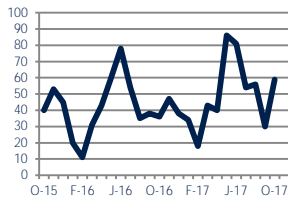


Zip Code(s): 20016

Units Sold

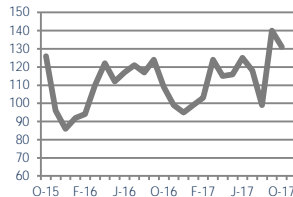
59



Up
Vs. Year Ago

Active Inventory

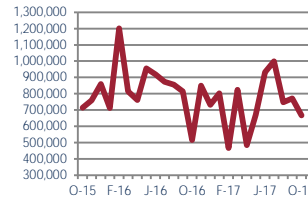
131



Up 20%
Vs. Year Ago

Median Sale Price

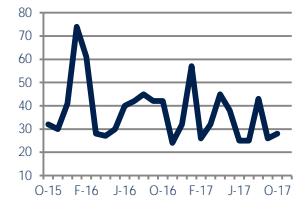
\$667,000



Up 30%
Vs. Year Ago

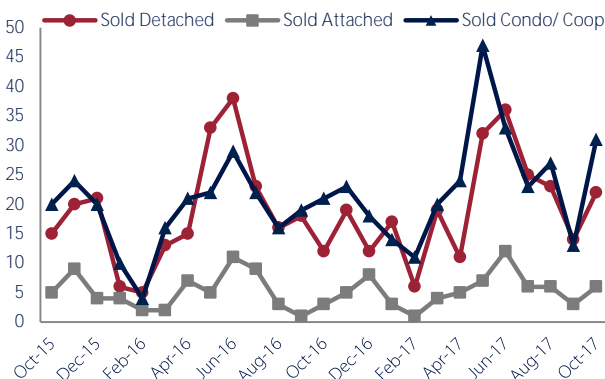
Days On Market

28



Down -33%
Vs. Year Ago

Units Sold*



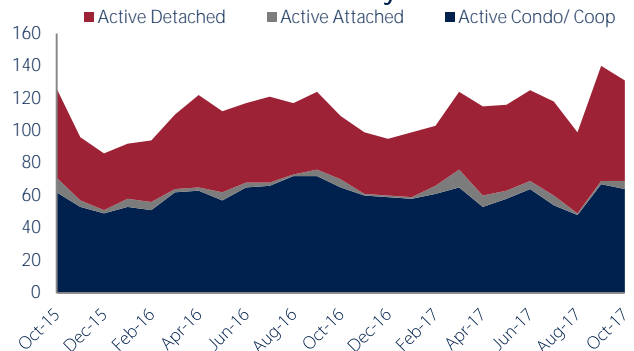
Units Sold

There was an increase in total units sold in October, with 59 sold this month in American University Park and the Palisades. This month's total units sold was higher than at this time last year.

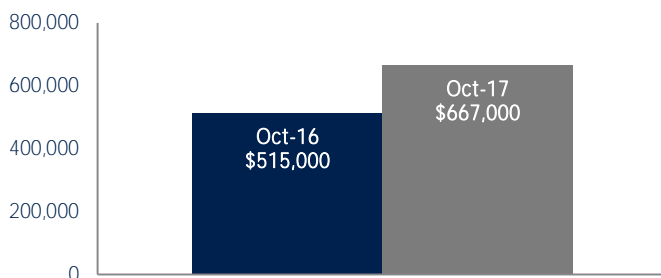
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 20%. The total number of active inventory this October was 131 compared to 109 in October 2016. This month's total of 131 is lower than the previous month's total supply of available inventory of 140, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

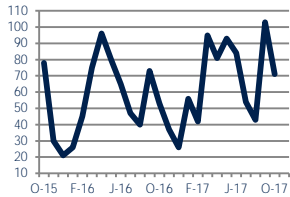
Last October, the median sale price for American University Park and the Palisades Homes was \$515,000. This October, the median sale price was \$667,000, an increase of \$152,000 compared to last year. The current median sold price is lower than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Zip Code(s): 20016

New Listings

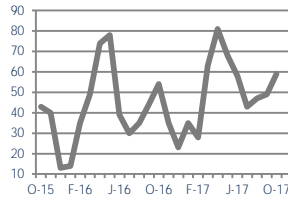
71



Up 34%
Vs. Year Ago

Current Contracts

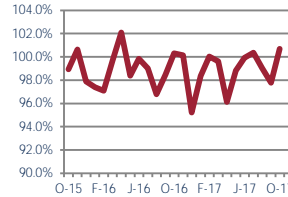
59



Up 9%
Vs. Year Ago

Sold Vs. List Price

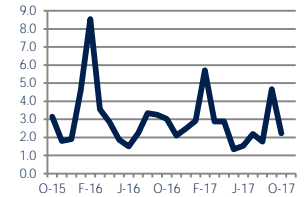
100.7%



No Change
Vs. Year Ago

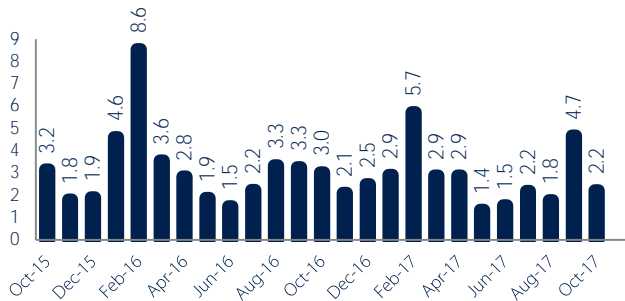
Months of Supply

2.2



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

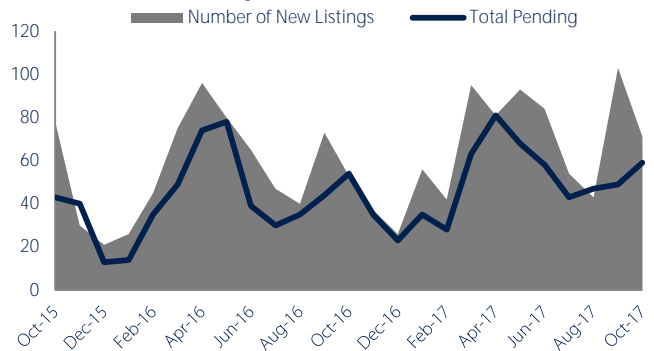
In October, there was 2.2 months of supply available in American University Park and the Palisades, compared to 3.0 in October 2016. That is a decrease of 27% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

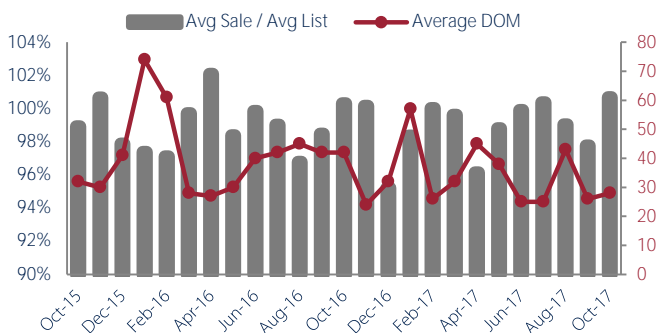
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in American University Park and the Palisades compared to 53 in October 2016, an increase of 34%. There were 59 current contracts pending sale this October compared to 54 a year ago. The number of current contracts is 9% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in American University Park and the Palisades was 100.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 42, a decrease of 33%.