

**January thru January 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$7,390,000	\$2,374,000	211.29%
Avg Sold Price	\$3,626,500	\$1,228,050	195.31%
Median Sold Price	\$3,626,500	\$1,228,050	195.31%
Units Sold	2	2	0.00%
Avg Days on Market	7	4	75.00%
Avg List Price for Solds	\$3,695,000	\$1,187,000	211.29%
Avg SP to OLP Ratio	98.1%	103.4%	-5.12%
Ratio of Avg SP to Avg OLP	98.2%	103.5%	-5.13%
Attached Avg Sold Price	\$0	\$1,150,000	0%
Detached Avg Sold Price	\$3,626,500	\$1,306,100	177.66%
Attached Units Sold	0	1	0%
Detached Units Sold	2	1	100.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	0
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	
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached		Detached	Attached/TH
< \$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	4
\$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	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	1	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	0	2	0	0	4	1	5
Avg Sold Price	\$0	\$0	\$0	\$0	\$3,626,500	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$1,306,100	\$1,150,000	\$0	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	1	0	0	0			

## January 2025

Palisades, Washington, DC

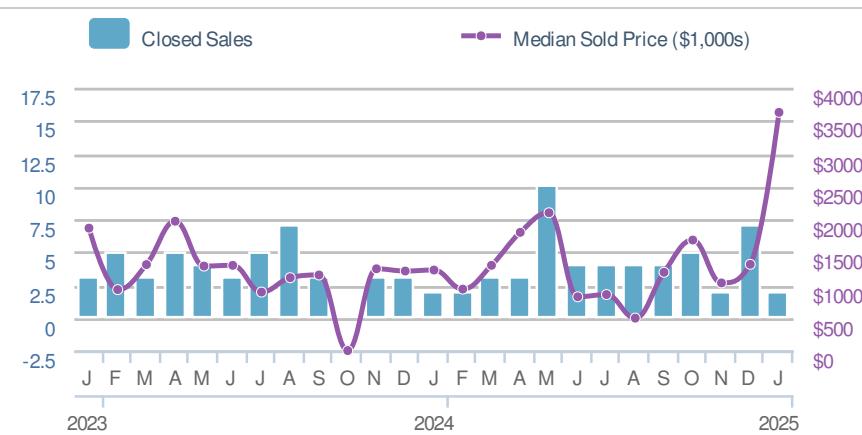
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New Listings		6
↔ 0.0%	↑ 50.0%	
from Dec 2024: 0	from Jan 2024: 4	
YTD 2025 2024 +/-		
6	4	50.0%
5-year Jan average: 4		

New Pending		4
↑ 300.0%	↑ 300.0%	
from Dec 2024: 1	from Jan 2024: 1	
YTD 2025 2024 +/-		
4	1	300.0%
5-year Jan average: 3		

Closed Sales		2
↓ -71.4%	↔ 0.0%	
from Dec 2024: 7	from Jan 2024: 2	
YTD 2025 2024 +/-		
2	2	0.0%
5-year Jan average: 3		

Median Sold Price		\$3,626,500
↑ 175.8%	↑ 195.3%	
from Dec 2024: \$1,315,000	from Jan 2024: \$1,228,050	
YTD 2025 2024 +/-		
\$3,626,500	\$1,228,050	195.3%
5-year Jan average: \$1,904,910		



Active Listings		10
Min 4	6	Max 10
5-year Jan average		
Dec 2024 9	Jan 2024 6	

Avg DOM		7
7	16	48
Min 4	16	Max 48
5-year Jan average		
Dec 2024 29	Jan 2024 4	YTD 7

Avg Sold to OLP Ratio		98.1%
98.1%	101.0%	104.8%
Min 96.8%	101.0%	Max 104.8%
5-year Jan average		
Dec 2024 96.5%	Jan 2024 103.4%	YTD 98.1%

**January thru February 2025 YTD**  
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	2025	2024	% Change
Sold Dollar Volume	\$13,134,000	\$4,113,900	219.26%
Avg Sold Price	\$2,126,666	\$1,081,850	96.58%
Median Sold Price	\$1,926,500	\$1,105,000	74.34%
Units Sold	6	4	50.00%
Avg Days on Market	16	5	220.00%
Avg List Price for Solds	\$2,189,000	\$1,028,475	112.84%
Avg SP to OLP Ratio	97.4%	105.5%	-7.72%
Ratio of Avg SP to Avg OLP	97.2%	105.2%	-7.64%
Attached Avg Sold Price	\$243,000	\$980,650	-75.22%
Detached Avg Sold Price	\$3,068,500	\$1,183,050	159.37%
Attached Units Sold	2	2	0.00%
Detached Units Sold	4	2	100.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	0
1 to 10	2
11 to 20	1
21 to 30	1
31 to 60	0
61 to 90	2
91 to 120	0
121 to 180	0
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						All	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	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	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	2	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	0	4	0	2	7	0	6
Avg Sold Price	\$0	\$0	\$0	\$0	\$3,068,500	\$0	\$243,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,183,050	\$1,150,000	\$0	\$0	\$811,300			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-70.05%			
Prev Year - # of Solds	0	0	2	1	0	0	1			

**February 2025**

Palisades, Washington, DC

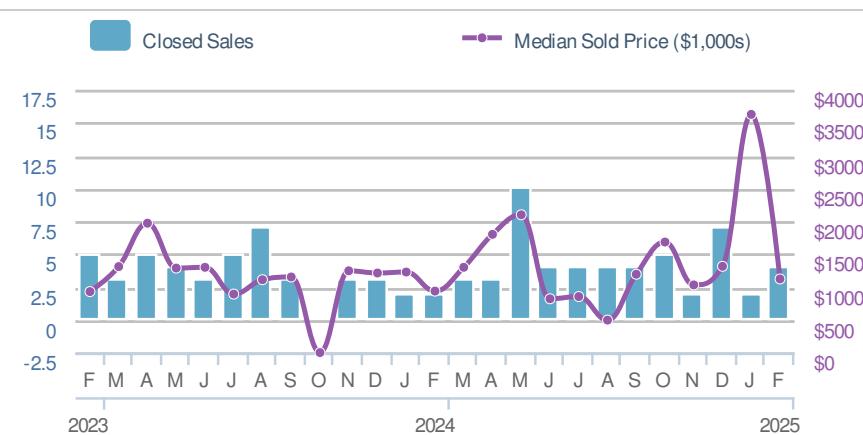
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New Listings		6
↔ 0.0%	↑ 20.0%	
from Jan 2025: 6	from Feb 2024: 5	
YTD 2025 2024 +/-		
12	10	20.0%
5-year Feb average: 5		

New Pending		3
↓ -25.0%	↔ 0.0%	
from Jan 2025: 4	from Feb 2024: 3	
YTD 2025 2024 +/-		
7	4	75.0%
5-year Feb average: 4		

Closed Sales		4
↑ 100.0%	↑ 100.0%	
from Jan 2025: 2	from Feb 2024: 2	
YTD 2025 2024 +/-		
6	4	50.0%
5-year Feb average: 4		

Median Sold Price		\$1,122,500
↓ -69.0%	↑ 20.0%	
from Jan 2025: \$3,626,500	from Feb 2024: \$935,650	
YTD 2025 2024 +/-		
\$1,926,500	\$1,105,000	74.3%
5-year Feb average: \$1,098,401		



Active Listings		13
Min 2	7	Max 13
5-year Feb average		
Jan 2025 10	Feb 2024 8	

Avg DOM		20
Min 6	20	Max 63
5-year Feb average		
Jan 2025 7	Feb 2024 6	YTD 16

Avg Sold to OLP Ratio		97.0%
Min 97.0%	100.8%	Max 107.6%
5-year Feb average		
Jan 2025 98.1%	Feb 2024 107.6%	YTD 97.4%

**January thru March 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$16,884,000	\$9,891,900	70.69%
Avg Sold Price	\$2,066,875	\$1,455,628	41.99%
Median Sold Price	\$1,926,500	\$1,162,000	65.79%
Units Sold	8	7	14.29%
Avg Days on Market	15	6	150.00%
Avg List Price for Solds	\$2,110,500	\$1,413,128	49.35%
Avg SP to OLP Ratio	97.9%	104.4%	-6.21%
Ratio of Avg SP to Avg OLP	97.9%	103.0%	-4.93%
Attached Avg Sold Price	\$562,000	\$1,105,825	-49.18%
Detached Avg Sold Price	\$2,969,800	\$1,922,033	54.51%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	5	3	66.67%

**Financing (Sold)**

Assumption	0
Cash	3
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	4
\$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	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	2	1	0	4	1	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	0	5	1	2	9	1	8
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,969,800	\$1,200,000	\$243,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,183,050	\$1,204,000	\$3,400,000	\$0	\$811,300			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-12.65%	0.00%	-70.05%			
Prev Year - # of Solds	0	0	2	3	1	0	1			

**March 2025**

Palisades, Washington, DC

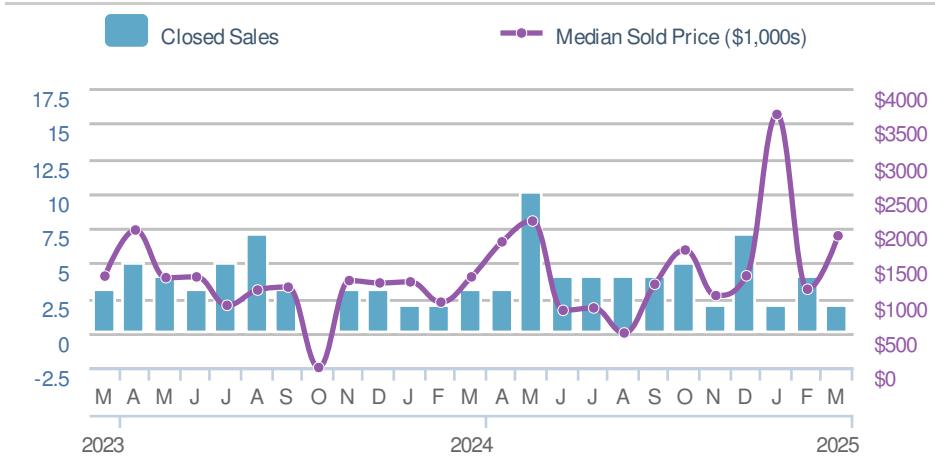
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<b>New Listings</b>	<b>6</b>	
↔ 0.0% from Feb 2025:	↔ 0.0% from Mar 2024:	
6	6	
YTD 2025 2024 +/-		
<b>23</b>	<b>17</b>	<b>35.3%</b>
5-year Mar average: <b>6</b>		

<b>New Pendlings</b>	<b>5</b>	
▲ 66.7% from Feb 2025:	▼ -37.5% from Mar 2024:	
3	8	
YTD 2025 2024 +/-		
<b>12</b>	<b>12</b>	<b>0.0%</b>
5-year Mar average: <b>6</b>		

<b>Closed Sales</b>	<b>2</b>	
▼ -50.0% from Feb 2025:	▼ -33.3% from Mar 2024:	
4	3	
YTD 2025 2024 +/-		
<b>8</b>	<b>7</b>	<b>14.3%</b>
5-year Mar average: <b>4</b>		

<b>Median Sold Price</b>	<b>\$1,887,500</b>	
▲ 68.2% from Feb 2025:	▲ 45.2% from Mar 2024:	
\$1,122,500	\$1,300,000	
YTD 2025 2024 +/-		
<b>\$1,926,500</b>	<b>\$1,162,000</b>	<b>65.8%</b>
5-year Mar average: <b>\$1,372,500</b>		



<b>Active Listings</b>	<b>18</b>
Min 5	Max 18
5-year Mar average 8	

Feb 2025 13    Mar 2024 5

<b>Avg DOM</b>	<b>14</b>
Min 6	Max 29
5-year Mar average 14	

Feb 2025 20    Mar 2024 6    YTD 15

<b>Avg Sold to OLP Ratio</b>	<b>99.5%</b>
Min 99.0%	Max 102.8%
5-year Mar average 100.6%	

Feb 2025 97.0%    Mar 2024 102.8%    YTD 97.9%

**January thru April 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$29,888,000	\$15,086,900	98.11%
Avg Sold Price	\$2,073,571	\$1,518,440	36.56%
Median Sold Price	\$2,137,500	\$1,231,000	73.64%
Units Sold	14	10	40.00%
Avg Days on Market	40	12	233.33%
Avg List Price for Solds	\$2,134,857	\$1,508,690	41.50%
Avg SP to OLP Ratio	96.9%	102.0%	-5.04%
Ratio of Avg SP to Avg OLP	96.8%	100.1%	-3.33%
Attached Avg Sold Price	\$820,200	\$943,860	-13.10%
Detached Avg Sold Price	\$2,769,888	\$2,093,020	32.34%
Attached Units Sold	5	5	0.00%
Detached Units Sold	9	5	80.00%

**Financing (Sold)**

Assumption	0
Cash	4
Conventional	10
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

0	0
1 to 10	4
11 to 20	2
21 to 30	4
31 to 60	0
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	2
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	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	3	0	0	2
\$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	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	4	2	0	10	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	0	9	2	3	14	0	5
Avg Sold Price	\$0	\$0	\$0	\$0	\$2,769,888	\$1,675,000	\$250,333			
Prev Year - Avg Sold Price	\$0	\$0	\$1,183,050	\$1,204,000	\$2,699,666	\$0	\$553,650			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	2.60%	0.00%	-54.78%			
Prev Year - # of Solds	0	0	2	3	3	0	2			

## April 2025

Chevy Chase, Washington, DC

202.262.1261  
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New Listings	19	
▲ 11.8%	▼ -38.7%	
from Mar 2025: 17	from Apr 2024: 31	
YTD 2025 2024 +/-		
75	85	+/- 11.8%
5-year Apr average: 26		

New Pendlings	17	
↔ 0.0%	▼ -39.3%	
from Mar 2025: 17	from Apr 2024: 28	
YTD 2025 2024 +/-		
58	64	+/- 9.4%
5-year Apr average: 21		

Closed Sales	15	
▲ 7.1%	▼ -6.3%	
from Mar 2025: 14	from Apr 2024: 16	
YTD 2025 2024 +/-		
45	43	+/- 4.7%
5-year Apr average: 18		

Median Sold Price	\$1,360,000	
▼ -13.0%	▼ -20.7%	
from Mar 2025: \$1,562,500	from Apr 2024: \$1,715,000	
YTD 2025 2024 +/-		
\$1,360,000	\$1,460,000	+/- 6.8%
5-year Apr average: \$1,466,400		



Active Listings	29	
Min 16	21	Max 29
5-year Apr average		
Mar 2025 22	Apr 2024 21	

Avg DOM	16	
Min 7	22	Max 55
5-year Apr average		
Mar 2025 19	Apr 2024 55	YTD 22

Avg Sold to OLP Ratio	101.5%	
Min 101.5%	104.7%	Max 108.6%
5-year Apr average		
Mar 2025 102.8%	Apr 2024 103.7%	YTD 99.9%

## January thru May 2025 YTD

Palisades, Washington, DC (Advertised)

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## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$32,243,000	\$38,730,900	-16.75%
Avg Sold Price	\$1,740,455	\$1,933,020	-9.96%
Median Sold Price	\$1,926,500	\$1,473,050	30.78%
Units Sold	18	20	-10.00%
Avg Days on Market	40	19	110.53%
Avg List Price for Solds	\$1,791,277	\$1,936,545	-7.50%
Avg SP to OLP Ratio	97.0%	101.1%	-4.03%
Ratio of Avg SP to Avg OLP	96.9%	99.5%	-2.64%
Attached Avg Sold Price	\$711,021	\$1,058,042	-32.80%
Detached Avg Sold Price	\$2,769,888	\$2,404,161	15.21%
Attached Units Sold	9	7	28.57%
Detached Units Sold	9	13	-30.77%

## Financing (Sold)

Assumption	0
Cash	4
Conventional	13
FHA	0
Other	0
Owner	0
VA	1

## Days on Market (Sold)

0	0
1 to 10	5
11 to 20	3
21 to 30	5
31 to 60	0
61 to 90	2
91 to 120	0
121 to 180	1
181 to 360	2
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	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	1	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	3
\$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	0	0	0	0
\$1M to \$2,499,999	0	0	0	1	4	2	0	8	1	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	7	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	1	9	2	6	15	1	7
Avg Sold Price	\$0	\$0	\$0	\$1,123,000	\$2,769,888	\$1,675,000	\$321,032			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,204,000	\$2,801,000	\$2,350,000	\$481,433			
Avg Sold % Change	0.00%	0.00%	0.00%	-6.73%	-1.11%	-28.72%	-33.32%			
Prev Year - # of Solds	0	0	5	3	8	1	3			

**May 2025**

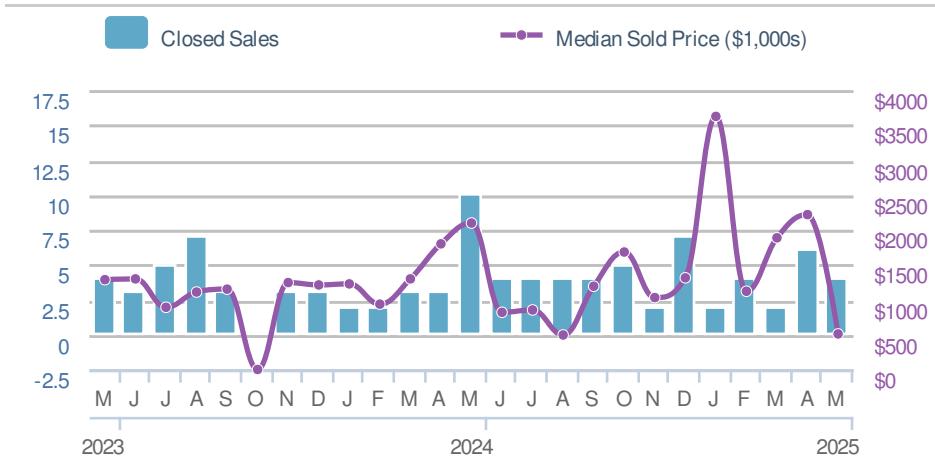
Palisades, Washington, DC

<b>New Listings</b>	<b>8</b>	
↓ -11.1%	↓ -11.1%	
from Apr 2025: 9	from May 2024: 9	
YTD 2025 2024 +/-		
<b>43</b>	<b>35</b>	<b>22.9%</b>
5-year May average: 10		

<b>New Pending</b>	<b>3</b>	
↓ -50.0%	↓ -40.0%	
from Apr 2025: 6	from May 2024: 5	
YTD 2025 2024 +/-		
<b>21</b>	<b>22</b>	<b>-4.5%</b>
5-year May average: 7		

<b>Closed Sales</b>	<b>4</b>	
↓ -33.3%	↓ -60.0%	
from Apr 2025: 6	from May 2024: 10	
YTD 2025 2024 +/-		
<b>18</b>	<b>20</b>	<b>-10.0%</b>
5-year May average: 7		

<b>Median Sold Price</b>	<b>\$510,000</b>	
↓ -77.0%	↓ -75.7%	
from Apr 2025: \$2,217,500	from May 2024: \$2,099,500	
YTD 2025 2024 +/-		
<b>\$1,926,500</b>	<b>\$1,473,050</b>	<b>30.8%</b>
5-year May average: \$1,373,400		



<b>Active Listings</b>	<b>23</b>	
Min 4	11	Max 23
5-year May average		
<b>Apr 2025 19</b>	<b>May 2024 10</b>	

<b>Avg DOM</b>	<b>42</b>	
Min 7	26	Max 42
5-year May average		
<b>Apr 2025 73</b>	<b>May 2024 26</b>	<b>YTD 40</b>

<b>Avg Sold to OLP Ratio</b>	<b>97.6%</b>	
Min 97.6%	100.8%	Max 106.8%
5-year May average		
<b>Apr 2025 95.5%</b>	<b>May 2024 100.2%</b>	<b>YTD 97.0%</b>

**January thru June 2025 YTD**  
Palisades, Washington, DC (Advertised)

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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$47,681,000	\$45,402,900	5.02%
Avg Sold Price	\$1,718,712	\$1,819,776	-5.55%
Median Sold Price	\$1,465,000	\$1,300,000	12.69%
Units Sold	27	25	8.00%
Avg Days on Market	34	17	100.00%
Avg List Price for Solds	\$1,765,962	\$1,816,116	-2.76%
Avg SP to OLP Ratio	95.9%	101.2%	-5.23%
Ratio of Avg SP to Avg OLP	96.2%	99.9%	-3.70%
Attached Avg Sold Price	\$721,431	\$935,130	-22.85%
Detached Avg Sold Price	\$2,404,343	\$2,409,540	-0.22%
Attached Units Sold	11	10	10.00%
Detached Units Sold	16	15	6.67%

**Financing (Sold)**

Assumption	0
Cash	6
Conventional	20
FHA	0
Other	0
Owner	0
VA	1

**Days on Market (Sold)**

0	1
1 to 10	6
11 to 20	5
21 to 30	6
31 to 60	3
61 to 90	2
91 to 120	0
121 to 180	2
181 to 360	2
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	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	5
\$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	1	0	1	1	7	3	0	3	1	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	1	1	14	3	7	8	1	7
Avg Sold Price	\$1,300,000	\$0	\$1,360,000	\$1,123,000	\$2,557,821	\$1,580,000	\$296,106			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,220,500	\$2,729,700	\$2,350,000	\$423,860			
Avg Sold % Change	0.00%	0.00%	-23.13%	-7.99%	-6.30%	-32.77%	-30.14%			
Prev Year - # of Solds	0	0	5	4	10	1	5			

## June 2025

Palisades, Washington, DC

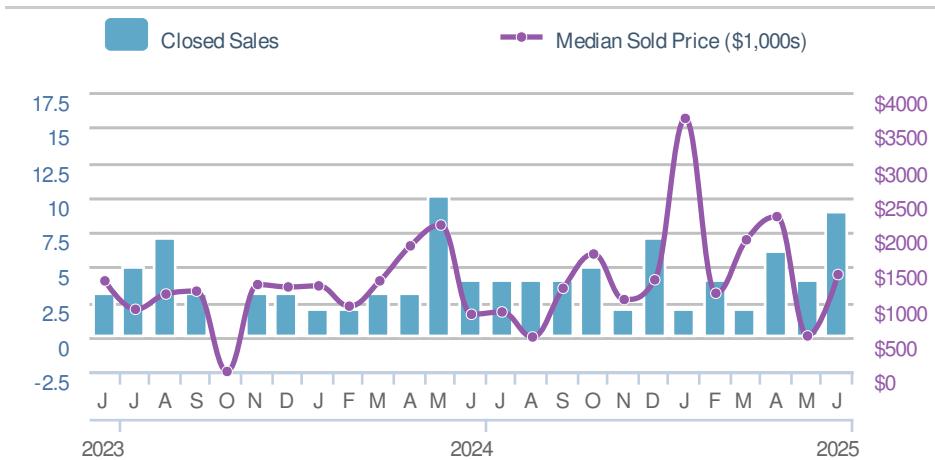
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<b>New Listings</b>	<b>6</b>
⬇️ -25.0%	⬆️ 20.0%
from May 2025: 8	from Jun 2024: 5
YTD 2025 51	2024 43 +/- 18.6%
5-year Jun average: 8	

<b>New Pensions</b>	<b>9</b>
⬆️ 200.0%	⬆️ 80.0%
from May 2025: 3	from Jun 2024: 5
YTD 2025 31	2024 28 +/- 10.7%
5-year Jun average: 7	

<b>Closed Sales</b>	<b>9</b>
⬆️ 125.0%	⬆️ 125.0%
from May 2025: 4	from Jun 2024: 4
YTD 2025 27	2024 25 +/- 8.0%
5-year Jun average: 7	

<b>Median Sold Price</b>	<b>\$1,390,000</b>
⬆️ 172.5%	⬆️ 70.0%
from May 2025: \$510,000	from Jun 2024: \$817,500
YTD 2025 1,465,000	2024 \$1,300,000 +/- 12.7%
5-year Jun average: \$1,288,011	



<b>Active Listings</b>	<b>16</b>
Min 6	11
Max 16	16
5-year Jun average	
May 2025 23	Jun 2024 11

<b>Avg DOM</b>	<b>21</b>
Min 10	19
5-year Jun average	
May 2025 42	Jun 2024 10
YTD 34	

<b>Avg Sold to OLP Ratio</b>	<b>93.7%</b>
Min 93.7%	99.2% Max 102.0%
5-year Jun average	
May 2025 97.6%	Jun 2024 102.0%
YTD 95.9%	

**January thru July 2025 YTD**  
 Palisades, Washington, DC (Advertised)

 202.262.1261  
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 lenorerubino.com
**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$53,092,000	\$50,222,900	5.71%
Avg Sold Price	\$1,666,362	\$1,735,065	-3.96%
Median Sold Price	\$1,465,000	\$1,300,000	12.69%
Units Sold	31	29	6.90%
Avg Days on Market	35	17	105.88%
Avg List Price for Solds	\$1,712,645	\$1,731,824	-1.11%
Avg SP to OLP Ratio	95.9%	100.9%	-4.97%
Ratio of Avg SP to Avg OLP	96.2%	99.9%	-3.75%
Attached Avg Sold Price	\$683,978	\$826,983	-17.29%
Detached Avg Sold Price	\$2,286,815	\$2,376,064	-3.76%
Attached Units Sold	12	12	0.00%
Detached Units Sold	19	17	11.76%

**Financing (Sold)**

Assumption	0
Cash	7
Conventional	22
FHA	0
Other	0
Owner	0
VA	2

**Days on Market (Sold)**

0	2
1 to 10	6
11 to 20	5
21 to 30	6
31 to 60	4
61 to 90	4
91 to 120	0
121 to 180	2
181 to 360	2
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	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	4
\$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	2	0	2	1	8	3	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	2	0	2	1	15	3	8	6	0	6
Avg Sold Price	\$1,167,500	\$0	\$1,737,500	\$1,123,000	\$2,509,300	\$1,580,000	\$293,093			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,220,500	\$2,628,916	\$2,350,000	\$384,542			
Avg Sold % Change	0.00%	0.00%	-1.79%	-7.99%	-4.55%	-32.77%	-23.78%			
Prev Year - # of Solds	0	0	5	4	12	1	7			

**July 2025**

Palisades, Washington, DC

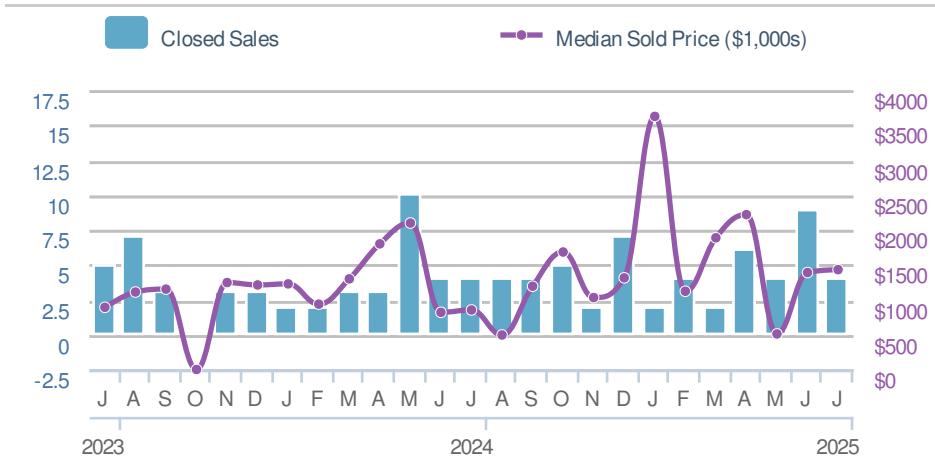
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<b>New Listings</b>	<b>2</b>
↓ -66.7%	↓ -50.0%
from Jun 2025: 6	from Jul 2024: 4
YTD 2025 53	2024 50 +/- 6.0%
5-year Jul average: 4	

<b>New Pensions</b>	<b>4</b>
↓ -55.6%	↓ -20.0%
from Jun 2025: 9	from Jul 2024: 5
YTD 2025 35	2024 33 +/- 6.1%
5-year Jul average: 5	

<b>Closed Sales</b>	<b>4</b>
↓ -55.6%	↔ 0.0%
from Jun 2025: 9	from Jul 2024: 4
YTD 2025 31	2024 29 +/- 6.9%
5-year Jul average: 5	

<b>Median Sold Price</b>	<b>\$1,432,500</b>
↑ 3.1%	↑ 68.0%
from Jun 2025: \$1,390,000	from Jul 2024: \$852,500
YTD 2025 2024 +/- \$1,465,000 \$1,300,000 12.7%	
5-year Jul average: \$1,158,251	



<b>Active Listings</b>	<b>12</b>
Min 7	10
Max 12	12
5-year Jul average	

<b>Avg DOM</b>	<b>41</b>
Min 7	20
Max 41	41
5-year Jul average	

<b>Avg Sold to OLP Ratio</b>	<b>95.9%</b>
Min 95.9%	95.9%
Max 103.7%	103.7%
5-year Jul average	

## January thru August 2025 YTD

Palisades, Washington, DC (Advertised)

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### Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$58,551,000	\$52,959,400	10.56%
Avg Sold Price	\$1,584,479	\$1,607,512	-1.43%
Median Sold Price	\$1,392,500	\$1,300,000	7.12%
Units Sold	36	33	9.09%
Avg Days on Market	33	17	94.12%
Avg List Price for Solds	\$1,626,416	\$1,604,830	1.35%
Avg SP to OLP Ratio	96.0%	100.6%	-4.57%
Ratio of Avg SP to Avg OLP	96.3%	99.9%	-3.64%
Attached Avg Sold Price	\$727,116	\$790,925	-8.07%
Detached Avg Sold Price	\$2,196,880	\$2,376,064	-7.54%
Attached Units Sold	15	16	-6.25%
Detached Units Sold	21	17	23.53%

### Financing (Sold)

Assumption	0
Cash	8
Conventional	26
FHA	0
Other	0
Owner	0
VA	2

### Days on Market (Sold)

0	2
1 to 10	7
11 to 20	6
21 to 30	8
31 to 60	5
61 to 90	4
91 to 120	0
121 to 180	2
181 to 360	2
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	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	5
\$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	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	3	0	3	3	8	3	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	3	0	3	3	15	3	9	8	0	5
Avg Sold Price	\$1,208,333	\$0	\$1,623,333	\$1,199,000	\$2,509,300	\$1,580,000	\$285,527			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,278,400	\$2,628,916	\$2,350,000	\$391,280			
Avg Sold % Change	0.00%	0.00%	-8.25%	-6.21%	-4.55%	-32.77%	-27.03%			
Prev Year - # of Solds	0	0	5	5	12	1	10			

## August 2025

Palisades, Washington, DC

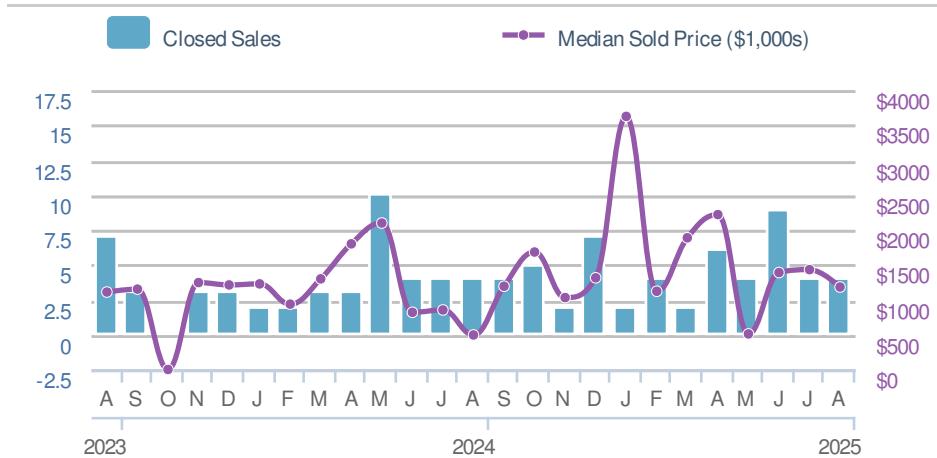
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New Listings	5
▲ 150.0% from Jul 2025: 2	▲ 66.7% from Aug 2024: 3
YTD 2025 58	2024 54 +/- 7.4%
5-year Aug average: 5	

New Pendlings	1
▼ -75.0% from Jul 2025: 4	▼ -66.7% from Aug 2024: 3
YTD 2025 36	2024 35 +/- 2.9%
5-year Aug average: 3	

Closed Sales	4
↔ 0.0% from Jul 2025: 4	↔ 0.0% from Aug 2024: 4
YTD 2025 36	2024 33 +/- 9.1%
5-year Aug average: 5	

Median Sold Price	\$1,182,500
▼ -17.5% from Jul 2025: \$1,432,500	▲ 138.6% from Aug 2024: \$495,500
YTD 2025 \$1,392,500	2024 \$1,300,000 +/- 7.1%
5-year Aug average: \$1,212,000	



Active Listings	13
Min 5	9
Max 13	13
5-year Aug average	
Jul 2025 12	Aug 2024 8

Avg DOM	19
Min 9	19
Max 29	20
5-year Aug average	
Jul 2025 41	Aug 2024 16
YTD 33	

Avg Sold to OLP Ratio	97.2%
Min 97.2%	99.4%
Max 103.0%	103.0%
5-year Aug average	
Jul 2025 95.9%	Aug 2024 98.5%
YTD 96.0%	

**January thru September 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$60,216,000	\$58,604,350	2.75%
Avg Sold Price	\$1,545,361	\$1,579,402	-2.16%
Median Sold Price	\$1,392,500	\$1,270,000	9.65%
Units Sold	38	37	2.70%
Avg Days on Market	34	18	88.89%
Avg List Price for Solds	\$1,584,631	\$1,583,901	0.05%
Avg SP to OLP Ratio	95.9%	99.9%	-4.02%
Ratio of Avg SP to Avg OLP	96.1%	99.4%	-3.35%
Attached Avg Sold Price	\$699,327	\$806,305	-13.27%
Detached Avg Sold Price	\$2,160,659	\$2,395,450	-9.80%
Attached Units Sold	16	19	-15.79%
Detached Units Sold	22	18	22.22%

**Financing (Sold)**

Assumption	0
Cash	9
Conventional	26
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	2
1 to 10	7
11 to 20	6
21 to 30	9
31 to 60	5
61 to 90	4
91 to 120	1
121 to 180	2
181 to 360	2
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	
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	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	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	3	0	4	3	8	3	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	6	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	3	0	4	3	15	3	10	8	0	4
Avg Sold Price	\$1,208,333	\$0	\$1,567,500	\$1,199,000	\$2,509,300	\$1,580,000	\$285,224			
Prev Year - Avg Sold Price	\$0	\$0	\$1,769,220	\$1,275,333	\$2,636,307	\$1,737,500	\$381,163			
Avg Sold % Change	0.00%	0.00%	-11.40%	-5.99%	-4.82%	-9.06%	-25.17%			
Prev Year - # of Solds	0	0	5	6	13	2	11			

## September 2025

Palisades, Washington, DC

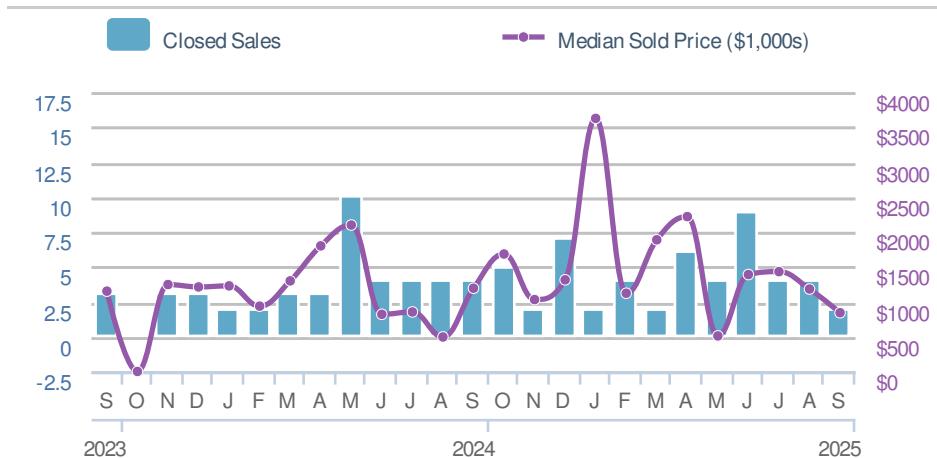
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<b>New Listings</b>	<b>5</b>	
↔ 0.0%	⬇ -16.7%	
from Aug 2025: 5	from Sep 2024: 6	
YTD 2025 2024 +/-		
<b>64</b>	<b>62</b>	<b>3.2%</b>
5-year Sep average: 8		

<b>New Pendlings</b>	<b>3</b>	
⬆ 200.0%	↔ 0.0%	
from Aug 2025: 1	from Sep 2024: 3	
YTD 2025 2024 +/-		
<b>39</b>	<b>39</b>	<b>0.0%</b>
5-year Sep average: 4		

<b>Closed Sales</b>	<b>2</b>	
⬇ -50.0%	⬇ -50.0%	
from Aug 2025: 4	from Sep 2024: 4	
YTD 2025 2024 +/-		
<b>38</b>	<b>37</b>	<b>2.7%</b>
5-year Sep average: 3		

<b>Median Sold Price</b>	<b>\$841,250</b>	
⬇ -28.9%	⬇ -29.5%	
from Aug 2025: \$1,182,500	from Sep 2024: \$1,192,500	
YTD 2025 2024 +/-		
<b>\$1,392,500</b>	<b>\$1,270,000</b>	<b>9.6%</b>
5-year Sep average: \$1,073,762		



<b>Active Listings</b>	<b>12</b>
12	12
Min 6	Max 16
5-year Sep average	
<b>Aug 2025</b>	<b>Sep 2024</b>
<b>13</b>	<b>13</b>

<b>Avg DOM</b>	<b>64</b>
64	64
Min 4	Max 64
5-year Sep average	
<b>Aug 2025</b>	<b>Sep 2024</b>
<b>19</b>	<b>31</b>
<b>YTD</b>	<b>34</b>

<b>Avg Sold to OLP Ratio</b>	<b>93.0%</b>
93.0%	93.0%
Min 93.0%	Max 121.1%
5-year Sep average	
<b>Aug 2025</b>	<b>Sep 2024</b>
<b>97.2%</b>	<b>93.8%</b>
<b>YTD</b>	<b>95.9%</b>

**January thru October 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$68,314,900	\$72,109,250	-5.26%
Avg Sold Price	\$1,579,253	\$1,698,941	-7.04%
Median Sold Price	\$1,392,500	\$1,300,000	7.12%
Units Sold	42	42	0.00%
Avg Days on Market	40	23	73.91%
Avg List Price for Solds	\$1,626,545	\$1,716,886	-5.26%
Avg SP to OLP Ratio	94.8%	99.4%	-4.65%
Ratio of Avg SP to Avg OLP	95.5%	98.6%	-3.17%
Attached Avg Sold Price	\$673,773	\$777,240	-13.31%
Detached Avg Sold Price	\$2,194,980	\$2,536,852	-13.48%
Attached Units Sold	17	20	-15.00%
Detached Units Sold	25	22	13.64%

**Financing (Sold)**

Assumption	0
Cash	10
Conventional	29
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	2
1 to 10	7
11 to 20	7
21 to 30	10
31 to 60	5
61 to 90	4
91 to 120	1
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	8	0	0	5
\$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	1	0	0	0	0	0
\$1M to \$2,499,999	3	0	4	3	9	3	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	6	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	3	0	4	3	18	3	11	8	0	7
Avg Sold Price	\$1,208,333	\$0	\$1,567,500	\$1,199,000	\$2,498,861	\$1,580,000	\$283,376			
Prev Year - Avg Sold Price	\$0	\$0	\$1,692,563	\$1,275,333	\$2,853,460	\$1,737,500	\$368,150			
Avg Sold % Change	0.00%	0.00%	-7.39%	-5.99%	-12.43%	-9.06%	-23.03%			
Prev Year - # of Solds	0	0	6	6	16	2	12			

## October 2025

Palisades, Washington, DC

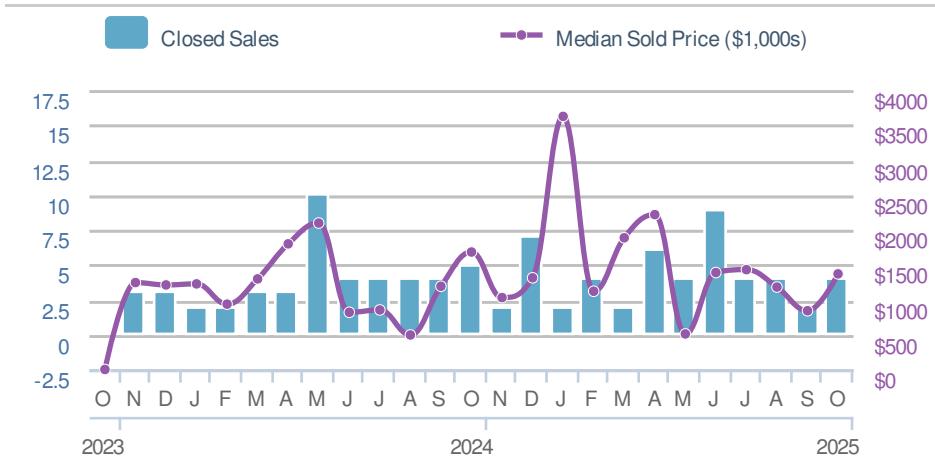
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New Listings		10
▲ 100.0%	▲ 150.0%	
from Sep 2025: 5	from Oct 2024: 4	
YTD 2025 2024 +/-		
75	66	13.6%
5-year Oct average: 7		

New Pensions		4
▲ 33.3%	↔ 0.0%	
from Sep 2025: 3	from Oct 2024: 4	
YTD 2025 2024 +/-		
43	43	0.0%
5-year Oct average: 5		

Closed Sales		4
▲ 100.0%	▼ -20.0%	
from Sep 2025: 2	from Oct 2024: 5	
YTD 2025 2024 +/-		
42	42	0.0%
5-year Oct average: 4		

Median Sold Price		\$1,370,000
▲ 62.9%	▼ -18.6%	
from Sep 2025: \$841,250	from Oct 2024: \$1,683,375	
YTD 2025 2024 +/-		
\$1,392,500	\$1,300,000	7.1%
5-year Oct average: \$913,675		



Active Listings		15
Min 8	12	15
5-year Oct average		
Sep 2025 12	Oct 2024 12	

Avg DOM		93
Min 0	42	93
5-year Oct average		
Sep 2025 64	Oct 2024 60	YTD 40

Avg Sold to OLP Ratio		84.5%
Min 0.0%	74.7%	84.5%
5-year Oct average		
Sep 2025 93.0%	Oct 2024 95.8%	YTD 94.8%

**January thru November 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$70,673,750	\$74,287,250	-4.86%
Avg Sold Price	\$1,494,122	\$1,668,648	-10.46%
Median Sold Price	\$1,355,000	\$1,300,000	4.23%
Units Sold	46	44	4.55%
Avg Days on Market	38	24	58.33%
Avg List Price for Solds	\$1,536,385	\$1,688,346	-9.00%
Avg SP to OLP Ratio	95.2%	99.2%	-4.00%
Ratio of Avg SP to Avg OLP	95.7%	98.5%	-2.85%
Attached Avg Sold Price	\$642,757	\$753,085	-14.65%
Detached Avg Sold Price	\$2,149,019	\$2,504,598	-14.20%
Attached Units Sold	20	21	-4.76%
Detached Units Sold	26	23	13.04%

**Financing (Sold)**

Assumption	0
Cash	12
Conventional	30
FHA	0
Other	2
Owner	0
VA	2

**Days on Market (Sold)**

0	2
1 to 10	9
11 to 20	7
21 to 30	10
31 to 60	5
61 to 90	4
91 to 120	2
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	1	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	1	0	0	0
\$800K to \$999,999	0	0	0	1	1	0	0	0	0	0
\$1M to \$2,499,999	3	0	5	3	9	3	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	6	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	3	0	5	4	18	3	13	8	0	2
Avg Sold Price	\$1,208,333	\$0	\$1,454,000	\$1,110,750	\$2,498,861	\$1,580,000	\$282,472			
Prev Year - Avg Sold Price	\$0	\$0	\$1,692,563	\$1,275,333	\$2,791,198	\$1,737,500	\$360,600			
Avg Sold % Change	0.00%	0.00%	-14.09%	-12.91%	-10.47%	-9.06%	-21.67%			
Prev Year - # of Solds	0	0	6	6	17	2	13			

## November 2025

Palisades, Washington, DC

## New Listings

3

⬇️ -70.0% ⬇️ -40.0%  
 from Oct 2025: from Nov 2024:  
 10 5

YTD	2025	2024	+/-
	<b>78</b>	74	5.4%

5-year Nov average: 5

## Median Sold Price

\$583,000

⬇️ -57.4% ⬇️ -43.5%  
 from Oct 2025: from Nov 2024:  
 \$1,370,000 \$1,032,500

YTD	2025	2024	+/-
	<b>\$1,355,000</b>	\$1,300,000	4.2%

5-year Nov average: \$1,072,750

## Active Listings

10



Oct 2025	Nov 2024
15	13

## New Pensions

3

⬇️ -25.0% ⬇️ -57.1%  
 from Oct 2025: from Nov 2024:  
 4 7

YTD	2025	2024	+/-
	<b>46</b>	50	-8.0%

5-year Nov average: 5

## Closed Sales

4

↔ 0.0% ⬆️ 100.0%  
 from Oct 2025: from Nov 2024:  
 4 2

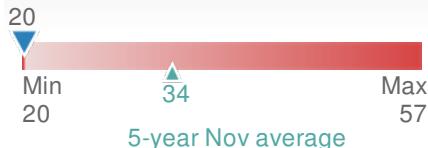
YTD	2025	2024	+/-
	<b>46</b>	44	4.5%

5-year Nov average: 4



## Avg DOM

20



Oct 2025	Nov 2024
93	38

## Avg Sold to OLP Ratio

99.5%



Oct 2025	Nov 2024
84.5%	94.0%

**January thru December 2025 YTD**  
Palisades, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$71,873,750	\$83,613,250	-14.04%
Avg Sold Price	\$1,486,800	\$1,619,128	-8.17%
Median Sold Price	\$1,350,000	\$1,300,000	3.85%
Units Sold	47	51	-7.84%
Avg Days on Market	38	25	52.00%
Avg List Price for Solds	\$1,529,228	\$1,639,475	-6.72%
Avg SP to OLP Ratio	95.2%	98.8%	-3.62%
Ratio of Avg SP to Avg OLP	95.7%	98.4%	-2.75%
Attached Avg Sold Price	\$642,757	\$817,592	-21.38%
Detached Avg Sold Price	\$2,112,018	\$2,389,836	-11.62%
Attached Units Sold	20	25	-20.00%
Detached Units Sold	27	26	3.85%

**Financing (Sold)**

Assumption	0
Cash	12
Conventional	31
FHA	0
Other	2
Owner	0
VA	2

**Days on Market (Sold)**

0	2
1 to 10	9
11 to 20	7
21 to 30	10
31 to 60	6
61 to 90	4
91 to 120	2
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1	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	1	0	0	0
\$800K to \$999,999	0	0	0	1	1	0	0	0	0	0
\$1M to \$2,499,999	3	0	5	3	10	3	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	5	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	3	0	5	4	19	3	13	6	0	3
Avg Sold Price	\$1,208,333	\$0	\$1,454,000	\$1,110,750	\$2,427,868	\$1,580,000	\$282,472			
Prev Year - Avg Sold Price	\$920,000	\$1,220,000	\$1,720,672	\$1,333,857	\$2,791,198	\$1,737,500	\$427,186			
Avg Sold % Change	31.34%	0.00%	-15.50%	-16.73%	-13.02%	-9.06%	-33.88%			
Prev Year - # of Solds	1	1	8	7	17	2	15			

## December 2025

Palisades, Washington, DC

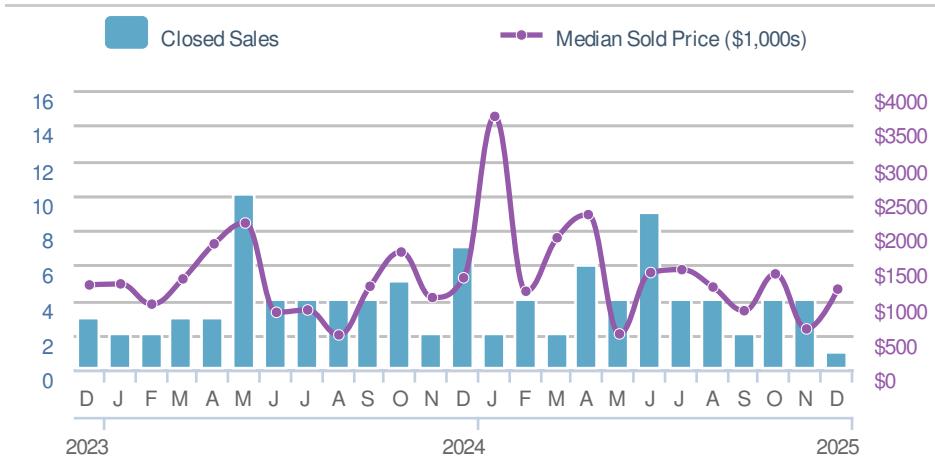
202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

<b>New Listings</b>	<b>2</b>	
⬇️ -33.3%	↔ 0.0%	
from Nov 2025: 3	from Dec 2024: 0	
YTD 2025 2024 +/-		
<b>80</b>	<b>76</b>	<b>5.3%</b>
5-year Dec average: 1		

<b>New Pending</b>	<b>1</b>	
⬇️ -66.7%	↔ 0.0%	
from Nov 2025: 3	from Dec 2024: 1	
YTD 2025 2024 +/-		
<b>47</b>	<b>51</b>	<b>-7.8%</b>
5-year Dec average: 2		

<b>Closed Sales</b>	<b>1</b>	
⬇️ -75.0%	⬇️ -85.7%	
from Nov 2025: 4	from Dec 2024: 7	
YTD 2025 2024 +/-		
<b>47</b>	<b>51</b>	<b>-7.8%</b>
5-year Dec average: 4		

<b>Median Sold Price</b>	<b>\$1,150,000</b>	
⬆️ 97.3%	⬇️ -12.5%	
from Nov 2025: \$583,000	from Dec 2024: \$1,315,000	
YTD 2025 2024 +/-		
<b>\$1,350,000</b>	<b>\$1,300,000</b>	<b>3.8%</b>
5-year Dec average: \$940,900		



<b>Active Listings</b>	<b>9</b>
Min 3	7
Max 9	9
5-year Dec average	
Nov 2025	Dec 2024
<b>10</b>	<b>9</b>

<b>Avg DOM</b>	<b>33</b>
Min 10	26
Max 33	33
5-year Dec average	
Nov 2025	Dec 2024
<b>20</b>	<b>29</b>
YTD	
<b>38</b>	

<b>Avg Sold to OLP Ratio</b>	<b>95.8%</b>
Min 95.8%	97.7%
Max 100.3%	100.3%
5-year Dec average	
Nov 2025	Dec 2024
<b>99.5%</b>	<b>96.5%</b>
YTD	
<b>95.2%</b>	