

January thru April 2026 YTD
Palisades, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$19,084,500	\$29,888,000	-36.15%
Avg Sold Price	\$1,701,327	\$2,073,571	-17.95%
Median Sold Price	\$1,350,000	\$2,137,500	-36.84%
Units Sold	11	14	-21.43%
Avg Days on Market	55	40	37.50%
Avg List Price for Solds	\$1,734,954	\$2,134,857	-18.73%
Avg SP to OLP Ratio	98.5%	96.9%	1.63%
Ratio of Avg SP to Avg OLP	97.9%	96.8%	1.16%
Attached Avg Sold Price	\$766,150	\$820,200	-6.59%
Detached Avg Sold Price	\$2,235,714	\$2,769,888	-19.29%
Attached Units Sold	4	5	-20.00%
Detached Units Sold	7	9	-22.22%

Financing (Sold)

Assumption	0
Cash	3
Conventional	7
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	3
21 to 30	1
31 to 60	1
61 to 90	0
91 to 120	0
121 to 180	2
181 to 360	3
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	8
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	2
\$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	1
\$1M to \$2,499,999	0	0	2	1	2	1	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	9	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	1	5	1	2	14	0	12
Avg Sold Price	\$0	\$0	\$1,222,500	\$1,230,000	\$2,641,000	\$1,350,000	\$242,300			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,769,888	\$1,675,000	\$250,333			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-4.65%	-19.40%	-3.21%			
Prev Year - # of Solds	0	0	0	0	9	2	3			

April 2026

Palisades, Washington, DC

New Listings **15**

▲ **66.7%** ▲ **66.7%**
 from Mar 2026: 9 from Apr 2025: 9

YTD	2026	2025	+/-
	37	34	8.8%

5-year Apr average: 8

New Pendings **5**

▲ **400.0%** ▼ **-16.7%**
 from Mar 2026: 1 from Apr 2025: 6

YTD	2026	2025	+/-
	11	18	-38.9%

5-year Apr average: 5

Closed Sales **2**

▼ **-33.3%** ▼ **-66.7%**
 from Mar 2026: 3 from Apr 2025: 6

YTD	2026	2025	+/-
	11	14	-21.4%

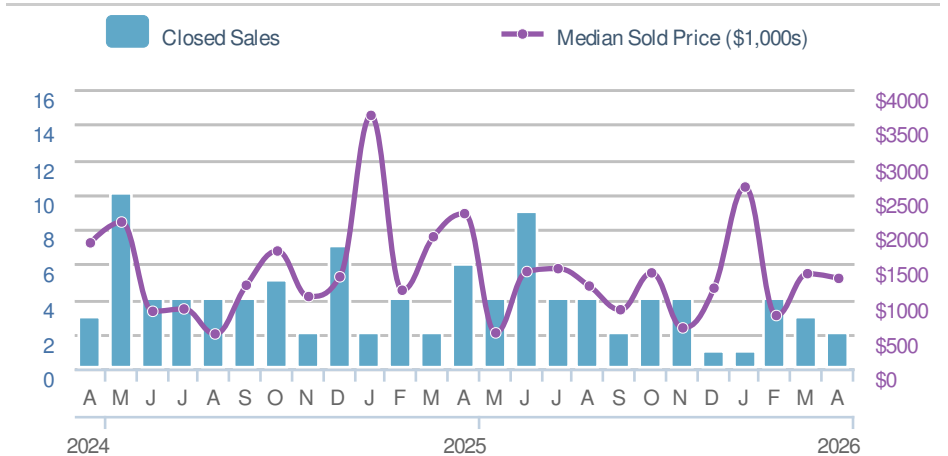
5-year Apr average: 4

Median Sold Price **\$1,290,000**

▼ **-5.1%** ▼ **-41.8%**
 from Mar 2026: \$1,360,000 from Apr 2025: \$2,217,500

YTD	2026	2025	+/-
	\$1,350,000	\$2,137,500	-36.8%

5-year Apr average: \$1,820,300



Active Listings **26**

Min 5 Max 26
 5-year Apr average: 12

Mar 2026	Apr 2025
21	19

Avg DOM **16**

Min 16 Max 73
 5-year Apr average: 39

Mar 2026	Apr 2025	YTD
87	73	55

Avg Sold to OLP Ratio **98.3%**

Min 95.1% Max 101.6%
 5-year Apr average: 97.4%

Mar 2026	Apr 2025	YTD
103.9%	95.5%	98.5%