

**January thru July 2025 YTD**

Bethesda, MD

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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$841,451,325	\$814,297,762	3.33%
Avg Sold Price	\$1,427,122	\$1,348,375	5.84%
Median Sold Price	\$1,300,000	\$1,279,000	1.64%
Units Sold	587	614	-4.40%
Avg Days on Market	23	20	15.00%
Avg List Price for Solds	\$1,433,477	\$1,328,952	7.87%
Avg SP to OLP Ratio	98.9%	101.5%	-2.55%
Ratio of Avg SP to Avg OLP	98.2%	100.1%	-1.94%
Attached Avg Sold Price	\$650,156	\$653,601	-0.53%
Detached Avg Sold Price	\$1,793,210	\$1,745,643	2.72%
Attached Units Sold	188	223	-15.70%
Detached Units Sold	399	391	2.05%

**Financing (Sold)**

Assumption	2
Cash	203
Conventional	346
FHA	7
Other	12
Owner	0
VA	10

**Days on Market (Sold)**

0	52
1 to 10	257
11 to 20	79
21 to 30	47
31 to 60	70
61 to 90	39
91 to 120	13
121 to 180	11
181 to 360	16
361 to 720	3
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	4	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	8	0	0	5
\$200K to \$299,999	0	1	0	0	0	0	38	0	1	22
\$300K to \$399,999	0	1	0	0	0	0	37	0	2	12
\$400K to \$499,999	0	0	0	0	0	0	19	0	0	7
\$500K to \$599,999	0	0	0	0	0	0	13	0	0	3
\$600K to \$799,999	0	1	2	2	2	1	23	2	1	3
\$800K to \$999,999	0	0	16	3	21	1	4	6	1	2
\$1M to \$2,499,999	5	0	37	6	264	10	11	80	8	4
\$2.5M to \$4,999,999	0	0	0	0	41	0	5	34	0	0
\$5,000,000+	0	0	0	0	11	0	0	8	0	0
<b>Total</b>	<b>5</b>	<b>3</b>	<b>55</b>	<b>11</b>	<b>339</b>	<b>12</b>	<b>162</b>	<b>130</b>	<b>13</b>	<b>58</b>
Avg Sold Price	\$1,223,600	\$412,666	\$1,131,272	\$1,114,323	\$1,909,006	\$1,372,294	\$569,545			
Prev Year - Avg Sold Price	\$983,750	\$675,000	\$1,191,269	\$1,239,891	\$1,841,077	\$1,395,462	\$517,727			
Avg Sold % Change	24.38%	-38.86%	-5.04%	-10.13%	3.69%	-1.66%	10.01%			
Prev Year - # of Solds	4	1	52	15	335	22	185			

**July 2025**

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**-23.7%**  
 from Jun 2025:  
**114**

**10.1%**  
 from Jul 2024:  
**79**

YTD	2025	2024	+/-
	<b>919</b>	<b>781</b>	17.7%

5-year Jul average: **108****New Pendings****89**

**-16.8%**  
 from Jun 2025:  
**107**

**34.8%**  
 from Jul 2024:  
**66**

YTD	2025	2024	+/-
	<b>637</b>	<b>630</b>	1.1%

5-year Jul average: **93****Closed Sales****115**

**8.5%**  
 from Jun 2025:  
**106**

**19.8%**  
 from Jul 2024:  
**96**

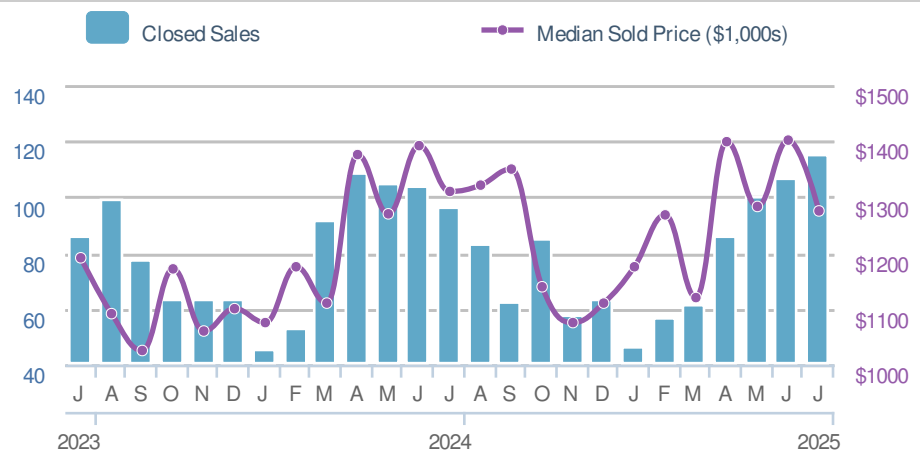
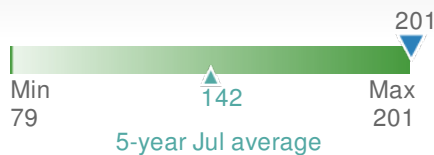
YTD	2025	2024	+/-
	<b>587</b>	<b>614</b>	-4.4%

5-year Jul average: **113****Median Sold Price****\$1,275,000**

**-9.1%**  
 from Jun 2025:  
**\$1,402,500**

**-2.7%**  
 from Jul 2024:  
**\$1,310,500**

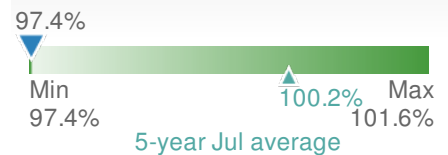
YTD	2025	2024	+/-
	<b>\$1,300,000</b>	<b>\$1,279,000</b>	1.6%

5-year Jul average: **\$1,178,150****Active Listings****201**

Jun 2025	Jul 2024
<b>217</b>	<b>113</b>

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>20</b>	<b>19</b>	<b>23</b>

**Avg Sold to OLP Ratio****97.4%**

Jun 2025	Jul 2024	YTD
<b>97.8%</b>	<b>99.8%</b>	<b>98.9%</b>