

January thru November 2025 YTD
Bethesda, MD

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Sold Summary

| | 2025 | 2024 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,343,771,250 | \$1,180,229,903 | 13.86% |
| Avg Sold Price | \$1,418,342 | \$1,306,874 | 8.53% |
| Median Sold Price | \$1,300,000 | \$1,265,000 | 2.77% |
| Units Sold | 939 | 914 | 2.74% |
| Avg Days on Market | 27 | 20 | 35.00% |
| Avg List Price for Solds | \$1,431,066 | \$1,293,077 | 10.67% |
| Avg SP to OLP Ratio | 98.0% | 100.8% | -2.75% |
| Ratio of Avg SP to Avg OLP | 97.5% | 99.8% | -2.28% |
| Attached Avg Sold Price | \$664,334 | \$643,583 | 3.22% |
| Detached Avg Sold Price | \$1,779,315 | \$1,684,106 | 5.65% |
| Attached Units Sold | 304 | 331 | -8.16% |
| Detached Units Sold | 635 | 583 | 8.92% |

Financing (Sold)

| | |
|--------------|-----|
| Assumption | 3 |
| Cash | 328 |
| Conventional | 550 |
| FHA | 9 |
| Other | 22 |
| Owner | 0 |
| VA | 17 |

Days on Market (Sold)

| | |
|------------|-----|
| 0 | 76 |
| 1 to 10 | 376 |
| 11 to 20 | 124 |
| 21 to 30 | 76 |
| 31 to 60 | 118 |
| 61 to 90 | 63 |
| 91 to 120 | 37 |
| 121 to 180 | 35 |
| 181 to 360 | 30 |
| 361 to 720 | 4 |
| 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 | 3 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 6 |
| \$200K to \$299,999 | 0 | 2 | 0 | 0 | 0 | 0 | 62 | 0 | 0 | 18 |
| \$300K to \$399,999 | 0 | 3 | 0 | 1 | 1 | 0 | 55 | 0 | 0 | 12 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 2 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 2 |
| \$600K to \$799,999 | 0 | 1 | 5 | 4 | 2 | 2 | 30 | 0 | 1 | 5 |
| \$800K to \$999,999 | 4 | 0 | 26 | 9 | 30 | 2 | 6 | 11 | 2 | 4 |
| \$1M to \$2,499,999 | 7 | 0 | 60 | 14 | 408 | 21 | 21 | 59 | 14 | 2 |
| \$2.5M to \$4,999,999 | 1 | 0 | 0 | 0 | 79 | 0 | 5 | 28 | 0 | 1 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 9 | 0 | 0 |
| Total | 12 | 6 | 91 | 28 | 532 | 25 | 245 | 107 | 17 | 55 |
| Avg Sold Price | \$1,236,500 | \$358,083 | \$1,146,617 | \$1,150,193 | \$1,899,784 | \$1,405,838 | \$540,644 | | | |
| Prev Year - Avg Sold Price | \$961,071 | \$704,700 | \$1,168,647 | \$1,230,992 | \$1,782,599 | \$1,431,930 | \$499,089 | | | |
| Avg Sold % Change | 28.66% | -49.19% | -1.89% | -6.56% | 6.57% | -1.82% | 8.33% | | | |
| Prev Year - # of Solds | 7 | 2 | 84 | 24 | 492 | 32 | 273 | | | |

November 2025

Bethesda, MD

New Listings 39

↓ -60.2% ↓ -20.4%
 from Oct 2025: 98 from Nov 2024: 49

| YTD | 2025 | 2024 | +/- |
|-----|-------|-------|-------|
| | 1,391 | 1,137 | 22.3% |

5-year Nov average: 62

New Pendings 78

↓ -22.8% ↑ 2.6%
 from Oct 2025: 101 from Nov 2024: 76

| YTD | 2025 | 2024 | +/- |
|-----|------|------|------|
| | 983 | 939 | 4.7% |

5-year Nov average: 74

Closed Sales 82

↓ -18.8% ↑ 43.9%
 from Oct 2025: 101 from Nov 2024: 57

| YTD | 2025 | 2024 | +/- |
|-----|------|------|------|
| | 939 | 914 | 2.7% |

5-year Nov average: 80

Median Sold Price \$1,335,000

↑ 12.4% ↑ 24.2%
 from Oct 2025: \$1,188,000 from Nov 2024: \$1,075,000

| YTD | 2025 | 2024 | +/- |
|-----|-------------|-------------|------|
| | \$1,300,000 | \$1,265,000 | 2.8% |

5-year Nov average: \$1,085,000



Active Listings 179

Min 87 Max 179
 5-year Nov average: 122

| Oct 2025 | Nov 2024 |
|----------|----------|
| 229 | 87 |

Avg DOM 40

Min 21 Max 40
 5-year Nov average: 30

| Oct 2025 | Nov 2024 | YTD |
|----------|----------|-----|
| 34 | 21 | 27 |

Avg Sold to OLP Ratio 95.4%

Min 95.4% Max 100.0%
 5-year Nov average: 97.8%

| Oct 2025 | Nov 2024 | YTD |
|----------|----------|-------|
| 97.5% | 98.8% | 98.0% |