

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$58,551,000	\$52,959,400	10.56%
Avg Sold Price	\$1,584,479	\$1,607,512	-1.43%
Median Sold Price	\$1,392,500	\$1,300,000	7.12%
Units Sold	36	33	9.09%
Avg Days on Market	33	17	94.12%
Avg List Price for Solds	\$1,626,416	\$1,604,830	1.35%
Avg SP to OLP Ratio	96.0%	100.6%	-4.57%
Ratio of Avg SP to Avg OLP	96.3%	99.9%	-3.64%
Attached Avg Sold Price	\$727,116	\$790,925	-8.07%
Detached Avg Sold Price	\$2,196,880	\$2,376,064	-7.54%
Attached Units Sold	15	16	-6.25%
Detached Units Sold	21	17	23.53%

Financing (Sold)

Assumption	0
Cash	8
Conventional	26
FHA	0
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	7
11 to 20	6
21 to 30	8
31 to 60	5
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	6	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$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	3	0	3	3	8	3	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	3	0	3	3	15	3	9	8	0	5
Avg Sold Price	\$1,208,333	\$0	\$1,623,333	\$1,199,000	\$2,509,300	\$1,580,000	\$285,527			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,278,400	\$2,628,916	\$2,350,000	\$391,280			
Avg Sold % Change	0.00%	0.00%	-8.25%	-6.21%	-4.55%	-32.77%	-27.03%			
Prev Year - # of Solds	0	0	5	5	12	1	10			

**August 2025**

Palisades, Washington, DC

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**2****↑ 66.7%**from Aug 2024:  
**3**

YTD	2025	2024	+/-
	<b>58</b>	<b>54</b>	7.4%

5-year Aug average: **5****New Pendings****1****↓ -75.0%**from Jul 2025:  
**4****↓ -66.7%**from Aug 2024:  
**3**

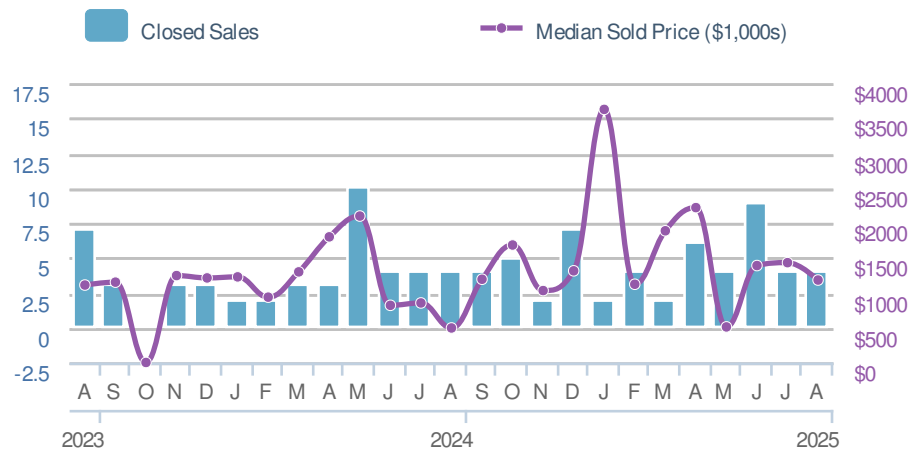
YTD	2025	2024	+/-
	<b>36</b>	<b>35</b>	2.9%

5-year Aug average: **3****Closed Sales****4****↔ 0.0%**from Jul 2025:  
**4****↔ 0.0%**from Aug 2024:  
**4**

YTD	2025	2024	+/-
	<b>36</b>	<b>33</b>	9.1%

5-year Aug average: **5****Median Sold Price****\$1,182,500****↓ -17.5%**from Jul 2025:  
**\$1,432,500****↑ 138.6%**from Aug 2024:  
**\$495,500**

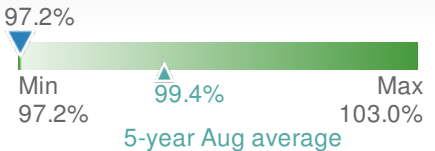
YTD	2025	2024	+/-
	<b>\$1,392,500</b>	<b>\$1,300,000</b>	7.1%

5-year Aug average: **\$1,212,000****Active Listings****13**

Jul 2025	Aug 2024
<b>12</b>	<b>8</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>41</b>	<b>16</b>	<b>33</b>

**Avg Sold to OLP Ratio****97.2%**

Jul 2025	Aug 2024	YTD
<b>95.9%</b>	<b>98.5%</b>	<b>96.0%</b>