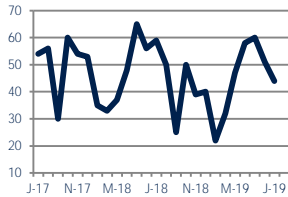


Zip Code(s): 20016

Units Sold

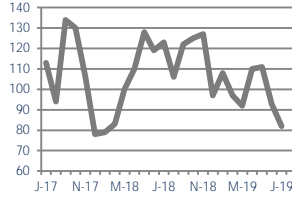
44



Down -25%
Vs. Year Ago

Active Inventory

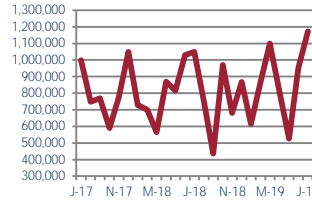
82



Down -33%
Vs. Year Ago

Median Sale Price

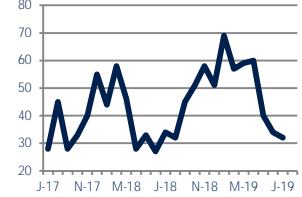
\$1,172,500



Up 12%
Vs. Year Ago

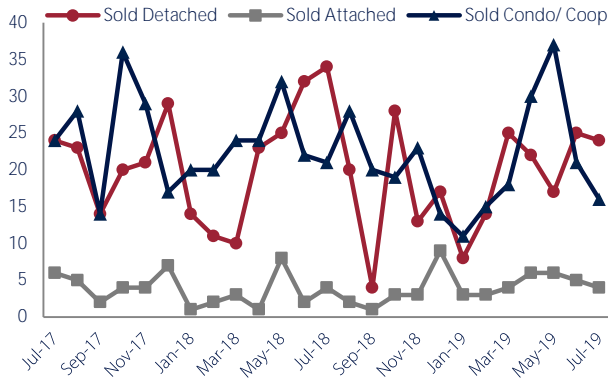
Days On Market

32



Down -6%
Vs. Year Ago

Units Sold*



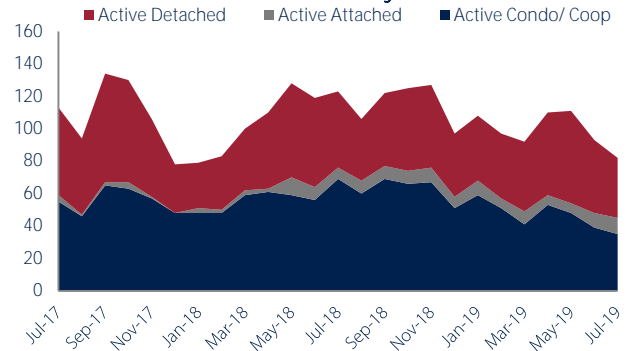
Units Sold

There was a decrease in total units sold in July, with 44 sold this month in American University Park and the Palisades versus 51 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 25% versus July 2018.

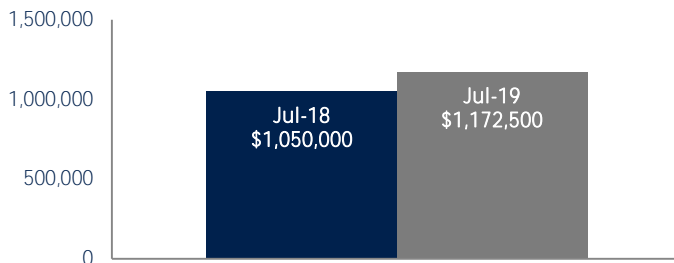
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 33%. The total number of active inventory this July was 82 compared to 123 in July 2018. This month's total of 82 is lower than the previous month's total supply of available inventory of 93, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for American University Park and the Palisades Homes was \$1,050,000. This July, the median sale price was \$1,172,500, an increase of 12% or \$122,500 compared to last year. The current median sold price is 23% higher than in June.

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



American University Park and the Palisades are defined as properties listed in zip code/s 20016 and includes, but is not limited to these neighborhoods: Spring Valley, Wesley Heights, AU Park, and the Palisades.
 *Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.
 Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

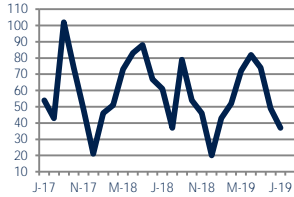




Zip Code(s): 20016

New Listings

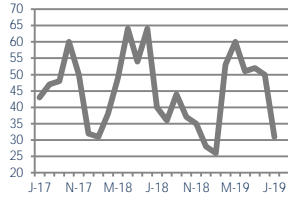
37



Down -39%
Vs. Year Ago

Current Contracts

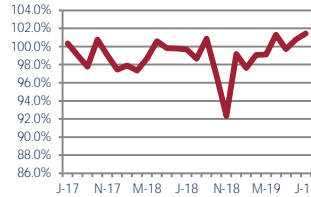
31



Down -22%
Vs. Year Ago

Sold Vs. List Price

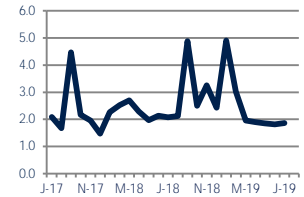
101.4%



Up 1.8%
Vs. Year Ago

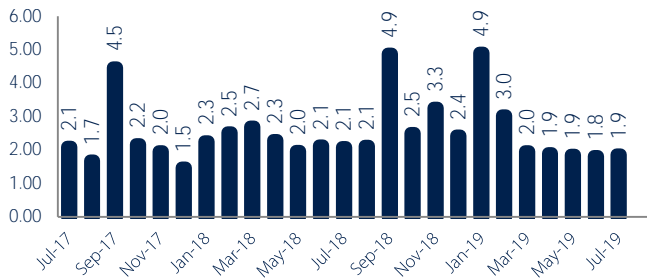
Months of Supply

1.9



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

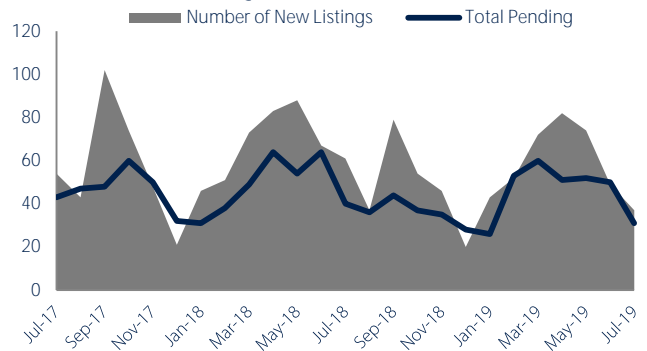
In July, there was 1.9 months of supply available in American University Park and the Palisades, compared to 2.1 in July 2018. That is a decrease of 11% versus a year ago.

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.

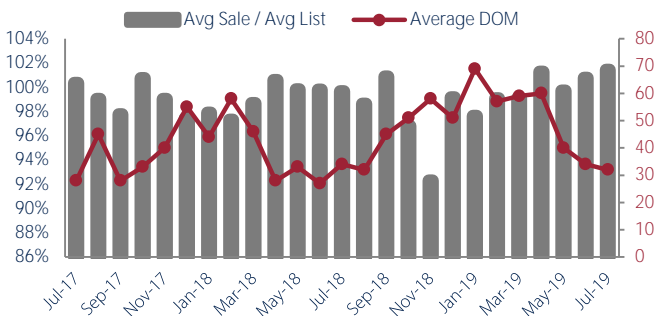
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in American University Park and the Palisades compared to 61 in July 2018, a decrease of 39%. There were 31 current contracts pending sale this July compared to 40 a year ago. The number of current contracts is 23% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in American University Park and the Palisades was 101.4% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 34, a decrease of 6%.



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