

January thru June 2025 YTD
Palisades, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$47,681,000	\$45,402,900	5.02%
Avg Sold Price	\$1,718,712	\$1,819,776	-5.55%
Median Sold Price	\$1,465,000	\$1,300,000	12.69%
Units Sold	27	25	8.00%
Avg Days on Market	34	17	100.00%
Avg List Price for Solds	\$1,765,962	\$1,816,116	-2.76%
Avg SP to OLP Ratio	95.9%	101.2%	-5.23%
Ratio of Avg SP to Avg OLP	96.2%	99.9%	-3.70%
Attached Avg Sold Price	\$721,431	\$935,130	-22.85%
Detached Avg Sold Price	\$2,404,343	\$2,409,540	-0.22%
Attached Units Sold	11	10	10.00%
Detached Units Sold	16	15	6.67%

- 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.

Financing (Sold)

Assumption	0
Cash	6
Conventional	20
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	6
11 to 20	5
21 to 30	6
31 to 60	3
61 to 90	2
91 to 120	0
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	1	1	7	3	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	1	0	1	1	14	3	7
Avg Sold Price	\$1,300,000	\$0	\$1,360,000	\$1,123,000	\$2,557,821	\$1,580,000	\$296,106
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,220,500	\$2,729,700	\$2,350,000	\$423,860
Avg Sold % Change	0.00%	0.00%	-23.13%	-7.99%	-6.30%	-32.77%	-30.14%
Prev Year - # of Solds	0	0	5	4	10	1	5


Active Detail


Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	5
0	0	2
0	0	0
0	0	0
0	0	0
0	0	0
3	1	0
5	0	0
0	0	0
8	1	7

June 2025

Palisades, Washington, DC

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 **-25.0%**
 from May 2025:
 8


 **20.0%**
 from Jun 2024:
 5

YTD	2025	2024	+/-
	51	43	18.6%

5-year Jun average: 8

New Pendings**9**


 **200.0%**
 from May 2025:
 3


 **80.0%**
 from Jun 2024:
 5

YTD	2025	2024	+/-
	31	28	10.7%

5-year Jun average: 7

Closed Sales**9**


 **125.0%**
 from May 2025:
 4


 **125.0%**
 from Jun 2024:
 4

YTD	2025	2024	+/-
	27	25	8.0%

5-year Jun average: 7

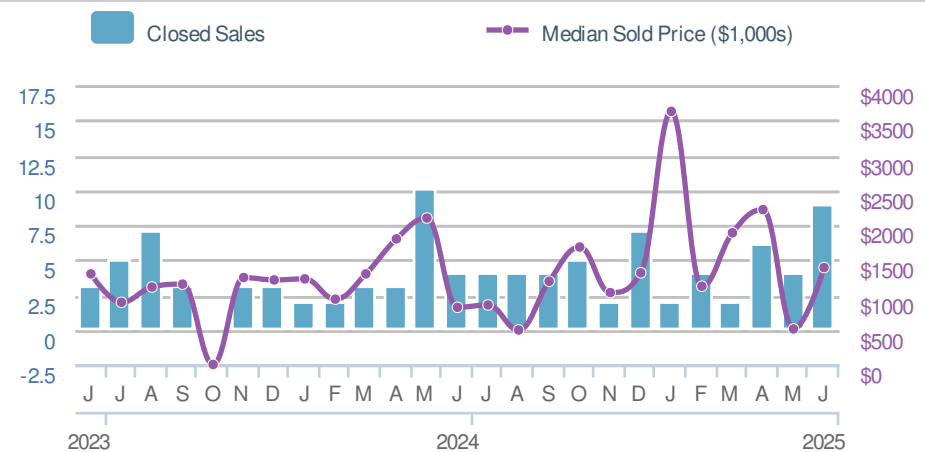
Median Sold Price**\$1,390,000**

 **172.5%**
 from May 2025:
 \$510,000

 **70.0%**
 from Jun 2024:
 \$817,500

YTD	2025	2024	+/-
	\$1,465,000	\$1,300,000	12.7%

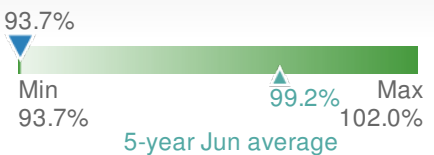
5-year Jun average: \$1,288,011

**Active Listings****16**

May 2025	Jun 2024
23	11

Avg DOM**21**

May 2025	Jun 2024	YTD
42	10	34

Avg Sold to OLP Ratio**93.7%**

May 2025	Jun 2024	YTD
97.6%	102.0%	95.9%