

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$70,673,750	\$74,287,250	-4.86%
Avg Sold Price	\$1,494,122	\$1,668,648	-10.46%
Median Sold Price	\$1,355,000	\$1,300,000	4.23%
Units Sold	46	44	4.55%
Avg Days on Market	38	24	58.33%
Avg List Price for Solds	\$1,536,385	\$1,688,346	-9.00%
Avg SP to OLP Ratio	95.2%	99.2%	-4.00%
Ratio of Avg SP to Avg OLP	95.7%	98.5%	-2.85%
Attached Avg Sold Price	\$642,757	\$753,085	-14.65%
Detached Avg Sold Price	\$2,149,019	\$2,504,598	-14.20%
Attached Units Sold	20	21	-4.76%
Detached Units Sold	26	23	13.04%

- 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	12
Conventional	30
FHA	0
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	9
11 to 20	7
21 to 30	10
31 to 60	5
61 to 90	4
91 to 120	2
121 to 180	3
181 to 360	4
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	9
\$300K to \$399,999	0	0	0	0	0	0	1
\$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	1	1	0	0
\$1M to \$2,499,999	3	0	5	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	5	4	18	3	13
Avg Sold Price	\$1,208,333	\$0	\$1,454,000	\$1,110,750	\$2,498,861	\$1,580,000	\$282,472
Prev Year - Avg Sold Price	\$0	\$0	\$1,692,563	\$1,275,333	\$2,791,198	\$1,737,500	\$360,600
Avg Sold % Change	0.00%	0.00%	-14.09%	-12.91%	-10.47%	-9.06%	-21.67%
Prev Year - # of Solds	0	0	6	6	17	2	13

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
2	0	0
6	0	0
0	0	0
8	0	2

November 2025

Palisades, Washington, DC

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-70.0%
 from Oct 2025: **10**

-40.0%
 from Nov 2024: **5**

YTD	2025	2024	+/-
	78	74	5.4%

5-year Nov average: 5

New Pendings**3**

-25.0%
 from Oct 2025: **4**

-57.1%
 from Nov 2024: **7**

YTD	2025	2024	+/-
	46	50	-8.0%

5-year Nov average: 5

Closed Sales**4**

0.0%
 from Oct 2025: **4**

100.0%
 from Nov 2024: **2**

YTD	2025	2024	+/-
	46	44	4.5%

5-year Nov average: 4

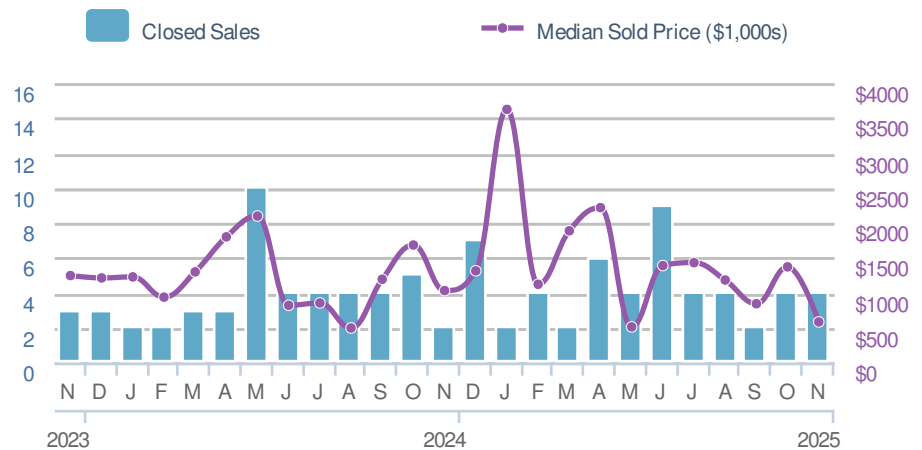
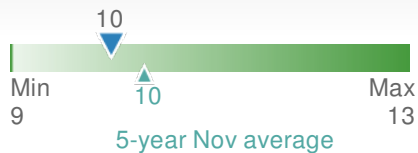
Median Sold Price**\$583,000**

-57.4%
 from Oct 2025: **\$1,370,000**

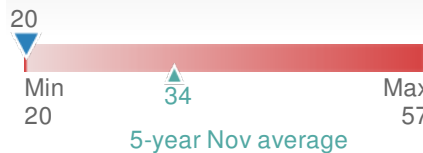
-43.5%
 from Nov 2024: **\$1,032,500**

YTD	2025	2024	+/-
	\$1,355,000	\$1,300,000	4.2%

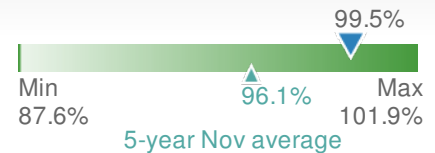
5-year Nov average: \$1,072,750

**Active Listings****10**

Oct 2025	Nov 2024
15	13

Avg DOM**20**

Oct 2025	Nov 2024	YTD
93	38	38

Avg Sold to OLP Ratio**99.5%**

Oct 2025	Nov 2024	YTD
84.5%	94.0%	95.2%