

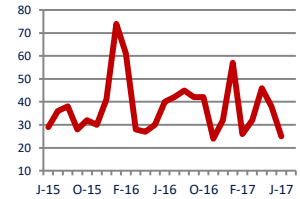
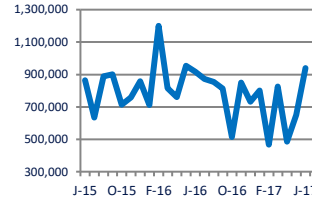
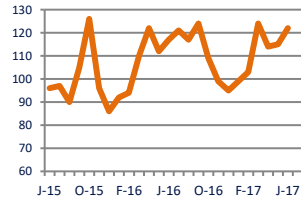
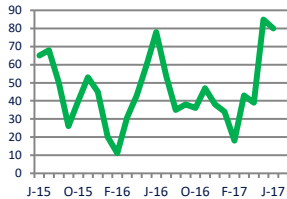


Focus On: American University Park and the Palisades Housing Market

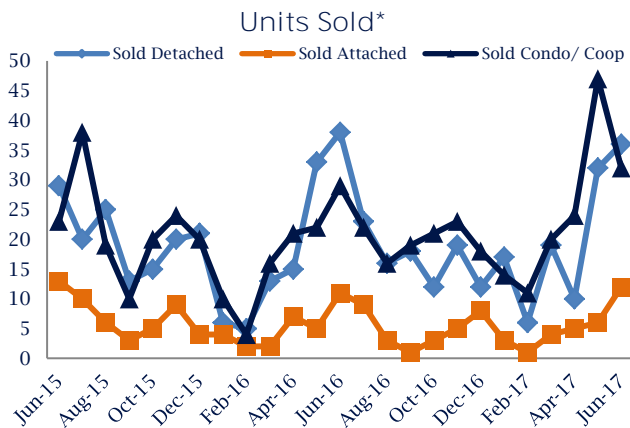
June 2017

Zip Code(s): 20016

<b>Units Sold</b> 80	<b>Active Inventory</b> 122	<b>Median Sale Price</b> \$940,500	<b>Days On Market</b> 25
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Up 3% Vs. Year Ago	Up 4% Vs. Year Ago	Up 3% Vs. Year Ago	Down -38% Vs. Year Ago
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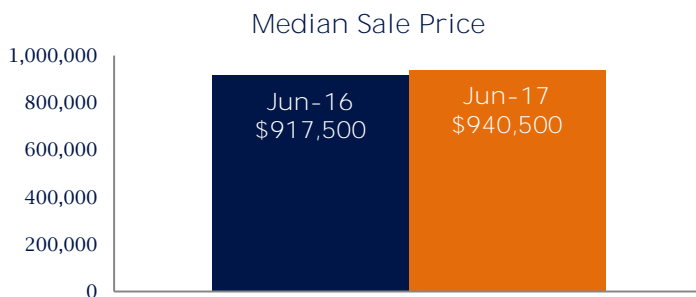
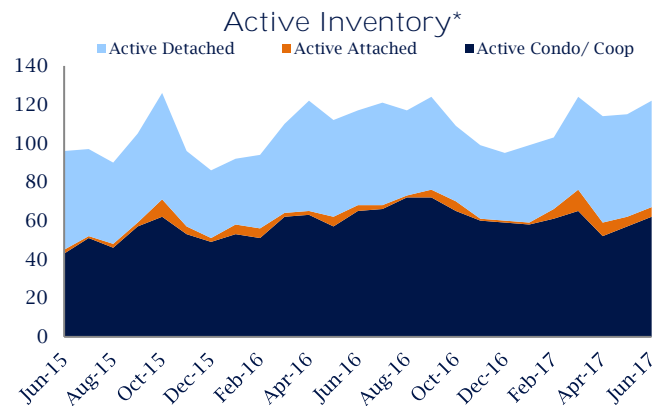


Units Sold

There was a decrease in total units sold in June, with 80 sold this month in American University Park and the Palisades versus 85 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 3% versus June 2016.

Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 4%. The total number of active inventory this June was 122 compared to 117 in June 2016. This month's total of 122 is higher than the previous month's total supply of available inventory of 115, an increase of 6%.



Median Sale Price

Last June, the median sale price for American University Park and the Palisades Homes was \$917,500. This June, the median sale price was \$940,500, an increase of \$23,000 compared to last year. The current median sold price is higher than in May.

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.

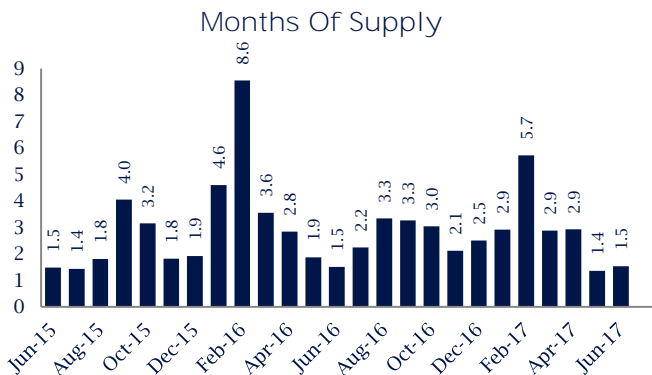
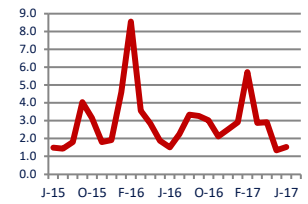
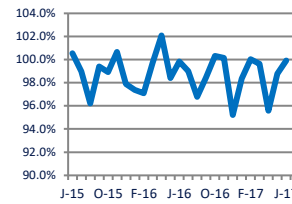
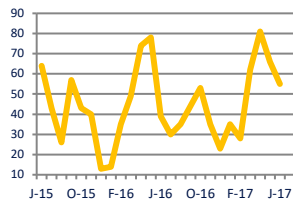
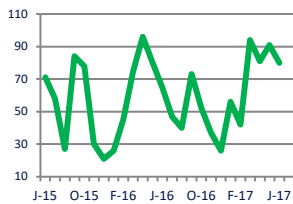




Focus On: American University Park and the Palisades Housing Market  
Zip Code(s): 20016

June 2017

<b>New Listings</b> 80	<b>Current Contracts</b> 55	<b>Sold Vs. List Price</b> 99.9%	<b>Months of Supply</b> 1.5
Up 23% Vs. Year Ago	Up 41% Vs. Year Ago	No Change Vs. Year Ago	No Change Vs. Year Ago



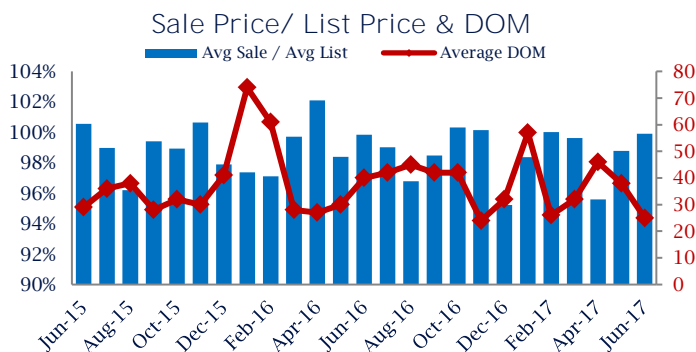
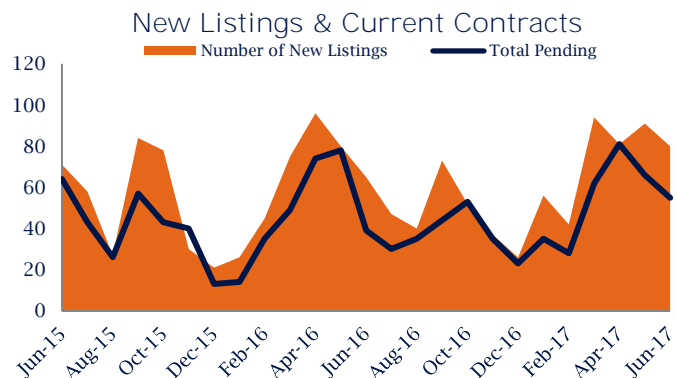
### Months of Supply

In June, there was 1.5 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 80 homes newly listed for sale in American University Park and the Palisades compared to 65 in June 2016, an increase of 23%. There were 55 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 41% higher than last June.



### Sale Price to List Price Ratio

In June, the average sale price in American University Park and the Palisades was 99.9% 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 25, lower than the average last year, which was 40, a decrease of 38%.

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