

April 2014

All Home Types
Condo & Coop
Attached/Townhouse
Detached

Local Market Insight

American University Park, Washington,
DC (Legal)



Presented by
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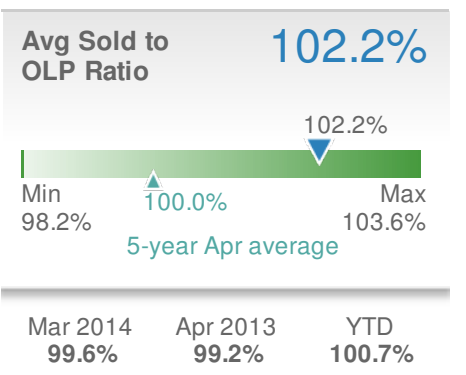
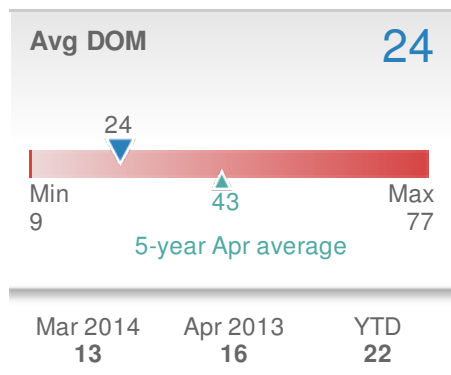
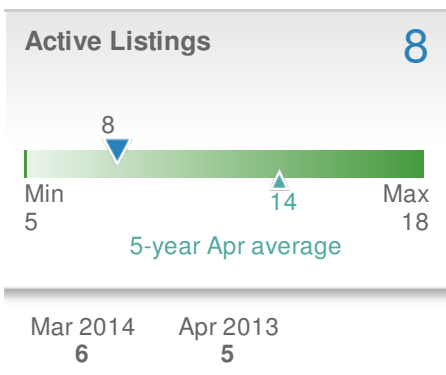
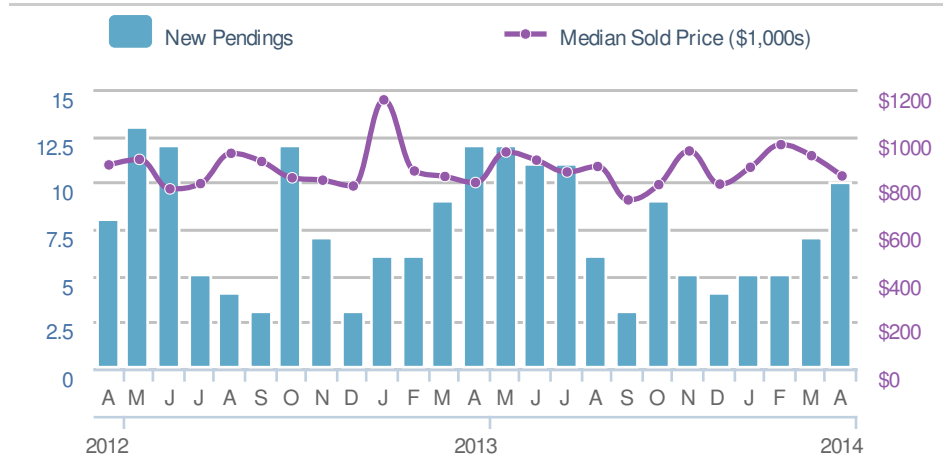
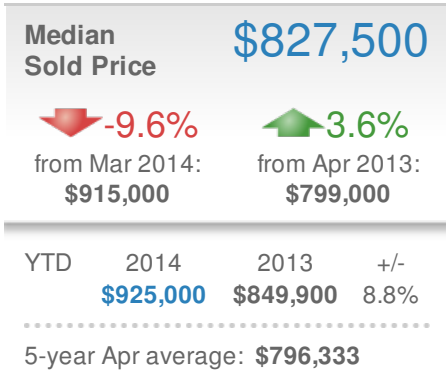
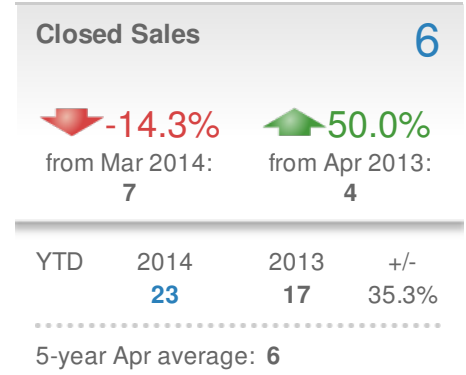
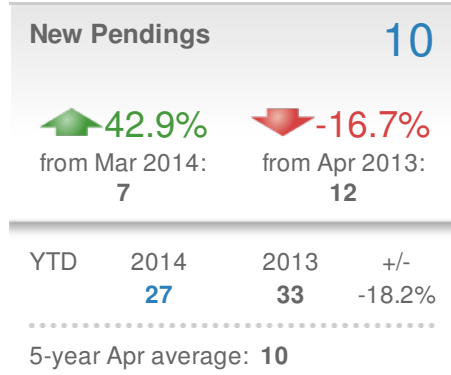
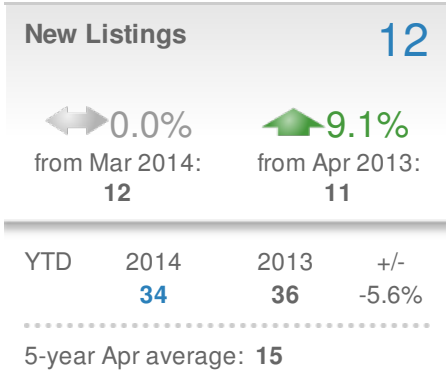
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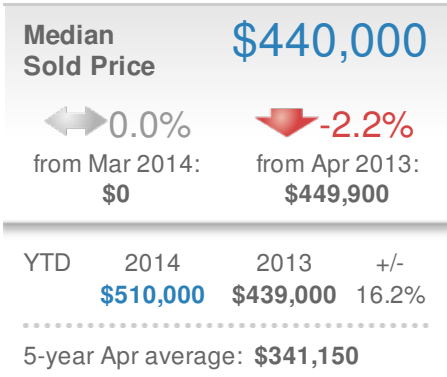
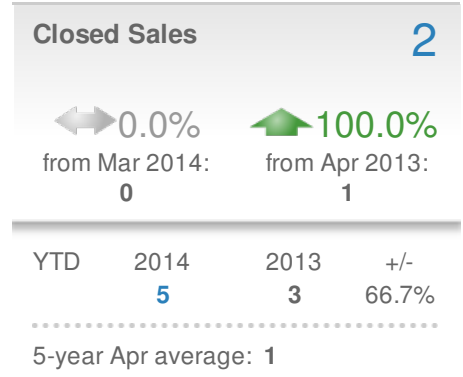
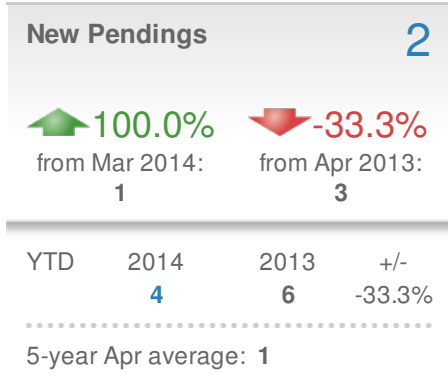
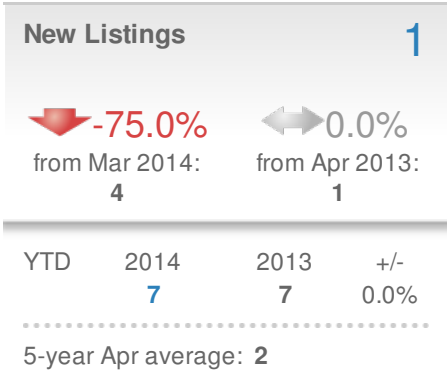
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American University Park, Washington, DC (Legal) - Condo & Coop

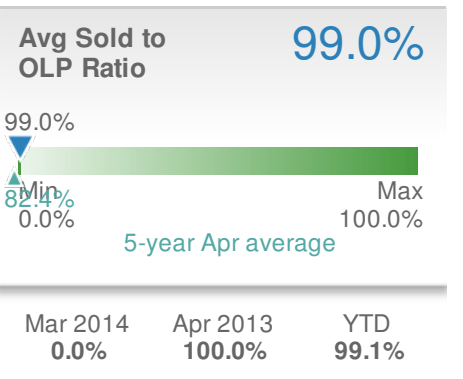
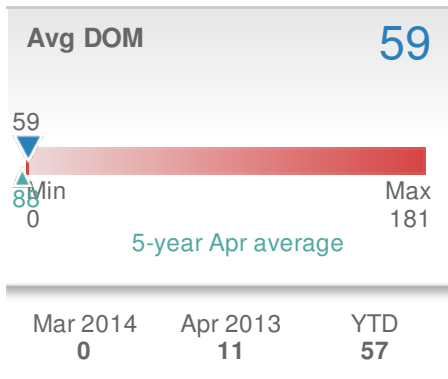
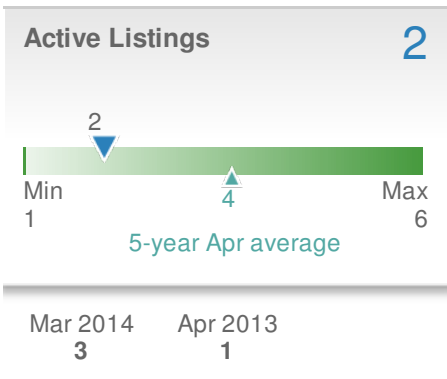
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Summary

In American University Park, Washington, DC (Legal), the median sold price for Condo & Coop properties for April was \$440,000, representing an increase of 0% compared to last month and a decrease of 2.2% from Apr 2013. The average days on market for units sold in April was 59 days, 33% below the 5-year April average of 88 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 1; and a 33.3% decrease in supply to 2 active units.

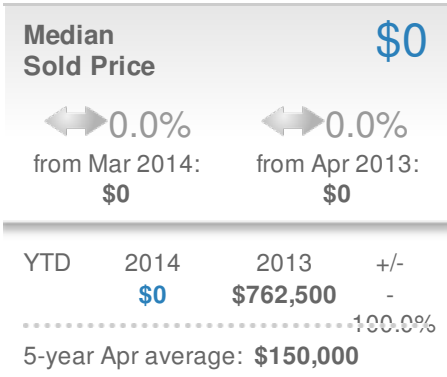
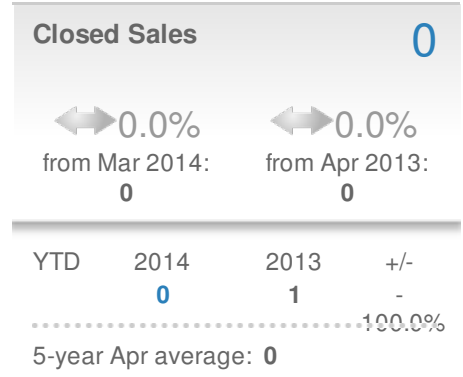
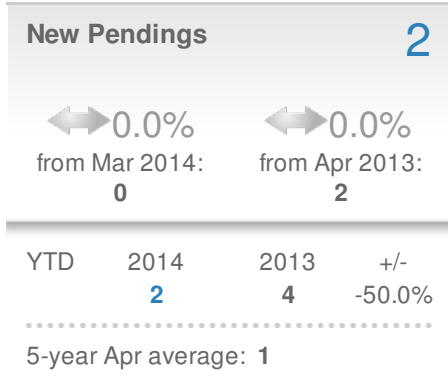
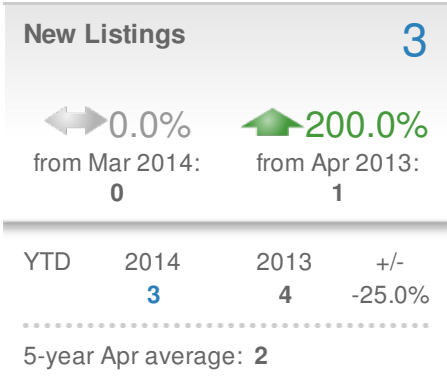
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.33 in March and a decrease from 3.00 in April 2013. The Contract Ratio is 47% lower than the 5-year April average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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American University Park, Washington, DC (Legal) - Attached/Townhouse

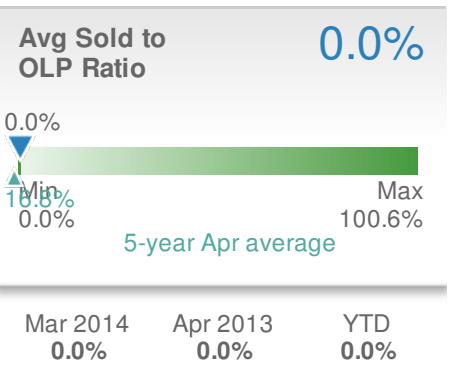
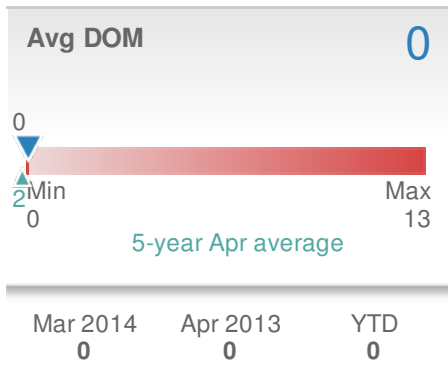
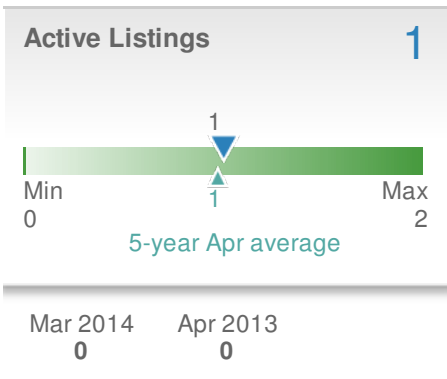
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Summary

In American University Park, Washington, DC (Legal), the median sold price for Attached/Townhouse properties for April was \$0, representing no change compared to last month and no change from Apr 2013. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 2 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2; and a 0% increase in supply to 1 active units.

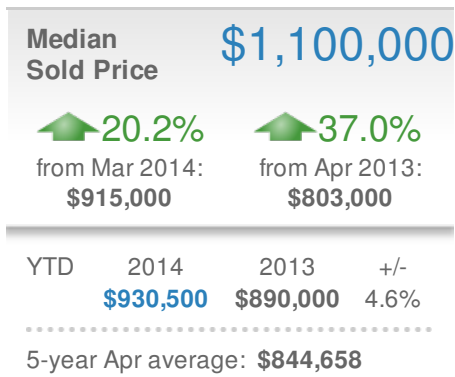
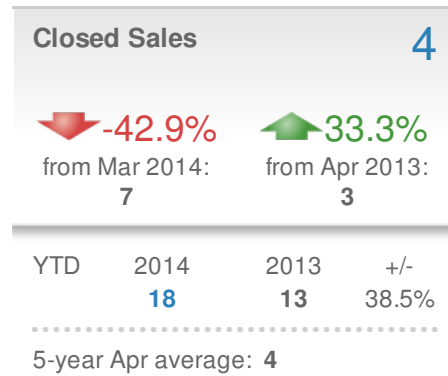
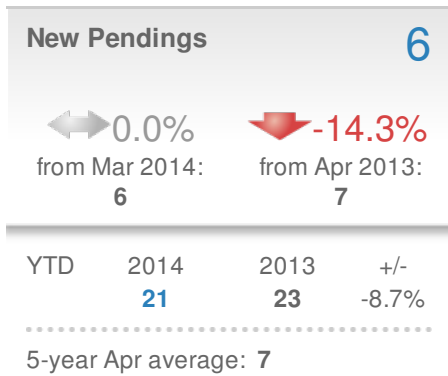
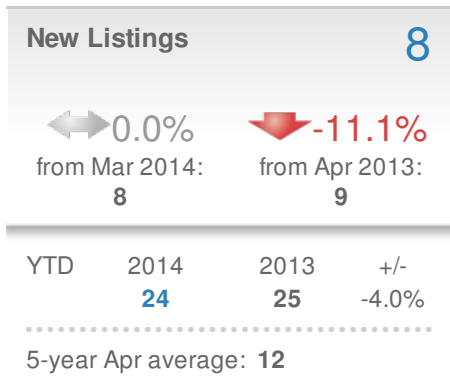
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2013. The Contract Ratio is 85% higher than the 5-year April average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Summary

In American University Park, Washington, DC (Legal), the median sold price for Detached properties for April was \$1,100,000, representing an increase of 20.2% compared to last month and an increase of 37% from Apr 2013. The average days on market for units sold in April was 7 days, 75% below the 5-year April average of 28 days. There was no month over month change in new contract activity with 6 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from March) to 7; and a 66.7% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.67 in March and a decrease from 3.00 in April 2013. The Contract Ratio is 1% lower than the 5-year April average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

