

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$68,314,900	\$72,109,250	-5.26%
Avg Sold Price	\$1,579,253	\$1,698,941	-7.04%
Median Sold Price	\$1,392,500	\$1,300,000	7.12%
Units Sold	42	42	0.00%
Avg Days on Market	40	23	73.91%
Avg List Price for Solds	\$1,626,545	\$1,716,886	-5.26%
Avg SP to OLP Ratio	94.8%	99.4%	-4.65%
Ratio of Avg SP to Avg OLP	95.5%	98.6%	-3.17%
Attached Avg Sold Price	\$673,773	\$777,240	-13.31%
Detached Avg Sold Price	\$2,194,980	\$2,536,852	-13.48%
Attached Units Sold	17	20	-15.00%
Detached Units Sold	25	22	13.64%

- 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	10
Conventional	29
FHA	0
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	7
11 to 20	7
21 to 30	10
31 to 60	5
61 to 90	4
91 to 120	1
121 to 180	3
181 to 360	3
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	8
\$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	1	0	0
\$1M to \$2,499,999	3	0	4	3	9	3	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	3	0	4	3	18	3	11
Avg Sold Price	\$1,208,333	\$0	\$1,567,500	\$1,199,000	\$2,498,861	\$1,580,000	\$283,376
Prev Year - Avg Sold Price	\$0	\$0	\$1,692,563	\$1,275,333	\$2,853,460	\$1,737,500	\$368,150
Avg Sold % Change	0.00%	0.00%	-7.39%	-5.99%	-12.43%	-9.06%	-23.03%
Prev Year - # of Solds	0	0	6	6	16	2	12

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
2	0	0
6	0	0
0	0	0
8	0	7

October 2025

Palisades, Washington, DC

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lenorerubino.com**New Listings****10**

100.0% **150.0%**
 from Sep 2025: 5 from Oct 2024: 4

YTD	2025	2024	+/-
	75	66	13.6%

5-year Oct average: 7

New Pendings**4**

33.3% **0.0%**
 from Sep 2025: 3 from Oct 2024: 4

YTD	2025	2024	+/-
	43	43	0.0%

5-year Oct average: 5

Closed Sales**4**

100.0% **-20.0%**
 from Sep 2025: 2 from Oct 2024: 5

YTD	2025	2024	+/-
	42	42	0.0%

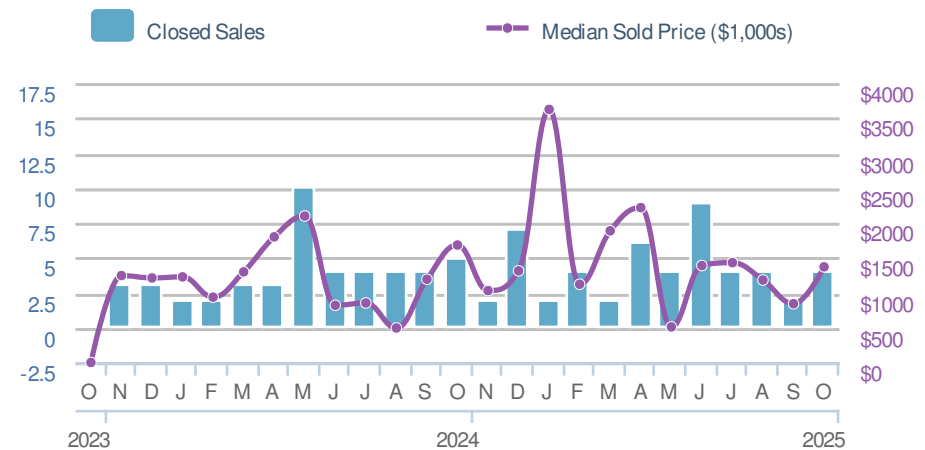
5-year Oct average: 4

Median Sold Price**\$1,370,000**

62.9% **-18.6%**
 from Sep 2025: **\$841,250** from Oct 2024: **\$1,683,375**

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

5-year Oct average: \$913,675

**Active Listings****15**

Min 8 Max 15
 5-year Oct average 12

Sep 2025	Oct 2024
12	12

Avg DOM**93**

Min 0 Max 93
 5-year Oct average 42

Sep 2025	Oct 2024	YTD
64	60	40

Avg Sold to OLP Ratio**84.5%**

Min 0.0% Max 97.5%
 5-year Oct average 74.7%

Sep 2025	Oct 2024	YTD
93.0%	95.8%	94.8%