

January thru January 2026 YTD

Palisades, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$2,795,000	\$7,390,000	-62.18%
Avg Sold Price	\$2,600,000	\$3,626,500	-28.31%
Median Sold Price	\$2,600,000	\$3,626,500	-28.31%
Units Sold	1	2	-50.00%
Avg Days on Market	78	7	1,014.29%
Avg List Price for Solds	\$2,795,000	\$3,695,000	-24.36%
Avg SP to OLP Ratio	93.0%	98.1%	-5.19%
Ratio of Avg SP to Avg OLP	93.0%	98.2%	-5.23%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$2,600,000	\$3,626,500	-28.31%
Attached Units Sold	0	0	0%
Detached Units Sold	1	2	-50.00%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	1
181 to 360	0
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

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	0	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$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	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	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	0	0	0	0	1	0	0	7	0	3
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,600,000	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$3,626,500	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-28.31%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	2	0	0			

Active Detail

January 2026

Palisades, Washington, DC

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lenorerubino.com**New Listings****6**

200.0%
 from Dec 2025: **2**

0.0%
 from Jan 2025: **6**

YTD	2026	2025	+/-
	6	6	0.0%

5-year Jan average: **5****New Pendings****4**

300.0%
 from Dec 2025: **1**

0.0%
 from Jan 2025: **4**

YTD	2026	2025	+/-
	4	4	0.0%

5-year Jan average: **4****Closed Sales****1**

0.0%
 from Dec 2025: **1**

-50.0%
 from Jan 2025: **2**

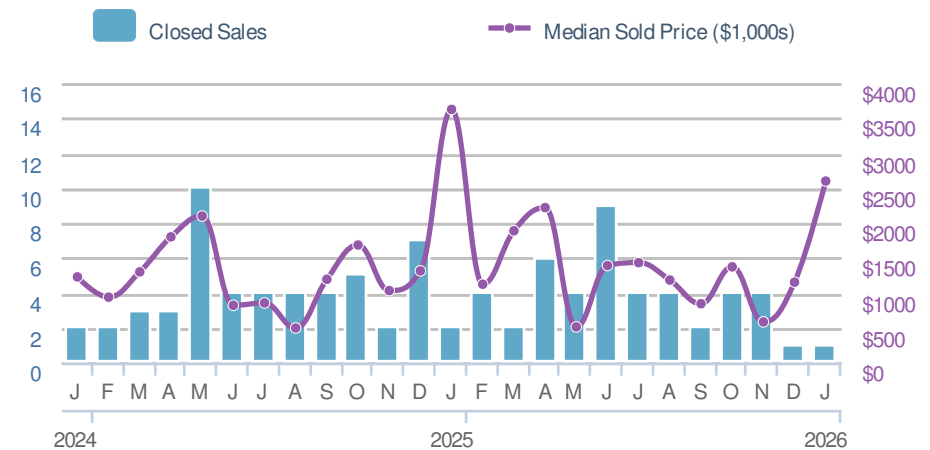
YTD	2026	2025	+/-
	1	2	-50.0%

5-year Jan average: **3****Median Sold Price****\$2,600,000**

126.1%
 from Dec 2025: **\$1,150,000**

-28.3%
 from Jan 2025: **\$3,626,500**

YTD	2026	2025	+/-
	\$2,600,000	\$3,626,500	-28.3%

5-year Jan average: **\$2,156,710****Active Listings****10**

Min 4 7 Max 10
 5-year Jan average

Dec 2025	Jan 2025
9	10

Avg DOM**78**

Min 4 29 Max 78
 5-year Jan average

Dec 2025	Jan 2025	YTD
33	7	78

Avg Sold to OLP Ratio**93.0%**

Min 93.0% 98.6% Max 103.4%
 5-year Jan average

Dec 2025	Jan 2025	YTD
95.8%	98.1%	93.0%

January thru February 2026 YTD

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	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			

January thru April 2026 YTD

Palisades, Washington, DC (Advertised)

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	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

202.262.1261
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↑ **66.7%**
from Mar 2026:
9

↑ **66.7%**
from Apr 2025:
9

YTD	2026	2025	+/-
	37	34	8.8%

5-year Apr average: 8

New Pendings**5**

↑ **400.0%**
from Mar 2026:
1

↓ **-16.7%**
from Apr 2025:
6

YTD	2026	2025	+/-
	11	18	-38.9%

5-year Apr average: 5

Closed Sales**2**

↓ **-33.3%**
from Mar 2026:
3

↓ **-66.7%**
from Apr 2025:
6

YTD	2026	2025	+/-
	11	14	-21.4%

5-year Apr average: 4

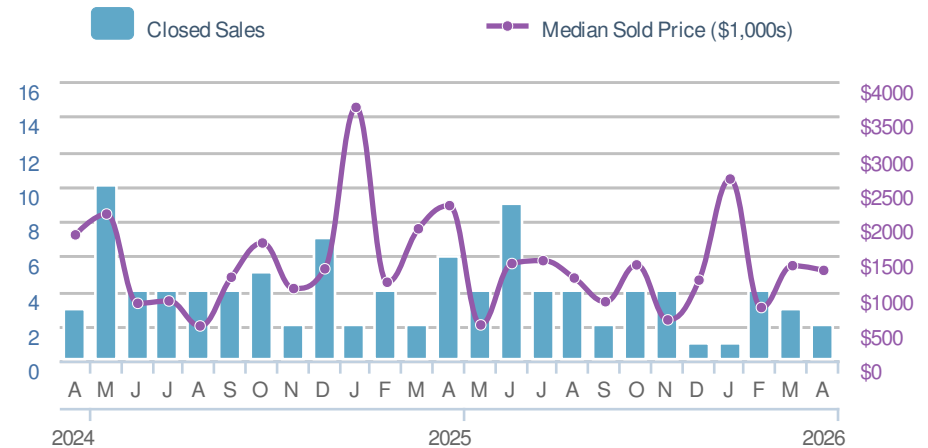
Median Sold Price**\$1,290,000**

↓ **-5.1%**
from Mar 2026:
\$1,360,000

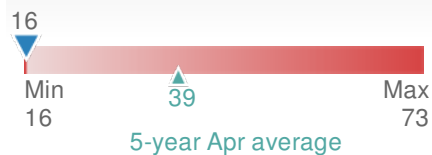
↓ **-41.8%**
from Apr 2025:
\$2,217,500

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

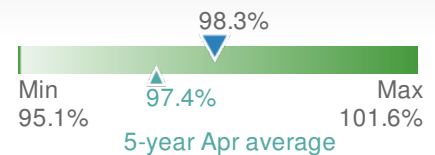
5-year Apr average: \$1,820,300

**Active Listings****26**

Mar 2026	Apr 2025
21	19

Avg DOM**16**

Mar 2026	Apr 2025	YTD
87	73	55

Avg Sold to OLP Ratio**98.3%**

Mar 2026	Apr 2025	YTD
103.9%	95.5%	98.5%

February 2026

Palisades, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****3**

-50.0%
 from Jan 2026:
 6

-50.0%
 from Feb 2025:
 6

YTD	2026	2025	+/-
	10	12	-16.7%

5-year Feb average: 5

New Pendings**2**

-50.0%
 from Jan 2026:
 4

-33.3%
 from Feb 2025:
 3

YTD	2026	2025	+/-
	6	7	-14.3%

5-year Feb average: 4

Closed Sales**4**

300.0%
 from Jan 2026:
 1

0.0%
 from Feb 2025:
 4

YTD	2026	2025	+/-
	5	6	-16.7%

5-year Feb average: 4

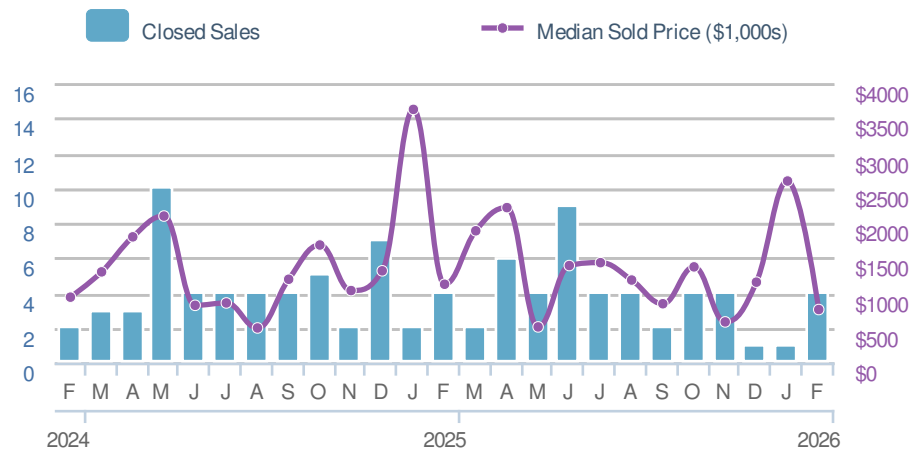
Median Sold Price**\$757,500**

-70.9%
 from Jan 2026:
 \$2,600,000

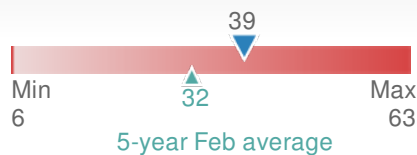
-32.5%
 from Feb 2025:
 \$1,122,500

YTD	2026	2025	+/-
	\$1,245,000	\$1,926,500	-35.4%

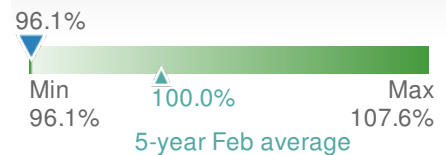
5-year Feb average: \$1,173,101

**Active Listings****12**

Jan 2026	Feb 2025
10	13

Avg DOM**39**

Jan 2026	Feb 2025	YTD
78	20	47

Avg Sold to OLP Ratio**96.1%**

Jan 2026	Feb 2025	YTD
93.0%	97.0%	95.5%

January thru March 2026 YTD

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	2026	2025	% Change
Sold Dollar Volume	\$16,459,500	\$16,884,000	-2.51%
Avg Sold Price	\$1,792,733	\$2,066,875	-13.26%
Median Sold Price	\$1,360,000	\$1,926,500	-29.41%
Units Sold	9	8	12.50%
Avg Days on Market	64	15	326.67%
Avg List Price for Solds	\$1,828,833	\$2,110,500	-13.35%
Avg SP to OLP Ratio	98.5%	97.9%	0.60%
Ratio of Avg SP to Avg OLP	97.9%	97.9%	-0.05%
Attached Avg Sold Price	\$242,300	\$562,000	-56.89%
Detached Avg Sold Price	\$2,235,714	\$2,969,800	-24.72%
Attached Units Sold	2	3	-33.33%
Detached Units Sold	7	5	40.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	6
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	2
21 to 30	0
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	6
\$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	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	1	0	1	0	2	0	0	4	3	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	1	0	5	0	2	10	3	8
Avg Sold Price	\$1,245,000	\$0	\$1,200,000	\$0	\$2,641,000	\$0	\$242,300			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$2,969,800	\$1,200,000	\$243,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-11.07%	0.00%	-0.29%			
Prev Year - # of Solds	0	0	0	0	5	1	2			

March 2026

Palisades, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****9****↑200.0%**from Feb 2026:
3**↑50.0%**from Mar 2025:
6

YTD	2026	2025	+/-
	20	23	-13.0%

5-year Mar average: **5****New Pendings****1****↓-50.0%**from Feb 2026:
2**↓-80.0%**from Mar 2025:
5

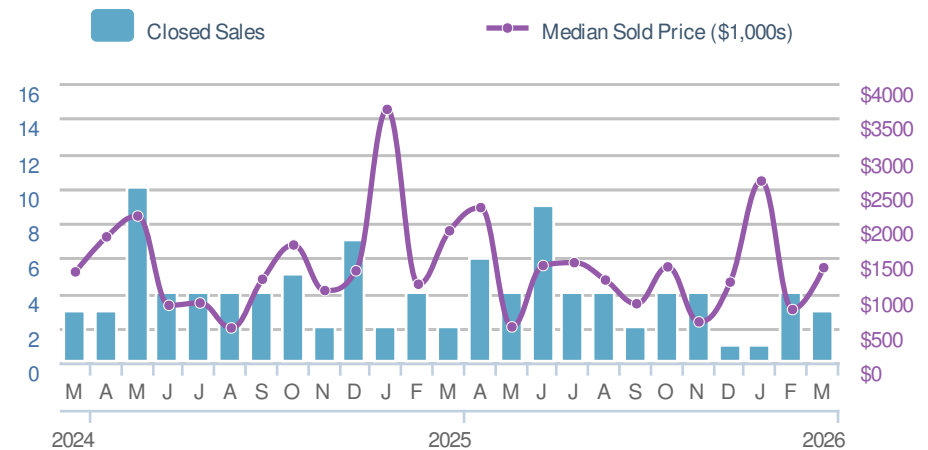
YTD	2026	2025	+/-
	6	12	-50.0%

5-year Mar average: **4****Closed Sales****3****↓-25.0%**from Feb 2026:
4**↑50.0%**from Mar 2025:
2

YTD	2026	2025	+/-
	9	8	12.5%

5-year Mar average: **3****Median Sold Price****\$1,360,000****↑79.5%**from Feb 2026:
\$757,500**↓-27.9%**from Mar 2025:
\$1,887,500

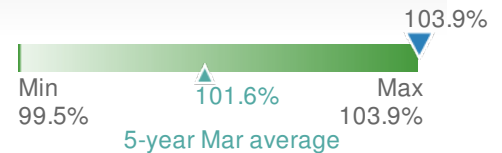
YTD	2026	2025	+/-
	\$1,360,000	\$1,926,500	-29.4%

5-year Mar average: **\$1,343,300****Active Listings****21**

Feb 2026	Mar 2025
12	18

Avg DOM**87**

Feb 2026	Mar 2025	YTD
39	14	64

Avg Sold to OLP Ratio**103.9%**

Feb 2026	Mar 2025	YTD
96.1%	99.5%	98.5%

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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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****15**

↑ **66.7%**
from Mar 2026:
9

↑ **66.7%**
from Apr 2025:
9

YTD	2026	2025	+/-
	37	34	8.8%

5-year Apr average: 8

New Pendings**5**

↑ **400.0%**
from Mar 2026:
1

↓ **-16.7%**
from Apr 2025:
6

YTD	2026	2025	+/-
	11	18	-38.9%

5-year Apr average: 5

Closed Sales**2**

↓ **-33.3%**
from Mar 2026:
3

↓ **-66.7%**
from Apr 2025:
6

YTD	2026	2025	+/-
	11	14	-21.4%

5-year Apr average: 4

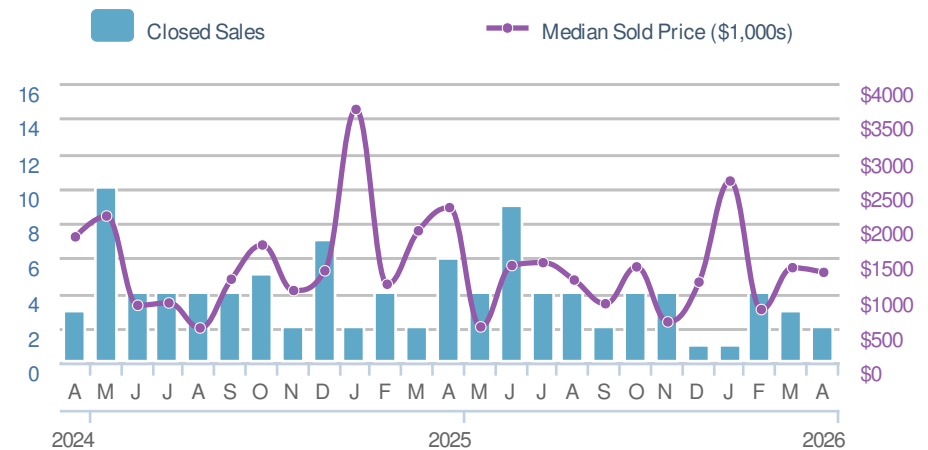
Median Sold Price**\$1,290,000**

↓ **-5.1%**
from Mar 2026:
\$1,360,000

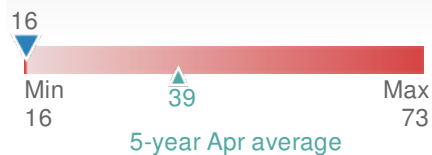
↓ **-41.8%**
from Apr 2025:
\$2,217,500

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

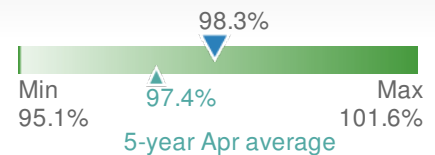
5-year Apr average: \$1,820,300

**Active Listings****26**

Mar 2026	Apr 2025
21	19

Avg DOM**16**

Mar 2026	Apr 2025	YTD
87	73	55

Avg Sold to OLP Ratio**98.3%**

Mar 2026	Apr 2025	YTD
103.9%	95.5%	98.5%

January thru May 2026 YTD

Palisades, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

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

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	9
\$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	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	2	2	3	1	0	6	1	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	2	8	1	3	14	1	11
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

May 2026

Palisades, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**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

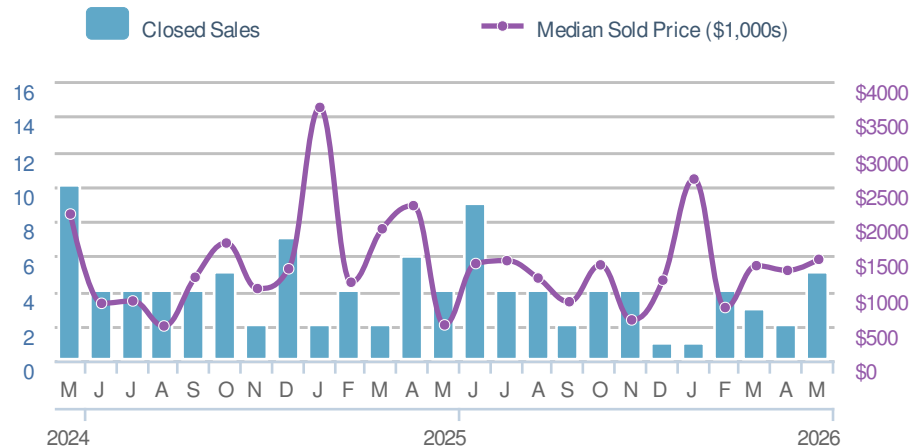
YTD	2026	2025	+/-
	15	21	-28.6%

5-year May average: **5****Closed Sales****5** **150.0%**from Apr 2026:
2 **25.0%**from May 2025:
4

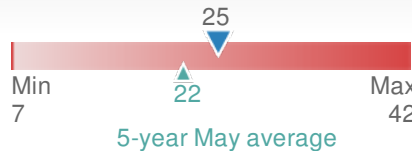
YTD	2026	2025	+/-
	16	18	-11.1%

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%

January thru June 2026 YTD

Palisades, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$37,308,250	\$47,681,000	-21.75%
Avg Sold Price	\$1,739,219	\$1,718,712	1.19%
Median Sold Price	\$1,350,000	\$1,465,000	-7.85%
Units Sold	21	27	-22.22%
Avg Days on Market	39	34	14.71%
Avg List Price for Solds	\$1,776,583	\$1,765,962	0.60%
Avg SP to OLP Ratio	98.3%	95.9%	2.43%
Ratio of Avg SP to Avg OLP	97.4%	96.2%	1.26%
Attached Avg Sold Price	\$945,511	\$721,431	31.06%
Detached Avg Sold Price	\$2,334,500	\$2,404,343	-2.90%
Attached Units Sold	9	11	-18.18%
Detached Units Sold	12	16	-25.00%

Financing (Sold)

Assumption	0
Cash	6
Conventional	13
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	5
21 to 30	2
31 to 60	2
61 to 90	1
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	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	6
\$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	1
\$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	0
\$800K to \$999,999	0	0	0	0	0	0	1	0	0	0
\$1M to \$2,499,999	0	0	3	4	4	1	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	4	9	1	4	11	0	9
Avg Sold Price	\$0	\$0	\$1,221,000	\$1,272,500	\$2,705,666	\$1,350,000	\$517,400			
Prev Year - Avg Sold Price	\$1,300,000	\$0	\$1,360,000	\$1,123,000	\$2,557,821	\$1,580,000	\$296,106			
Avg Sold % Change	0.00%	0.00%	-10.22%	13.31%	5.78%	-14.56%	74.73%			
Prev Year - # of Solds	1	0	1	1	14	3	7			

June 2026

Palisades, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****10**

↑ **11.1%**
from May 2026:
9

↑ **66.7%**
from Jun 2025:
6

YTD	2026	2025	+/-
	58	51	13.7%

5-year Jun average: 8

New Pendings**7**

↑ **133.3%**
from May 2026:
3

↓ **-22.2%**
from Jun 2025:
9

YTD	2026	2025	+/-
	22	31	-29.0%

5-year Jun average: 7

Closed Sales**5**

↔ **0.0%**
from May 2026:
5

↓ **-44.4%**
from Jun 2025:
9

YTD	2026	2025	+/-
	21	27	-22.2%

5-year Jun average: 6

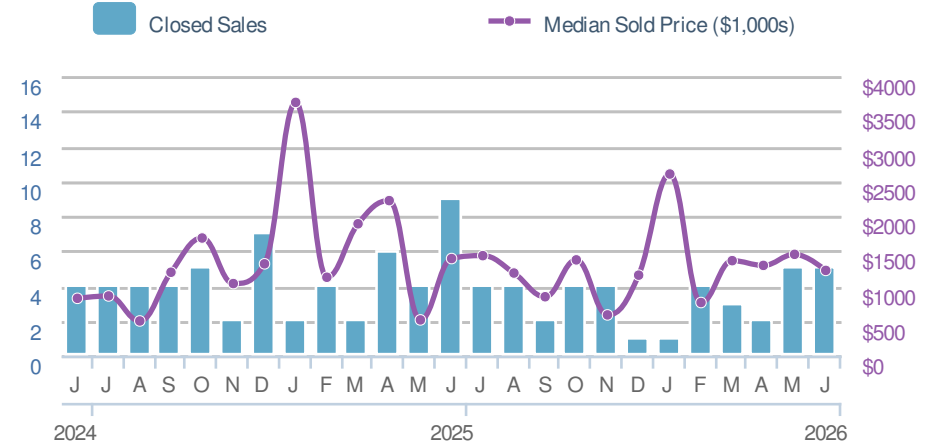
Median Sold Price**\$1,218,000**

↓ **-16.0%**
from May 2026:
\$1,450,000

↓ **-12.4%**
from Jun 2025:
\$1,390,000

YTD	2026	2025	+/-
	\$1,350,000	\$1,465,000	-7.8%

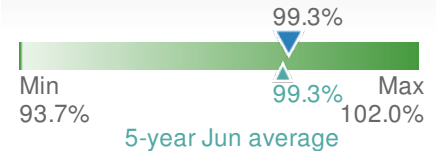
5-year Jun average: \$1,231,611

**Active Listings****20**

May 2026	Jun 2025
26	16

Avg DOM**17**

May 2026	Jun 2025	YTD
25	21	39

Avg Sold to OLP Ratio**99.3%**

May 2026	Jun 2025	YTD
96.8%	93.7%	98.3%

January thru July 2026 YTD

Palisades, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$41,423,250	\$53,092,000	-21.98%
Avg Sold Price	\$1,694,233	\$1,666,362	1.67%
Median Sold Price	\$1,355,000	\$1,465,000	-7.51%
Units Sold	24	31	-22.58%
Avg Days on Market	38	35	8.57%
Avg List Price for Solds	\$1,725,968	\$1,712,645	0.78%
Avg SP to OLP Ratio	98.2%	95.9%	2.43%
Ratio of Avg SP to Avg OLP	97.2%	96.2%	1.12%
Attached Avg Sold Price	\$995,236	\$683,978	45.51%
Detached Avg Sold Price	\$2,285,692	\$2,286,815	-0.05%
Attached Units Sold	11	12	-8.33%
Detached Units Sold	13	19	-31.58%

Financing (Sold)

Assumption	0
Cash	6
Conventional	16
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	5
21 to 30	2
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	0
\$800K to \$999,999	0	0	0	0	0	0	1	0	0	0
\$1M to \$2,499,999	0	0	3	5	5	2	0	3	0	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	0	0	0
Total	0	0	3	5	10	2	4	10	0	9
Avg Sold Price	\$0	\$0	\$1,221,000	\$1,231,600	\$2,605,100	\$1,360,000	\$517,400			
Prev Year - Avg Sold Price	\$1,167,500	\$0	\$1,737,500	\$1,123,000	\$2,509,300	\$1,580,000	\$293,093			
Avg Sold % Change	0.00%	0.00%	-29.73%	9.67%	3.82%	-13.92%	76.53%			
Prev Year - # of Solds	2	0	2	1	15	3	8			

July 2026

Palisades, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****7**

 **-30.0%**
 **250.0%**
 from Jun 2026: **10** from Jul 2025: **2**

YTD	2026	2025	+/-
	66	53	24.5%

5-year Jul average: **5****New Pendings****1**

 **-85.7%**
 **-75.0%**
 from Jun 2026: **7** from Jul 2025: **4**

YTD	2026	2025	+/-
	24	35	-31.4%

5-year Jul average: **4****Closed Sales****3**

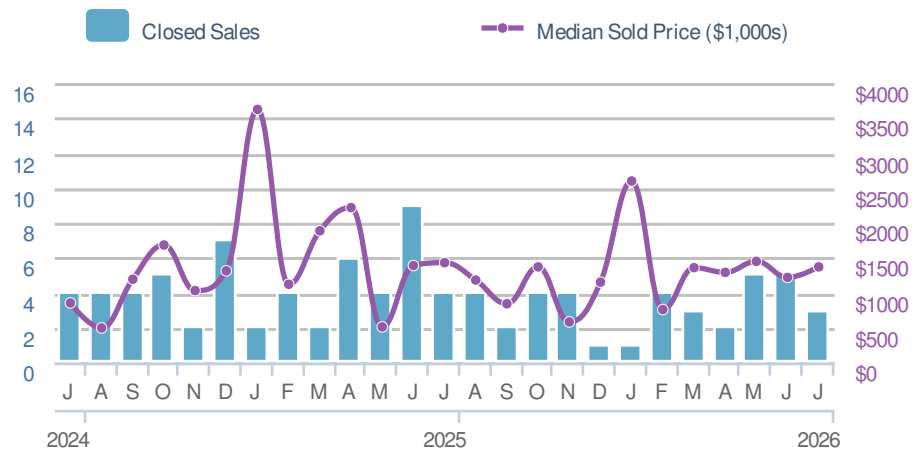
 **-40.0%**
 **-25.0%**
 from Jun 2026: **5** from Jul 2025: **4**

YTD	2026	2025	+/-
	24	31	-22.6%

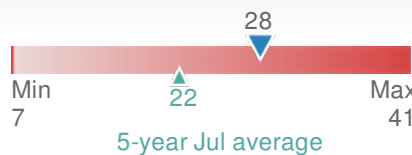
5-year Jul average: **4****Median Sold Price****\$1,370,000**

 **12.5%**
 **-4.4%**
 from Jun 2026: **\$1,218,000** from Jul 2025: **\$1,432,500**

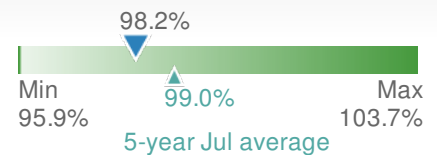
YTD	2026	2025	+/-
	\$1,355,000	\$1,465,000	-7.5%

5-year Jul average: **\$1,194,251****Active Listings****19**

Jun 2026	Jul 2025
20	12

Avg DOM**28**

Jun 2026	Jul 2025	YTD
17	41	38

Avg Sold to OLP Ratio**98.2%**

Jun 2026	Jul 2025	YTD
99.3%	95.9%	98.2%

January thru August 2026 YTD

Palisades, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	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**

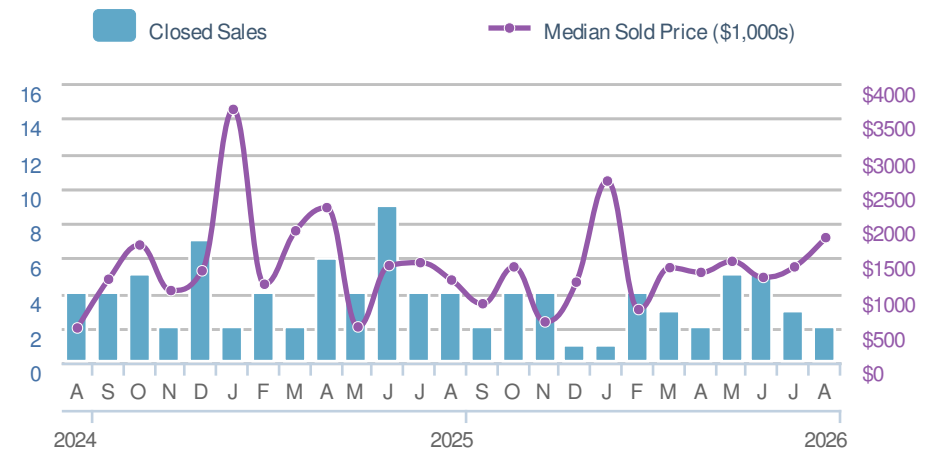
 **-33.3%**
 from Jul 2026: **3**
 **-50.0%**
 from Aug 2025: **4**

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**

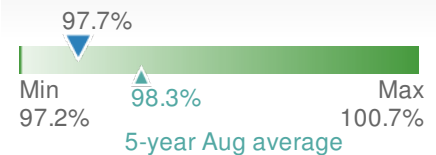
YTD	2026	2025	+/-
	\$1,355,000	\$1,392,500	-2.7%

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%