

# Under Contract

*6 Offers*



**1634 14<sup>th</sup> Street NW #605**  
(one bedroom condo)

# Under Contract

*7 Offers*

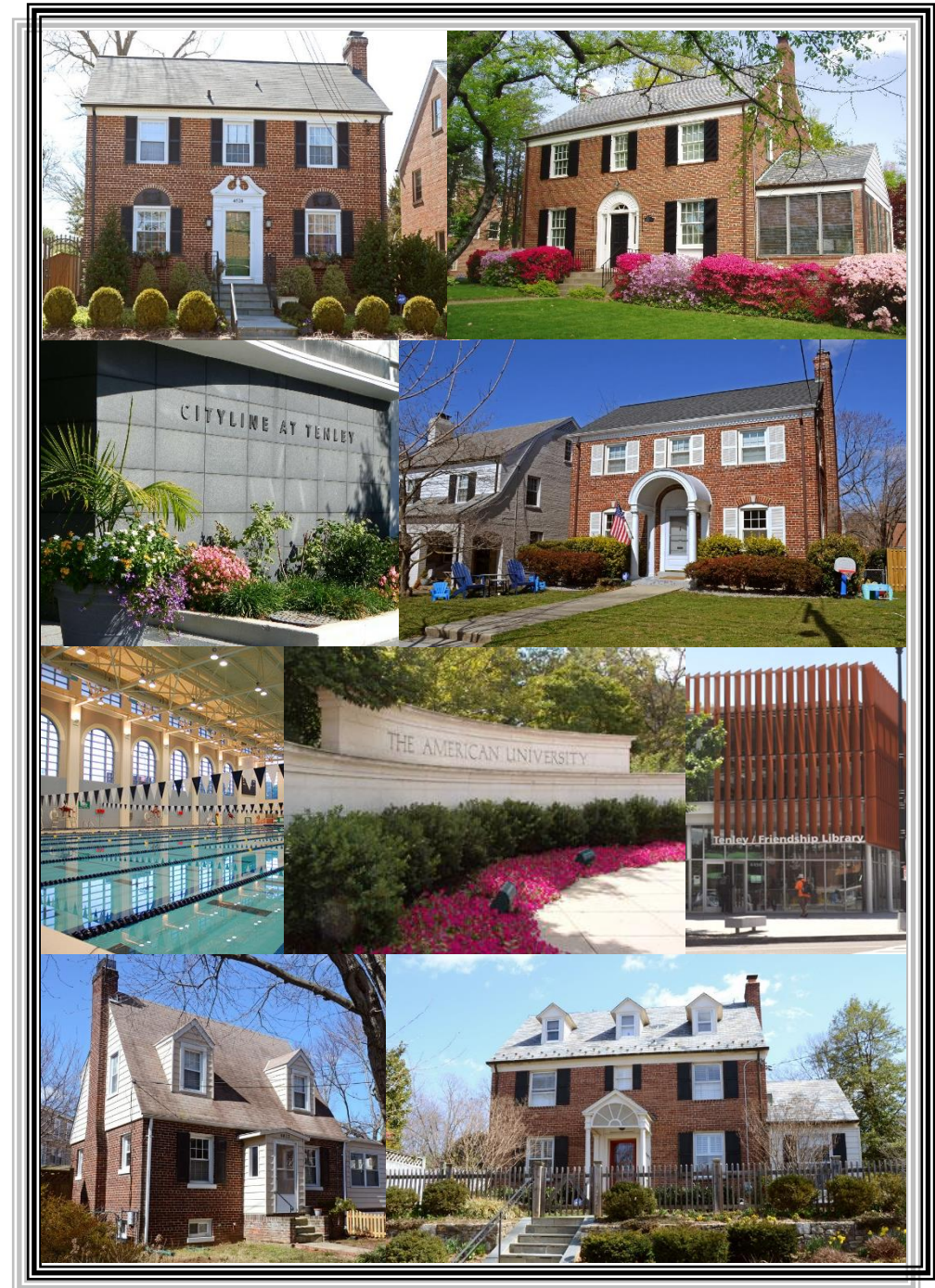


**4813 Bending Lane, NW**  
(5 bedroom, 3.5 bath single family)

*Coming  
Soon*



**3601 38<sup>th</sup> Street NW #304**  
(2-level, one bedroom condo)





## Market Activity in American University

## Park Since mid-October 2015

Address	DOMM	List Price	Orig List Price	Close Price	BR	FB	HB	Levels	ListDate	CloseDate	Living Area
4964 BRANDYWINE ST NW	6	\$1,095,000	\$1,095,000		5	3	1	4	19-Mar-2016		1,975
4319 MURDOCK MILL RD NW	6	\$824,900	\$824,900		3	5	0	3	17-Mar-2016	22-Apr-2016	2,390
4615 42ND ST NW	21	\$595,000	\$595,000		1	1	1	3	04-Mar-2016		1,334
4216 46TH ST NW	5	\$939,900	\$939,900		3	2	1	3	03-Mar-2016	08-Apr-2016	1,656
4208 RIVER RD NW	5	\$1,189,000	\$1,189,000		4	3	1	3	03-Mar-2016	06-Apr-2016	2,700
4522 43RD PL NW	0	\$825,000	\$825,000		4	1	1	3	29-Feb-2016	29-Feb-2016	
4340 ELLICOTT ST NW	4	\$995,000	\$995,000	\$1,030,000	5	3	0	3	19-Feb-2016	11-Mar-2016	1,899
4444 YUMA ST NW	5	\$1,050,000	\$1,050,000	\$1,215,000	4	3	1	3	17-Feb-2016	18-Mar-2016	1,557
4514 BRANDYWINE ST NW	9	\$1,245,000	\$1,245,000	\$1,350,000	4	3	1	3	14-Feb-2016	18-Mar-2016	2,328
4520 43RD PL NW	0	\$825,000	\$800,000		4	2	0	3	09-Feb-2016	09-Feb-2016	1,512
5121 45TH ST NW	32	\$845,000	\$865,500		2	3	0	3	01-Feb-2016	15-Apr-2016	1,510
4616 VAN NESS ST NW	8	\$1,095,000	\$1,095,000	\$1,135,000	3	2	2	3	26-Jan-2016	18-Mar-2016	2,176
4623 BUTTERWORTH PL NW	0	\$899,000	\$899,000	\$925,000	4	2	1	3	15-Dec-2015	15-Dec-2015	1,770
4150 46TH ST NW	6	\$895,000	\$895,000	\$961,000	3	2	1	3	04-Dec-2015	11-Jan-2016	1,688
4505 YUMA ST NW	0	\$1,695,000	\$1,695,000	\$1,720,000	5	4	1	4	24-Nov-2015	24-Nov-2015	1,672
4419 HARRISON ST NW	5	\$769,000	\$769,000	\$825,000	3	2	1	3	13-Nov-2015	18-Dec-2015	1,331
4305 WARREN ST NW	7	\$1,050,000	\$1,050,000	\$1,237,000	4	2	1	4	12-Nov-2015	17-Dec-2015	2,002
5021 45TH ST NW	8	\$799,000	\$799,000	\$881,000	3	1	2	4	04-Nov-2015	11-Dec-2015	1,725
4337 ELLICOTT ST NW	8	\$1,179,000	\$1,179,000	\$1,220,000	5	3	1	3	02-Nov-2015	15-Dec-2015	2,017
5107 45TH ST NW	2	\$749,000	\$749,000	\$775,000	3	2	1	3	22-Oct-2015	23-Nov-2015	1,398
4724 ALTON PL NW	5	\$999,000	\$999,000	\$1,125,000	4	3	0	3	19-Oct-2015	30-Nov-2015	1,671
4404 HARRISON ST NW	11	\$979,500	\$979,500	\$965,000	4	3	1	3	15-Oct-2015	02-Dec-2015	1,360
4426 DAVENPORT ST NW	6	\$1,199,900	\$1,199,900	\$1,199,900	4	3	1	4	15-Oct-2015	19-Nov-2015	2,324

Rochelle has twice helped us buy and sell homes, including the house we recently purchased on Fessenden. Both times, Rochelle sold our properties very quickly while also effectively negotiating the purchase of our new homes. Rochelle is smart, friendly, and very hard-working - she really went above and beyond to make the experience easy and successful for us, and we truly enjoyed working with her. We have also referred Rochelle to friends who found and purchased homes with her help. —Shannon and Michael

We couldn't be any more appreciative of Rochelle's services in helping us navigate a tricky transaction involving a simultaneous sale and purchase. Right from negotiating aggressively on, what we consider, our dream home, to attractively (and aggressively) marketing our current property, Rochelle got us great deals on both transactions. Rochelle's attention to detail, enthusiasm and ability to be proactive really sets her apart. We would not hesitate to recommend Rochelle for a sale or a purchase, be it at Cityline, or elsewhere. She is our 'go to' Realtor. —Ketaki and Rajat



ROCHELLE RUBIN

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www.rochellerubin.com

Blocks that Rock

American University Park