

January thru February 2026 YTD

Palisades, Washington, DC (Advertised)

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$7,017,500	\$13,134,000	-46.57%
Avg Sold Price	\$1,335,920	\$2,126,666	-37.18%
Median Sold Price	\$1,245,000	\$1,926,500	-35.38%
Units Sold	5	6	-16.67%
Avg Days on Market	47	16	193.75%
Avg List Price for Solds	\$1,403,500	\$2,189,000	-35.88%
Avg SP to OLP Ratio	95.5%	97.4%	-1.89%
Ratio of Avg SP to Avg OLP	94.9%	97.2%	-2.37%
Attached Avg Sold Price	\$242,300	\$243,000	-0.29%
Detached Avg Sold Price	\$2,065,000	\$3,068,500	-32.70%
Attached Units Sold	2	2	0.00%
Detached Units Sold	3	4	-25.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	3
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	0
91 to 120	0
121 to 180	2
181 to 360	1
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	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	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	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	0	0	1	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	0	0	2	0	2	7	0	5
Avg Sold Price	\$1,245,000	\$0	\$0	\$0	\$2,475,000	\$0	\$242,300			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,068,500	\$0	\$243,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-19.34%	0.00%	-0.29%			
Prev Year - # of Solds	0	0	0	0	4	0	2			

February 2026

Palisades, Washington, DC

