

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$60,216,000	\$58,604,350	2.75%
Avg Sold Price	\$1,545,361	\$1,579,402	-2.16%
Median Sold Price	\$1,392,500	\$1,270,000	9.65%
Units Sold	38	37	2.70%
Avg Days on Market	34	18	88.89%
Avg List Price for Solds	\$1,584,631	\$1,583,901	0.05%
Avg SP to OLP Ratio	95.9%	99.9%	-4.02%
Ratio of Avg SP to Avg OLP	96.1%	99.4%	-3.35%
Attached Avg Sold Price	\$699,327	\$806,305	-13.27%
Detached Avg Sold Price	\$2,160,659	\$2,395,450	-9.80%
Attached Units Sold	16	19	-15.79%
Detached Units Sold	22	18	22.22%

Financing (Sold)

Assumption	0
Cash	9
Conventional	26
FHA	0
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	7
11 to 20	6
21 to 30	9
31 to 60	5
61 to 90	4
91 to 120	1
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	7	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	1
\$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	4	3	8	3	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	6	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	3	0	4	3	15	3	10	8	0	4
Avg Sold Price	\$1,208,333	\$0	\$1,567,500	\$1,199,000	\$2,509,300	\$1,580,000	\$285,224			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,275,333	\$2,636,307	\$1,737,500	\$381,163			
Avg Sold % Change	0.00%	0.00%	-11.40%	-5.99%	-4.82%	-9.06%	-25.17%			
Prev Year - # of Solds	0	0	5	6	13	2	11			

September 2025

Palisades, Washington, DC

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↔ 0.0% ↓ -16.7%
from Aug 2025: 5 from Sep 2024: 6

YTD	2025	2024	+/-
	64	62	3.2%

5-year Sep average: 8

New Pendings**3**

↑ 200.0% ↔ 0.0%
from Aug 2025: 1 from Sep 2024: 3

YTD	2025	2024	+/-
	39	39	0.0%

5-year Sep average: 4

Closed Sales**2**

↓ -50.0% ↓ -50.0%
from Aug 2025: 4 from Sep 2024: 4

YTD	2025	2024	+/-
	38	37	2.7%

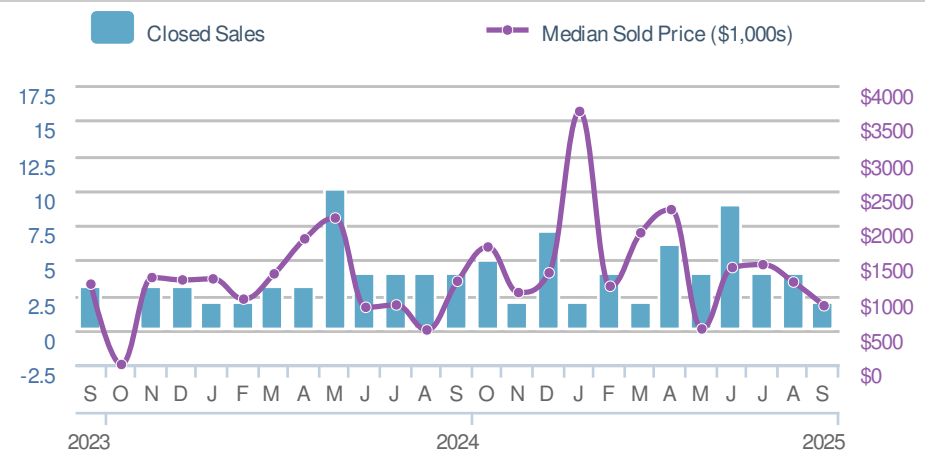
5-year Sep average: 3

Median Sold Price**\$841,250**

↓ -28.9% ↓ -29.5%
from Aug 2025: \$1,182,500 from Sep 2024: \$1,192,500

YTD	2025	2024	+/-
	\$1,392,500	\$1,270,000	9.6%

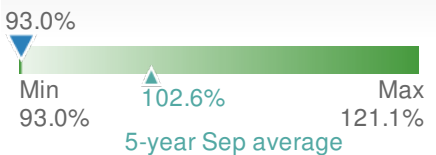
5-year Sep average: \$1,073,762

**Active Listings****12**

Aug 2025	Sep 2024
13	13

Avg DOM**64**

Aug 2025	Sep 2024	YTD
19	31	34

Avg Sold to OLP Ratio**93.0%**

Aug 2025	Sep 2024	YTD
97.2%	93.8%	95.9%