

**January thru July 2025 YTD**  
Palisades, Washington, DC (Advertised)

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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$53,092,000	\$50,222,900	5.71%
Avg Sold Price	\$1,666,362	\$1,735,065	-3.96%
Median Sold Price	\$1,465,000	\$1,300,000	12.69%
Units Sold	31	29	6.90%
Avg Days on Market	35	17	105.88%
Avg List Price for Solds	\$1,712,645	\$1,731,824	-1.11%
Avg SP to OLP Ratio	95.9%	100.9%	-4.97%
Ratio of Avg SP to Avg OLP	96.2%	99.9%	-3.75%
Attached Avg Sold Price	\$683,978	\$826,983	-17.29%
Detached Avg Sold Price	\$2,286,815	\$2,376,064	-3.76%
Attached Units Sold	12	12	0.00%
Detached Units Sold	19	17	11.76%

**Financing (Sold)**

Assumption	0
Cash	7
Conventional	22
FHA	0
Other	0
Owner	0
VA	2

**Days on Market (Sold)**

0	2
1 to 10	6
11 to 20	5
21 to 30	6
31 to 60	4
61 to 90	4
91 to 120	0
121 to 180	2
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	4
\$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	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	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	2	0	2	1	8	3	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	2	0	2	1	15	3	8	6	0	6
Avg Sold Price	\$1,167,500	\$0	\$1,737,500	\$1,123,000	\$2,509,300	\$1,580,000	\$293,093			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,220,500	\$2,628,916	\$2,350,000	\$384,542			
Avg Sold % Change	0.00%	0.00%	-1.79%	-7.99%	-4.55%	-32.77%	-23.78%			
Prev Year - # of Solds	0	0	5	4	12	1	7			

**July 2025**

Palisades, Washington, DC

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 **-66.7%**  
 from Jun 2025: **6**  
 **-50.0%**  
 from Jul 2024: **4**



YTD	2025	2024	+/-
	<b>53</b>	<b>50</b>	6.0%

5-year Jul average: **4****New Pendings****4**

 **-55.6%**  
 from Jun 2025: **9**  
 **-20.0%**  
 from Jul 2024: **5**

YTD	2025	2024	+/-
	<b>35</b>	<b>33</b>	6.1%

5-year Jul average: **5****Closed Sales****4**

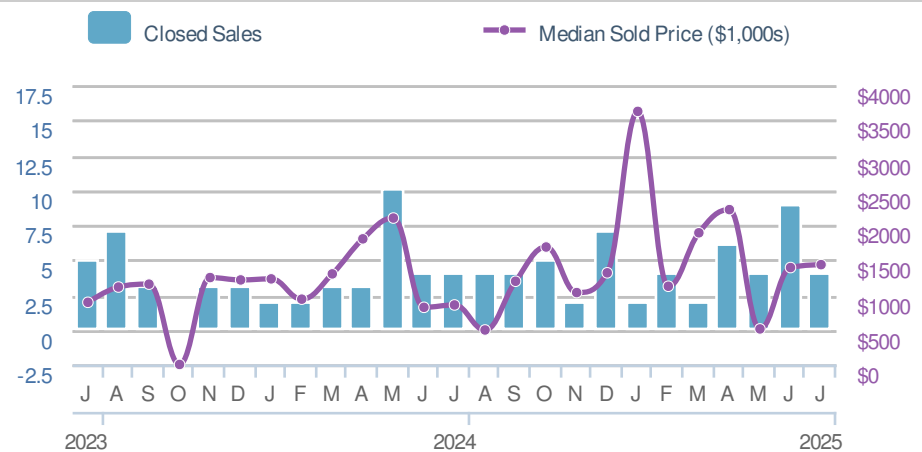
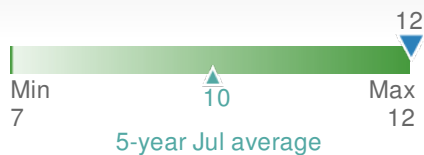
 **-55.6%**  
 from Jun 2025: **9**  
 **0.0%**  
 from Jul 2024: **4**

YTD	2025	2024	+/-
	<b>31</b>	<b>29</b>	6.9%

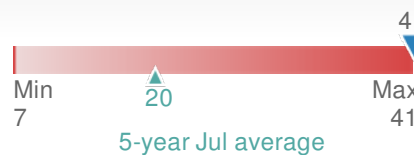
5-year Jul average: **5****Median Sold Price****\$1,432,500**

 **3.1%**  
 from Jun 2025: **\$1,390,000**  
 **68.0%**  
 from Jul 2024: **\$852,500**

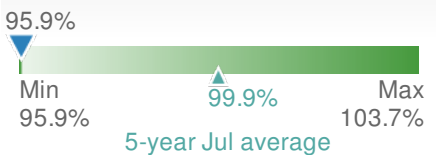
YTD	2025	2024	+/-
	<b>\$1,465,000</b>	<b>\$1,300,000</b>	12.7%

5-year Jul average: **\$1,158,251****Active Listings****12**

Jun 2025	Jul 2024
<b>16</b>	<b>9</b>

**Avg DOM****41**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>15</b>	<b>35</b>

**Avg Sold to OLP Ratio****95.9%**

Jun 2025	Jul 2024	YTD
<b>93.7%</b>	<b>99.2%</b>	<b>95.9%</b>