

**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.

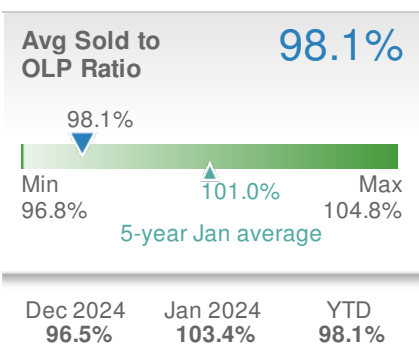
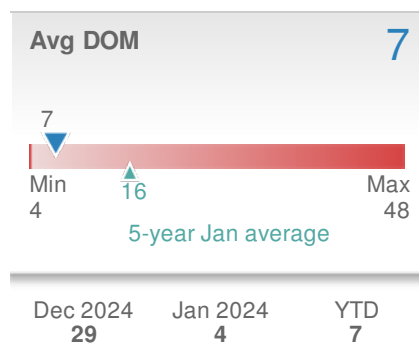
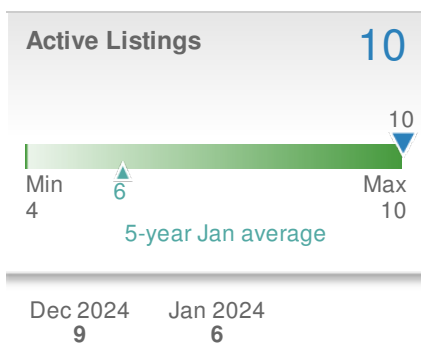
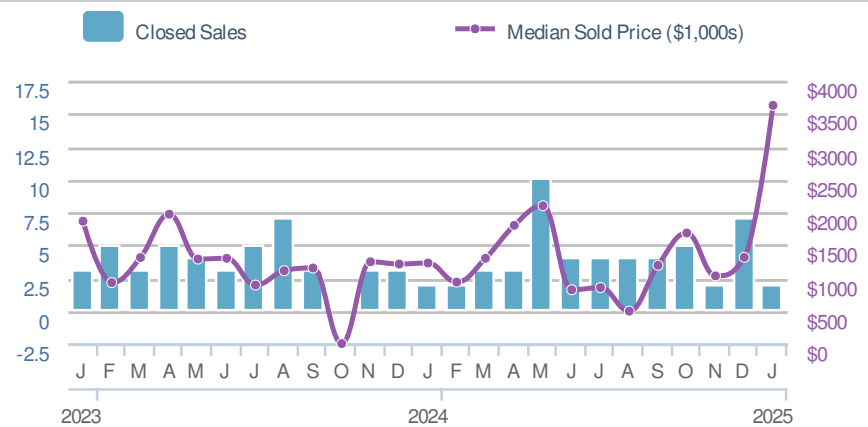
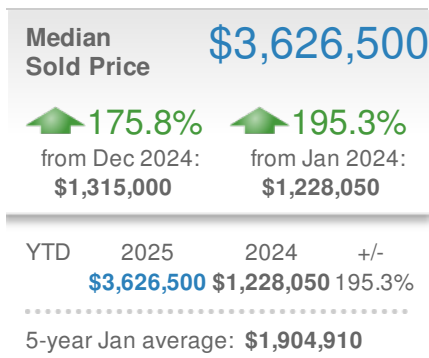
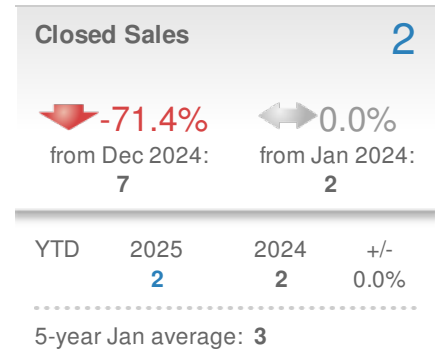
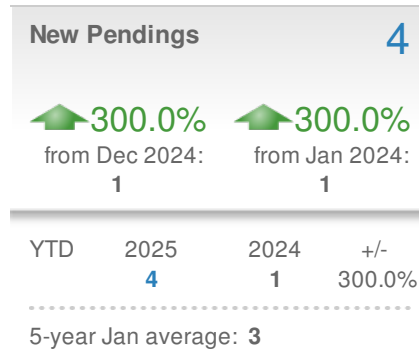
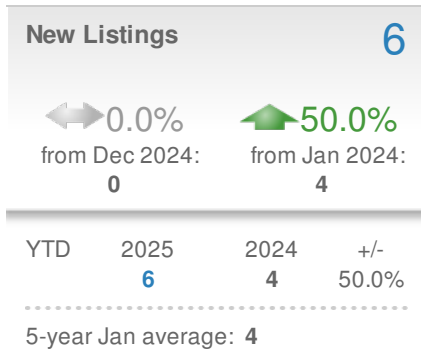
**Sold Detail**

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		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	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			

**Active Detail**

**January 2025**

Palisades, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

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

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

	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.

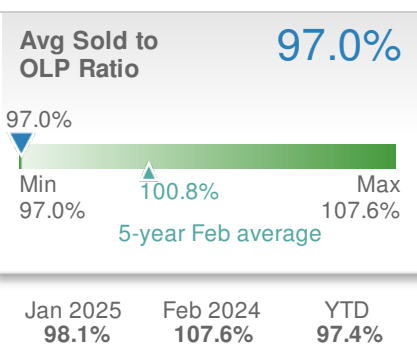
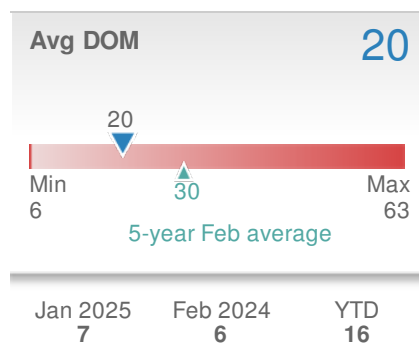
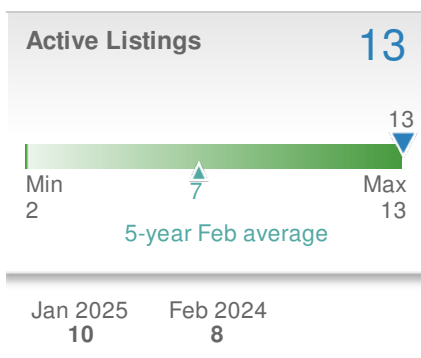
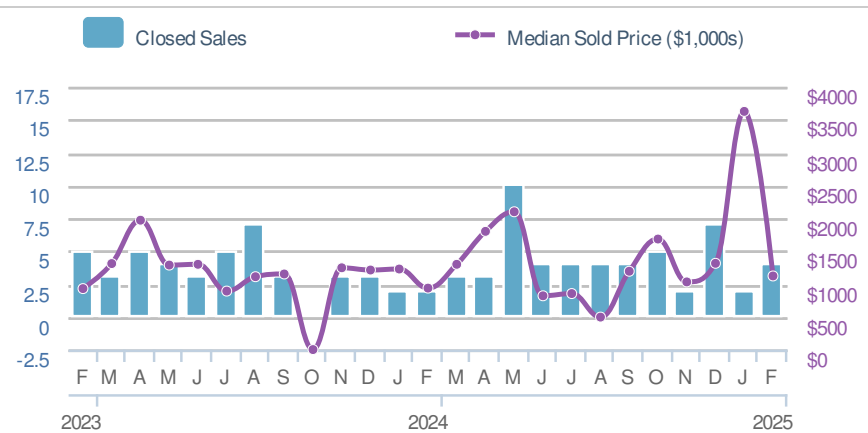
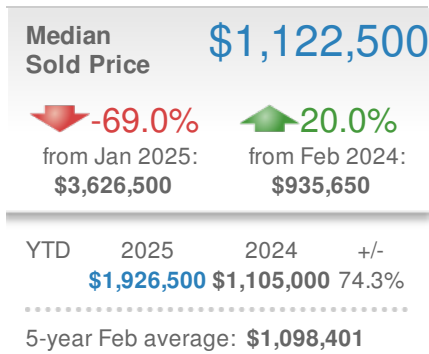
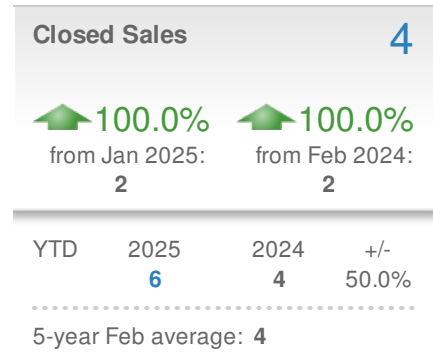
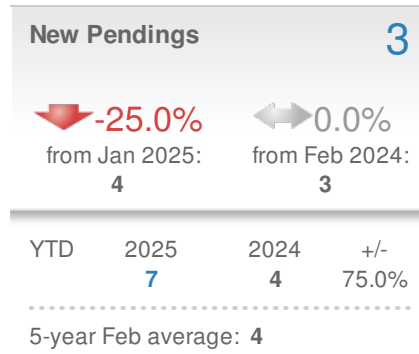
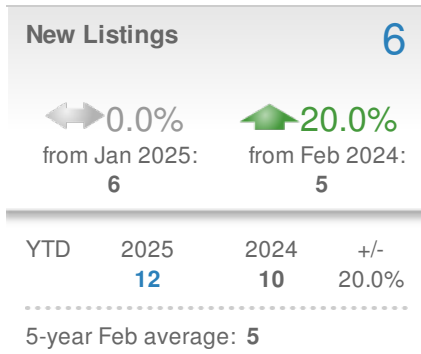
**Sold Detail**

Price Ranges	Residential						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	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
<b>Total</b>	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			

**Active Detail**

**February 2025**

Palisades, Washington, DC

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lenore.rubino@wfp.com  
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**January thru March 2025 YTD**

Palisades, Washington, DC (Advertised)

202.262.1261

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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****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	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
<b>Total</b>	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

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****6**

↔ 0.0%

from Feb 2025:  
6

↔ 0.0%

from Mar 2024:  
6

YTD	2025	2024	+/-
	<b>23</b>	17	35.3%

5-year Mar average: 6

**New Pendings****5**

↑ 66.7%

from Feb 2025:  
3

↓ -37.5%

from Mar 2024:  
8

YTD	2025	2024	+/-
	<b>12</b>	12	0.0%

5-year Mar average: 6

**Closed Sales****2**

↓ -50.0%

from Feb 2025:  
4

↓ -33.3%

from Mar 2024:  
3

YTD	2025	2024	+/-
	<b>8</b>	7	14.3%

5-year Mar average: 4

**Median Sold Price****\$1,887,500**

↑ 68.2%

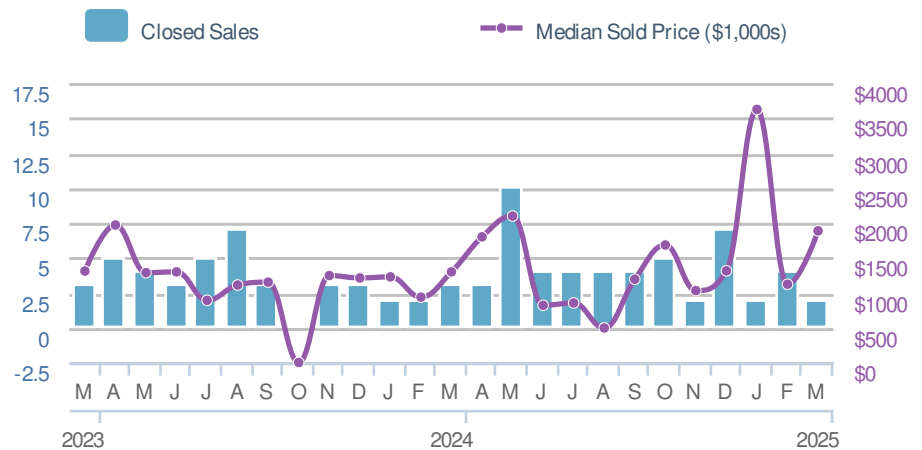
from Feb 2025:  
\$1,122,500

↑ 45.2%

from Mar 2024:  
\$1,300,000

YTD	2025	2024	+/-
	<b>\$1,926,500</b>	\$1,162,000	65.8%

5-year Mar average: \$1,372,500

**Active Listings****18**

Feb 2025	Mar 2024
13	5

**Avg DOM****14**

Feb 2025	Mar 2024	YTD
20	6	15

**Avg Sold to OLP Ratio****99.5%**

Feb 2025	Mar 2024	YTD
97.0%	102.8%	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****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	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  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****19****↑ 11.8%**from Mar 2025:  
17**↓ -38.7%**from Apr 2024:  
31

YTD	2025	2024	+/-
	<b>75</b>	85	-11.8%

5-year Apr average: **26****New Pendings****17****↔ 0.0%**from Mar 2025:  
17**↓ -39.3%**from Apr 2024:  
28

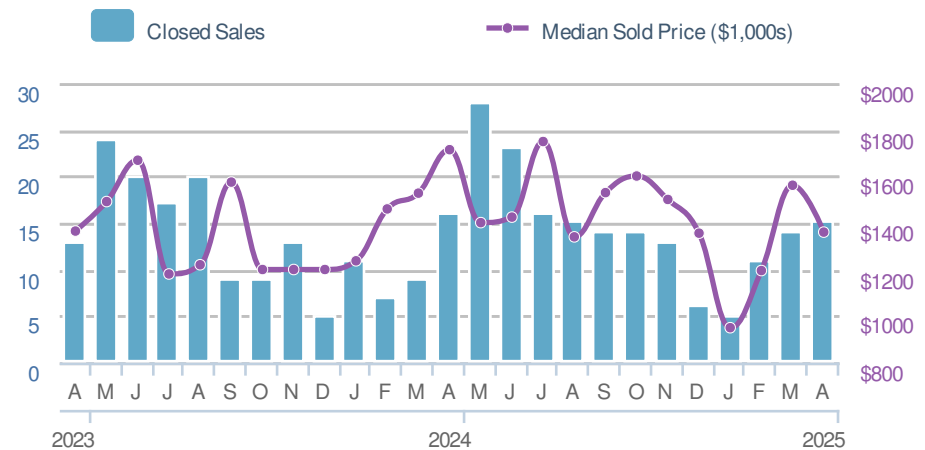
YTD	2025	2024	+/-
	<b>58</b>	64	-9.4%

5-year Apr average: **21****Closed Sales****15****↑ 7.1%**from Mar 2025:  
14**↓ -6.3%**from Apr 2024:  
16

YTD	2025	2024	+/-
	<b>45</b>	43	4.7%

5-year Apr average: **18****Median Sold Price****\$1,360,000****↓ -13.0%**from Mar 2025:  
\$1,562,500**↓ -20.7%**from Apr 2024:  
\$1,715,000

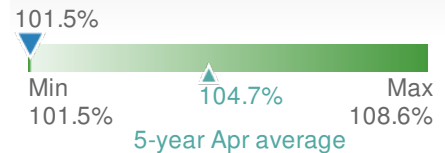
YTD	2025	2024	+/-
	<b>\$1,360,000</b>	\$1,460,000	-6.8%

5-year Apr average: **\$1,466,400****Active Listings****29**

Mar 2025	Apr 2024
22	21

**Avg DOM****16**

Mar 2025	Apr 2024	YTD
19	55	22

**Avg Sold to OLP Ratio****101.5%**

Mar 2025	Apr 2024	YTD
102.8%	103.7%	99.9%



## January thru May 2025 YTD

Palisades, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

## 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


## 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	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

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****8**

 **-11.1%**     **-11.1%**  
 from Apr 2025: 9    from May 2024: 9



YTD	2025	2024	+/-
	<b>43</b>	<b>35</b>	22.9%

5-year May average: **10****New Pendings****3**

 **-50.0%**     **-40.0%**  
 from Apr 2025: 6    from May 2024: 5



YTD	2025	2024	+/-
	<b>21</b>	<b>22</b>	-4.5%

5-year May average: **7****Closed Sales****4**

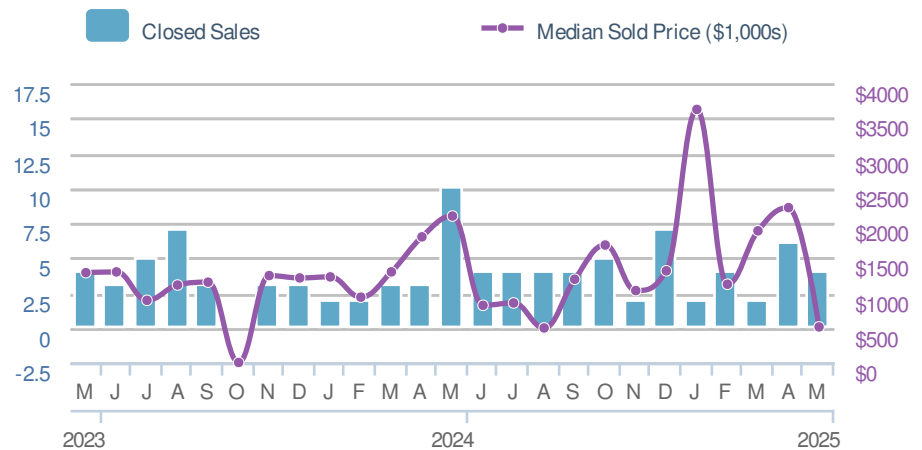
 **-33.3%**     **-60.0%**  
 from Apr 2025: 6    from May 2024: 10

YTD	2025	2024	+/-
	<b>18</b>	<b>20</b>	-10.0%

5-year May average: **7****Median Sold Price****\$510,000**

 **-77.0%**     **-75.7%**  
 from Apr 2025: **\$2,217,500**    from May 2024: **\$2,099,500**

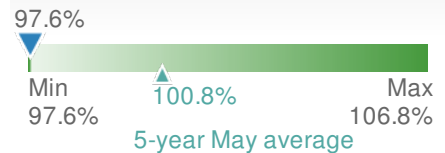
YTD	2025	2024	+/-
	<b>\$1,926,500</b>	<b>\$1,473,050</b>	30.8%

5-year May average: **\$1,373,400****Active Listings****23**

Apr 2025	May 2024
<b>19</b>	<b>10</b>

**Avg DOM****42**

Apr 2025	May 2024	YTD
<b>73</b>	<b>26</b>	<b>40</b>

**Avg Sold to OLP Ratio****97.6%**

Apr 2025	May 2024	YTD
<b>95.5%</b>	<b>100.2%</b>	<b>97.0%</b>

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

202.262.1261  
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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%

- 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.

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	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	1
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4
\$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	1	0	1	1	7	3	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	1	0	1	1	14	3	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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	5
0	0	2
0	0	0
0	0	0
0	0	0
0	0	0
3	1	0
5	0	0
0	0	0
8	1	7

**June 2025**

Palisades, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****6** **-25.0%**from May 2025:  
**8** **20.0%**from Jun 2024:  
**5**

YTD	2025	2024	+/-
	<b>51</b>	<b>43</b>	<b>18.6%</b>

5-year Jun average: **8****New Pendings****9** **200.0%**from May 2025:  
**3** **80.0%**from Jun 2024:  
**5**

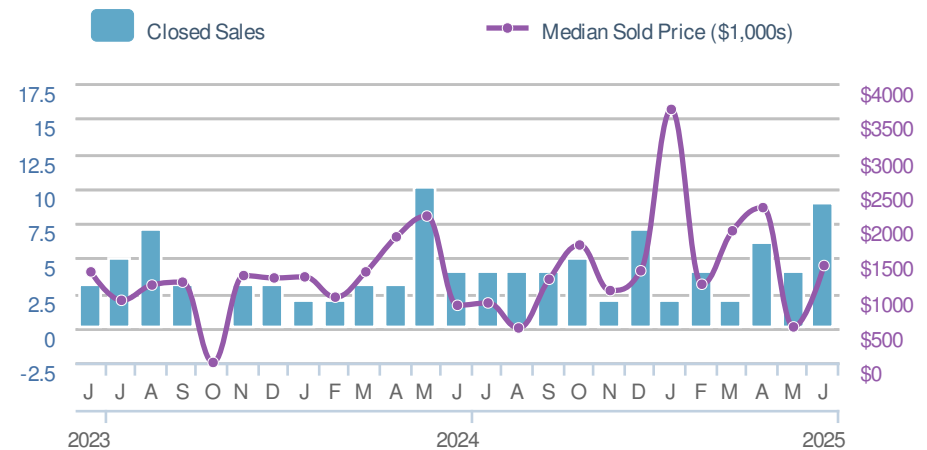
YTD	2025	2024	+/-
	<b>31</b>	<b>28</b>	<b>10.7%</b>

5-year Jun average: **7****Closed Sales****9** **125.0%**from May 2025:  
**4** **125.0%**from Jun 2024:  
**4**

YTD	2025	2024	+/-
	<b>27</b>	<b>25</b>	<b>8.0%</b>

5-year Jun average: **7****Median Sold Price****\$1,390,000** **172.5%**from May 2025:  
**\$510,000** **70.0%**from Jun 2024:  
**\$817,500**

YTD	2025	2024	+/-
	<b>\$1,465,000</b>	<b>\$1,300,000</b>	<b>12.7%</b>

5-year Jun average: **\$1,288,011****Active Listings****16**

May 2025	Jun 2024
<b>23</b>	<b>11</b>

**Avg DOM****21**

May 2025	Jun 2024	YTD
<b>42</b>	<b>10</b>	<b>34</b>

**Avg Sold to OLP Ratio****93.7%**

May 2025	Jun 2024	YTD
<b>97.6%</b>	<b>102.0%</b>	<b>95.9%</b>

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

202.262.1261  
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**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**

**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	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

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****2**

↓ -66.7%    ↓ -50.0%  
from Jun 2025:    from Jul 2024:  
6                      4

YTD	2025	2024	+/-
	<b>53</b>	<b>50</b>	6.0%

5-year Jul average: 4

**New Pendings****4**

↓ -55.6%    ↓ -20.0%  
from Jun 2025:    from Jul 2024:  
9                      5

YTD	2025	2024	+/-
	<b>35</b>	<b>33</b>	6.1%

5-year Jul average: 5

**Closed Sales****4**

↓ -55.6%    ↔ 0.0%  
from Jun 2025:    from Jul 2024:  
9                      4

YTD	2025	2024	+/-
	<b>31</b>	<b>29</b>	6.9%

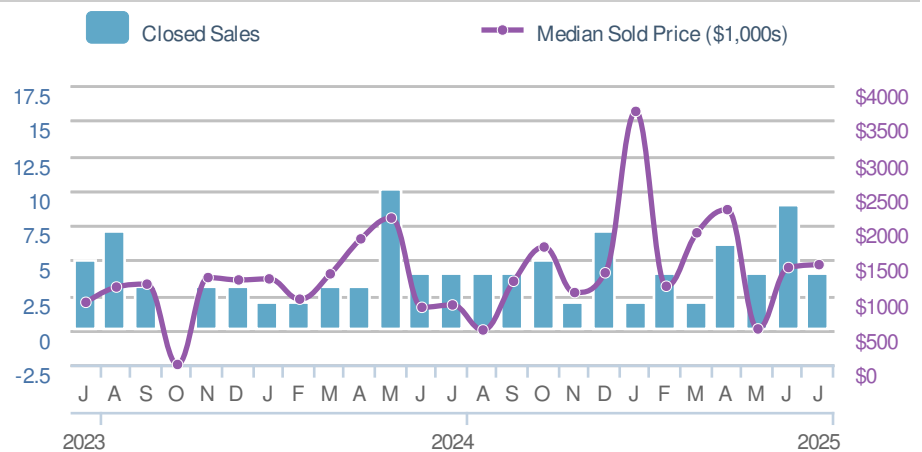
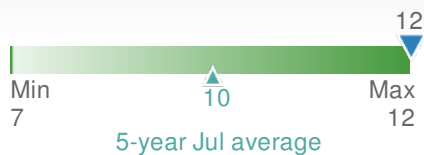
5-year Jul average: 5

**Median Sold Price****\$1,432,500**

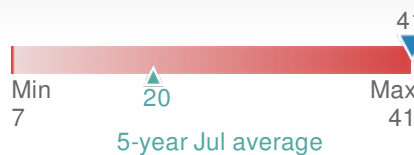
↑ 3.1%    ↑ 68.0%  
from Jun 2025:    from Jul 2024:  
**\$1,390,000**    **\$852,500**

YTD	2025	2024	+/-
	<b>\$1,465,000</b>	<b>\$1,300,000</b>	12.7%

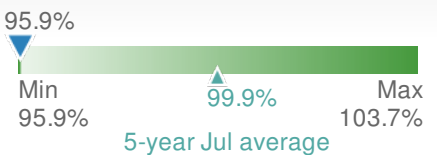
5-year Jul average: \$1,158,251

**Active Listings****12**

Jun 2025	Jul 2024
<b>16</b>	<b>9</b>

**Avg DOM****41**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>15</b>	<b>35</b>

**Avg Sold to OLP Ratio****95.9%**

Jun 2025	Jul 2024	YTD
<b>93.7%</b>	<b>99.2%</b>	<b>95.9%</b>

January thru August 2025 YTD  
Palisades, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

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%

- 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.

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	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	1
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	6
\$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	3	0	3	3	8	3	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	3	0	3	3	15	3	9
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	5
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
3	0	0
5	0	0
0	0	0
8	0	5

**August 2025**

Palisades, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****5**

↑ **150.0%**    ↑ **66.7%**  
from Jul 2025:    from Aug 2024:  
2                      3

YTD	2025	2024	+/-
	<b>58</b>	<b>54</b>	7.4%

5-year Aug average: 5

**New Pendings****1**

↓ **-75.0%**    ↓ **-66.7%**  
from Jul 2025:    from Aug 2024:  
4                      3

YTD	2025	2024	+/-
	<b>36</b>	<b>35</b>	2.9%

5-year Aug average: 3

**Closed Sales****4**

↔ **0.0%**    ↔ **0.0%**  
from Jul 2025:    from Aug 2024:  
4                      4

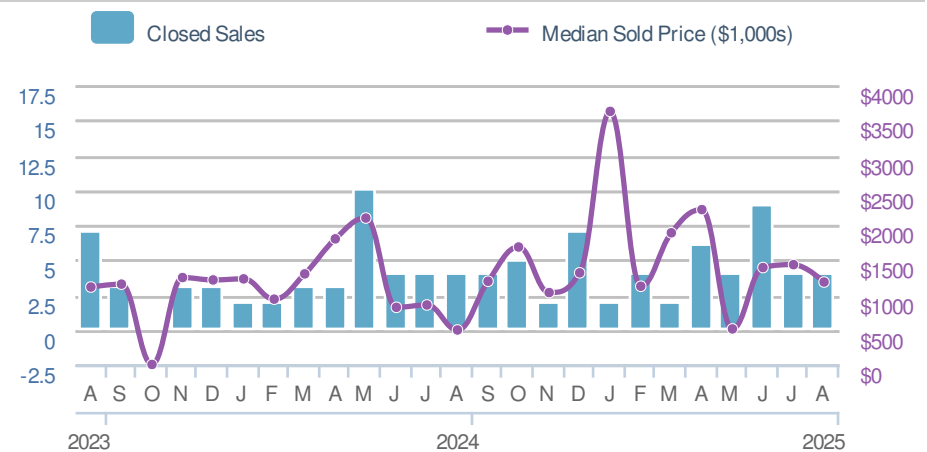
YTD	2025	2024	+/-
	<b>36</b>	<b>33</b>	9.1%

5-year Aug average: 5

**Median Sold Price****\$1,182,500**

↓ **-17.5%**    ↑ **138.6%**  
from Jul 2025:    from Aug 2024:  
**\$1,432,500**    **\$495,500**

YTD	2025	2024	+/-
	<b>\$1,392,500</b>	<b>\$1,300,000</b>	7.1%

5-year Aug average: **\$1,212,000****Active Listings****13**

Min 5    9    Max 13  
5-year Aug average

Jul 2025	Aug 2024
<b>12</b>	<b>8</b>

**Avg DOM****19**

Min 9    19    Max 29  
5-year Aug average

Jul 2025	Aug 2024	YTD
<b>41</b>	<b>16</b>	<b>33</b>

**Avg Sold to OLP Ratio****97.2%**

Min 97.2%    97.2%    Max 103.0%  
5-year Aug average

Jul 2025	Aug 2024	YTD
<b>95.9%</b>	<b>98.5%</b>	<b>96.0%</b>



January thru September 2025 YTD  
Palisades, Washington, DC (Advertised)

202.262.1261  
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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

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	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

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****5**

↔ 0.0%    ↓ -16.7%  
from Aug 2025: 5    from Sep 2024: 6

YTD	2025	2024	+/-
	<b>64</b>	<b>62</b>	3.2%

5-year Sep average: 8

**New Pendings****3**

↑ 200.0%    ↔ 0.0%  
from Aug 2025: 1    from Sep 2024: 3

YTD	2025	2024	+/-
	<b>39</b>	<b>39</b>	0.0%

5-year Sep average: 4

**Closed Sales****2**

↓ -50.0%    ↓ -50.0%  
from Aug 2025: 4    from Sep 2024: 4

YTD	2025	2024	+/-
	<b>38</b>	<b>37</b>	2.7%

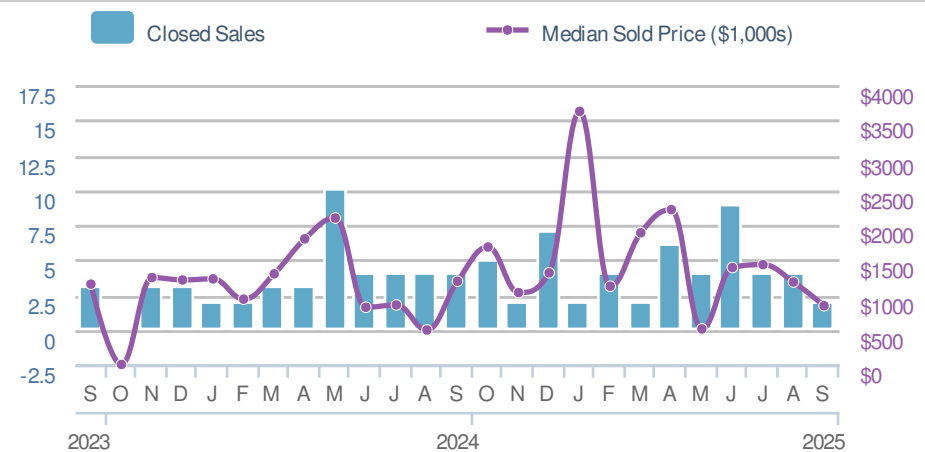
5-year Sep average: 3

**Median Sold Price****\$841,250**

↓ -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>	9.6%

5-year Sep average: \$1,073,762

**Active Listings****12**

Aug 2025	Sep 2024
<b>13</b>	<b>13</b>

**Avg DOM****64**

Aug 2025	Sep 2024	YTD
<b>19</b>	<b>31</b>	<b>34</b>

**Avg Sold to OLP Ratio****93.0%**

Aug 2025	Sep 2024	YTD
<b>97.2%</b>	<b>93.8%</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%

- 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.

**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

**Sold Detail**

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	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	1
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	8
\$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	1	0	0
\$1M to \$2,499,999	3	0	4	3	9	3	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	3	0	4	3	18	3	11
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

**Active Detail**

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	5
0	0	2
0	0	0
0	0	0
0	0	0
0	0	0
2	0	0
6	0	0
0	0	0
8	0	7

**October 2025**

Palisades, Washington, DC

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

**100.0%** **150.0%**  
 from Sep 2025: 5 from Oct 2024: 4

YTD	2025	2024	+/-
	<b>75</b>	<b>66</b>	13.6%

5-year Oct average: 7

**New Pendings****4**

**33.3%** **0.0%**  
 from Sep 2025: 3 from Oct 2024: 4

YTD	2025	2024	+/-
	<b>43</b>	<b>43</b>	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	+/-
	<b>42</b>	<b>42</b>	0.0%

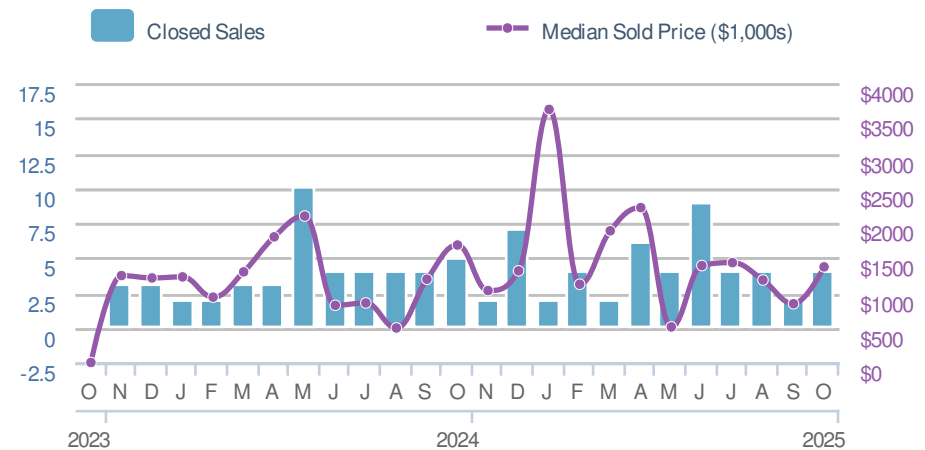
5-year Oct average: 4

**Median Sold Price****\$1,370,000**

**62.9%** **-18.6%**  
 from Sep 2025: **\$841,250** from Oct 2024: **\$1,683,375**

YTD	2025	2024	+/-
	<b>\$1,392,500</b>	<b>\$1,300,000</b>	7.1%

5-year Oct average: \$913,675

**Active Listings****15**

Min 8 Max 15  
 5-year Oct average: 12

Sep 2025	Oct 2024
<b>12</b>	<b>12</b>

**Avg DOM****93**

Min 0 Max 93  
 5-year Oct average: 42

Sep 2025	Oct 2024	YTD
<b>64</b>	<b>60</b>	<b>40</b>

**Avg Sold to OLP Ratio****84.5%**

Min 0.0% Max 97.5%  
 5-year Oct average: 74.7%

Sep 2025	Oct 2024	YTD
<b>93.0%</b>	<b>95.8%</b>	<b>94.8%</b>

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%

- 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.

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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	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	1
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	1
\$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	1	1	0	0
\$1M to \$2,499,999	3	0	5	3	9	3	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	3	0	5	4	18	3	13
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	1
0	0	0
0	0	0
0	0	0
0	0	0
2	0	0
6	0	0
0	0	0
8	0	2

**November 2025**

Palisades, Washington, DC

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

**-70.0%**  
 from Oct 2025: **10**

**-40.0%**  
 from Nov 2024: **5**

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

5-year Nov average: 5

**New Pendings****3**

**-25.0%**  
 from Oct 2025: **4**

**-57.1%**  
 from Nov 2024: **7**

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

5-year Nov average: 5

**Closed Sales****4**

**0.0%**  
 from Oct 2025: **4**

**100.0%**  
 from Nov 2024: **2**

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

5-year Nov average: 4

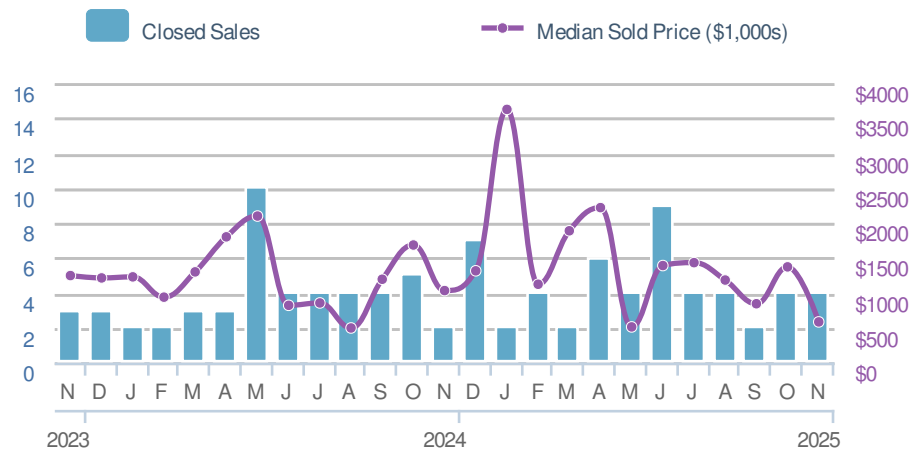
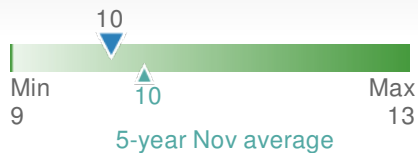
**Median Sold Price****\$583,000**

**-57.4%**  
 from Oct 2025: **\$1,370,000**

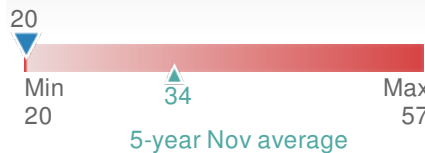
**-43.5%**  
 from Nov 2024: **\$1,032,500**

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

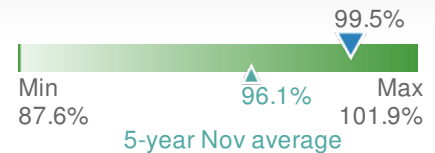
5-year Nov average: \$1,072,750

**Active Listings****10**

Oct 2025	Nov 2024
<b>15</b>	<b>13</b>

**Avg DOM****20**

Oct 2025	Nov 2024	YTD
<b>93</b>	<b>38</b>	<b>38</b>

**Avg Sold to OLP Ratio****99.5%**

Oct 2025	Nov 2024	YTD
<b>84.5%</b>	<b>94.0%</b>	<b>95.2%</b>

**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****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	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
<b>Total</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>19</b>	<b>3</b>	<b>13</b>	<b>6</b>	<b>0</b>	<b>3</b>
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**New Listings****2**


 **-33.3%**  
 from Nov 2025: **3**

 **0.0%**  
 from Dec 2024: **0**

YTD	2025	2024	+/-
	<b>80</b>	<b>76</b>	5.3%


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


 **-66.7%**  
 from Nov 2025: **3**

 **0.0%**  
 from Dec 2024: **1**

YTD	2025	2024	+/-
	<b>47</b>	<b>51</b>	-7.8%


5-year Dec average: **2****Closed Sales****1**


 **-75.0%**  
 from Nov 2025: **4**

 **-85.7%**  
 from Dec 2024: **7**

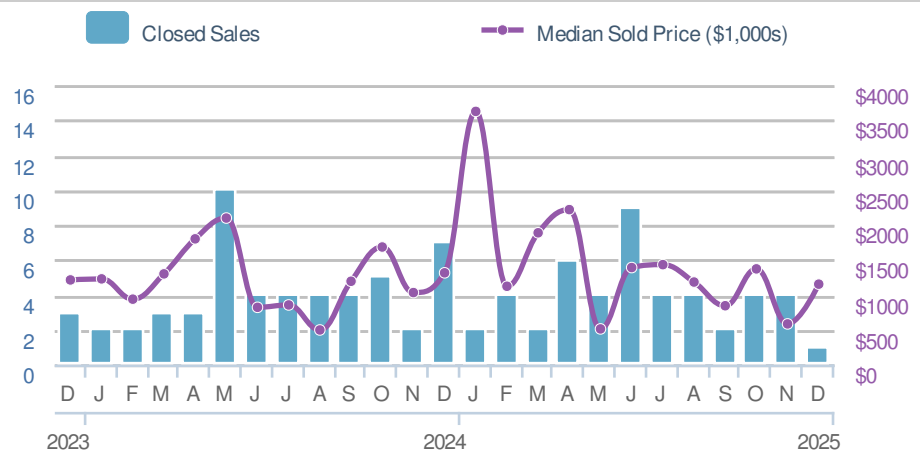
YTD	2025	2024	+/-
	<b>47</b>	<b>51</b>	-7.8%

5-year Dec average: **4****Median Sold Price****\$1,150,000**

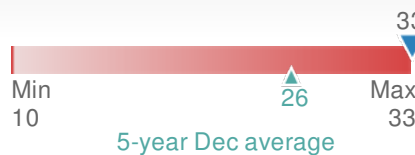
 **97.3%**  
 from Nov 2025: **\$583,000**

 **-12.5%**  
 from Dec 2024: **\$1,315,000**

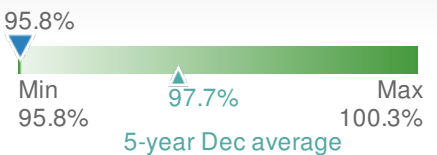
YTD	2025	2024	+/-
	<b>\$1,350,000</b>	<b>\$1,300,000</b>	3.8%

5-year Dec average: **\$940,900****Active Listings****9**

Nov 2025	Dec 2024
<b>10</b>	<b>9</b>

**Avg DOM****33**

Nov 2025	Dec 2024	YTD
<b>20</b>	<b>29</b>	<b>38</b>

**Avg Sold to OLP Ratio****95.8%**

Nov 2025	Dec 2024	YTD
<b>99.5%</b>	<b>96.5%</b>	<b>95.2%</b>