

January thru August 2025 YTD
Bethesda, MD

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Sold Summary

| | 2025 | 2024 | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume | \$982,984,424 | \$925,626,701 | 6.20% |
| Avg Sold Price | \$1,430,283 | \$1,343,738 | 6.44% |
| Median Sold Price | \$1,312,000 | \$1,285,000 | 2.10% |
| Units Sold | 683 | 699 | -2.29% |
| Avg Days on Market | 23 | 20 | 15.00% |
| Avg List Price for Solds | \$1,439,215 | \$1,326,614 | 8.49% |
| Avg SP to OLP Ratio | 98.6% | 101.2% | -2.58% |
| Ratio of Avg SP to Avg OLP | 97.9% | 100.0% | -2.09% |
| Attached Avg Sold Price | \$656,455 | \$653,822 | 0.40% |
| Detached Avg Sold Price | \$1,780,975 | \$1,723,958 | 3.31% |
| Attached Units Sold | 213 | 248 | -14.11% |
| Detached Units Sold | 470 | 451 | 4.21% |

- 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 | 2 |
| Cash | 233 |
| Conventional | 403 |
| FHA | 8 |
| Other | 15 |
| Owner | 0 |
| VA | 14 |

Days on Market (Sold)

| | |
|------------|-----|
| 0 | 59 |
| 1 to 10 | 291 |
| 11 to 20 | 89 |
| 21 to 30 | 56 |
| 31 to 60 | 91 |
| 61 to 90 | 45 |
| 91 to 120 | 16 |
| 121 to 180 | 15 |
| 181 to 360 | 17 |
| 361 to 720 | 4 |
| 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 | 4 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| \$200K to \$299,999 | 0 | 1 | 0 | 0 | 0 | 0 | 45 |
| \$300K to \$399,999 | 0 | 3 | 0 | 0 | 0 | 0 | 40 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| \$600K to \$799,999 | 0 | 1 | 3 | 2 | 2 | 1 | 25 |
| \$800K to \$999,999 | 1 | 0 | 17 | 4 | 23 | 1 | 5 |
| \$1M to \$2,499,999 | 7 | 0 | 47 | 8 | 309 | 13 | 14 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 50 | 0 | 5 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 11 | 0 | 0 |
| Total | 8 | 5 | 67 | 14 | 395 | 15 | 179 |
| Avg Sold Price | \$1,190,375 | \$386,700 | \$1,156,686 | \$1,133,754 | \$1,898,828 | \$1,377,835 | \$566,209 |
| Prev Year - Avg Sold Price | \$983,750 | \$675,000 | \$1,184,500 | \$1,236,352 | \$1,820,425 | \$1,382,507 | \$508,736 |
| Avg Sold % Change | 21.00% | -42.71% | -2.35% | -8.30% | 4.31% | -0.34% | 11.30% |
| Prev Year - # of Solds | 4 | 1 | 63 | 18 | 384 | 26 | 203 |

Active Detail

| Active Listings | | |
|-----------------|-------------|------------|
| Residential | | Condo/Coop |
| Detached | Attached/TH | Attached |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 5 |
| 0 | 2 | 24 |
| 0 | 1 | 13 |
| 0 | 0 | 9 |
| 0 | 0 | 2 |
| 1 | 0 | 5 |
| 4 | 2 | 2 |
| 69 | 12 | 4 |
| 34 | 0 | 0 |
| 8 | 0 | 0 |
| 116 | 17 | 64 |

August 2025

Bethesda, MD

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87 **11.7%**from Aug 2024:
60

| YTD | 2025 | 2024 | +/- |
|-----|--------------|------------|--------------|
| | 1,010 | 872 | 15.8% |

5-year Aug average: **85****New Pendings****68** **-23.6%**from Jul 2025:
89 **4.6%**from Aug 2024:
65

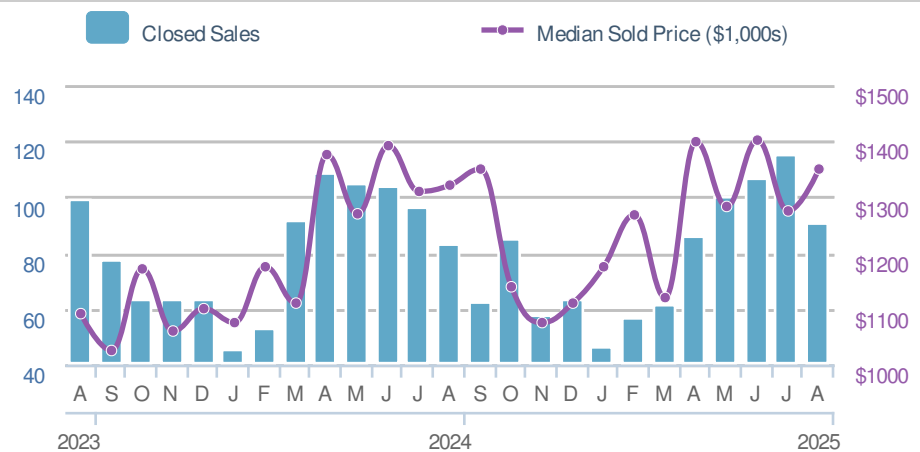
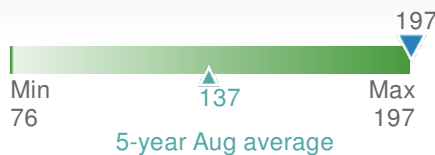
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------------|
| | 707 | 699 | 1.1% |

5-year Aug average: **84****Closed Sales****90** **-21.7%**from Jul 2025:
115 **8.4%**from Aug 2024:
83

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------------|
| | 683 | 699 | -2.3% |

5-year Aug average: **105****Median Sold Price****\$1,350,000** **5.9%**from Jul 2025:
\$1,275,000 **2.2%**from Aug 2024:
\$1,321,000

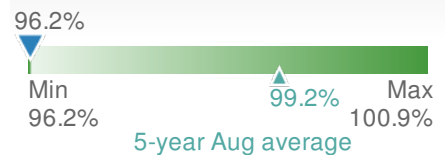
| YTD | 2025 | 2024 | +/- |
|-----|--------------------|--------------------|-------------|
| | \$1,312,000 | \$1,285,000 | 2.1% |

5-year Aug average: **\$1,184,500****Active Listings****197**

| Jul 2025 | Aug 2024 |
|------------|------------|
| 201 | 116 |

Avg DOM**28**

| Jul 2025 | Aug 2024 | YTD |
|-----------|-----------|-----------|
| 24 | 19 | 23 |

Avg Sold to OLP Ratio**96.2%**

| Jul 2025 | Aug 2024 | YTD |
|--------------|--------------|--------------|
| 97.4% | 98.9% | 98.6% |