

**January thru January 2026 YTD**

Bethesda, MD

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$80,434,799	\$57,863,392	39.01%
Avg Sold Price	\$1,456,818	\$1,251,265	16.43%
Median Sold Price	\$1,172,500	\$1,175,000	-0.21%
Units Sold	54	46	17.39%
Avg Days on Market	51	29	75.86%
Avg List Price for Solds	\$1,489,533	\$1,257,899	18.41%
Avg SP to OLP Ratio	96.1%	98.9%	-2.87%
Ratio of Avg SP to Avg OLP	94.5%	98.9%	-4.38%
Attached Avg Sold Price	\$641,233	\$495,719	29.35%
Detached Avg Sold Price	\$1,770,505	\$1,943,849	-8.92%
Attached Units Sold	15	22	-31.82%
Detached Units Sold	39	24	62.50%

**Financing (Sold)**

Assumption	0
Cash	13
Conventional	33
FHA	1
Other	1
Owner	1
VA	2

**Days on Market (Sold)**

0	1
1 to 10	11
11 to 20	6
21 to 30	8
31 to 60	8
61 to 90	4
91 to 120	7
121 to 180	2
181 to 360	5
361 to 720	2
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	1
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	6
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	5
\$200K to \$299,999	0	0	0	0	0	0	2	1	1	20
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	18
\$400K to \$499,999	0	0	0	0	0	0	0	1	0	7
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	1	0	1	0	0	0	2
\$800K to \$999,999	0	1	4	0	3	0	1	4	0	2
\$1M to \$2,499,999	1	0	3	2	24	1	0	38	10	3
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	15	0	1
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>3</b>	<b>31</b>	<b>2</b>	<b>9</b>	<b>65</b>	<b>11</b>	<b>66</b>
Avg Sold Price	\$1,425,000	\$827,000	\$979,000	\$1,174,166	\$1,960,377	\$962,000	\$371,666			
Prev Year - Avg Sold Price	\$0	\$0	\$1,236,666	\$657,500	\$2,044,875	\$0	\$488,015			
Avg Sold % Change	0.00%	0.00%	-20.84%	78.58%	-4.13%	0.00%	-23.84%			
Prev Year - # of Solds	0	0	3	1	21	0	21			

**January 2026**

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**39****↓-14.5%**from Jan 2025:  
**62**

YTD	2026	2025	+/-
	<b>53</b>	<b>62</b>	-14.5%

5-year Jan average: **62****New Pendings****45****↓-19.6%**from Dec 2025:  
**56****↓-19.6%**from Jan 2025:  
**56**

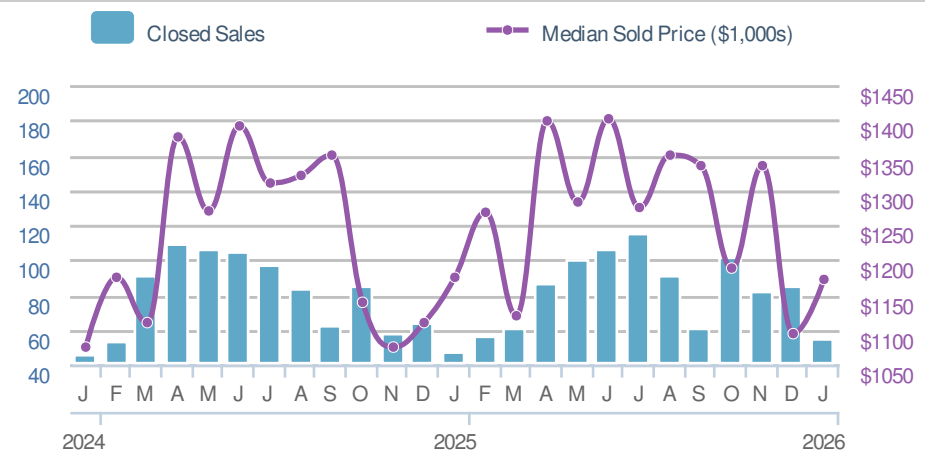
YTD	2026	2025	+/-
	<b>45</b>	<b>56</b>	-19.6%

5-year Jan average: **56****Closed Sales****54****↓-35.7%**from Dec 2025:  
**84****↑17.4%**from Jan 2025:  
**46**

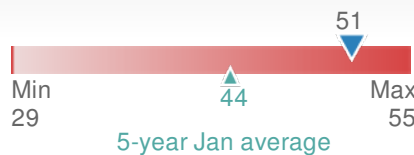
YTD	2026	2025	+/-
	<b>54</b>	<b>46</b>	17.4%

5-year Jan average: **49****Median Sold Price****\$1,172,500****↑7.1%**from Dec 2025:  
**\$1,094,950****↓-0.2%**from Jan 2025:  
**\$1,175,000**

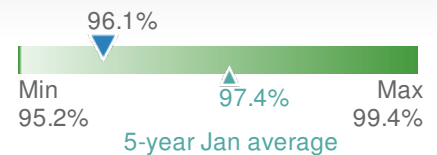
YTD	2026	2025	+/-
	<b>\$1,172,500</b>	<b>\$1,175,000</b>	-0.2%

5-year Jan average: **\$1,037,000****Active Listings****142**

Dec 2025	Jan 2025
<b>129</b>	<b>89</b>

**Avg DOM****51**

Dec 2025	Jan 2025	YTD
<b>35</b>	<b>29</b>	<b>51</b>

**Avg Sold to OLP Ratio****96.1%**

Dec 2025	Jan 2025	YTD
<b>96.1%</b>	<b>98.9%</b>	<b>96.1%</b>