

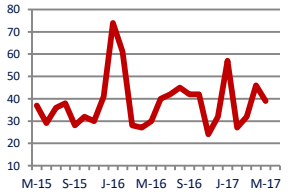
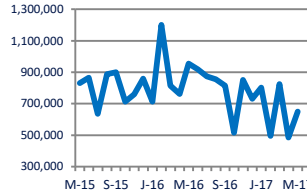
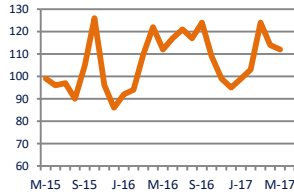
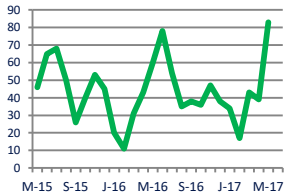


Focus On: American University Park and the Palisades Housing Market

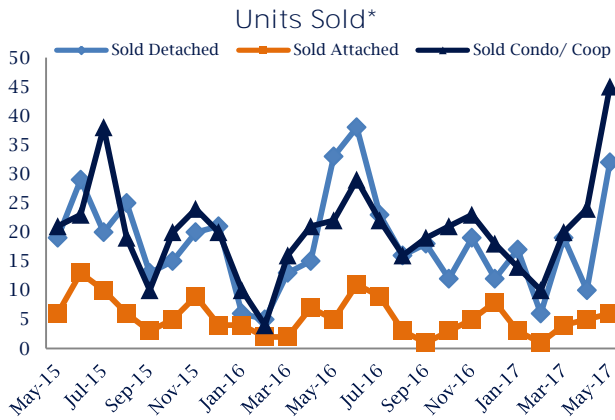
May 2017

Zip Code(s): 20016

Units Sold 83	Active Inventory 112	Median Sale Price \$650,000	Days On Market 39
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Up Vs. Year Ago	No Change Vs. Year Ago	Down -32% Vs. Year Ago	Up 30% Vs. Year Ago
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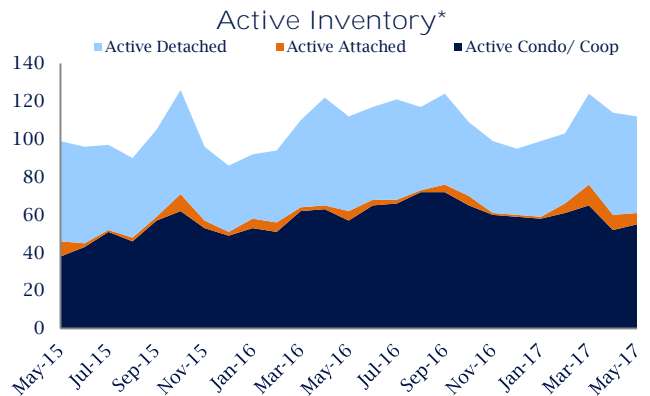


Units Sold

There was an increase in total units sold in May, with 83 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

The total number of homes available this month is 112 units, which is similar compared to a year ago. This month's total of 112 is lower than the previous month's total supply of available inventory of 114, a decrease of 2%.



Median Sale Price



Median Sale Price

Last May, the median sale price for American University Park and the Palisades Homes was \$955,000. This May, the median sale price was \$650,000, a decrease of \$305,000 compared to last year. The current median sold price is higher than in April.

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.



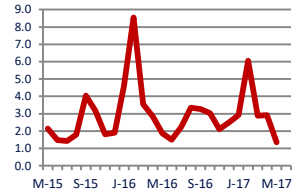
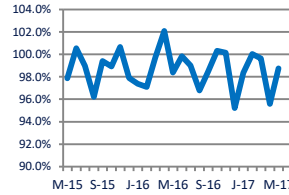
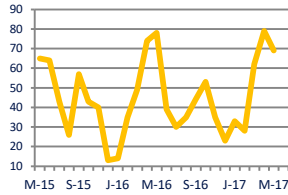
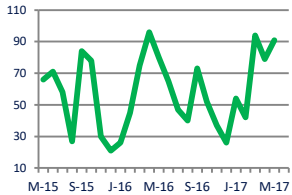


Focus On: American University Park and the Palisades Housing Market

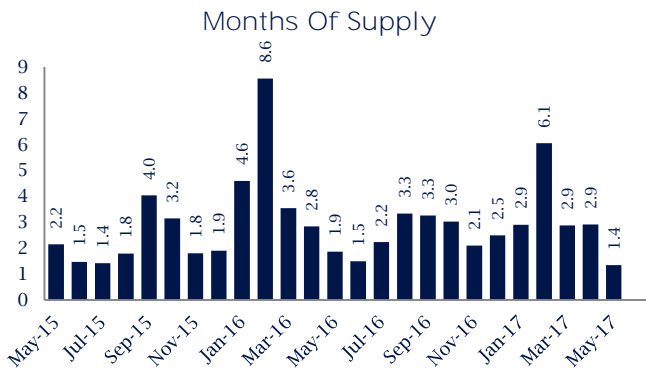
May 2017

Zip Code(s): 20016

New Listings 91	Current Contracts 69	Sold Vs. List Price 98.8%	Months of Supply 1.4
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Up 14% Vs. Year Ago	Down -12% Vs. Year Ago	No Change Vs. Year Ago	Down -28% Vs. Year Ago
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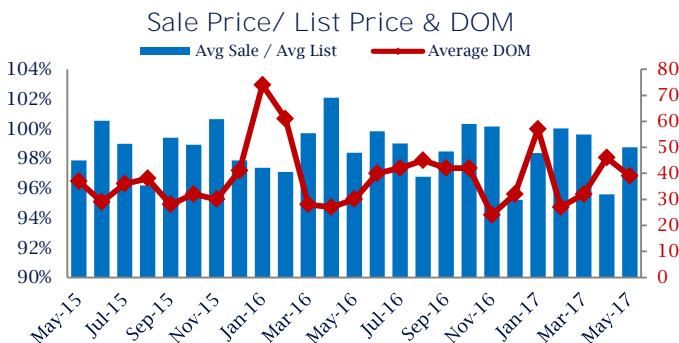
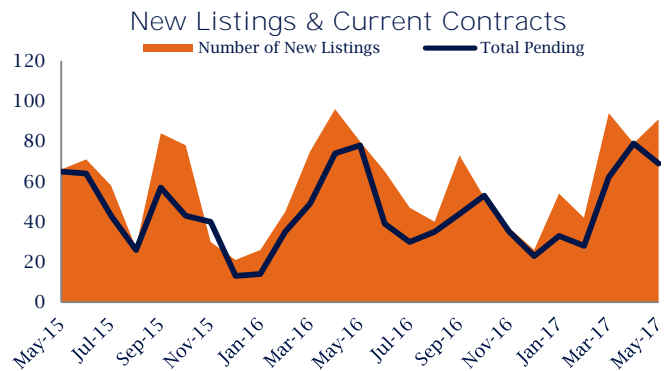
Months of Supply

In May, there was 1.3 months of supply available in American University Park and the Palisades, compared to 1.9 in May 2016. That is a decrease of 28% 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 91 homes newly listed for sale in American University Park and the Palisades compared to 80 in May 2016, an increase of 14%. There were 69 current contracts pending sale this May compared to 78 a year ago. The number of current contracts is 12% lower than last May.



Sale Price to List Price Ratio

In May, the average sale price in American University Park and the Palisades was 98.8% 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 39, higher than the average last year, which was 30, an increase of 30%.

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