

January thru May 2025 YTD

Bethesda, MD

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$503,018,827	\$529,606,601	-5.02%
Avg Sold Price	\$1,401,659	\$1,322,819	5.96%
Median Sold Price	\$1,294,990	\$1,242,500	4.22%
Units Sold	359	408	-12.01%
Avg Days on Market	23	21	9.52%
Avg List Price for Solds	\$1,401,166	\$1,298,055	7.94%
Avg SP to OLP Ratio	99.7%	102.0%	-2.31%
Ratio of Avg SP to Avg OLP	98.9%	100.8%	-1.90%
Attached Avg Sold Price	\$610,660	\$672,449	-9.19%
Detached Avg Sold Price	\$1,845,307	\$1,717,138	7.46%
Attached Units Sold	129	154	-16.23%
Detached Units Sold	230	254	-9.45%

Financing (Sold)

Assumption	2
Cash	132
Conventional	206
FHA	5
Other	7
Owner	0
VA	4

Days on Market (Sold)

0	35
1 to 10	166
11 to 20	45
21 to 30	24
31 to 60	36
61 to 90	22
91 to 120	8
121 to 180	7
181 to 360	15
361 to 720	1
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	3	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	6	0	0	6
\$200K to \$299,999	0	1	0	0	0	0	29	0	1	13
\$300K to \$399,999	0	1	0	0	0	0	25	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	10	0	0	9
\$500K to \$599,999	0	0	0	0	0	0	11	0	0	2
\$600K to \$799,999	0	1	0	2	2	0	13	0	0	6
\$800K to \$999,999	0	0	9	3	8	1	3	9	2	2
\$1M to \$2,499,999	4	0	23	4	151	7	7	99	7	5
\$2.5M to \$4,999,999	0	0	0	0	25	0	2	32	0	1
\$5,000,000+	0	0	0	0	8	0	0	10	0	0
Total	4	3	32	9	194	8	109	150	10	56
Avg Sold Price	\$1,245,000	\$412,666	\$1,168,460	\$1,108,618	\$1,969,329	\$1,423,626	\$515,327			
Prev Year - Avg Sold Price	\$986,666	\$675,000	\$1,203,250	\$1,283,671	\$1,813,377	\$1,390,318	\$533,861			
Avg Sold % Change	26.18%	-38.86%	-2.89%	-13.64%	8.60%	2.40%	-3.47%			
Prev Year - # of Solds	3	1	36	10	215	16	127			

May 2025

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137**↑ 25.3%**from May 2024:
95

YTD	2025	2024	+/-
	646	574	12.5%

5-year May average: **139****New Pendings****115****↑ 15.0%**from Apr 2025:
100**↑ 13.9%**from May 2024:
101

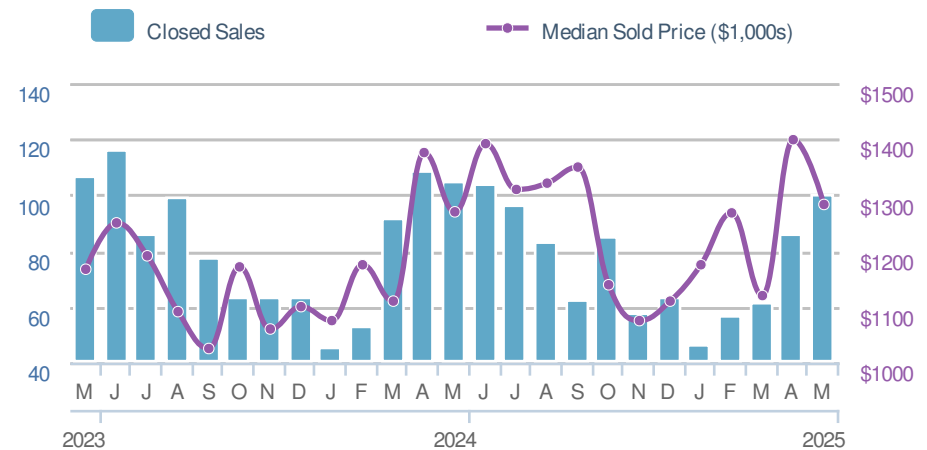
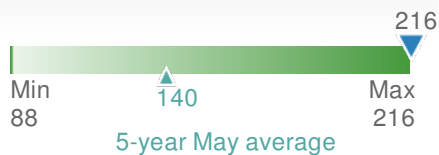
YTD	2025	2024	+/-
	434	460	-5.7%

5-year May average: **126****Closed Sales****100****↑ 16.3%**from Apr 2025:
86**↓ -4.8%**from May 2024:
105

YTD	2025	2024	+/-
	359	408	-12.0%

5-year May average: **121****Median Sold Price****\$1,283,000****↓ -8.3%**from Apr 2025:
\$1,399,500**↑ 1.0%**from May 2024:
\$1,270,000

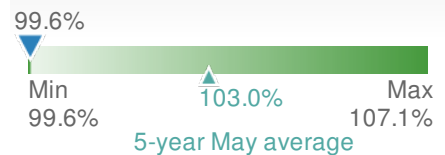
YTD	2025	2024	+/-
	\$1,294,990	\$1,242,500	4.2%

5-year May average: **\$1,206,400****Active Listings****216**

Apr 2025	May 2024
214	119

Avg DOM**16**

Apr 2025	May 2024	YTD
19	17	23

Avg Sold to OLP Ratio**99.6%**

Apr 2025	May 2024	YTD
100.3%	103.0%	99.7%