

January thru September 2026 YTD
Palisades, Washington, DC (Advertised)202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$47,680,250	\$60,216,000	-20.82%
Avg Sold Price	\$1,670,057	\$1,545,361	8.07%
Median Sold Price	\$1,355,000	\$1,392,500	-2.69%
Units Sold	28	38	-26.32%
Avg Days on Market	35	34	2.94%
Avg List Price for Solds	\$1,702,866	\$1,584,631	7.46%
Avg SP to OLP Ratio	98.2%	95.9%	2.41%
Ratio of Avg SP to Avg OLP	97.3%	96.1%	1.22%
Attached Avg Sold Price	\$931,050	\$699,327	33.14%
Detached Avg Sold Price	\$2,224,312	\$2,160,659	2.95%
Attached Units Sold	12	16	-25.00%
Detached Units Sold	16	22	-27.27%

Financing (Sold)

Assumption	0
Cash	8
Conventional	18
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	3
61 to 90	2
91 to 120	0
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**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	2
\$200K to \$299,999	0	0	0	0	0	0	3	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	1	0	0
\$1M to \$2,499,999	0	0	4	5	7	2	0	6	2	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	4	5	12	2	5	15	2	11
Avg Sold Price	\$0	\$0	\$1,210,750	\$1,231,600	\$2,562,166	\$1,360,000	\$458,920			
Prev Year - Avg Sold Price	\$1,208,333	\$0	\$1,567,500	\$1,199,000	\$2,509,300	\$1,580,000	\$285,224			
Avg Sold % Change	0.00%	0.00%	-22.76%	2.72%	2.11%	-13.92%	60.90%			
Prev Year - # of Solds	3	0	4	3	15	3	10			

September 2026

Palisades, Washington, DC

New Listings**11**

266.7% **120.0%**
 from Aug 2026: 3 from Sep 2025: 5

YTD	2026	2025	+/-
	84	64	31.3%

5-year Sep average: 8

New Pendings**3**

50.0% **0.0%**
 from Aug 2026: 2 from Sep 2025: 3

YTD	2026	2025	+/-
	28	39	-28.2%

5-year Sep average: 3

Closed Sales**2**

0.0% **0.0%**
 from Aug 2026: 2 from Sep 2025: 2

YTD	2026	2025	+/-
	28	38	-26.3%

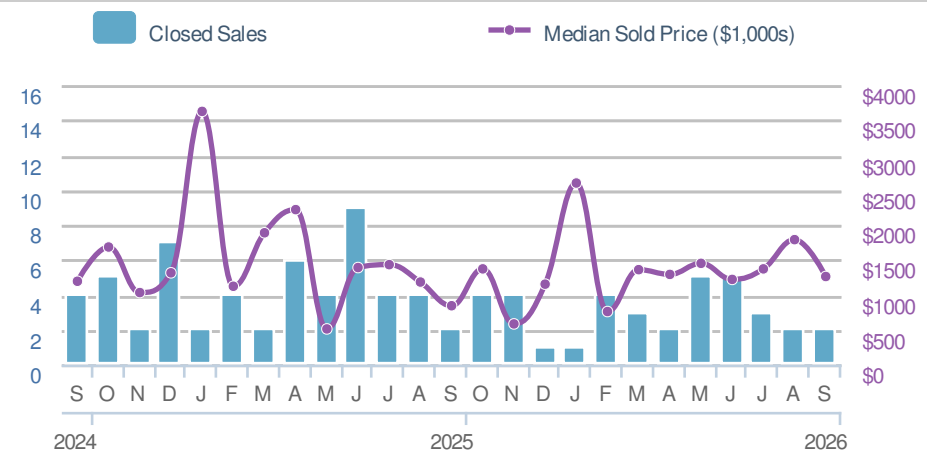
5-year Sep average: 2

Median Sold Price**\$1,262,500**

-29.4% **50.1%**
 from Aug 2026: **\$1,787,500** from Sep 2025: **\$841,250**

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

5-year Sep average: \$1,130,272

**Active Listings****28**

Min 6 15 Max 28
 5-year Sep average

Aug 2026	Sep 2025
19	12

Avg DOM**29**

Min 4 29 Max 64
 5-year Sep average

Aug 2026	Sep 2025	YTD
14	64	35

Avg Sold to OLP Ratio**97.9%**

Min 93.0% 97.9% Max 121.1%
 5-year Sep average

Aug 2026	Sep 2025	YTD
97.7%	93.0%	98.2%