

# THE LONG & FOSTER MARKET MINUTE™

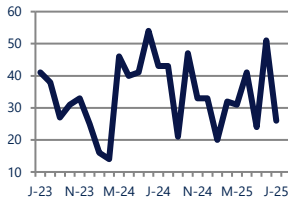
FOCUS ON: **AMERICAN UNIVERSITY PARK AND THE PALISADES HOUSING MARKET**

JULY 2025

Zip Code(s): 20016

## Units Sold

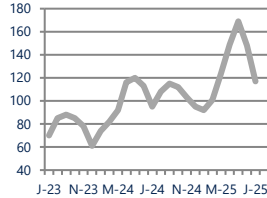
26



**Down**  
Vs. Year Ago

## Active Inventory

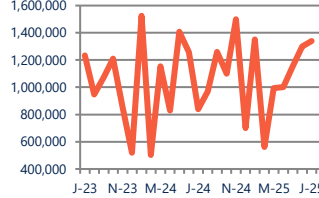
117



**Up 23%**  
Vs. Year Ago

## Median Sale Price

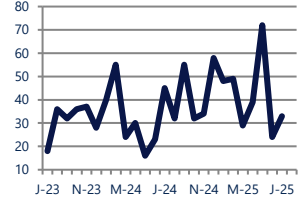
\$1,338,692



**Up**  
Vs. Year Ago

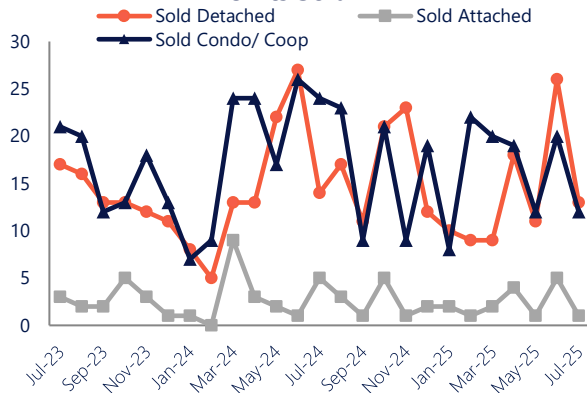
## Days On Market

33



**Down -27%**  
Vs. Year Ago

## Units Sold\*



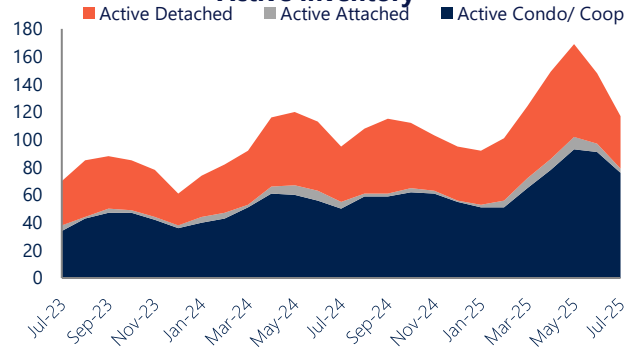
## Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 26 sold this month in American University Park and the Palisades. This month's total units sold was lower than at this time last year, a decrease from July 2024.

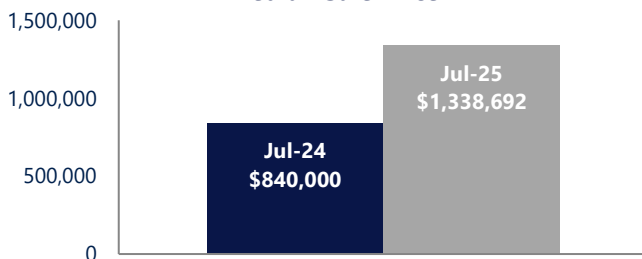
## Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 23%. The total number of active inventory this July was 117 compared to 95 in July 2024. This month's total of 117 is lower than the previous month's total supply of available inventory of 148, a decrease of 21%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for American University Park and the Palisades Homes was \$840,000. This July, the median sale price was \$1,338,692, an increase of \$498,692 compared to last year. The current median sold price is 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.

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REAL ESTATE



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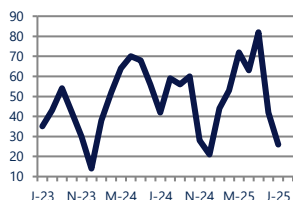
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JULY 2025

Zip Code(s): 20016

## New Listings

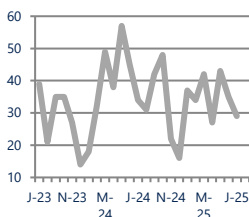
26



**Down -38%**  
Vs. Year Ago

## Current Contracts

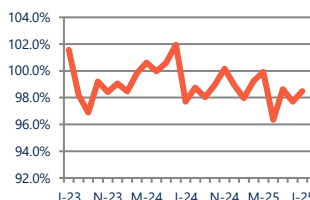
29



**Down -15%**  
Vs. Year Ago

## Sold Vs. List Price

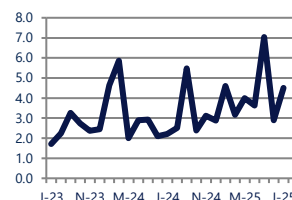
98.5%



**Up 0.8%**  
Vs. Year Ago

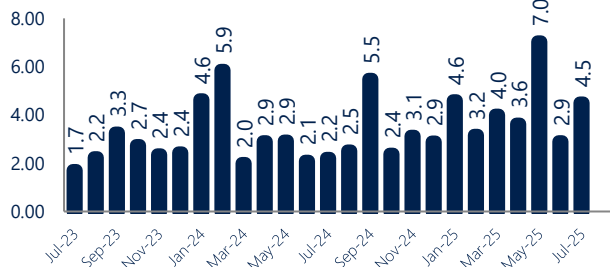
## Months of Supply

4.5



**Up 104%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

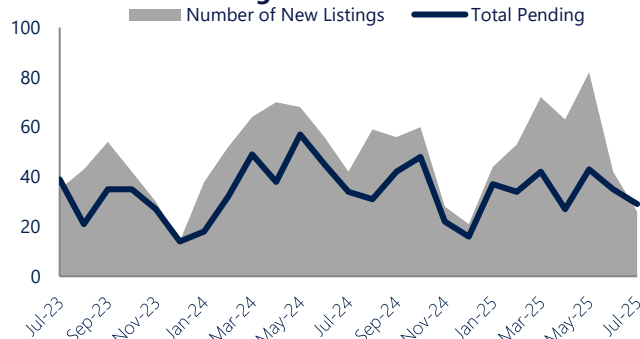
In July, there was 4.5 months of supply available in American University Park and the Palisades, compared to 2.2 in July 2024. That is an increase of 104% versus a year ago.

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.

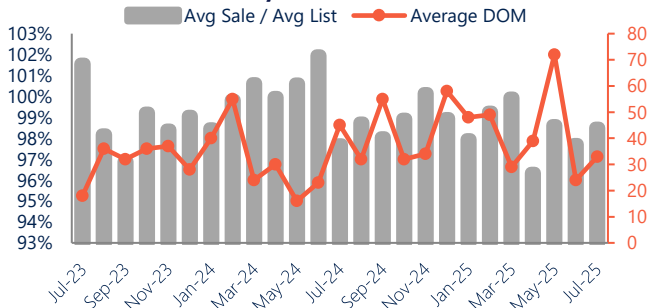
## New Listings & Current Contracts

This month there were 26 homes newly listed for sale in American University Park and the Palisades compared to 42 in July 2024, a decrease of 38%. There were 29 current contracts pending sale this July compared to 34 a year ago. The number of current contracts is 15% 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 98.5% of the average list price, which is 0.8% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 45, a decrease of 27%.

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