

January thru May 2025 YTD

Palisades, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$32,243,000	\$38,730,900	-16.75%
Avg Sold Price	\$1,740,455	\$1,933,020	-9.96%
Median Sold Price	\$1,926,500	\$1,473,050	30.78%
Units Sold	18	20	-10.00%
Avg Days on Market	40	19	110.53%
Avg List Price for Solds	\$1,791,277	\$1,936,545	-7.50%
Avg SP to OLP Ratio	97.0%	101.1%	-4.03%
Ratio of Avg SP to Avg OLP	96.9%	99.5%	-2.64%
Attached Avg Sold Price	\$711,021	\$1,058,042	-32.80%
Detached Avg Sold Price	\$2,769,888	\$2,404,161	15.21%
Attached Units Sold	9	7	28.57%
Detached Units Sold	9	13	-30.77%

Financing (Sold)

Assumption	0
Cash	4
Conventional	13
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	3
21 to 30	5
31 to 60	0
61 to 90	2
91 to 120	0
121 to 180	1
181 to 360	2
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	1	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	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	1	4	2	0	8	1	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	7	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	1	9	2	6	15	1	7
Avg Sold Price	\$0	\$0	\$0	\$1,123,000	\$2,769,888	\$1,675,000	\$321,032			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,204,000	\$2,801,000	\$2,350,000	\$481,433			
Avg Sold % Change	0.00%	0.00%	0.00%	-6.73%	-1.11%	-28.72%	-33.32%			
Prev Year - # of Solds	0	0	5	3	8	1	3			

May 2025

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↓ **-11.1%** ↓ **-11.1%**
from Apr 2025: from May 2024:
9 9

YTD	2025	2024	+/-
	43	35	22.9%

5-year May average: **10****New Pendings****3**

↓ **-50.0%** ↓ **-40.0%**
from Apr 2025: from May 2024:
6 5

YTD	2025	2024	+/-
	21	22	-4.5%

5-year May average: **7****Closed Sales****4**

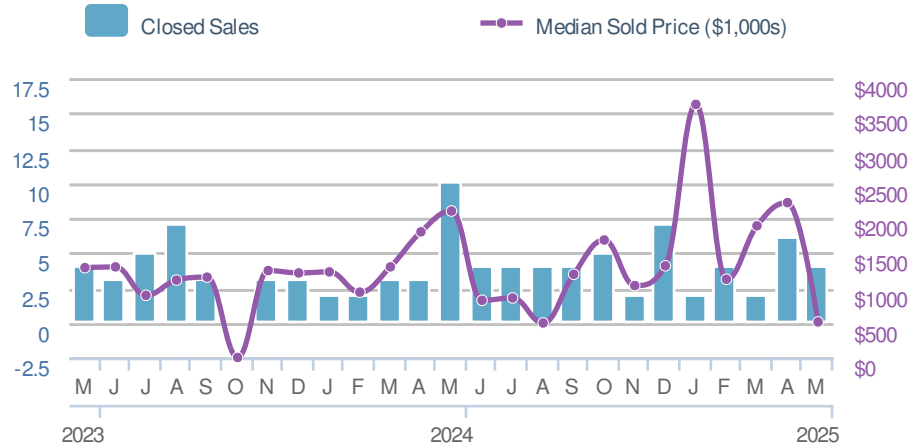
↓ **-33.3%** ↓ **-60.0%**
from Apr 2025: from May 2024:
6 10

YTD	2025	2024	+/-
	18	20	-10.0%

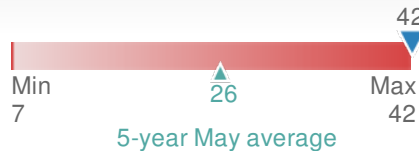
5-year May average: **7****Median Sold Price****\$510,000**

↓ **-77.0%** ↓ **-75.7%**
from Apr 2025: from May 2024:
\$2,217,500 **\$2,099,500**

YTD	2025	2024	+/-
	\$1,926,500	\$1,473,050	30.8%

5-year May average: **\$1,373,400****Active Listings****23**

Apr 2025	May 2024
19	10

Avg DOM**42**

Apr 2025	May 2024	YTD
73	26	40

Avg Sold to OLP Ratio**97.6%**

Apr 2025	May 2024	YTD
95.5%	100.2%	97.0%