

January thru August 2026 YTD

Palisades, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$45,055,250	\$58,551,000	-23.05%
Avg Sold Price	\$1,701,407	\$1,584,479	7.38%
Median Sold Price	\$1,355,000	\$1,392,500	-2.69%
Units Sold	26	36	-27.78%
Avg Days on Market	36	33	9.09%
Avg List Price for Solds	\$1,732,894	\$1,626,416	6.55%
Avg SP to OLP Ratio	98.2%	96.0%	2.26%
Ratio of Avg SP to Avg OLP	97.3%	96.3%	1.12%
Attached Avg Sold Price	\$995,236	\$727,116	36.87%
Detached Avg Sold Price	\$2,219,266	\$2,196,880	1.02%
Attached Units Sold	11	15	-26.67%
Detached Units Sold	15	21	-28.57%

Financing (Sold)

Assumption	0
Cash	8
Conventional	16
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	8
11 to 20	5
21 to 30	3
31 to 60	2
61 to 90	2
91 to 120	0
121 to 180	3
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
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	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	3
\$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	1
\$800K to \$999,999	0	0	0	0	0	0	1	0	0	0
\$1M to \$2,499,999	0	0	4	5	6	2	0	4	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	5	11	2	4	8	1	10
Avg Sold Price	\$0	\$0	\$1,210,750	\$1,231,600	\$2,586,000	\$1,360,000	\$517,400			
Prev Year - Avg Sold Price	\$1,208,333	\$0	\$1,623,333	\$1,199,000	\$2,509,300	\$1,580,000	\$285,527			
Avg Sold % Change	0.00%	0.00%	-25.42%	2.72%	3.06%	-13.92%	81.21%			
Prev Year - # of Solds	3	0	3	3	15	3	9			

August 2026

Palisades, Washington, DC

New Listings**3**

 **-57.1%**
 from Jul 2026: **7**
 **-40.0%**
 from Aug 2025: **5**

YTD	2026	2025	+/-
	71	58	22.4%

5-year Aug average: **3****New Pendings****2**

 **100.0%**
 from Jul 2026: **1**
 **100.0%**
 from Aug 2025: **1**

YTD	2026	2025	+/-
	26	36	-27.8%

5-year Aug average: **2****Closed Sales****2**

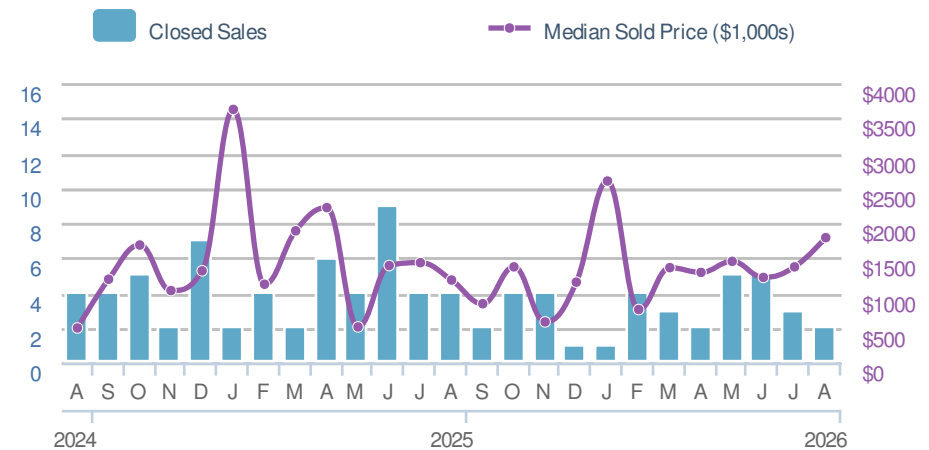
 **-33.3%**
 from Jul 2026: **3**
 **-50.0%**
 from Aug 2025: **4**

YTD	2026	2025	+/-
	26	36	-27.8%

5-year Aug average: **4****Median Sold Price****\$1,787,500**

 **30.5%**
 from Jul 2026: **\$1,370,000**
 **51.2%**
 from Aug 2025: **\$1,182,500**

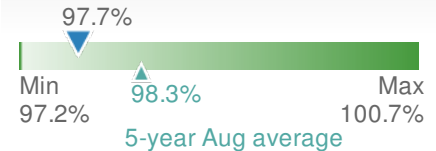
YTD	2026	2025	+/-
	\$1,355,000	\$1,392,500	-2.7%

5-year Aug average: **\$1,283,100****Active Listings****19**

Jul 2026	Aug 2025
19	13

Avg DOM**14**

Jul 2026	Aug 2025	YTD
28	19	36

Avg Sold to OLP Ratio**97.7%**

Jul 2026	Aug 2025	YTD
98.2%	97.2%	98.2%