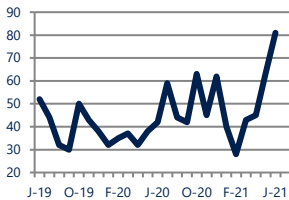




Zip Code(s): 20016

**Units Sold**

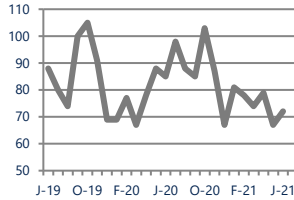
**81**



**Up**  
Vs. Year Ago

**Active Inventory**

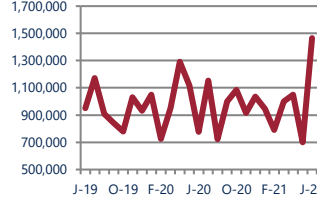
**72**



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

**Median Sale Price**

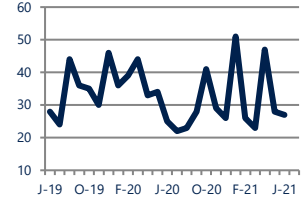
**\$1,465,000**



**Up**  
Vs. Year Ago

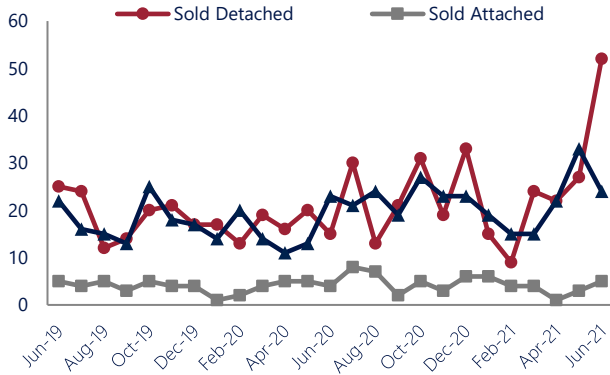
**Days On Market**

**27**



**Up 8%**  
Vs. Year Ago

**Units Sold\***



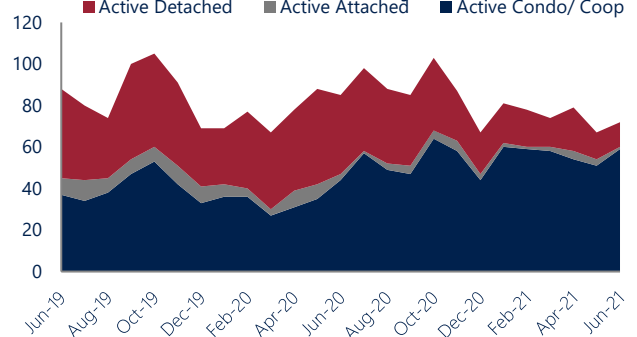
**Units Sold**

There was an increase in total units sold in June, with 81 sold this month in American University Park and the Palisades. This month's total units sold was higher than at this time last year.

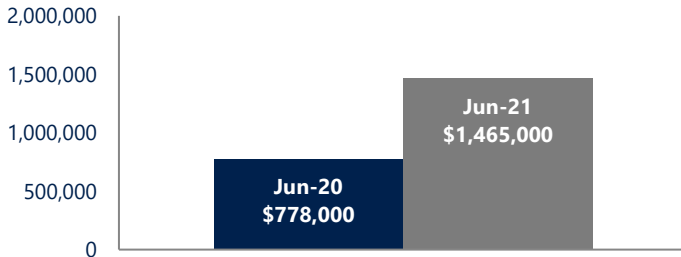
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 13 units or 15%. The total number of active inventory this June was 72 compared to 85 in June 2020. This month's total of 72 is higher than the previous month's total supply of available inventory of 67, an increase of 7%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for American University Park and the Palisades Homes was \$778,000. This June, the median sale price was \$1,465,000, an increase of \$687,000 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.

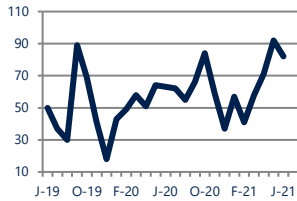
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



**Zip Code(s): 20016**

**New Listings**

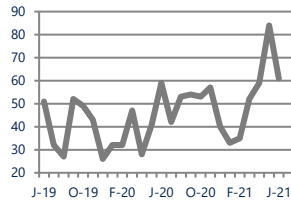
**82**



**Up 30%**  
Vs. Year Ago

**Current Contracts**

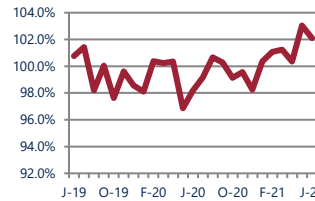
**61**



**Up 3%**  
Vs. Year Ago

**Sold Vs. List Price**

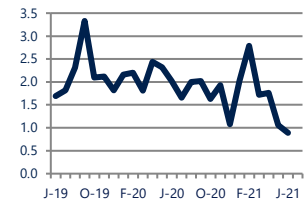
**102.1%**



**Up 4%**  
Vs. Year Ago

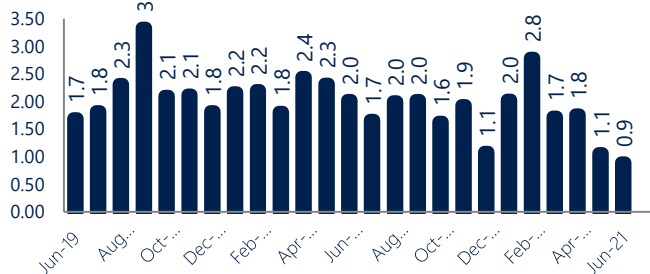
**Months of Supply**

**0.9**



**Down -56%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

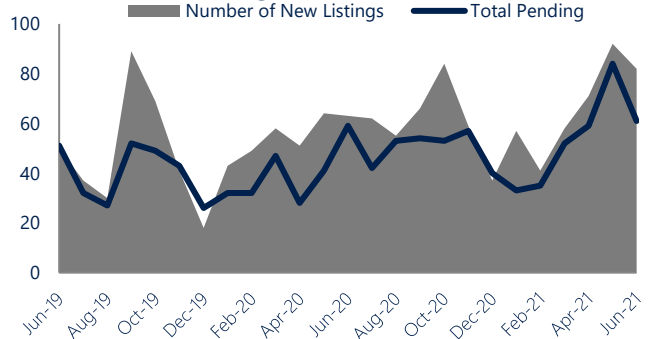
In June, there was 0.9 months of supply available in American University Park and the Palisades, compared to 2.0 in June 2020. That is a decrease of 56% versus a year ago.

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.

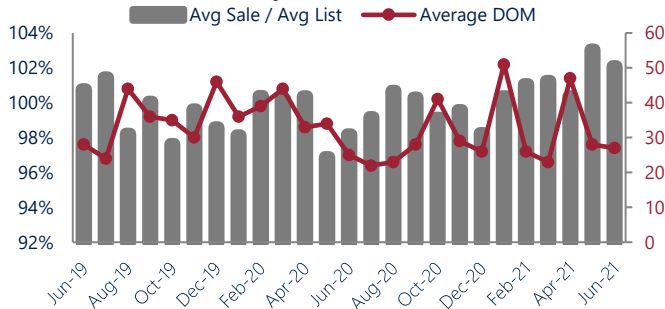
**New Listings & Current Contracts**

This month there were 82 homes newly listed for sale in American University Park and the Palisades compared to 63 in June 2020, an increase of 30%. There were 61 current contracts pending sale this June compared to 59 a year ago. The number of current contracts is 3% higher than last June.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in American University Park and the Palisades was 102.1% of the average list price, which is 3.9% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 27, higher than the average last year, which was 25, an increase of 8%.



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