

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.

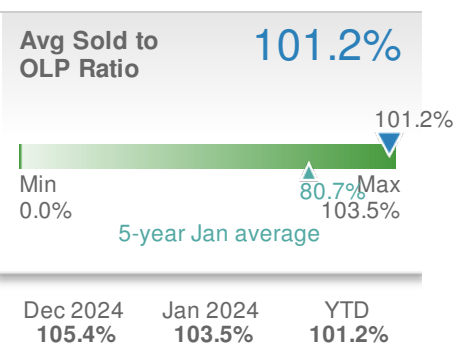
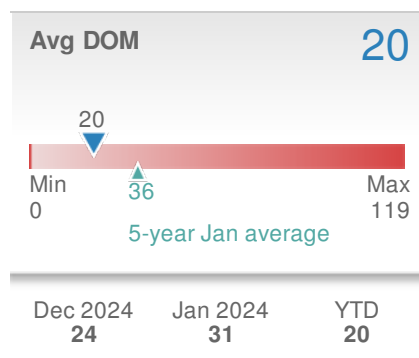
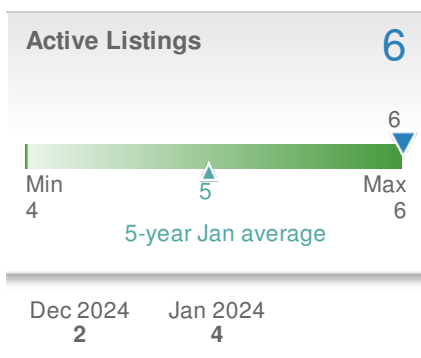
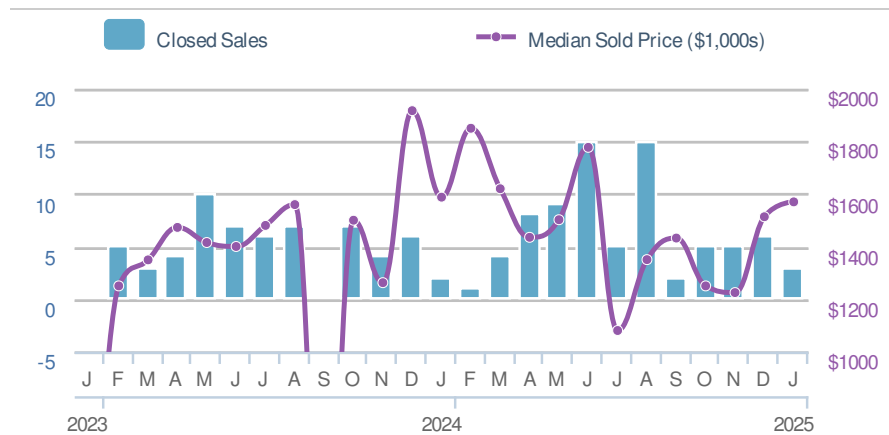
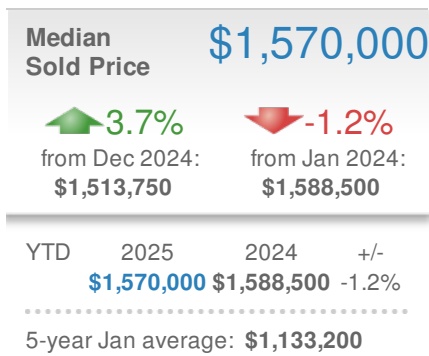
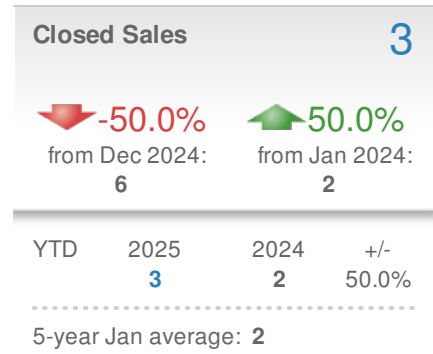
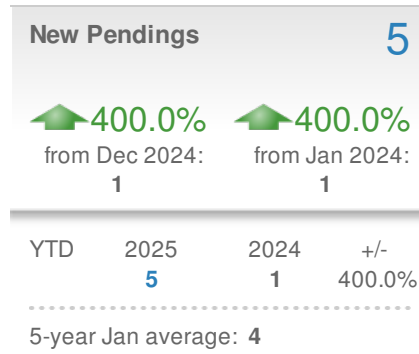
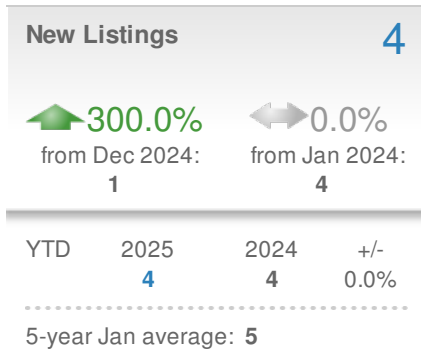
Sold Detail

Price Ranges	Residential						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	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			

Active Detail

January 2025

American University Park, Washington, DC

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January thru February 2025 YTD

American University Park, Washington, DC (Advertised)

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Sold Summary

	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.

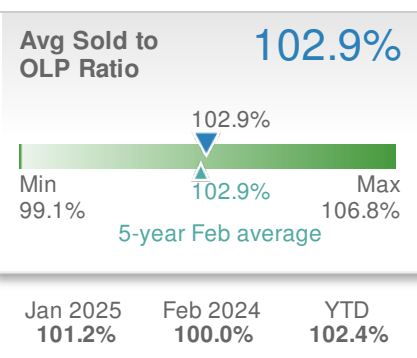
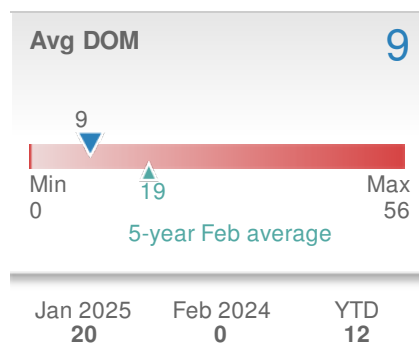
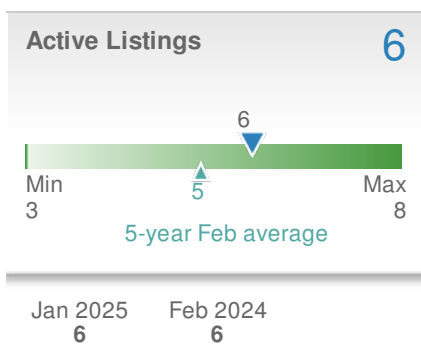
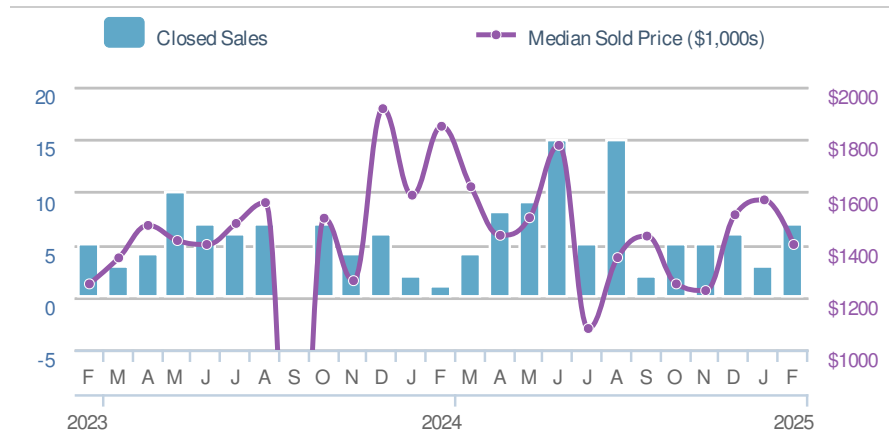
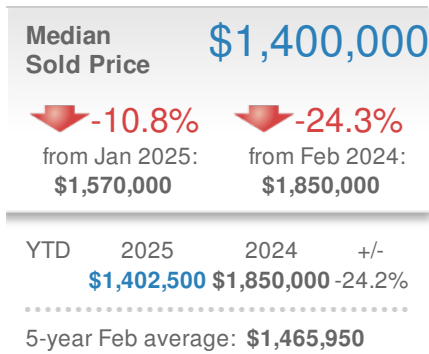
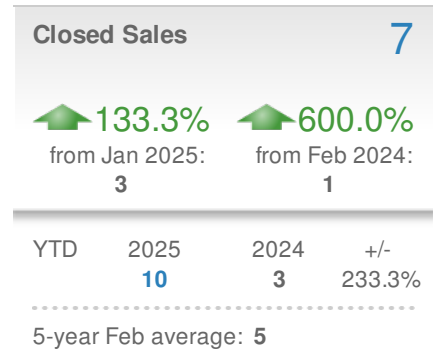
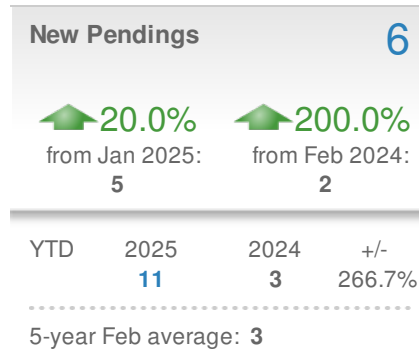
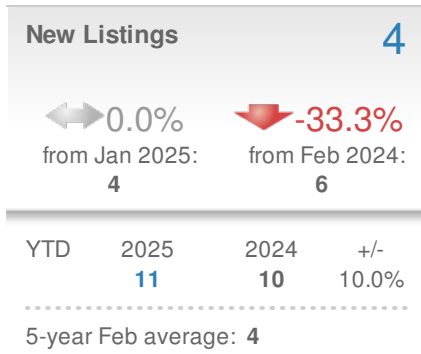
Sold Detail

Price Ranges	Residential						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	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			

Active Detail

February 2025

American University Park, Washington, DC

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January thru March 2025 YTD

American University Park, Washington, DC (Advertised)

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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**

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	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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****8****↑ 100.0%**from Feb 2025:
4**↑ 60.0%**from Mar 2024:
5

YTD	2025	2024	+/-
	19	18	5.6%

5-year Mar average: 7

New Pendings**4****↓ -33.3%**from Feb 2025:
6**↓ -50.0%**from Mar 2024:
8

YTD	2025	2024	+/-
	16	11	45.5%

5-year Mar average: 8

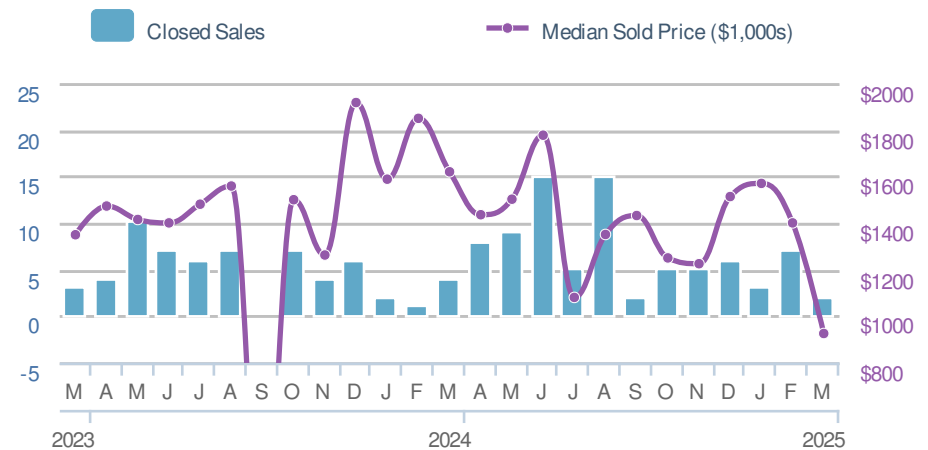
Closed Sales**2****↓ -71.4%**from Feb 2025:
7**↓ -50.0%**from Mar 2024:
4

YTD	2025	2024	+/-
	12	7	71.4%

5-year Mar average: 4

Median Sold Price**\$925,000****↓ -33.9%**from Feb 2025:
\$1,400,000**↓ -42.9%**from Mar 2024:
\$1,620,000

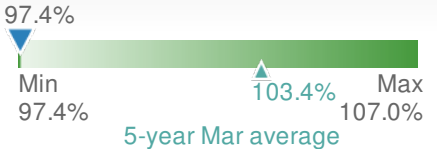
YTD	2025	2024	+/-
	\$1,400,000	\$1,840,000	-23.9%

5-year Mar average: **\$1,654,700****Active Listings****8**

Feb 2025	Mar 2024
6	7

Avg DOM**30**

Feb 2025	Mar 2024	YTD
9	12	15

Avg Sold to OLP Ratio**97.4%**

Feb 2025	Mar 2024	YTD
102.9%	107.0%	101.5%

January thru April 2025 YTD
American University Park, Washington, DC (Advertised)

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Sold Summary

	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%

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

Financing (Sold)

Assumption	0
Cash	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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	1	0	0
\$1M to \$2,499,999	0	0	4	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	5	0	10	0	4
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


Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
3	1	0
3	0	0
0	0	0
6	1	1

April 2025

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
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 **-25.0%**  **-33.3%**
 from Mar 2025: 8 from Apr 2024: 9



YTD	2025	2024	+/-
	29	30	-3.3%

5-year Apr average: **11****New Pendings****8**

 **100.0%**  **-20.0%**
 from Mar 2025: 4 from Apr 2024: 10

YTD	2025	2024	+/-
	25	21	19.0%

5-year Apr average: **11****Closed Sales****7**

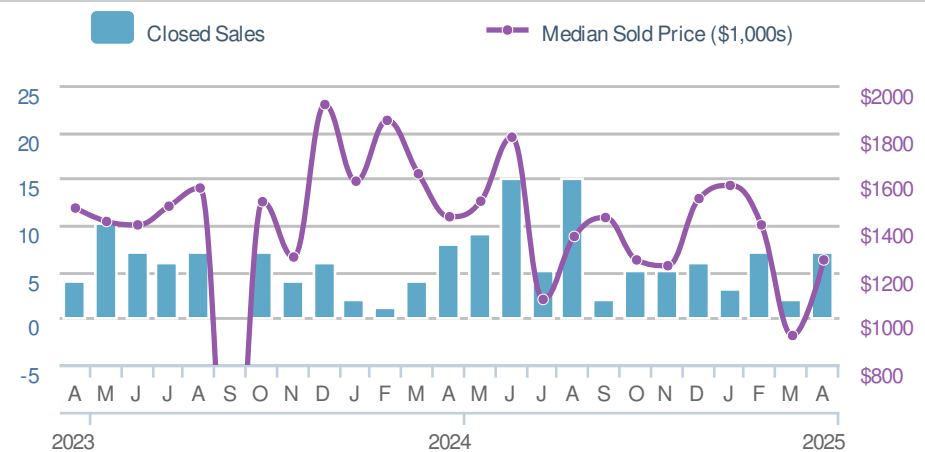
 **250.0%**  **-12.5%**
 from Mar 2025: 2 from Apr 2024: 8

YTD	2025	2024	+/-
	19	15	26.7%

5-year Apr average: **7****Median Sold Price****\$1,250,000**

 **35.1%**  **-12.9%**
 from Mar 2025: **\$925,000** from Apr 2024: **\$1,435,000**

YTD	2025	2024	+/-
	\$1,388,000	\$1,550,000	-10.5%

5-year Apr average: **\$1,484,310****Active Listings****8**

Min 4 7 Max 9
 5-year Apr average

Mar 2025	Apr 2024
8	9

Avg DOM**21**

Min 7 18 Max 33
 5-year Apr average

Mar 2025	Apr 2024	YTD
30	22	17

Avg Sold to OLP Ratio**97.1%**

Min 97.1% 106.0% Max 118.3%
 5-year Apr average

Mar 2025	Apr 2024	YTD
97.4%	102.1%	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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	1	0	0
\$1M to \$2,499,999	0	0	6	0	10	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	7	0	13	0	4
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
5	1	0
3	0	0
0	0	0
8	1	1

May 2025

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****8****↑33.3%**from Apr 2025:
6**↓-38.5%**from May 2024:
13

YTD	2025	2024	+/-
	38	48	-20.8%

5-year May average: **10****New Pendings****7****↓-12.5%**from Apr 2025:
8**↓-50.0%**from May 2024:
14

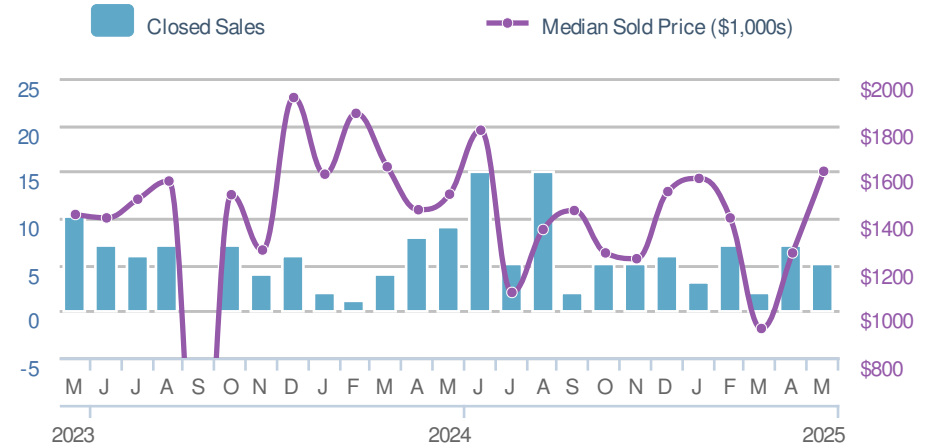
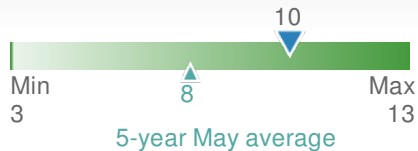
YTD	2025	2024	+/-
	31	35	-11.4%

5-year May average: **9****Closed Sales****5****↓-28.6%**from Apr 2025:
7**↓-44.4%**from May 2024:
9

YTD	2025	2024	+/-
	24	24	0.0%

5-year May average: **10****Median Sold Price****\$1,600,000****↑28.0%**from Apr 2025:
\$1,250,000**↑6.5%**from May 2024:
\$1,502,000

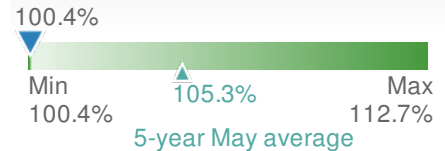
YTD	2025	2024	+/-
	\$1,394,000	\$1,526,000	-8.7%

5-year May average: **\$1,476,500****Active Listings****10**

Apr 2025	May 2024
8	13

Avg DOM**8**

Apr 2025	May 2024	YTD
21	11	15

Avg Sold to OLP Ratio**100.4%**

Apr 2025	May 2024	YTD
97.1%	103.2%	100.0%

January thru June 2025 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
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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%

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

Financing (Sold)

Assumption	0
Cash	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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	0
\$1M to \$2,499,999	0	0	11	0	11	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	12	1	16	0	4
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
5	1	0
2	0	0
0	0	0
7	1	1

June 2025

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****7** **-12.5%**from May 2025:
8 **40.0%**from Jun 2024:
5

YTD	2025	2024	+/-
	47	54	-13.0%

5-year Jun average: **11****New Pendings****7** **0.0%**from May 2025:
7 **0.0%**from Jun 2024:
7

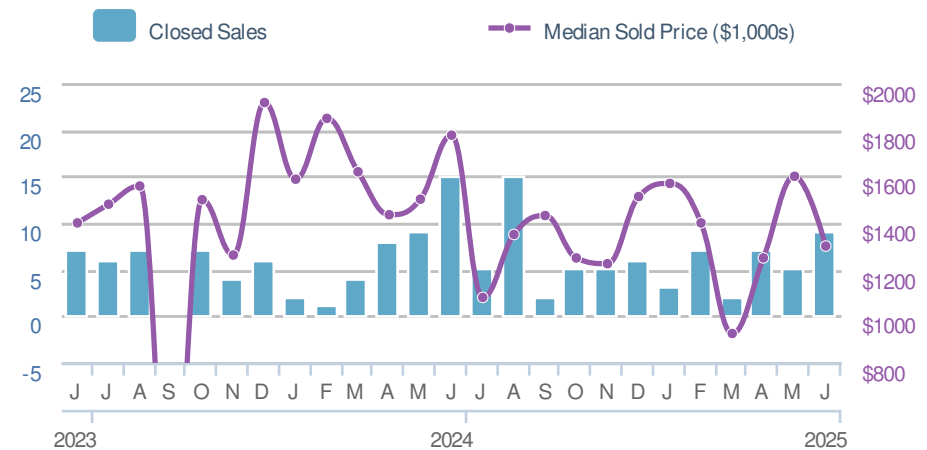
YTD	2025	2024	+/-
	38	43	-11.6%

5-year Jun average: **9****Closed Sales****9** **80.0%**from May 2025:
5 **-40.0%**from Jun 2024:
15

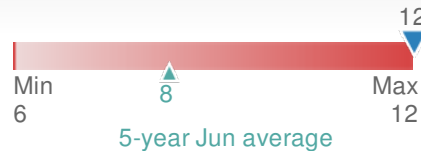
YTD	2025	2024	+/-
	33	39	-15.4%

5-year Jun average: **12****Median Sold Price****\$1,300,000** **-18.8%**from May 2025:
\$1,600,000 **-26.8%**from Jun 2024:
\$1,777,000

YTD	2025	2024	+/-
	\$1,388,000	\$1,624,529	-14.6%

5-year Jun average: **\$1,414,945****Active Listings****9**

May 2025	Jun 2024
10	11

Avg DOM**12**

May 2025	Jun 2024	YTD
8	6	14

Avg Sold to OLP Ratio**98.0%**

May 2025	Jun 2024	YTD
100.4%	105.1%	99.5%

January thru July 2025 YTD

American University Park, Washington, DC (Advertised)

202.262.1261
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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

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	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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**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 Pendings****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**

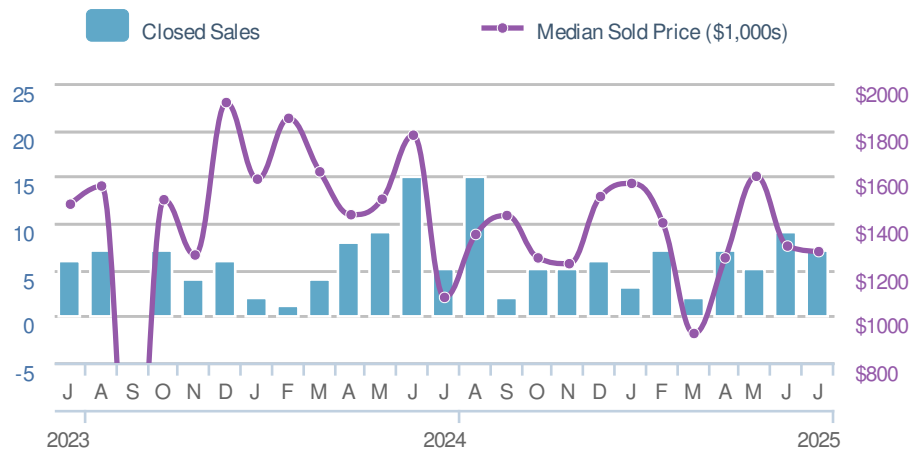
↓ **-22.2%** ↑ **40.0%**
from Jun 2025: 9 from Jul 2024: 5

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	Jul 2024
9	7

Avg DOM**14**

14
Min 4 11 Max 26
5-year Jul average

Jun 2025	Jul 2024	YTD
12	26	16

Avg Sold to OLP Ratio**98.4%**

98.4%
Min 92.1% 101.6% Max 109.6%
5-year Jul average

Jun 2025	Jul 2024	YTD
98.0%	92.1%	98.6%

January thru August 2025 YTD

American University Park, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
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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%

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

Financing (Sold)

Assumption	0
Cash	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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	1	0	1
\$1M to \$2,499,999	1	0	16	1	16	1	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	17	2	21	1	5
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

Active Detail

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

August 2025

American University Park, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**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 Pendings**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%

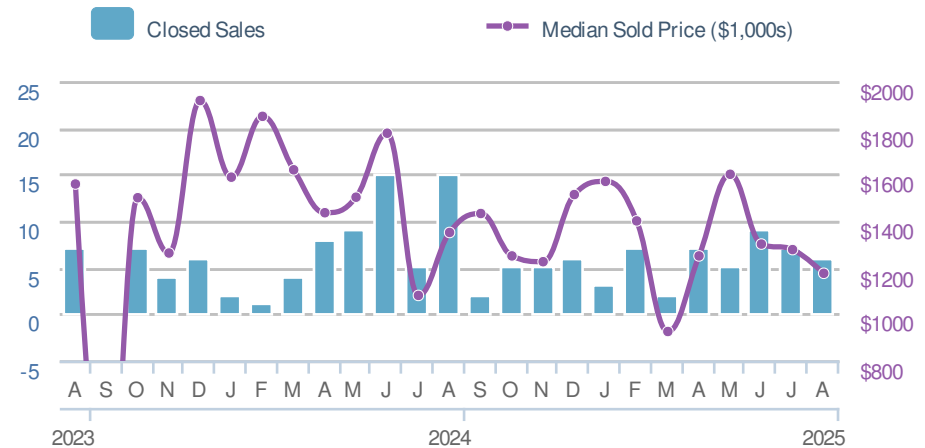
5-year Aug average: 9

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%

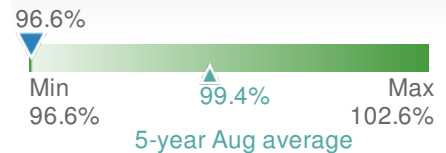
5-year Aug average: \$1,398,800

**Active Listings****3**

Jul 2025	Aug 2024
4	2

Avg DOM**13**

Jul 2025	Aug 2024	YTD
14	27	16

Avg Sold to OLP Ratio**96.6%**

Jul 2025	Aug 2024	YTD
98.4%	98.7%	98.4%

January thru September 2025 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
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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

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	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**New Listings****9****↑80.0%**from Aug 2025:
5**↑80.0%**from Sep 2024:
5

YTD	2025	2024	+/-
	69	71	-2.8%

5-year Sep average: **9****New Pendings****8****↑60.0%**from Aug 2025:
5**↑60.0%**from Sep 2024:
5

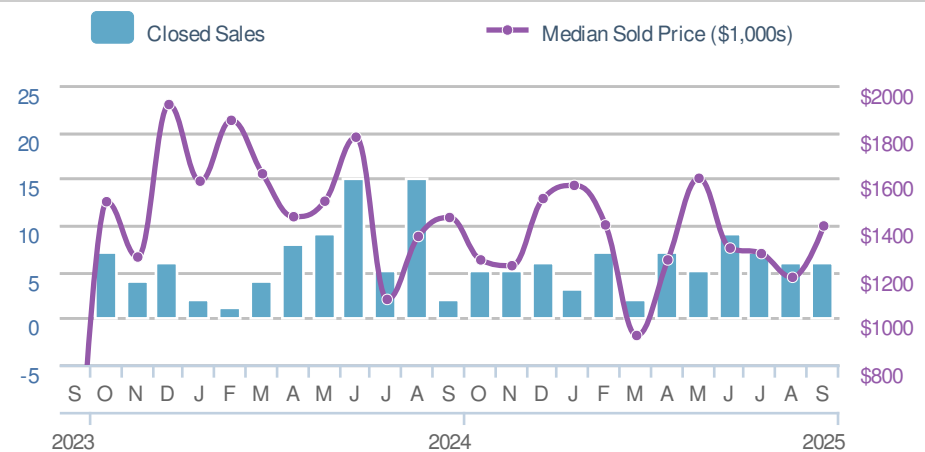
YTD	2025	2024	+/-
	57	64	-10.9%

5-year Sep average: **6****Closed Sales****6****↔0.0%**from Aug 2025:
6**↑200.0%**from Sep 2024:
2

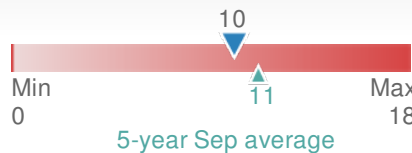
YTD	2025	2024	+/-
	53	61	-13.1%

5-year Sep average: **4****Median Sold Price****\$1,395,000****↑18.7%**from Aug 2025:
\$1,175,000**↓-2.6%**from Sep 2024:
\$1,432,000

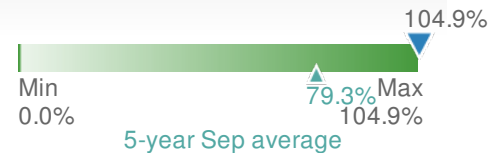
YTD	2025	2024	+/-
	\$1,300,000	\$1,550,000	-16.1%

5-year Sep average: **\$1,055,500****Active Listings****6**

Aug 2025	Sep 2024
3	3

Avg DOM**10**

Aug 2025	Sep 2024	YTD
13	18	15

Avg Sold to OLP Ratio**104.9%**

Aug 2025	Sep 2024	YTD
96.6%	91.6%	99.1%

January thru October 2025 YTD
American University Park, Washington, DC (Advertised)

202.262.1261
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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

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	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

202.262.1261
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33.3%
 from Sep 2025: **9**
200.0%
 from Oct 2024: **4**

YTD	2025	2024	+/-
	87	79	10.1%

5-year Oct average: **8****New Pendings****7**

-12.5%
 from Sep 2025: **8**
40.0%
 from Oct 2024: **5**

YTD	2025	2024	+/-
	66	69	-4.3%

5-year Oct average: **8****Closed Sales****8**

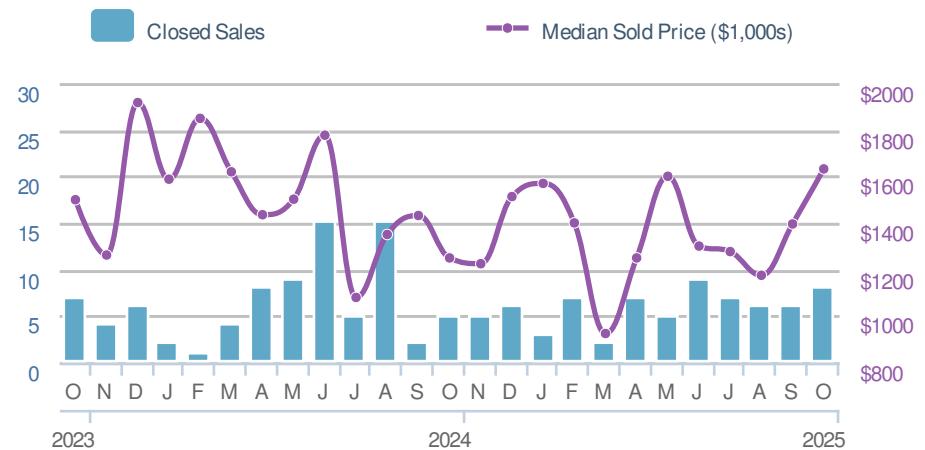
33.3%
 from Sep 2025: **6**
60.0%
 from Oct 2024: **5**

YTD	2025	2024	+/-
	61	66	-7.6%

5-year Oct average: **7****Median Sold Price****\$1,632,500**

17.0%
 from Sep 2025: **\$1,395,000**
30.6%
 from Oct 2024: **\$1,250,000**

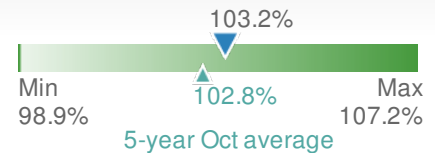
YTD	2025	2024	+/-
	\$1,340,000	\$1,536,555	-12.8%

5-year Oct average: **\$1,396,500****Active Listings****12**

Sep 2025	Oct 2024
6	4

Avg DOM**23**

Sep 2025	Oct 2024	YTD
10	7	16

Avg Sold to OLP Ratio**103.2%**

Sep 2025	Oct 2024	YTD
104.9%	100.9%	99.6%

January thru November 2025 YTD
American University Park, Washington, DC (Advertised)

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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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	2	1	1	0	1
\$1M to \$2,499,999	1	0	25	4	24	2	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	27	5	30	2	5
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	2
0	0	0
0	1	0
4	1	0
1	0	0
0	0	0
5	2	3

November 2025

American University Park, Washington, DC

202.262.1261
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-75.0%
 from Oct 2025: **12**

50.0%
 from Nov 2024: **2**

YTD	2025	2024	+/-
	91	84	8.3%

5-year Nov average: **4****New Pendings****4**

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

-20.0%
 from Nov 2024: **5**

YTD	2025	2024	+/-
	70	76	-7.9%

5-year Nov average: **4****Closed Sales****9**

12.5%
 from Oct 2025: **8**

80.0%
 from Nov 2024: **5**

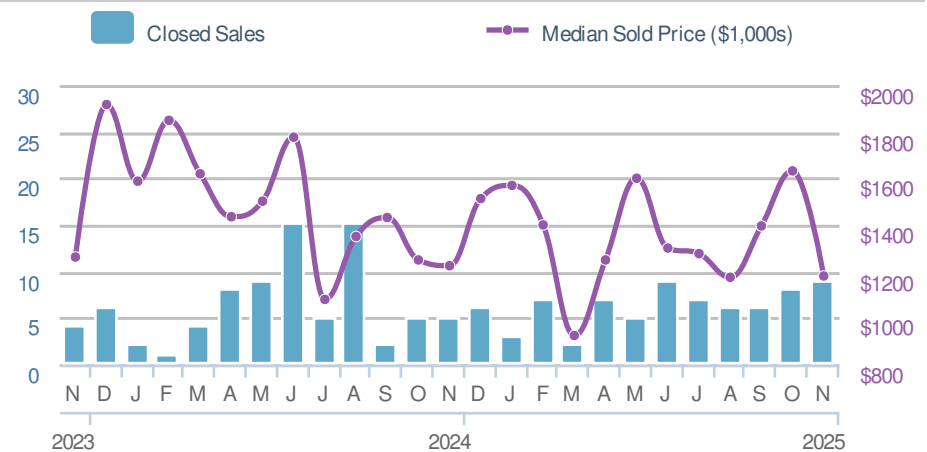
YTD	2025	2024	+/-
	70	72	-2.8%

5-year Nov average: **7****Median Sold Price****\$1,180,000**

-27.7%
 from Oct 2025: **\$1,632,500**

-3.7%
 from Nov 2024: **\$1,225,000**

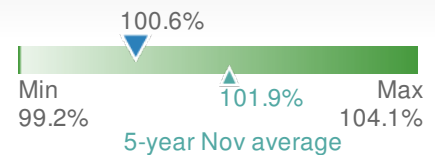
YTD	2025	2024	+/-
	\$1,293,750	\$1,501,000	-13.8%

5-year Nov average: **\$1,379,178****Active Listings****10**

Oct 2025	Nov 2024
12	2

Avg DOM**5**

Oct 2025	Nov 2024	YTD
23	6	15

Avg Sold to OLP Ratio**100.6%**

Oct 2025	Nov 2024	YTD
103.2%	99.2%	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**

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	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

202.262.1261
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-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 Pendings****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**

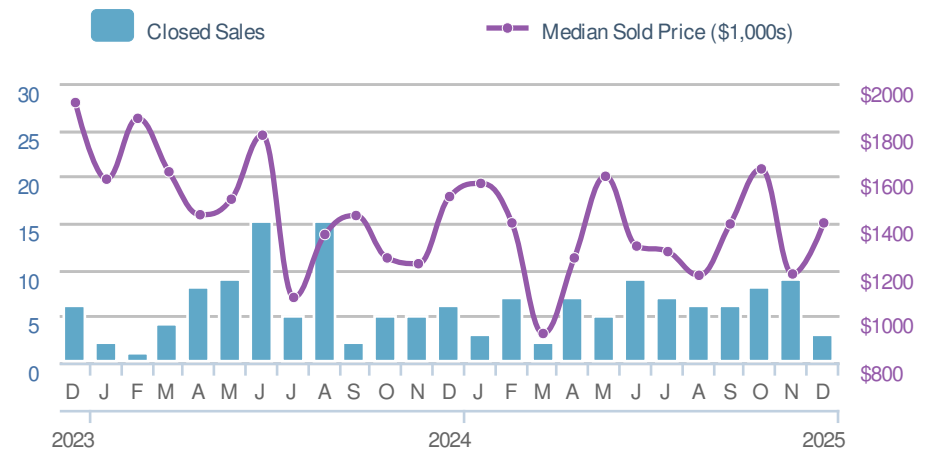
-66.7% **-50.0%**
 from Nov 2025: **9** from Dec 2024: **6**

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**

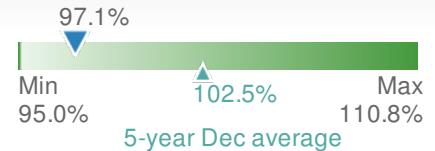
YTD	2025	2024	+/-
	\$1,300,000	\$1,501,000	-13.4%

5-year Dec average: **\$1,454,200****Active Listings****3**

Nov 2025	Dec 2024
10	2

Avg DOM**25**

Nov 2025	Dec 2024	YTD
5	24	15

Avg Sold to OLP Ratio**97.1%**

Nov 2025	Dec 2024	YTD
100.6%	105.4%	99.6%