

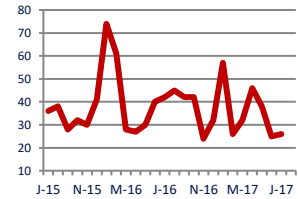
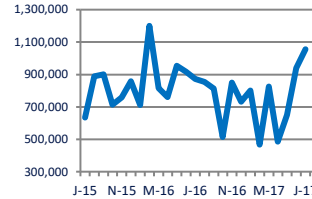
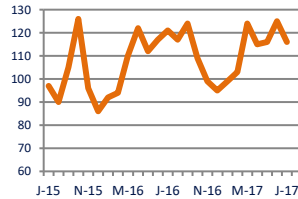
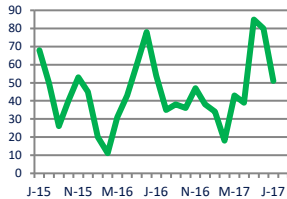


**Focus On: American University Park and the Palisades Housing Market**

**July 2017**

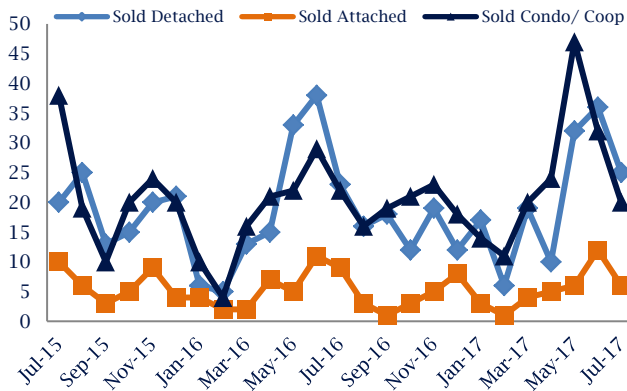
**Zip Code(s): 20016**

<b>Units Sold</b> 51	<b>Active Inventory</b> 116	<b>Median Sale Price</b> \$1,057,000	<b>Days On Market</b> 26
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<b>Down -6%</b> Vs. Year Ago	<b>Down -4%</b> Vs. Year Ago	<b>Up 21%</b> Vs. Year Ago	<b>Down -38%</b> Vs. Year Ago
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**Units Sold\***



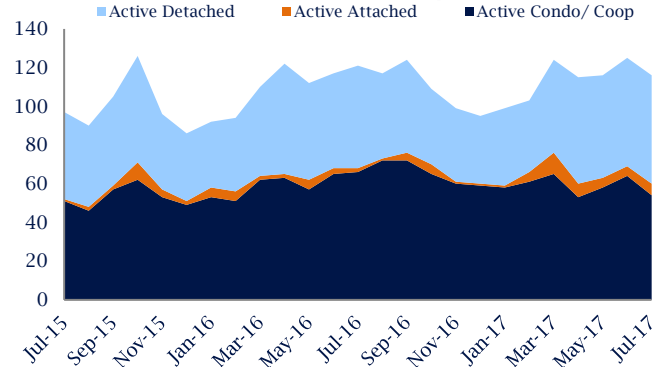
**Units Sold**

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

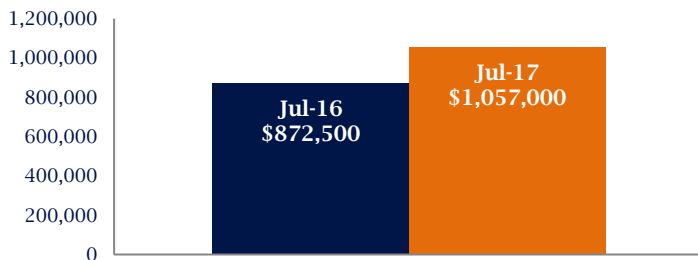
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 5 units or 4%. The total number of active inventory this July was 116 compared to 121 in July 2016. This month's total of 116 is lower than the previous month's total supply of available inventory of 125, a decrease of 7%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for American University Park and the Palisades Homes was \$872,500. This July, the median sale price was \$1,057,000, an increase of 21% or \$184,500 compared to last year. The current median sold price is 12% 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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



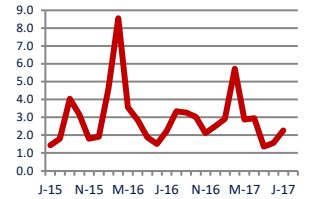
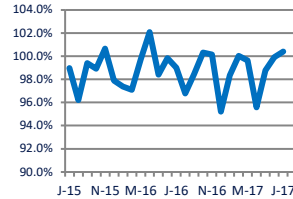
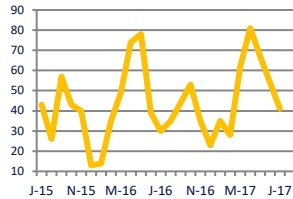
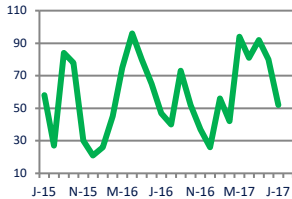


**Focus On: American University Park and the Palisades Housing Market**

**July 2017**

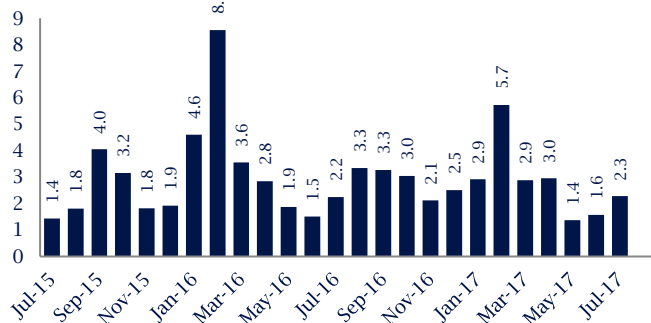
**Zip Code(s): 20016**

<b>New Listings</b> 52	<b>Current Contracts</b> 41	<b>Sold Vs. List Price</b> 100.4%	<b>Months of Supply</b> 2.3
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<b>Up 11%</b> Vs. Year Ago	<b>Up 37%</b> Vs. Year Ago	<b>Up 1.4%</b> Vs. Year Ago	<b>No Change</b> Vs. Year Ago
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**Months Of Supply**



**Months of Supply**

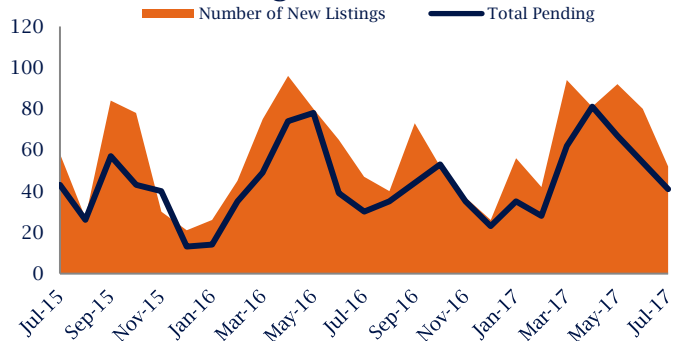
In July, there was 2.3 months of supply available in American University Park and the Palisades. The amount of supply is similar compared to a year ago.

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 52 homes newly listed for sale in American University Park and the Palisades compared to 47 in July 2016, an increase of 11%. There were 41 current contracts pending sale this July compared to 30 a year ago. The number of current contracts is 37% higher 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 100.4% of the average list price, which is 1.4% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 26, lower than the average last year, which was 42, a decrease of 38%.

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