

January thru October 2025 YTD
Bethesda, MD

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,204,568,352	\$1,110,340,137	8.49%
Avg Sold Price	\$1,408,480	\$1,317,412	6.91%
Median Sold Price	\$1,299,000	\$1,274,000	1.96%
Units Sold	849	854	-0.59%
Avg Days on Market	26	20	30.00%
Avg List Price for Solds	\$1,418,808	\$1,302,098	8.96%
Avg SP to OLP Ratio	98.3%	100.9%	-2.65%
Ratio of Avg SP to Avg OLP	97.8%	99.9%	-2.15%
Attached Avg Sold Price	\$664,798	\$645,498	2.99%
Detached Avg Sold Price	\$1,772,492	\$1,695,209	4.56%
Attached Units Sold	279	307	-9.12%
Detached Units Sold	570	547	4.20%

- 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	3
Cash	297
Conventional	499
FHA	8
Other	19
Owner	0
VA	15

Days on Market (Sold)

0	69
1 to 10	351
11 to 20	109
21 to 30	66
31 to 60	107
61 to 90	57
91 to 120	34
121 to 180	29
181 to 360	23
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	16
\$200K to \$299,999	0	2	0	0	0	0	58
\$300K to \$399,999	0	3	0	1	1	0	52
\$400K to \$499,999	0	0	0	0	0	0	25
\$500K to \$599,999	0	0	0	0	0	0	14
\$600K to \$799,999	0	1	3	3	2	2	29
\$800K to \$999,999	3	0	20	6	29	1	6
\$1M to \$2,499,999	7	0	58	14	368	20	17
\$2.5M to \$4,999,999	1	0	0	0	67	0	5
\$5,000,000+	0	0	0	0	11	0	0
Total	11	6	81	24	478	23	226
Avg Sold Price	\$1,263,454	\$358,083	\$1,172,990	\$1,196,684	\$1,885,796	\$1,391,998	\$542,451
Prev Year - Avg Sold Price	\$961,071	\$675,000	\$1,170,160	\$1,248,296	\$1,795,194	\$1,401,225	\$500,969
Avg Sold % Change	31.46%	-46.95%	0.24%	-4.13%	5.05%	-0.66%	8.28%
Prev Year - # of Solds	7	1	78	23	462	30	253

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	2
0	0	8
0	0	24
0	0	17
0	0	5
0	0	2
2	1	6
13	2	6
80	16	2
34	0	1
8	0	0
137	19	73

October 2025

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133**↑ 40.0%**from Oct 2024:
70

YTD	2025	2024	+/-
	1,322	1,069	23.7%

5-year Oct average: **92****New Pendings****101****↑ 17.4%**from Sep 2025:
86**↑ 53.0%**from Oct 2024:
66

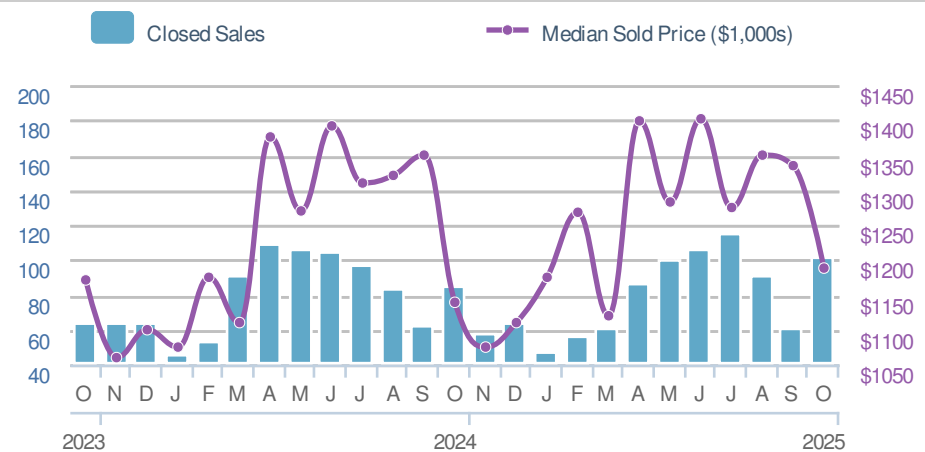
YTD	2025	2024	+/-
	895	861	3.9%

5-year Oct average: **86****Closed Sales****101****↑ 68.3%**from Sep 2025:
60**↑ 18.8%**from Oct 2024:
85

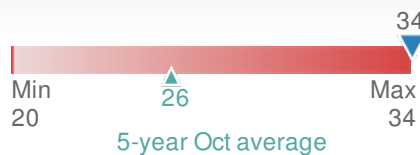
YTD	2025	2024	+/-
	849	854	-0.6%

5-year Oct average: **90****Median Sold Price****\$1,188,000****↓ -11.0%**from Sep 2025:
\$1,335,000**↑ 4.3%**from Oct 2024:
\$1,139,000

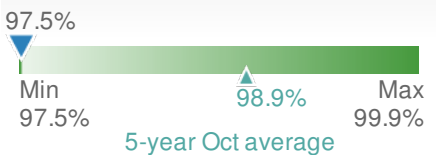
YTD	2025	2024	+/-
	\$1,299,000	\$1,274,000	2.0%

5-year Oct average: **\$1,123,700****Active Listings****229**

Sep 2025	Oct 2024
239	114

Avg DOM**34**

Sep 2025	Oct 2024	YTD
40	25	26

Avg Sold to OLP Ratio**97.5%**

Sep 2025	Oct 2024	YTD
96.3%	99.9%	98.3%