

**January thru December 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
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**

|                            | Residential  |             |             |             |              |             | Condo/Coop | Active Listings |             |          |
|----------------------------|--------------|-------------|-------------|-------------|--------------|-------------|------------|-----------------|-------------|----------|
|                            | 2 or Less BR |             | 3 BR        |             | 4 or More BR |             |            | All             | Residential |          |
| Price Ranges               | 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        |
| Total                      | 3            | 0           | 5           | 4           | 19           | 3           | 13         | 6               | 0           | 3        |
| 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

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

|                       |                  |             |
|-----------------------|------------------|-------------|
| <b>New Listings</b>   | <b>2</b>         |             |
| ⬇️ -33.3%             | ↔ 0.0%           |             |
| from Nov 2025: 3      | from Dec 2024: 0 |             |
| YTD 2025 2024 +/-     |                  |             |
| <b>80</b>             | <b>76</b>        | <b>5.3%</b> |
| 5-year Dec average: 1 |                  |             |

|                       |                  |              |
|-----------------------|------------------|--------------|
| <b>New Pending</b>    | <b>1</b>         |              |
| ⬇️ -66.7%             | ↔ 0.0%           |              |
| from Nov 2025: 3      | from Dec 2024: 1 |              |
| YTD 2025 2024 +/-     |                  |              |
| <b>47</b>             | <b>51</b>        | <b>-7.8%</b> |
| 5-year Dec average: 2 |                  |              |

|                       |                  |              |
|-----------------------|------------------|--------------|
| <b>Closed Sales</b>   | <b>1</b>         |              |
| ⬇️ -75.0%             | ⬇️ -85.7%        |              |
| from Nov 2025: 4      | from Dec 2024: 7 |              |
| YTD 2025 2024 +/-     |                  |              |
| <b>47</b>             | <b>51</b>        | <b>-7.8%</b> |
| 5-year Dec average: 4 |                  |              |

|                               |                            |             |
|-------------------------------|----------------------------|-------------|
| <b>Median Sold Price</b>      | <b>\$1,150,000</b>         |             |
| ⬆️ 97.3%                      | ⬇️ -12.5%                  |             |
| from Nov 2025: \$583,000      | from Dec 2024: \$1,315,000 |             |
| YTD 2025 2024 +/-             |                            |             |
| <b>\$1,350,000</b>            | <b>\$1,300,000</b>         | <b>3.8%</b> |
| 5-year Dec average: \$940,900 |                            |             |



|                        |            |       |
|------------------------|------------|-------|
| <b>Active Listings</b> | <b>9</b>   |       |
| Min 3                  | 7          | Max 9 |
| 5-year Dec average     |            |       |
| Nov 2025 10            | Dec 2024 9 |       |

|                    |             |        |
|--------------------|-------------|--------|
| <b>Avg DOM</b>     | <b>33</b>   |        |
| Min 10             | 26          | Max 33 |
| 5-year Dec average |             |        |
| Nov 2025 20        | Dec 2024 29 | YTD 38 |

|                              |                |            |
|------------------------------|----------------|------------|
| <b>Avg Sold to OLP Ratio</b> | <b>95.8%</b>   |            |
| Min 95.8%                    | 97.7%          | Max 100.3% |
| 5-year Dec average           |                |            |
| Nov 2025 99.5%               | Dec 2024 96.5% | YTD 95.2%  |