

January thru March 2025 YTD
Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$225,816,179	\$241,566,438	-6.52%
Avg Sold Price	\$1,358,594	\$1,268,556	7.10%
Median Sold Price	\$1,175,000	\$1,123,750	4.56%
Units Sold	166	192	-13.54%
Avg Days on Market	30	26	15.38%
Avg List Price for Solds	\$1,360,338	\$1,258,158	8.12%
Avg SP to OLP Ratio	99.4%	101.1%	-1.65%
Ratio of Avg SP to Avg OLP	98.8%	99.0%	-0.26%
Attached Avg Sold Price	\$513,067	\$636,419	-19.38%
Detached Avg Sold Price	\$1,990,514	\$1,720,083	15.72%
Attached Units Sold	71	80	-11.25%
Detached Units Sold	95	112	-15.18%

Financing (Sold)

Assumption	0
Cash	71
Conventional	86
FHA	5
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	16
1 to 10	71
11 to 20	17
21 to 30	8
31 to 60	20
61 to 90	13
91 to 120	6
121 to 180	6
181 to 360	9
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	2	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	6	0	0	2
\$200K to \$299,999	0	1	0	0	0	0	16	0	0	11
\$300K to \$399,999	0	0	0	0	0	0	17	0	0	10
\$400K to \$499,999	0	0	0	0	0	0	6	0	0	6
\$500K to \$599,999	0	0	0	0	0	0	7	0	0	2
\$600K to \$799,999	0	0	0	2	0	0	5	0	1	1
\$800K to \$999,999	0	0	2	0	4	0	1	6	3	1
\$1M to \$2,499,999	3	0	8	0	61	3	4	62	4	5
\$2.5M to \$4,999,999	0	0	0	0	13	0	1	32	0	2
\$5,000,000+	0	0	0	0	4	0	0	9	0	0
Total	3	1	10	2	82	3	65	109	8	40
Avg Sold Price	\$1,316,666	\$205,000	\$1,175,450	\$693,750	\$2,114,565	\$1,327,805	\$474,643			
Prev Year - Avg Sold Price	\$1,105,000	\$0	\$1,110,766	\$1,051,000	\$1,829,240	\$1,460,325	\$507,103			
Avg Sold % Change	19.16%	0.00%	5.82%	-33.99%	15.60%	-9.07%	-6.40%			
Prev Year - # of Solds	2	0	15	5	95	8	67			

March 2025
Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

