to 60	4
61 to 90	3
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****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	14	1	14	1	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	15	2	19	1	4	4	0	0
Avg Sold Price	\$0	\$0	\$1,282,525	\$1,030,000	\$1,796,131	\$1,200,000	\$511,225			
Prev Year - Avg Sold Price	\$0	\$0	\$1,354,055	\$1,005,000	\$1,875,241	\$0	\$729,520			
Avg Sold % Change	0.00%	0.00%	-5.28%	2.49%	-4.22%	0.00%	-29.92%			
Prev Year - # of Solds	0	0	11	2	26	0	5			

**July 2025**

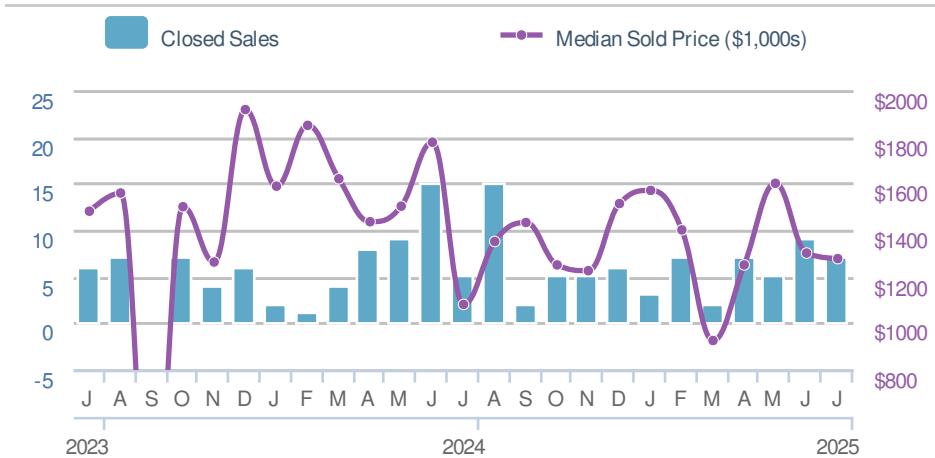
American University Park, Washington, DC

New Listings		1
↓-85.7%	↓-80.0%	
from Jun 2025: 7	from Jul 2024: 5	
YTD 2025 2024 +/-		
51	61	-16.4%
5-year Jul average: 5		

New Pensions		5
↓-28.6%	↓-44.4%	
from Jun 2025: 7	from Jul 2024: 9	
YTD 2025 2024 +/-		
43	52	-17.3%
5-year Jul average: 6		

Closed Sales		7
↓-22.2%	↑40.0%	
from Jun 2025: 9	from Jul 2024: 5	
YTD 2025 2024 +/-		
41	44	-6.8%
5-year Jul average: 7		

Median Sold Price		\$1,277,385
↓-1.7%	↑18.3%	
from Jun 2025: \$1,300,000	from Jul 2024: \$1,080,000	
YTD 2025 2024 +/-		
1,300,000	1,612,264	-19.4%
5-year Jul average: \$1,272,477		



Active Listings		4
4		
Min 3	5	Max 8
5-year Jul average		
Jun 2025 9	Jul 2024 7	

Avg DOM		14
14		
Min 4	11	Max 26
5-year Jul average		
Jun 2025 12	Jul 2024 26	YTD 16

Avg Sold to OLP Ratio		98.4%
98.4%		
Min 92.1%	101.6%	Max 109.6%
5-year Jul average		
Jun 2025 98.0%	Jul 2024 92.1%	YTD 98.6%

## January thru August 2025 YTD

American University Park, Washington, DC (Advertised)

202.262.1261  
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## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$66,804,300	\$91,190,999	-26.74%
Avg Sold Price	\$1,416,772	\$1,586,113	-10.68%
Median Sold Price	\$1,287,500	\$1,575,000	-18.25%
Units Sold	47	59	-20.34%
Avg Days on Market	16	17	-5.88%
Avg List Price for Solds	\$1,421,368	\$1,545,610	-8.04%
Avg SP to OLP Ratio	98.4%	101.7%	-3.25%
Ratio of Avg SP to Avg OLP	97.1%	100.5%	-3.46%
Attached Avg Sold Price	\$774,987	\$749,145	3.45%
Detached Avg Sold Price	\$1,548,420	\$1,777,918	-12.91%
Attached Units Sold	8	11	-27.27%
Detached Units Sold	39	48	-18.75%

## Financing (Sold)

Assumption	0
Cash	16
Conventional	28
FHA	0
Other	1
Owner	0
VA	1

## Days on Market (Sold)

0	4
1 to 10	23
11 to 20	7
21 to 30	4
31 to 60	5
61 to 90	3
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	1	0	0	0
\$1M to \$2,499,999	1	0	16	1	16	1	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	17	2	21	1	5	2	0	1
Avg Sold Price	\$1,054,000	\$0	\$1,269,875	\$1,030,000	\$1,797,452	\$1,200,000	\$587,980			
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,310,686	\$1,005,000	\$1,970,308	\$1,110,000	\$660,085			
Avg Sold % Change	0.00%	0.00%	-3.11%	2.49%	-8.77%	8.11%	-10.92%			
Prev Year - # of Solds	0	1	14	2	34	1	7			

## August 2025

American University Park, Washington, DC

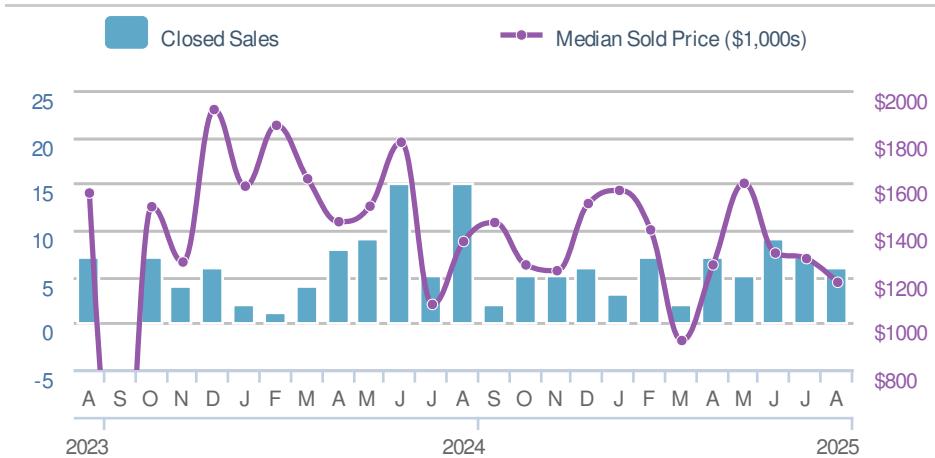
202.262.1261  
lenore.rubino@wfp.com  
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New Listings		5
▲ 400.0%	▲ 150.0%	
from Jul 2025: 1	from Aug 2024: 2	
YTD 2025 2024 +/-		
58	65	-10.8%
5-year Aug average: 4		

New Pensions		5
↔ 0.0%	↓ -16.7%	
from Jul 2025: 5	from Aug 2024: 6	
YTD 2025 2024 +/-		
49	59	-16.9%
5-year Aug average: 5		

Closed Sales		6
↓ -14.3%	↓ -60.0%	
from Jul 2025: 7	from Aug 2024: 15	
YTD 2025 2024 +/-		
47	59	-20.3%
5-year Aug average: 9		

Median Sold Price		\$1,175,000
↓ -8.0%	↓ -13.0%	
from Jul 2025: \$1,277,385	from Aug 2024: \$1,350,000	
YTD 2025 2024 +/-		
1,287,500	1,575,000	-18.3%
5-year Aug average: \$1,398,800		



Active Listings		3
3	3	4
Min 2	Max 4	
5-year Aug average		
Jul 2025 4	Aug 2024 2	

Avg DOM		13
13	22	38
Min 13	Max 38	
5-year Aug average		
Jul 2025 14	Aug 2024 27	YTD 16

Avg Sold to OLP Ratio		96.6%
96.6%	99.4%	102.6%
Min 96.6%	Max 102.6%	
5-year Aug average		
Jul 2025 98.4%	Aug 2024 98.7%	YTD 98.4%

**January thru September 2025 YTD**

American University Park, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$74,413,200	\$94,158,999	-20.97%
Avg Sold Price	\$1,405,231	\$1,581,060	-11.12%
Median Sold Price	\$1,300,000	\$1,550,000	-16.13%
Units Sold	53	61	-13.11%
Avg Days on Market	15	17	-11.76%
Avg List Price for Solds	\$1,404,022	\$1,543,590	-9.04%
Avg SP to OLP Ratio	99.1%	101.3%	-2.20%
Ratio of Avg SP to Avg OLP	97.7%	100.2%	-2.48%
Attached Avg Sold Price	\$800,433	\$749,145	6.85%
Detached Avg Sold Price	\$1,528,940	\$1,764,081	-13.33%
Attached Units Sold	9	11	-18.18%
Detached Units Sold	44	50	-12.00%

**Financing (Sold)**

Assumption	0
Cash	17
Conventional	33
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	4
1 to 10	27
11 to 20	7
21 to 30	5
31 to 60	6
61 to 90	3
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****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	1	1	0	0
\$1M to \$2,499,999	1	0	18	2	19	1	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	19	3	24	1	5	5	0	1
Avg Sold Price	\$1,054,000	\$0	\$1,265,941	\$1,021,333	\$1,756,937	\$1,200,000	\$587,980			
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,323,307	\$1,005,000	\$1,952,985	\$1,110,000	\$660,085			
Avg Sold % Change	0.00%	0.00%	-4.34%	1.63%	-10.04%	8.11%	-10.92%			
Prev Year - # of Solds	0	1	15	2	35	1	7			

## September 2025

American University Park, Washington, DC

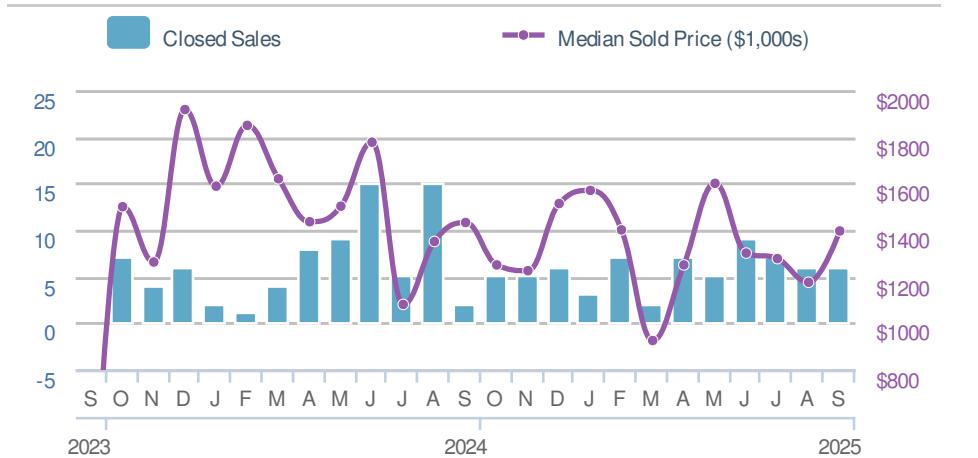
202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

<b>New Listings</b>	<b>9</b>
▲ 80.0% from Aug 2025: 5	▲ 80.0% from Sep 2024: 5
YTD 2025 69	2024 71 +/- -2.8%
5-year Sep average: 9	

<b>New Pending</b>	<b>8</b>
▲ 60.0% from Aug 2025: 5	▲ 60.0% from Sep 2024: 5
YTD 2025 57	2024 64 +/- -10.9%
5-year Sep average: 6	

<b>Closed Sales</b>	<b>6</b>
↔ 0.0% from Aug 2025: 6	▲ 200.0% from Sep 2024: 2
YTD 2025 53	2024 61 +/- -13.1%
5-year Sep average: 4	

<b>Median Sold Price</b>	<b>\$1,395,000</b>
▲ 18.7% from Aug 2025: \$1,175,000	▼ -2.6% from Sep 2024: \$1,432,000
YTD 2025 \$1,300,000	2024 \$1,550,000 +/- -16.1%
5-year Sep average: \$1,055,500	



<b>Active Listings</b>	<b>6</b>
Min 3	6
5-year Sep average 7	
Aug 2025 3	Sep 2024 3

<b>Avg DOM</b>	<b>10</b>
Min 0	10
5-year Sep average 11	
Aug 2025 13	Sep 2024 18
YTD 15	

<b>Avg Sold to OLP Ratio</b>	<b>104.9%</b>
Min 0.0%	104.9%
5-year Sep average 79.3% Max 104.9%	
Aug 2025 96.6%	Sep 2024 91.6%
YTD 99.1%	

**January thru October 2025 YTD**

American University Park, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$87,457,100	\$100,607,999	-13.07%
Avg Sold Price	\$1,444,623	\$1,560,586	-7.43%
Median Sold Price	\$1,340,000	\$1,536,555	-12.79%
Units Sold	61	66	-7.58%
Avg Days on Market	16	16	0.00%
Avg List Price for Solds	\$1,433,722	\$1,524,363	-5.95%
Avg SP to OLP Ratio	99.6%	101.3%	-1.65%
Ratio of Avg SP to Avg OLP	98.4%	100.2%	-1.81%
Attached Avg Sold Price	\$825,390	\$749,145	10.18%
Detached Avg Sold Price	\$1,566,041	\$1,722,874	-9.10%
Attached Units Sold	10	11	-9.09%
Detached Units Sold	51	55	-7.27%

**Financing (Sold)**

Assumption	0
Cash	19
Conventional	39
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	5
1 to 10	33
11 to 20	7
21 to 30	5
31 to 60	6
61 to 90	3
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	1	1	1	0
\$1M to \$2,499,999	1	0	20	3	23	1	0	5	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	21	4	29	1	5	7	2	3
Avg Sold Price	\$1,054,000	\$0	\$1,254,304	\$1,028,500	\$1,809,439	\$1,200,000	\$587,980			
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,323,874	\$1,005,000	\$1,933,457	\$1,110,000	\$660,085			
Avg Sold % Change	0.00%	0.00%	-5.26%	2.34%	-6.41%	8.11%	-10.92%			
Prev Year - # of Solds	0	1	19	2	36	1	7			

## October 2025

American University Park, Washington, DC

New Listings	12
▲ 33.3% from Sep 2025: 9	▲ 200.0% from Oct 2024: 4
YTD 2025 <b>87</b>	2024 79
YTD 2025 <b>87</b>	2024 79
+/- 10.1%	
5-year Oct average: 8	

New Pendlings	7
▼ -12.5% from Sep 2025: 8	▲ 40.0% from Oct 2024: 5
YTD 2025 <b>66</b>	2024 69
YTD 2025 <b>66</b>	2024 69
YTD 2025 <b>66</b>	2024 69
+/- -4.3%	
5-year Oct average: 8	

Closed Sales	8
▲ 33.3% from Sep 2025: 6	▲ 60.0% from Oct 2024: 5
YTD 2025 <b>61</b>	2024 66
YTD 2025 <b>61</b>	2024 66
YTD 2025 <b>61</b>	2024 66
+/- -7.6%	
5-year Oct average: 7	

Median Sold Price	<b>\$1,632,500</b>
▲ 17.0% from Sep 2025: \$1,395,000	▲ 30.6% from Oct 2024: \$1,250,000
YTD 2025 <b>\$1,340,000</b>	2024 \$1,536,555
YTD 2025 <b>\$1,340,000</b>	2024 \$1,536,555
+/- -12.8%	
5-year Oct average: \$1,396,500	



Active Listings	12
12	12
Min 4	7
5-year Oct average	12
Sep 2025 6	Oct 2024 4

Avg DOM	23
23	23
Min 7	13
5-year Oct average	23
Sep 2025 10	Oct 2024 7
YTD 16	

Avg Sold to OLP Ratio	103.2%
103.2%	103.2%
Min 98.9%	102.8%
5-year Oct average	107.2%
Sep 2025 104.9%	Oct 2024 100.9%
YTD 99.6%	

**January thru November 2025 YTD**

American University Park, Washington, DC (Advertised)

**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$98,350,100	\$107,621,999	-8.62%
Avg Sold Price	\$1,415,614	\$1,528,995	-7.42%
Median Sold Price	\$1,293,750	\$1,501,000	-13.81%
Units Sold	70	72	-2.78%
Avg Days on Market	15	15	0.00%
Avg List Price for Solds	\$1,405,001	\$1,494,749	-6.00%
Avg SP to OLP Ratio	99.8%	101.1%	-1.35%
Ratio of Avg SP to Avg OLP	98.6%	100.1%	-1.51%
Attached Avg Sold Price	\$901,575	\$729,300	23.62%
Detached Avg Sold Price	\$1,521,967	\$1,688,934	-9.89%
Attached Units Sold	12	12	0.00%
Detached Units Sold	58	60	-3.33%

**Financing (Sold)**

Assumption	0
Cash	23
Conventional	44
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	6
1 to 10	40
11 to 20	7
21 to 30	6
31 to 60	6
61 to 90	3
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****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	2	1	1	0	1	0	1	0
\$1M to \$2,499,999	1	0	25	4	24	2	0	4	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	27	5	30	2	5	5	2	3
Avg Sold Price	\$1,054,000	\$0	\$1,249,866	\$1,058,800	\$1,782,458	\$1,292,500	\$587,980			
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,313,200	\$1,005,000	\$1,922,499	\$1,110,000	\$641,450			
Avg Sold % Change	0.00%	0.00%	-4.82%	5.35%	-7.28%	16.44%	-8.34%			
Prev Year - # of Solds	0	1	23	2	37	1	8			

## November 2025

American University Park, Washington, DC

New Listings	3	
⬇️ -75.0%	⬆️ 50.0%	
from Oct 2025: 12	from Nov 2024: 2	
YTD 2025 2024 +/-		
91	84	8.3%
5-year Nov average: 4		

New Pendlings	4	
⬇️ -42.9%	⬇️ -20.0%	
from Oct 2025: 7	from Nov 2024: 5	
YTD 2025 2024 +/-		
70	76	-7.9%
5-year Nov average: 4		

Closed Sales	9	
⬆️ 12.5%	⬆️ 80.0%	
from Oct 2025: 8	from Nov 2024: 5	
YTD 2025 2024 +/-		
70	72	-2.8%
5-year Nov average: 7		

Median Sold Price	\$1,180,000	
⬇️ -27.7%	⬇️ -3.7%	
from Oct 2025: \$1,632,500	from Nov 2024: \$1,225,000	
YTD 2025 2024 +/-		
\$1,293,750	\$1,501,000	-13.8%
5-year Nov average: \$1,379,178		



Active Listings	10	
Min 2	6	Max 10
5-year Nov average		
Oct 2025	Nov 2024	
12	2	

Avg DOM	5	
Min 5	13	Max 23
5-year Nov average		
Oct 2025	Nov 2024	
23	6	
YTD		
15		

Avg Sold to OLP Ratio	100.6%	
Min 99.2%	101.9%	Max 104.1%
5-year Nov average		
Oct 2025	Nov 2024	
103.2%	99.2%	
YTD		
99.8%		

**January thru December 2025 YTD**

American University Park, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$102,449,100	\$116,067,999	-11.73%
Avg Sold Price	\$1,413,041	\$1,523,464	-7.25%
Median Sold Price	\$1,300,000	\$1,501,000	-13.39%
Units Sold	73	78	-6.41%
Avg Days on Market	15	16	-6.25%
Avg List Price for Solds	\$1,403,412	\$1,488,051	-5.69%
Avg SP to OLP Ratio	99.6%	101.5%	-1.78%
Ratio of Avg SP to Avg OLP	98.6%	100.3%	-1.71%
Attached Avg Sold Price	\$901,575	\$743,200	21.31%
Detached Avg Sold Price	\$1,513,657	\$1,679,516	-9.88%
Attached Units Sold	12	13	-7.69%
Detached Units Sold	61	65	-6.15%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	6
1 to 10	42
11 to 20	7
21 to 30	6
31 to 60	6
61 to 90	4
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****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	2	1	1	0	1	0	0	0
\$1M to \$2,499,999	1	0	27	4	25	2	0	0	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	29	5	31	2	5	1	1	1
Avg Sold Price	\$1,054,000	\$0	\$1,255,358	\$1,058,800	\$1,770,120	\$1,292,500	\$587,980			
Prev Year - Avg Sold Price	\$0	\$500,000	\$1,329,946	\$973,333	\$1,912,563	\$1,110,000	\$641,450			
Avg Sold % Change	0.00%	0.00%	-5.61%	8.78%	-7.45%	16.44%	-8.34%			
Prev Year - # of Solds	0	1	26	3	39	1	8			

## December 2025

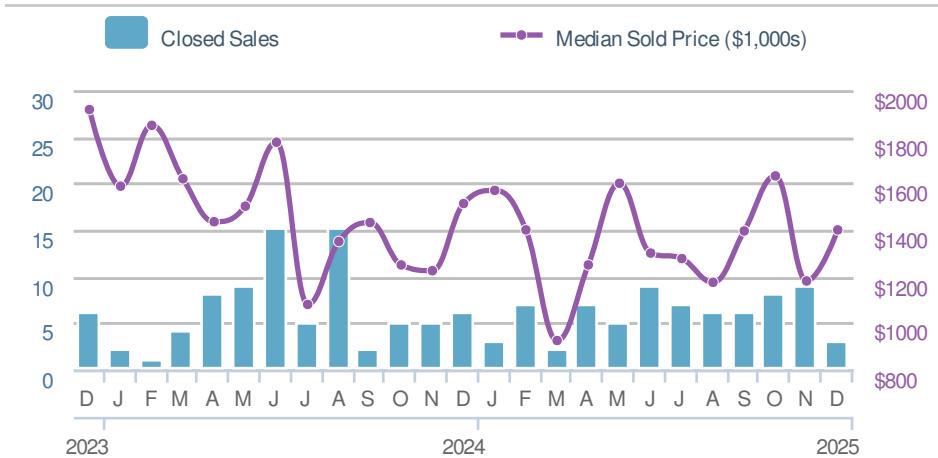
American University Park, Washington, DC

New Listings		2
⬇️ -33.3%	⬆️ 100.0%	
from Nov 2025: 3	from Dec 2024: 1	
YTD 2025 2024 +/-		
93	86	8.1%
5-year Dec average: 2		

New Pending		4
↔ 0.0%	⬆️ 300.0%	
from Nov 2025: 4	from Dec 2024: 1	
YTD 2025 2024 +/-		
74	77	-3.9%
5-year Dec average: 2		

Closed Sales		3
⬇️ -66.7%	⬇️ -50.0%	
from Nov 2025: 9	from Dec 2024: 6	
YTD 2025 2024 +/-		
73	78	-6.4%
5-year Dec average: 6		

Median Sold Price		\$1,400,000
⬆️ 18.6%	⬇️ -7.5%	
from Nov 2025: \$1,180,000	from Dec 2024: \$1,513,750	
YTD 2025 2024 +/-		
1,300,000	1,501,000	-13.4%
5-year Dec average: \$1,454,200		



Active Listings		3
3	3	7
Min 1	3	Max 7
5-year Dec average		
Nov 2025 10	Dec 2024 2	

Avg DOM		25
25	20	7
Min 7	20	Max 25
5-year Dec average		
Nov 2025 5	Dec 2024 24	YTD 15

Avg Sold to OLP Ratio		97.1%
97.1%	102.5%	95.0%
Min 95.0%	102.5%	Max 110.8%
5-year Dec average		
Nov 2025 100.6%	Dec 2024 105.4%	YTD 99.6%