

**January thru December 2025 YTD**

Palisades, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$71,873,750	\$83,613,250	-14.04%
Avg Sold Price	\$1,486,800	\$1,619,128	-8.17%
Median Sold Price	\$1,350,000	\$1,300,000	3.85%
Units Sold	47	51	-7.84%
Avg Days on Market	38	25	52.00%
Avg List Price for Solds	\$1,529,228	\$1,639,475	-6.72%
Avg SP to OLP Ratio	95.2%	98.8%	-3.62%
Ratio of Avg SP to Avg OLP	95.7%	98.4%	-2.75%
Attached Avg Sold Price	\$642,757	\$817,592	-21.38%
Detached Avg Sold Price	\$2,112,018	\$2,389,836	-11.62%
Attached Units Sold	20	25	-20.00%
Detached Units Sold	27	26	3.85%

**Financing (Sold)**

Assumption	0
Cash	12
Conventional	31
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	6
61 to 90	4
91 to 120	2
121 to 180	3
181 to 360	4
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	9	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1	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	1	1	0	0	0	0	0
\$1M to \$2,499,999	3	0	5	3	10	3	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>19</b>	<b>3</b>	<b>13</b>	<b>6</b>	<b>0</b>	<b>3</b>
Avg Sold Price	\$1,208,333	\$0	\$1,454,000	\$1,110,750	\$2,427,868	\$1,580,000	\$282,472			
Prev Year - Avg Sold Price	\$920,000	\$1,220,000	\$1,720,672	\$1,333,857	\$2,791,198	\$1,737,500	\$427,186			
Avg Sold % Change	31.34%	0.00%	-15.50%	-16.73%	-13.02%	-9.06%	-33.88%			
Prev Year - # of Solds	1	1	8	7	17	2	15			

**December 2025**

Palisades, Washington, DC

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**-33.3%**  
 from Nov 2025: **3**

**0.0%**  
 from Dec 2024: **0**

YTD	2025	2024	+/-
	<b>80</b>	<b>76</b>	5.3%

5-year Dec average: **1****New Pendings****1**

**-66.7%**  
 from Nov 2025: **3**

**0.0%**  
 from Dec 2024: **1**

YTD	2025	2024	+/-
	<b>47</b>	<b>51</b>	-7.8%

5-year Dec average: **2****Closed Sales****1**

**-75.0%**  
 from Nov 2025: **4**

**-85.7%**  
 from Dec 2024: **7**

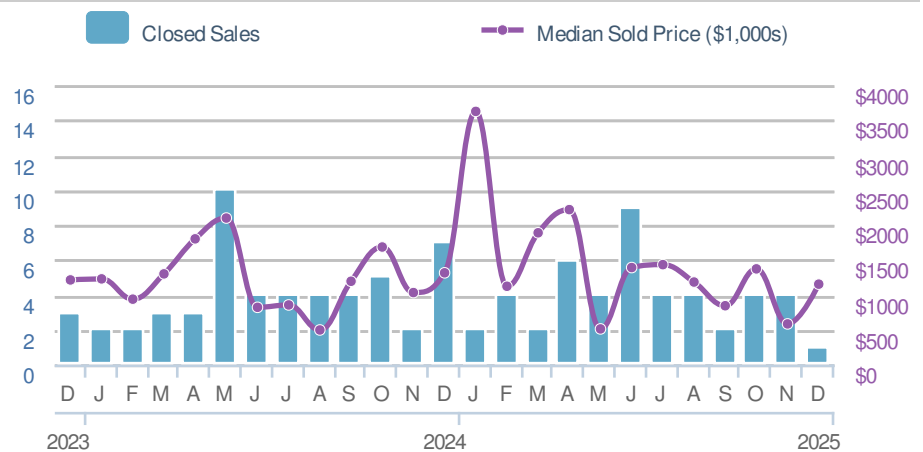
YTD	2025	2024	+/-
	<b>47</b>	<b>51</b>	-7.8%

5-year Dec average: **4****Median Sold Price****\$1,150,000**

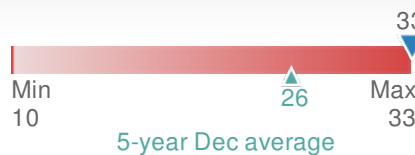
**97.3%**  
 from Nov 2025: **\$583,000**

**-12.5%**  
 from Dec 2024: **\$1,315,000**

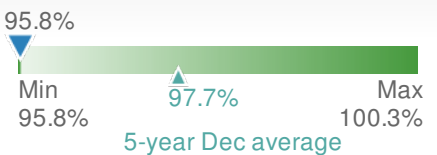
YTD	2025	2024	+/-
	<b>\$1,350,000</b>	<b>\$1,300,000</b>	3.8%

5-year Dec average: **\$940,900****Active Listings****9**

Nov 2025	Dec 2024
<b>10</b>	<b>9</b>

**Avg DOM****33**

Nov 2025	Dec 2024	YTD
<b>20</b>	<b>29</b>	<b>38</b>

**Avg Sold to OLP Ratio****95.8%**

Nov 2025	Dec 2024	YTD
<b>99.5%</b>	<b>96.5%</b>	<b>95.2%</b>