Presented by:
Lenore G. Rubino

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

January thru May 2026 YTD

Palisades, Washington, DC (Advertised)

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	$31,193,250	$32,243,000	-3.26%
Avg Sold Price	$1,897,787	$1,740,455	9.04%
Median Sold Price	$1,370,000	$1,926,500	-28.89%
Units Sold	16	18	-11.11%
Avg Days on Market	46	40	15.00%
Avg List Price for Solds	$1,949,578	$1,791,277	8.84%
Avg SP to OLP Ratio	97.9%	97.0%	0.93%
Ratio of Avg SP to Avg OLP	97.1%	96.9%	0.29%
Attached Avg Sold Price	$871,600	$711,021	22.58%
Detached Avg Sold Price	$2,513,500	$2,769,888	-9.26%
Attached Units Sold	6	9	-33.33%
Detached Units Sold	10	9	11.11%

Financing (Sold)

Assumption	0
Cash	4
Conventional	11
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	5
21 to 30	2
31 to 60	1
61 to 90	1
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

	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
Price Ranges	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	0
$150K to $199,999	0	0	0	0	0	0	0
$200K to $299,999	0	0	0	0	0	0	2
$300K to $399,999	0	0	0	0	0	0	0
$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	0	0	0	0
$1M to $2,499,999	0	0	2	2	3	1	0
$2.5M to $4,999,999	0	0	0	0	5	0	0
$5,000,000+	0	0	0	0	0	0	0
Total	0	0	2	2	8	1	3
Avg Sold Price	$0	$0	$1,222,500	$1,305,000	$2,836,250	$1,350,000	$423,200
Prev Year - Avg Sold Price	$0	$0	$0	$1,123,000	$2,769,888	$1,675,000	$321,032
Avg Sold % Change	0.00%	0.00%	0.00%	16.21%	2.40%	-19.40%	31.82%
Prev Year - # of Solds	0	0	0	1	9	2	6

Active Detail

	Active Listings		
	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Attached
< $50,000	0	0	0
$50K to $99,999	0	0	0
$100K to $149,999	0	0	0
$150K to $199,999	0	0	0
$200K to $299,999	0	0	9
$300K to $399,999	0	0	2
$400K to $499,999	0	0	0
$500K to $599,999	0	0	0
$600K to $799,999	0	0	0
$800K to $999,999	0	0	0
$1M to $2,499,999	6	1	0
$2.5M to $4,999,999	8	0	0
$5,000,000+	0	0	0
Total	14	1	11

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Data Source: Bright MLS. Statistics calculated June 04, 2026.

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May 2026

Palisades, Washington, DC

New Listings 9

-40.0% from Apr 2026: **15**

12.5% from May 2025: **8**

YTD	2026	2025	+/-
	48	**43**	11.6%

5-year May average: **9**

New Pendings 3

-40.0% from Apr 2026: **5**

0.0% from May 2025: **3**

YTD	2026	2025	+/-
	15	**21**	-28.6%

5-year May average: **5**

Closed Sales 5

150.0% from Apr 2026: **2**

25.0% from May 2025: **4**

YTD	2026	2025	+/-
	16	**18**	-11.1%

5-year May average: **6**

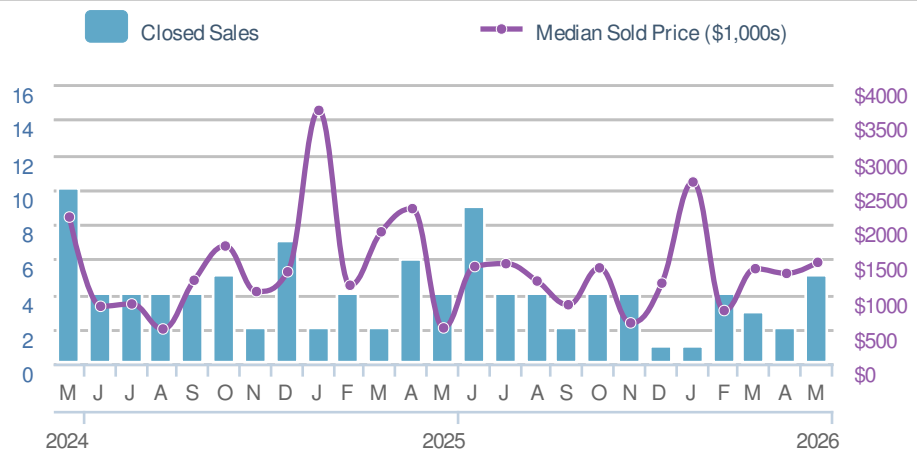
Median Sold Price $1,450,000

12.4% from Apr 2026: **$1,290,000**

184.3% from May 2025: **$510,000**

YTD	2026	2025	+/-
	$1,370,000	**$1,926,500**	-28.9%

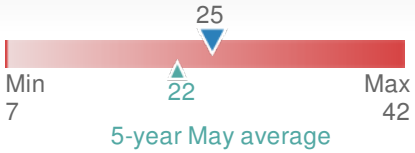
5-year May average: **$1,432,900**



Active Listings 26

Apr 2026	May 2025
26	**23**

Avg DOM 25



Apr 2026	May 2025	YTD
16	**42**	**46**

Avg Sold to OLP Ratio 96.8%

Apr 2026	May 2025	YTD
98.3%	**97.6%**	**97.9%**

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