

**January thru March 2025 YTD**

Palisades, Washington, DC (Advertised)

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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$16,884,000	\$9,891,900	70.69%
Avg Sold Price	\$2,066,875	\$1,455,628	41.99%
Median Sold Price	\$1,926,500	\$1,162,000	65.79%
Units Sold	8	7	14.29%
Avg Days on Market	15	6	150.00%
Avg List Price for Solds	\$2,110,500	\$1,413,128	49.35%
Avg SP to OLP Ratio	97.9%	104.4%	-6.21%
Ratio of Avg SP to Avg OLP	97.9%	103.0%	-4.93%
Attached Avg Sold Price	\$562,000	\$1,105,825	-49.18%
Detached Avg Sold Price	\$2,969,800	\$1,922,033	54.51%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	5	3	66.67%

**Financing (Sold)**

Assumption	0
Cash	3
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	0
1 to 10	3
11 to 20	1
21 to 30	2
31 to 60	0
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail**

**Active Detail**

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	2	1	0	4	1	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
<b>Total</b>	0	0	0	0	5	1	2	9	1	8
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,969,800	\$1,200,000	\$243,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,183,050	\$1,204,000	\$3,400,000	\$0	\$811,300			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-12.65%	0.00%	-70.05%			
Prev Year - # of Solds	0	0	2	3	1	0	1			

**March 2025**

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